



CAFE
VIEW 01
FINAL



S | CBRE

1201
NEW
YORK
AVE

A Compelling Opportunity

The new modern space provides a blank canvas and compelling opportunity to seamlessly integrate with the benefits of being part of a 439,000sf community.



Tenant Events

Regularly hosted tenant events provide a chance to connect with the building population.

External Presence

Exterior signage and the opportunity for outdoor seating increase your local foot print.

Inside Advantages

The dual-level atrium with wi-fi access, breakout spaces, & on site gym provide multiple opportunities for internal service.

Coffee to Cocktails

From a traditional café to a juice or wine bar – the flexible floor plate accommodates a variety of different uses.



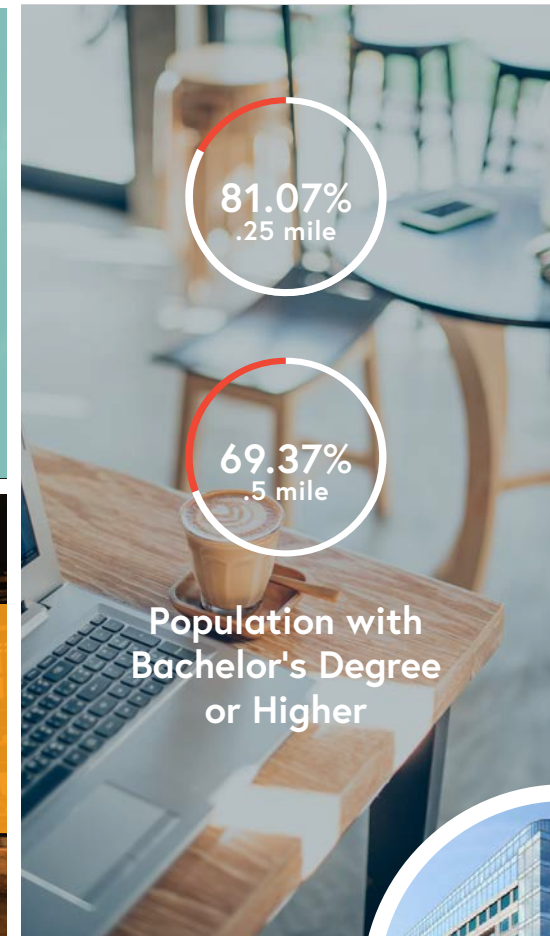


A Vibrant Retail Scene

Noteworthy neighbors including CityCenterDC and the future Conrad Hotel house premium brands and are home to thousands of residential tenants and visitors. Nearby Franklin Square Park attracts constant foot traffic each day.

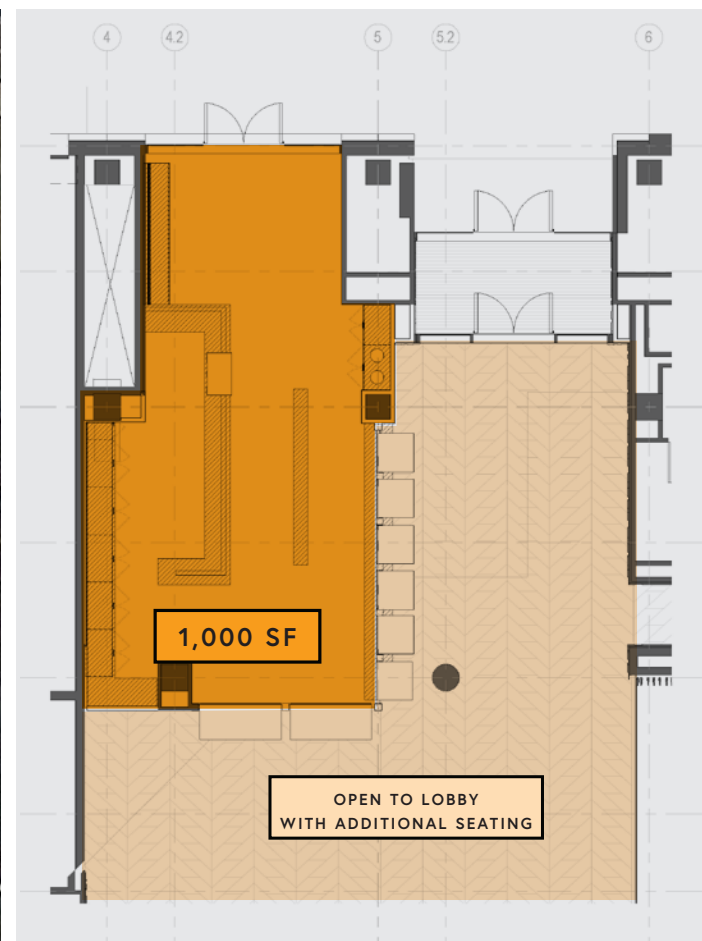
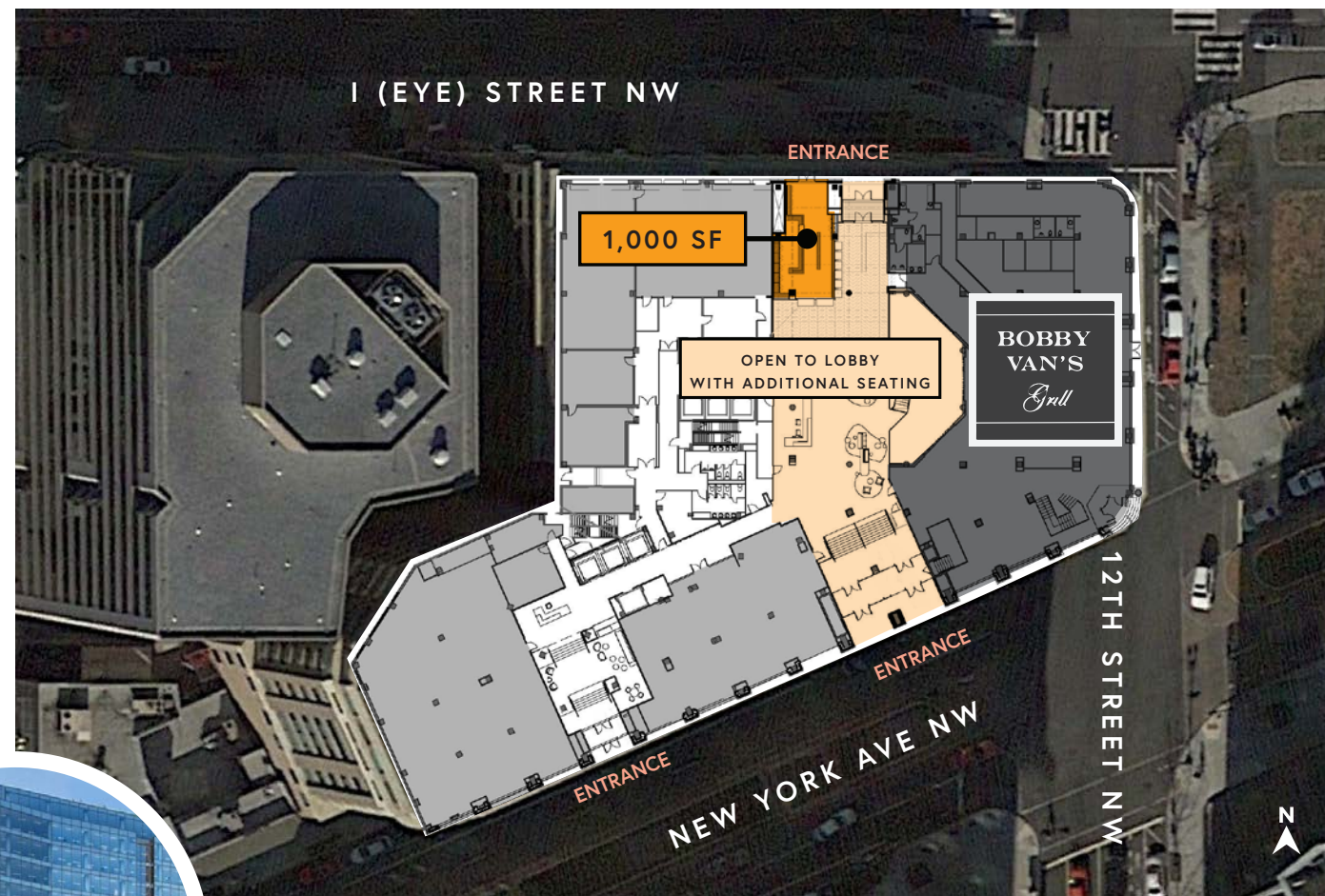


Strong Area Demographics



Residential Population





Located within the transformed 1201 New York Ave on the heavily trafficked I Street, this new retail unit delivers in 2018 and features an open floor plan with multiple entries and dedicated access to a large built-in population.



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