

CBRE

65'3" OF FRONTAGE

TENANT

26' FRONTAGE

SETTE Osteria

CLUB PILATES

SPACE A - LEASED

SPACE B | 12,083 SF

14TH ST

The POWELL Building

SURROUNDED BY D.C.'S HIGHEST-GROSSING RESTAURANTS & RETAILERS

1630 14TH ST NW
WASHINGTON, D.C. 20009

GROCERY

TRADER JOE'S

WHOLE FOODS

RESTAURANT

Le Diplomate

SHAKE SHACK

barcelona

TED'S BULLETIN

FURNITURE/HOME DESIGN

west elm tilebar VISUAL COMFORT

THE SHADE STORE LOVESAC Room&Board

RETAIL

Marine Layer ever/body FAHERTY

SHINOLA SEPHORA Madswell WARBY PARKER

Proposed Exterior Facade



Area Demos



Education

BACHELORS DEGREE +

93.8% | 87.6% | 85.9%

0.25 | 0.5 | 1 Mile



Daytime

POPULATION

5,797 | 33,092 | 253,813



Average Income

HOUSEHOLD

\$223K | \$185K | \$183K



Employees

PLACE OF WORK

4,401 | 23,420 | 255,010



Median Age

2023

35.2 | 34.2 | 33.6



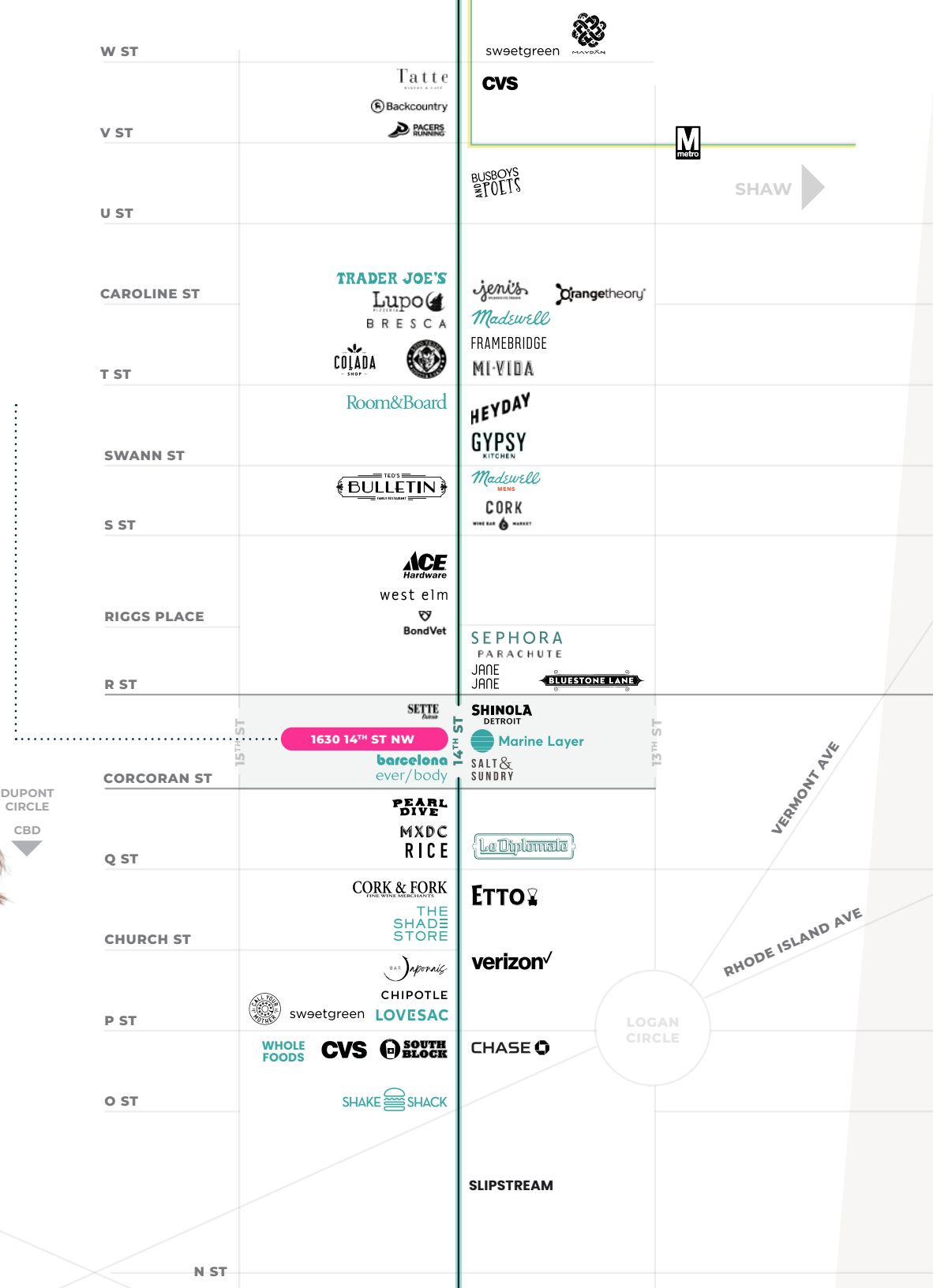
Housing

UNIT COUNT

1,722 | 6,325 | 16,621



THE HEART OF 14TH STREET



Main & Main

PROPERTY HIGHLIGHTS

- + Flagship location in the heart of D.C.'s 14th Street Corridor, offering.
- + Exceptional brand visibility along the 14th Street Corridor, with impressive foot traffic.
- + Conveniently situated within walking distance of Whole Foods + Trader Joe's for easy grocery shopping.
- + Unmatched signage opportunity



Proposed Exterior Facade



S ST



west elm



saatva



R ST



1630 14TH ST NW

barcelona
ever/body

CORCORAN ST

PEARL
DIVE

MXDC

RICE

Q ST



CORK & FORK
FINE WINE MERCHANTS

THE
SHADE
STORE

Residential

SEPHORA

JANE
JANE

FAHERTY **BLUESTONE LANE**

SHINOLA
DETROIT

Marine Loyer

SALT &
SUNDRY

John Wesley African Methodist
Episcopal Zion Church

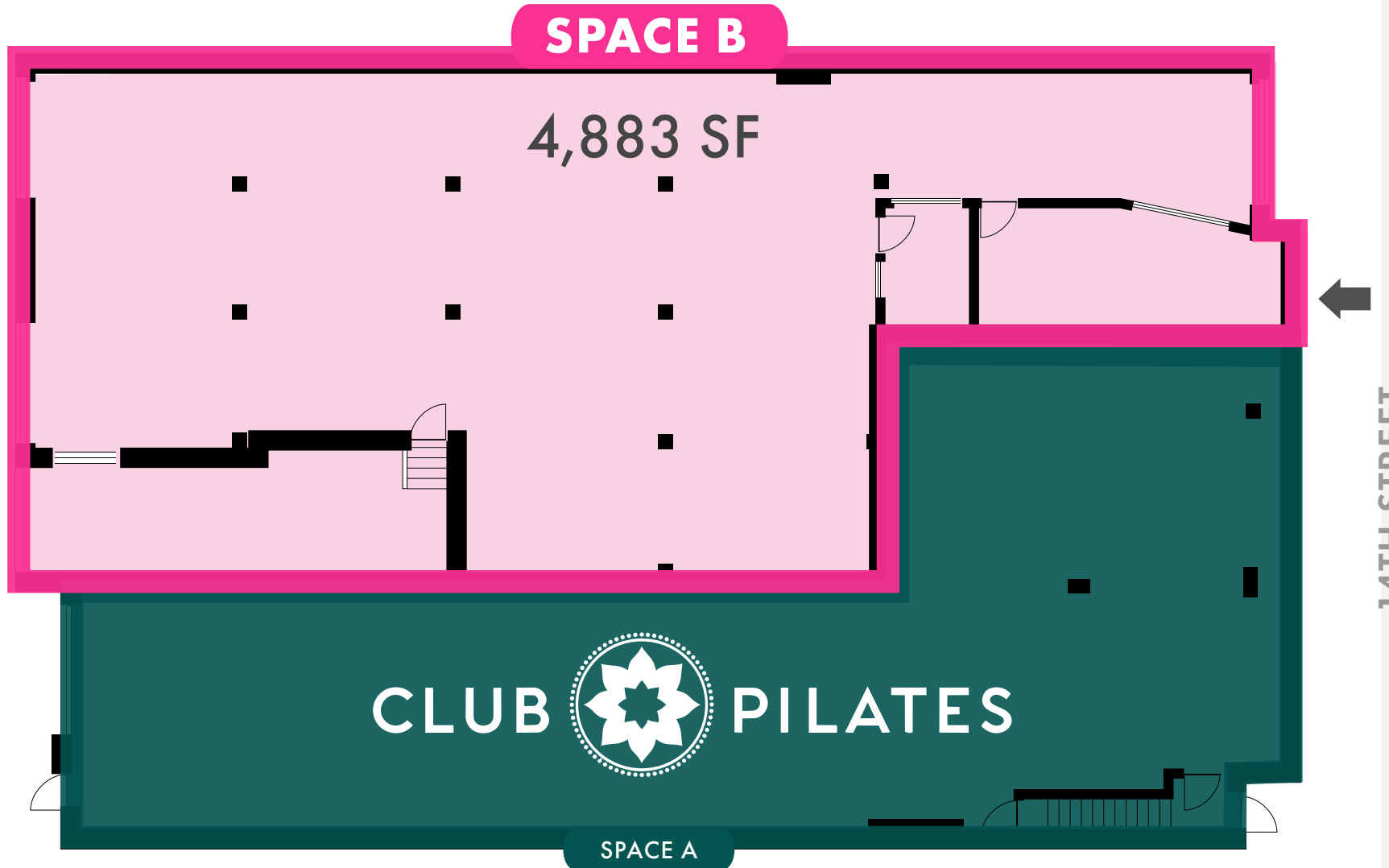
Le Diplomate

ETTO



14TH STREET

Ground Floor



SPACE B

1630 14TH ST. NW

FRONTAGE | 26' - 65'3"

TIMING | IMMEDIATE

GROUND FLOOR SF | 4,883 SF

SECOND FLOOR SF | 7,200 SF

TOTAL SF | 12,083 SF

Second Floor

SPACE B

7,200 SF

14TH STREET

FRONTAGE | 26' - 65'3"
TIMING | IMMEDIATE
GROUND FLOOR SF | 4,883 SF
SECOND FLOOR SF | 7,200 SF
TOTAL SF | **12,083 SF**

■ AVAILABLE
■ EXECUTED LEASE



14TH ST. FOYER ENTRANCE



REAR ENTRANCE



REAR CORNER - FACING FRONT ENTRY



14TH ST. ENTRANCE (FMR. FAST-CASUAL)

SPACE B

Interior Photos

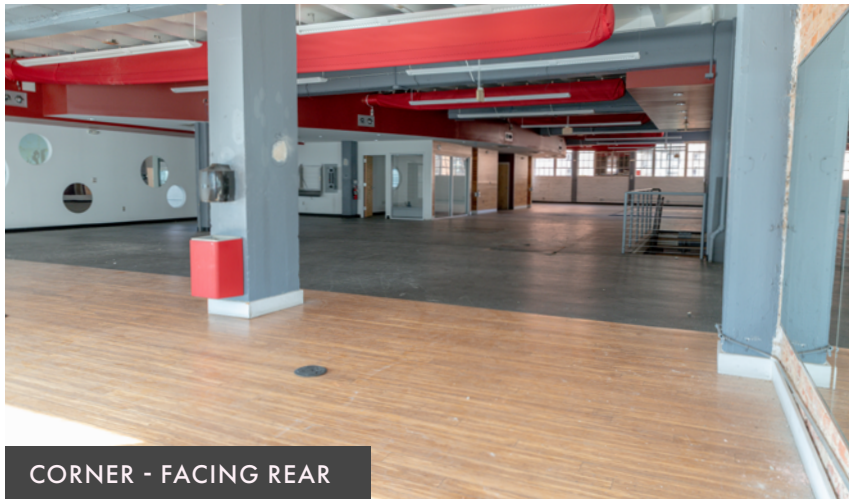
GROUND FLOOR



MAIN STAIRWAY



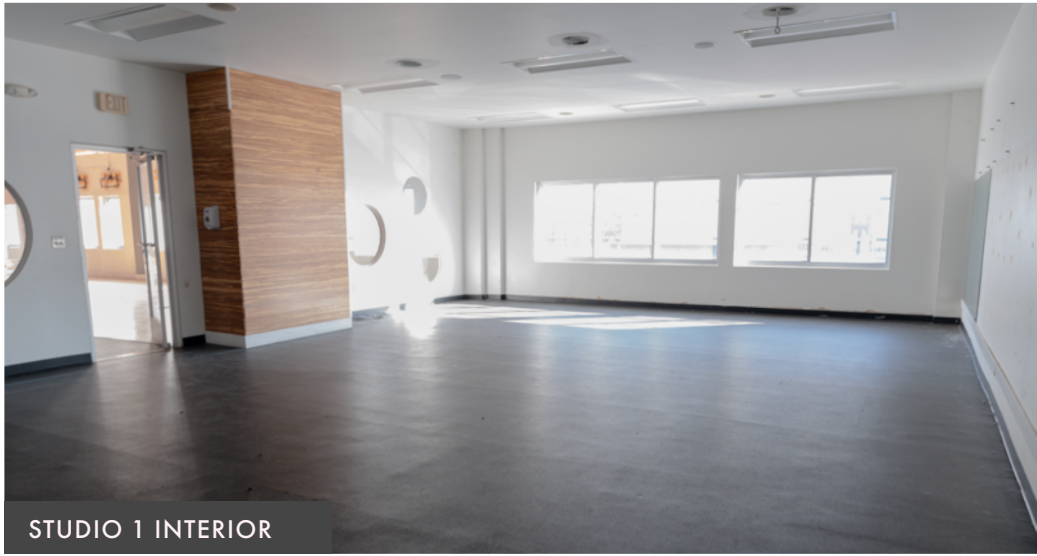
FACING TWO STUDIO ENTRANCES



CORNER - FACING REAR



REAR - FACING 14TH ST.



STUDIO 1 INTERIOR



SHOWER ROOM ENTRIES



STUDIO WALL CORNER - FACING REAR

SPACE B

Interior Photos

SECOND FLOOR

The POWELL Building

1626-1630 14th STREET NW,
WASHINGTON, D.C.

PROUDLY PRESENTED BY

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