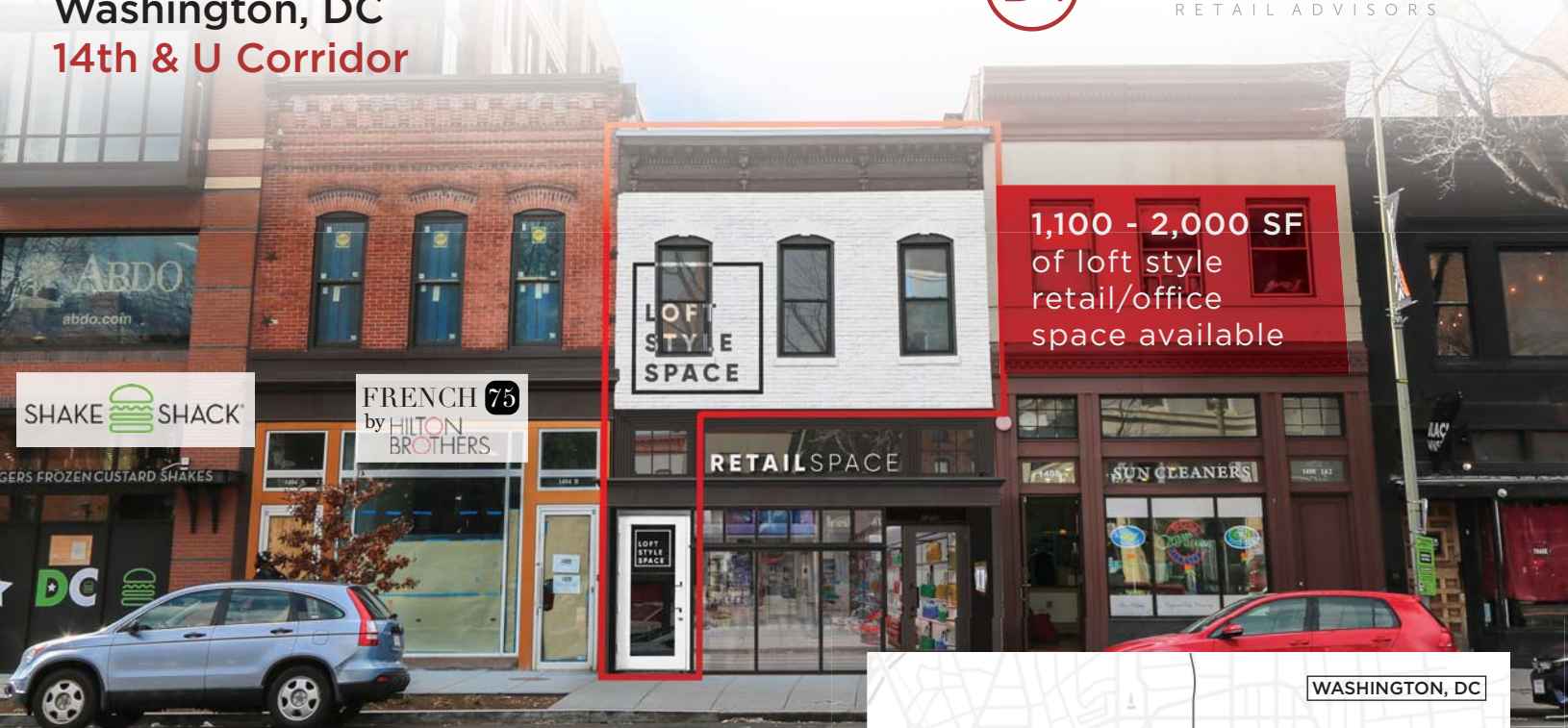


1406 14th Street NW
Washington, DC
14th & U Corridor



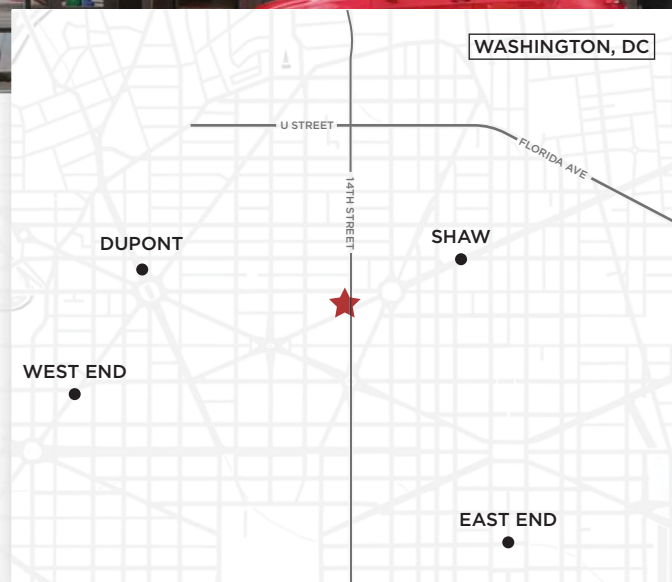
1,100 - 2,000 SF
of loft style
retail/office
space available

RETAIL SPACE AVAILABLE

- Square Footage:** 2,200 RSF Ground
1,100 - 2,000 RSF Second
1,800 RSF Lower Level
- Timing:** Immediate
- Rent/Nets:** Negotiable
- Frontage:** 22'
- Ceiling Height:** 11'

HIGHLIGHTS

- Stand-alone building around the corner from **Whole Foods**
- Frontage on DC's **trendiest** restaurant and retail street
- More than **1,500 residential units** have delivered in the area over the past several years



NEARBY TENANTS



SITE DEMOGRAPHICS

	5 Min Walk	7 Min Walk	10 Min Walk
 Population	8,842	14,918	25,295
 Average Household Income	\$132,135	\$128,553	\$128,665
 Bachelors Degree+	82%	77%	76%
 Employees	4,838	23,564	58,505
 Residential Units	6,211	10,391	17,130

CONTACT

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AFFLUENT NEIGHBORHOOD & ACCESSIBLE DESTINATION

10 MIN
UBER

10 MIN
WALK

GEORGETOWN

WEST END

DUPONT

SHAW

NOMA

EAST END

CAPITOL HILL

10 MIN UBER DEMOS

👤	Population	177,560
💰	Average Household Income	\$115,695
🎓	Bachelors Degree+	71%
💼	Employees	393,916
🏠	Residential Units	99,096

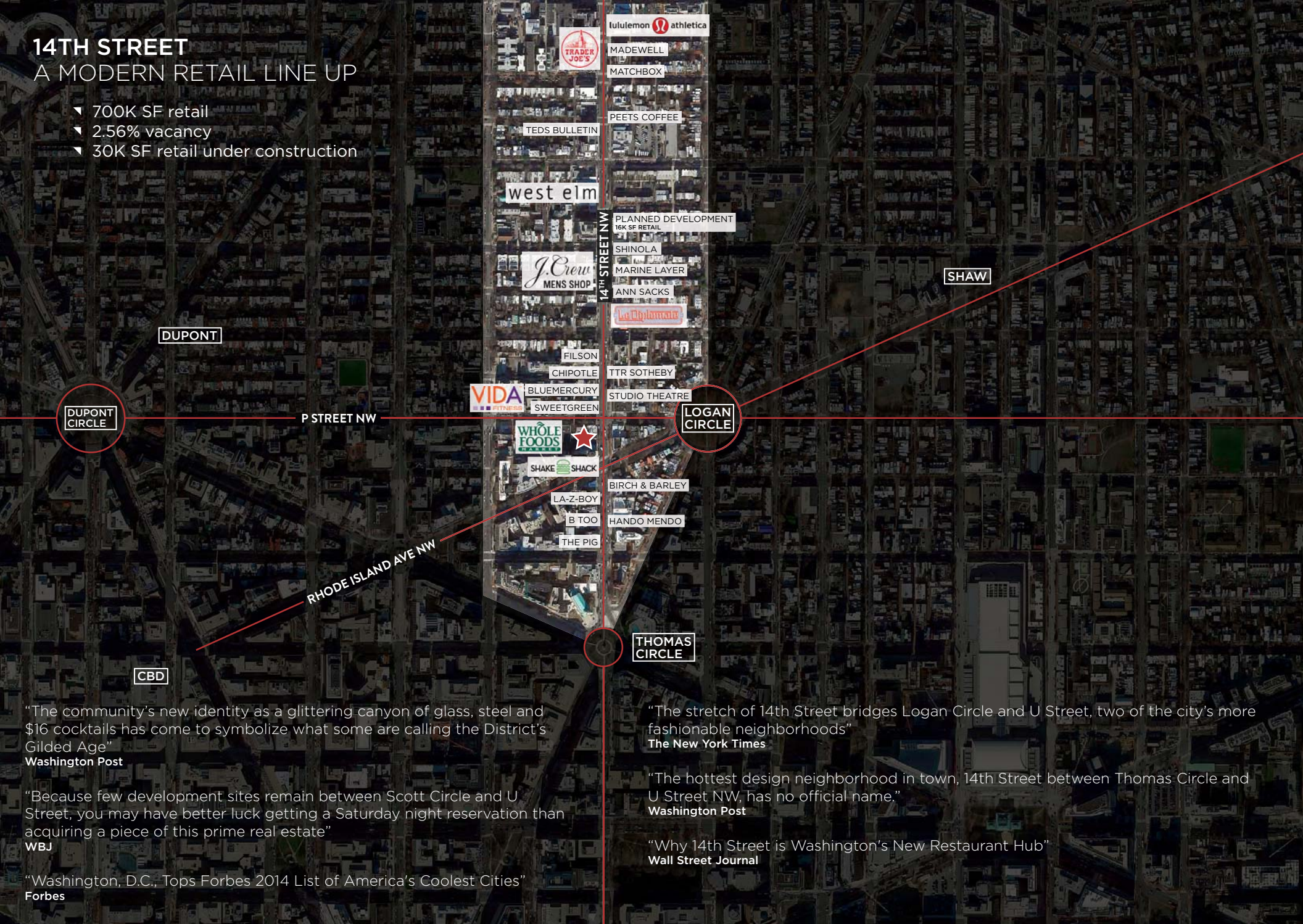
10 MIN WALK DEMOS

👤	Population	25,295
💰	Average Household Income	\$128,665
🎓	Bachelors Degree+	76%
💼	Employees	58,505
🏠	Residential Units	17,130

14TH STREET

A MODERN RETAIL LINE UP

- 700K SF retail
- 2.56% vacancy
- 30K SF retail under construction



"The community's new identity as a glittering canyon of glass, steel and \$16 cocktails has come to symbolize what some are calling the District's Gilded Age"
Washington Post

"Because few development sites remain between Scott Circle and U Street, you may have better luck getting a Saturday night reservation than acquiring a piece of this prime real estate"
WBJ

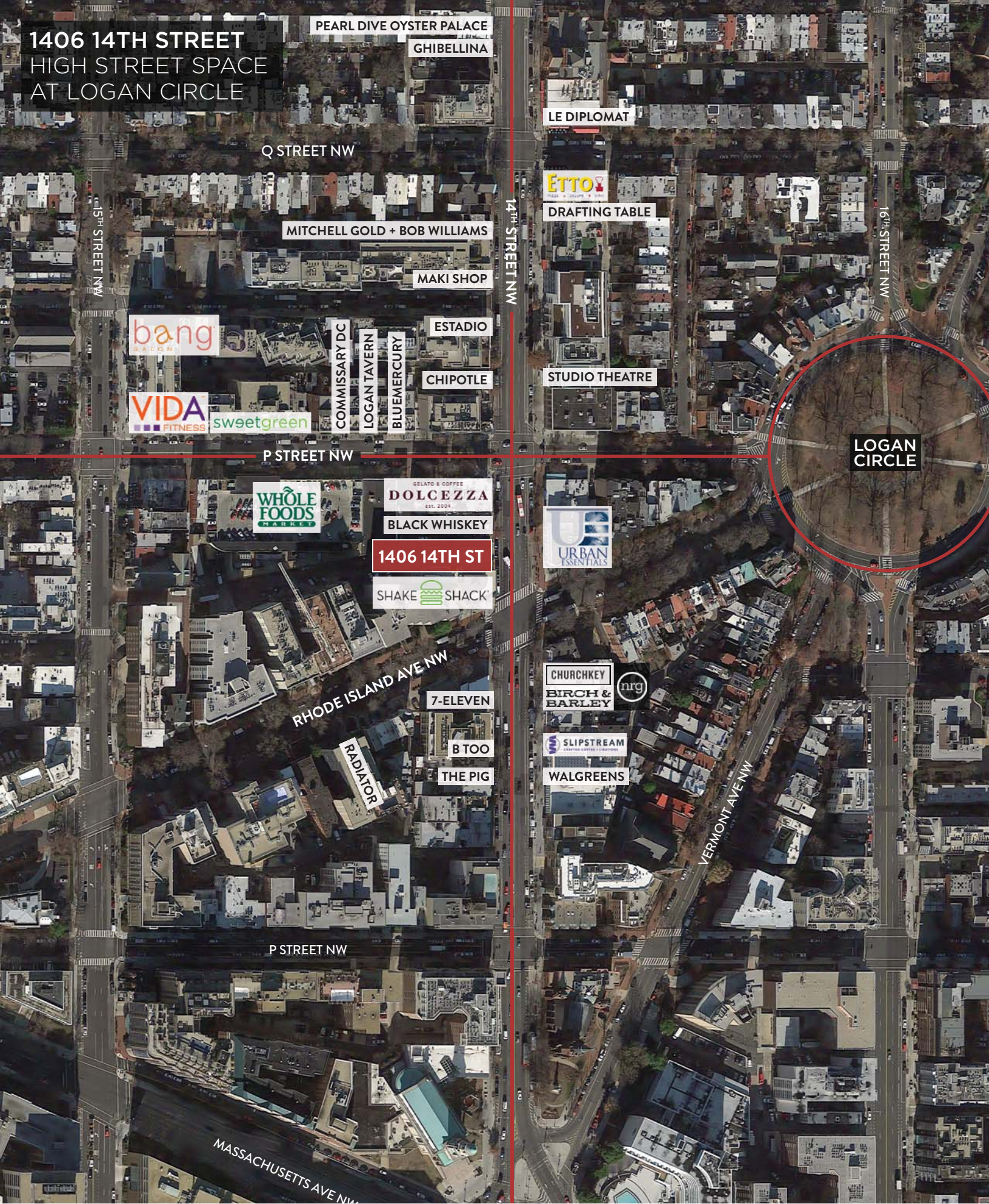
"Washington, D.C., Tops Forbes 2014 List of America's Coolest Cities"
Forbes

"The stretch of 14th Street bridges Logan Circle and U Street, two of the city's more fashionable neighborhoods"
The New York Times

"The hottest design neighborhood in town, 14th Street between Thomas Circle and U Street NW, has no official name."
Washington Post

"Why 14th Street is Washington's New Restaurant Hub"
Wall Street Journal

**1406 14TH STREET
HIGH STREET SPACE
AT LOGAN CIRCLE**



PEARL DIVE OYSTER PALACE

GHIBELLINA

LE DIPLOMAT

Q STREET NW

MITCHELL GOLD + BOB WILLIAMS

MAKI SHOP

bang
BACON

VIDA
FITNESS

sweetgreen

COMMISSARY DC

LOGAN TAVERN

BLUEMERCURY

ESTADIO

CHIPOTLE

ETTO

DRAFTING TABLE

STUDIO THEATRE

**LOGAN
CIRCLE**

P STREET NW

**WHOLE
FOODS**
MARKET

GELATO & COFFEE
DOLCEZZA
EST. 2004

BLACK WHISKEY

1406 14TH ST

SHAKE  SHACK

**URBAN
ESSENTIALS**

RHODE ISLAND AVE NW

7-ELEVEN

RADIATOR

B TOO

THE PIG

CHURCHKEY
BIRCH & BARLEY

nrg

SLIPSTREAM
GRAFFED COFFEE • CIGARETTES

WALGREENS

P STREET NW

MASSACHUSETTS AVE NW

VERMONT AVE NW

1406 14th Street NW
Washington, DC

THOMAS
CIRCLE



DOCHTER & ALEXANDER
RETAIL ADVISORS



SECOND FLOOR



FIRST FLOOR



LOWER LEVEL



*500 SF of outdoor space could be converted to interior or patio space

- | | | | | |
|--------------------------|---------------------------------|---|--------------------------|------------|
| ▼ Square Footage: | 2,200
1,100 - 2,000
1,800 | RSF Ground
RSF Second
RSF Lower Level | ▼ Rent/Nets: | Negotiable |
| ▼ Timing: | Immediate | | ▼ Frontage: | 22' |
| | | | ▼ Ceiling Height: | 11' |

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