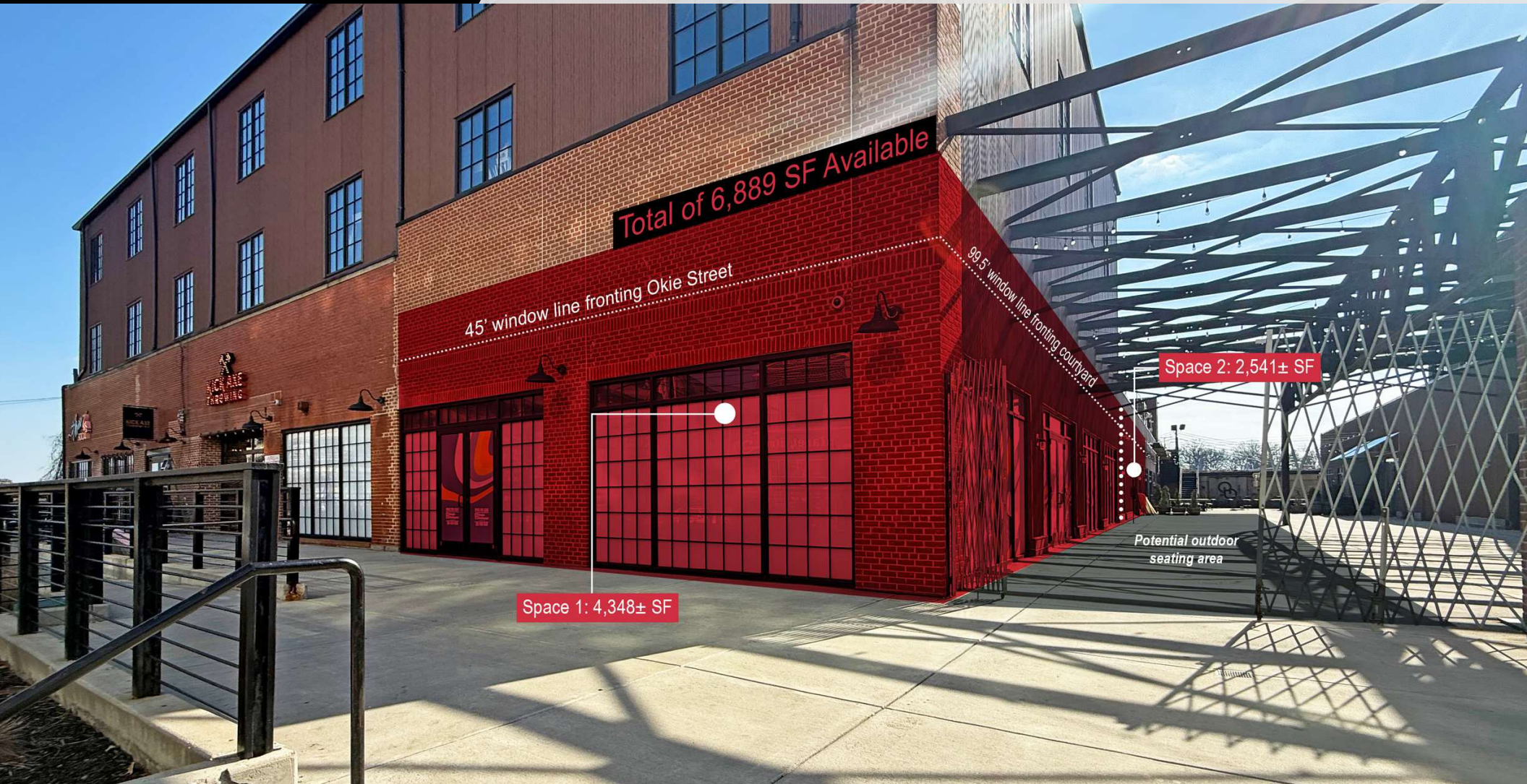
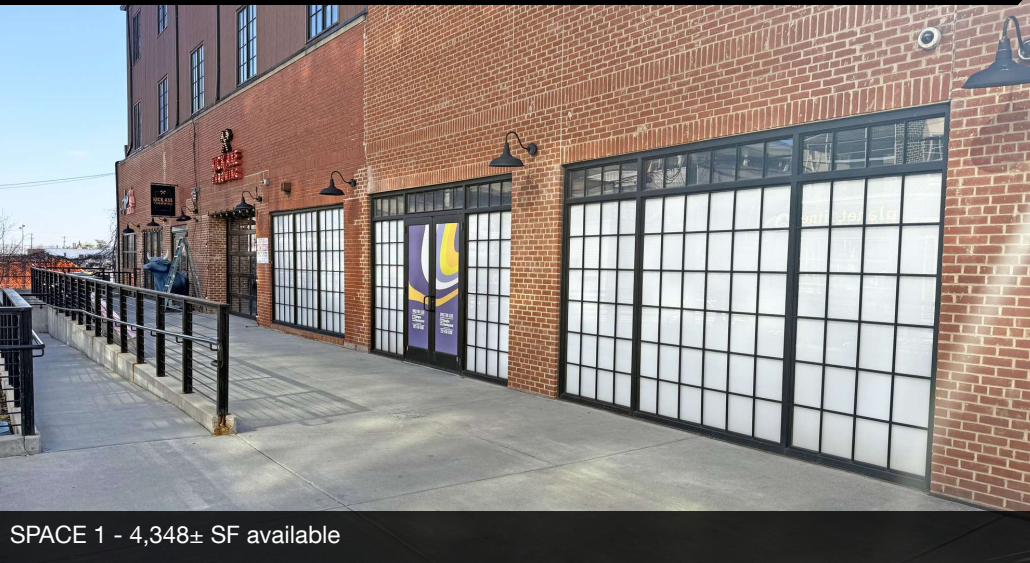


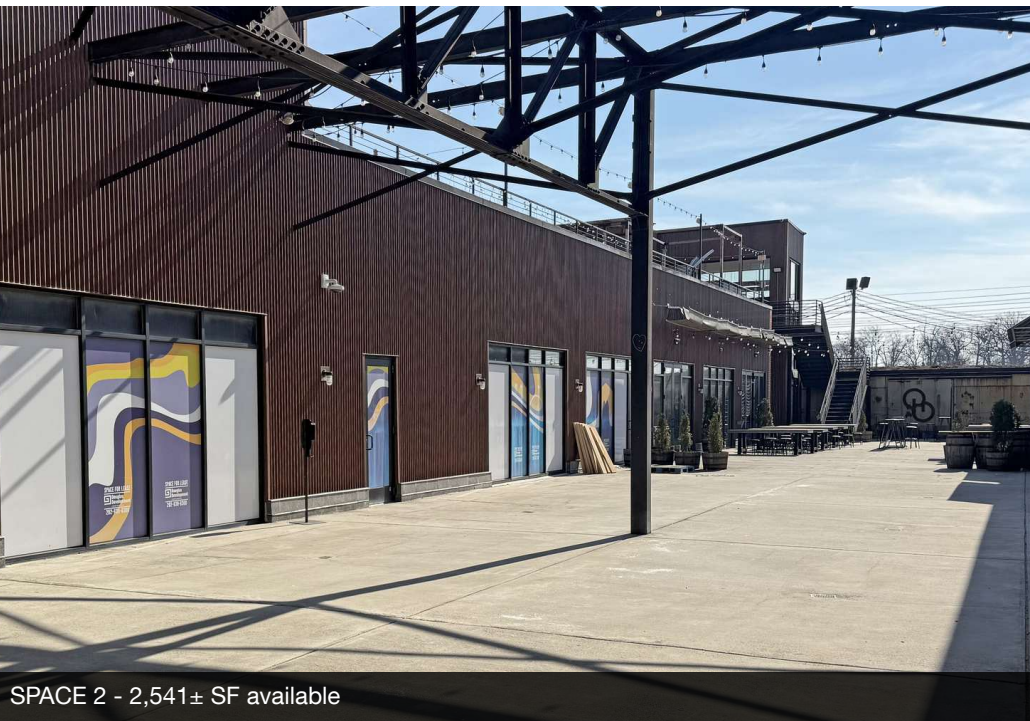
RETAIL FOR LEASE  
TWO SPACES AVAILABLE

1401 OKIE STREET NE  
Washington, DC 20002





SPACE 1 - 4,348± SF available



SPACE 2 - 2,541± SF available

### PROPERTY DESCRIPTION

The stunning & contemporary spaces at 1401 Okie Street offer prime leasing opportunities to elevate your operation. Boasting modern architecture and customizable spaces, this property is designed to meet the diverse needs of tenants. Ample natural light permeates the interior, creating a welcoming and productive environment. With state-of-the-art facilities, this property seamlessly blends comfort and functionality. **Additionally, the property is under new, institutional ownership.** Its convenient location and excellent accessibility make it an ideal choice for businesses.

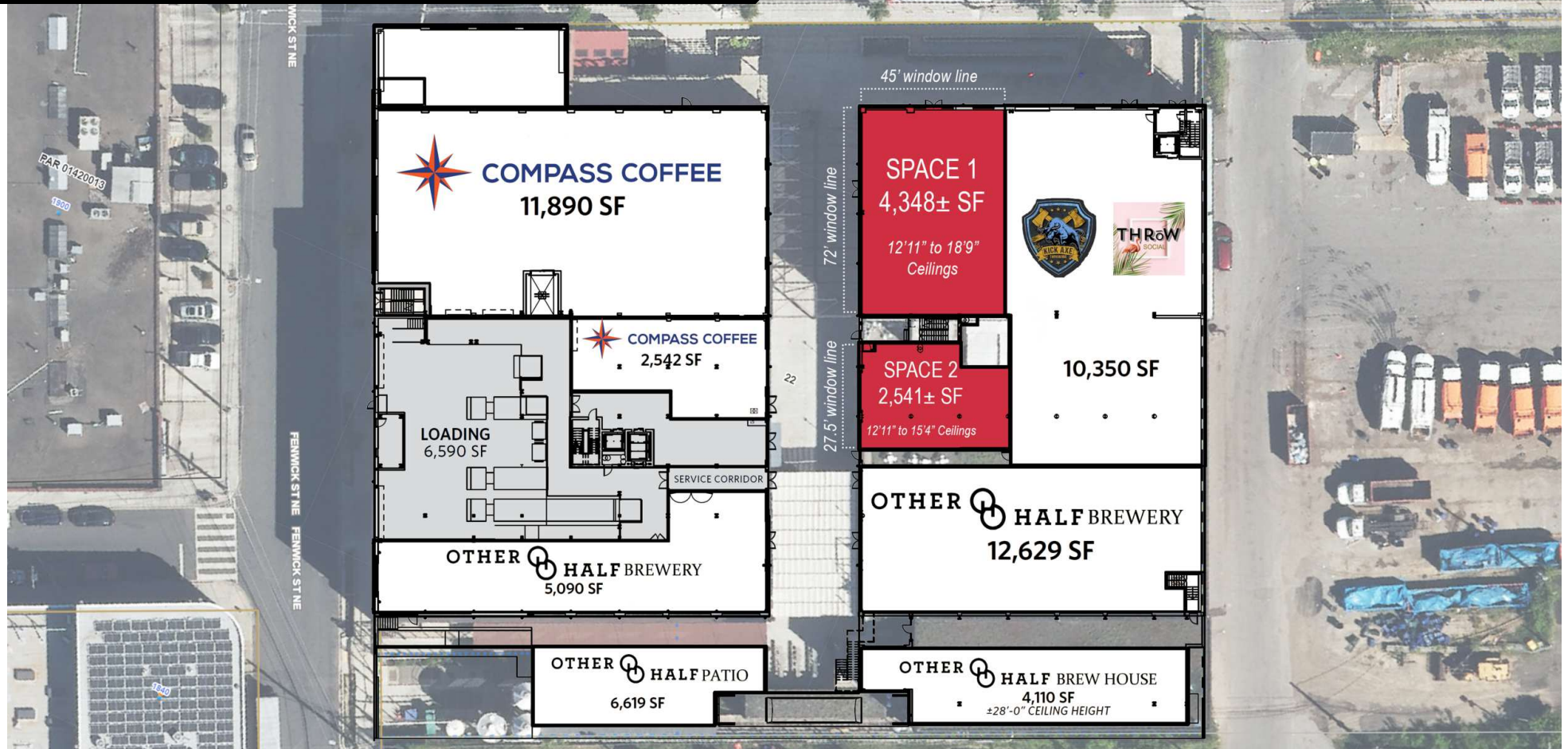
### LOCATION DESCRIPTION

Discover a vibrant urban community in Washington, DC, where history and modernity converge. Part of the prominent Hecht Warehouse redevelopment, 1401 Okie Street is surrounded by an array of modern dining, retail, and entertainment amenities. Additionally, the property is close to other notable sites, including Union Market, the National Arboretum, and Gallaudet University.

The area boasts convenient transportation options, with the NoMa-Gallaudet U Metro station just a short walk away and immediate access to Route 50 (New York Avenue). With a dynamic mix of historic charm and contemporary amenities, the location is an ideal choice for businesses seeking a well-connected and engaging environment in the nation's capital.

### HIGHLIGHTS

- Two suites available - total of 6,889 SF - may be leased together
- Modern interiors with great window lines for ample natural light
- Potential for outdoor seating
- Zoned PDR-1, which permits a variety of uses such as restaurants, retail, bakery, entertainment, and more
- Part of the Hecht Warehouse redevelopment; new institutional ownership
- Surrounded by an array of modern dining, retail, and entertainment amenities
- Easy access to convenient transit, including the NoMa-Gallaudet U Metro station and Route 50 (New York Avenue)



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	DESCRIPTION
1401 Okie Street NE - First Floor Corner	4,348 SF	NNN	45'-72' window lines + up to 18'9" ceilings
1401 Okie Street NE - First Floor Courtyard	2,541 SF	NNN	27'6" window lines + up to 15'4" ceilings

Retail Spaces For Lease

1401 OKIE STREET NE, WASHINGTON, DC 20002



KRAKEN  
ALAMO DRAFTHOUSE CINEMA

Rhode Island Ave-Brentwood  
Rhode Island Metro

TARGET  
goodwill  
MOM'S Organic Market  
STARBUCKS  
Planet Fitness

Giant  
CITI  
ROSS DRESS FOR LESS  
THE HOME DEPOT  
CHIPOTLE  
Jersey Mike's SUBS  
POPEYES LOUISIANA KITCHEN, INC.

IVY & CITY SMOKERHOUSE  
Vera  
UNION KITCHEN

BEAT THE BOMB  
BICYCLE SPACE  
OTHER HALF  
THROW

UNION MARKET DISTRICT  
TRADER JOE'S  
SONGBYRD WASHINGTON'S FINEST MUSIC HOUSE

GALLAUDET UNIVERSITY

NoMa Metro  
REI COOP

U.S. NATIONAL ARBORETUM

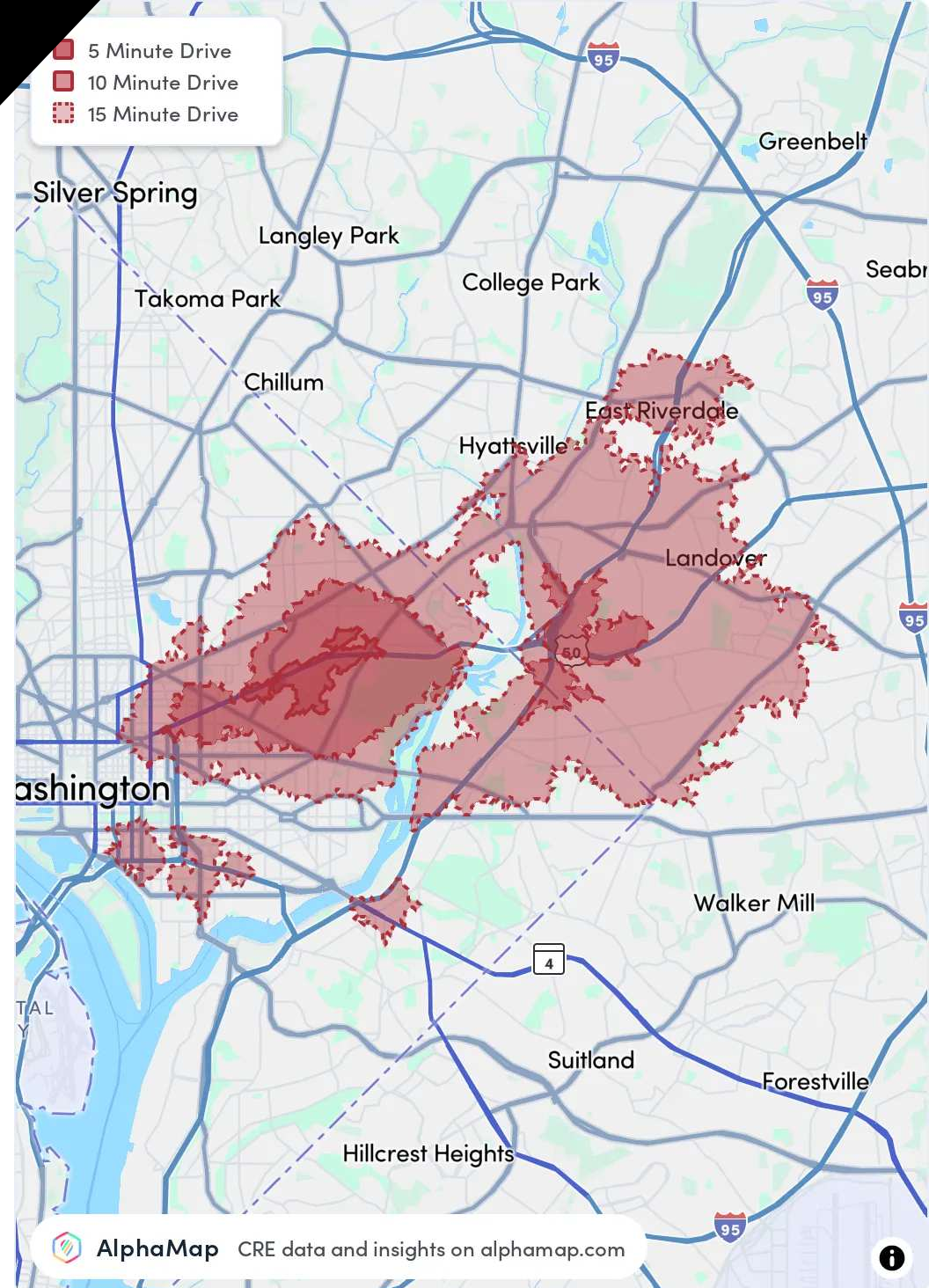
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# Retail Spaces For Lease

## 1401 OKIE STREET NE, WASHINGTON, DC 20002

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	3,123	31,193	184,515
Average Age	35	36	37
Average Age (Male)	37	36	36
Average Age (Female)	34	37	38
HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	1,242	13,983	76,928
Persons per HH	2.5	2.2	2.4
Average HH Income	\$100,919	\$114,663	\$119,383
Average House Value	\$553,405	\$651,001	\$622,407
Per Capita Income	\$40,367	\$52,119	\$49,742
RACE	5 MINUTES	10 MINUTES	15 MINUTES
Population White	525	8,805	42,682
Population Black	2,131	17,192	96,238
Population American Indian	21	141	1,496
Population Asian	85	1,219	7,017
Population Pacific Islander	6	32	134
Population Other	170	1,571	22,561

Map and demographics data derived from AlphaMap



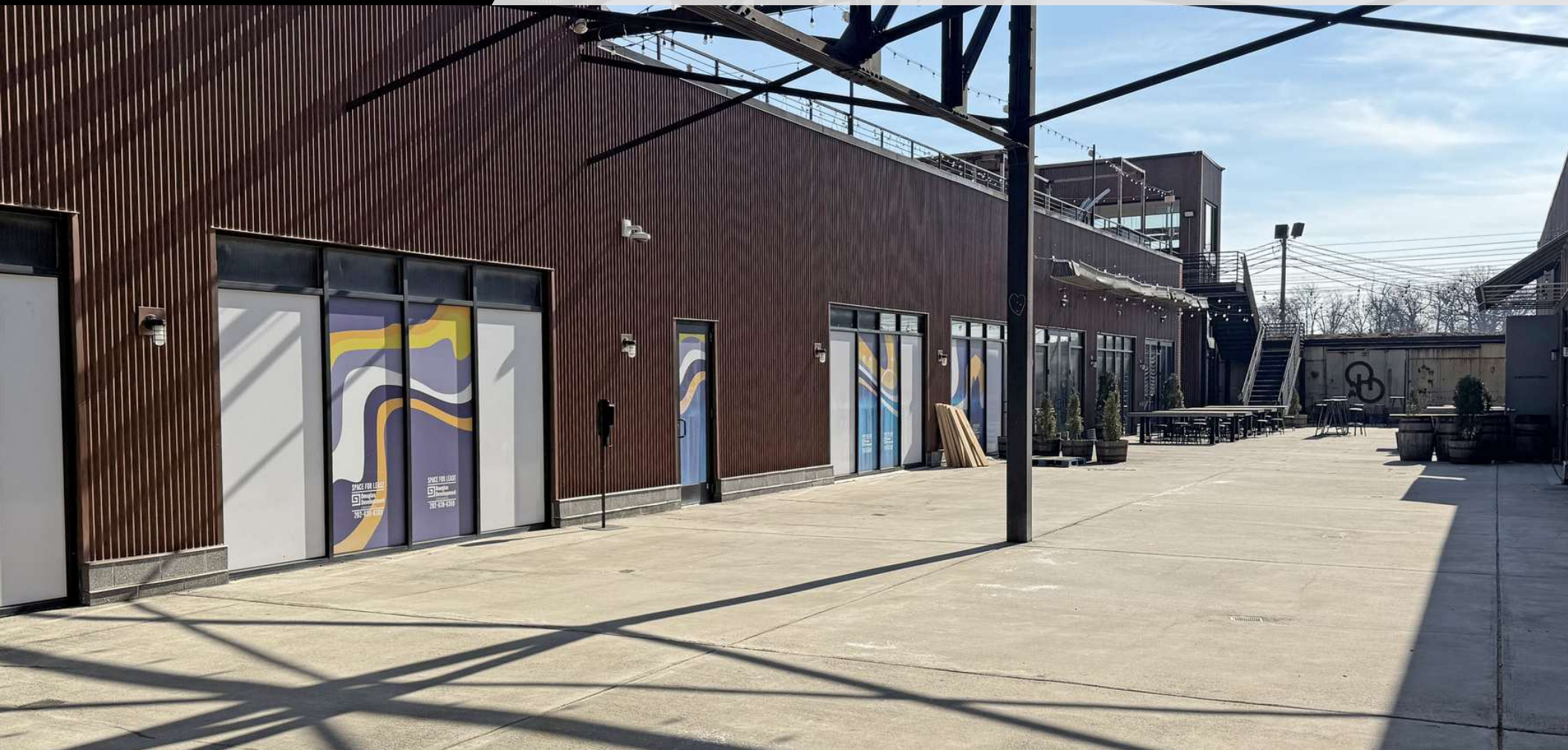
AlphaMap CRE data and insights on [alphamap.com](http://alphamap.com)

# RETAIL SPACES FOR LEASE

1401 OKIE STREET NE, Washington, DC 20002

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**NAIMichael**

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