

1345 14TH STREET NW

RAPPAPORT
CULTIVATING PLACES

COME JOIN
NEWLY SIGNED



THE GATEWAY TO THE 14TH AND U STREET
CORRIDOR, 1345 14TH STREET NW ENCAPSULATES
THE SPIRIT OF WASHINGTON, D.C.

With a dynamic nightlife and nearly 20,000 households within a half mile, the development ideally sits in a revitalizing area alongside luxury retailers and restaurants such as Whole Foods, Trader Joes, and the world-renowned restaurant Le Diplomate. Young professionals and metro renters flock to the market, with easy access to D.C. Metro and cost-effective experiences day and night.

14TH
STREET, NW





AREA RETAILERS

FOX TROT
TRADER JOE'S
BIRCH & BARLEY
CHURCH KEY
ESTADIO
7-ELEVEN
BAR PILAR
CHICKEN + WHISKEY
CAFE SAINT-EX
SHAKE SHACK
STUDIO THEATRE
B TOO
THAI ANIC
SLIPSTREAM
BAAN THAI
CVS
ETTO
BLACK JACK
TICO DC
THE GIBSON
ALERO
CHIPOLTE
KINGFISHER
NOMI
LULULEMON

PROMINENT GROUND— LEVEL OPPORTUNITY NEAR LOGAN CIRCLE

Sitting on the corner of 14th Street and Rhode Island Avenue is a flagship opportunity in an ideal location just steps from Logan Circle. A planned building renovation will open up the historic facade bringing light and air to a boutique retail space. 1345 14th Street NW offers a 1,056 SF ground-level retail opportunity.





Room&Board
barre3
Amsterdam
FALAFELSHOP

bulletin
lou lou
doi moi
LITTLE LEAF

garden district

COMPANY ROSE
if immortal believed
CAFÉ SAINT-EX
CURRENT BOUTIQUE
STAY
SCOTT'S

M metro

west elm

LIZ
60,000 SF Office | 20,000 SF Retail
78 Residential Apartments
PARACHUTE
SEPHORA

SHINOLA

J.CREW

Le Diplomate

Estadio
LOGAN TAVERN
bluemercury
sweetgreen

DOLCEZZA
WHOLE FOODS MARKET

BLACK WHISKEY

SHAKE SHACK

STUDIO
THEATRE

UBAY

LOGAN CIRCLE

1345
14TH STREET NW

FOXTROT
RESTAURANT

B-100
the pig
Ban Thai
AVEDA
7-ELEVEN

Hilton

Walgreens
SLIPSTREAM
BIRCH & BARLEY
CKDC
b.

RHODE ISLAND AVENUE 13,000 VPD

16TH STREET

15TH STREET

THOMAS CIRCLE

13TH STREET

12TH STREET

11TH STREET

10TH STREET

LINCOLN
THE WESTIN
7-ELEVEN

SYS

CONOVAN

MASSACHUSETTS AVENUE

T STREET

S STREET

R STREET

RHODE ISLAND AVENUE 13,000 VPD

Q STREET

P STREET

O STREET

N STREET

M STREET

9TH STREET

M metro

WASHINGTON CONVENTION CENTER



1345
14TH
STREET



14TH STREET 17,000 VPD



P STREET NW



RHODE ISLAND AVENUE 13,000 VPD





RHODE ISLAND AVE

14TH STREET NW



RHODE ISLAND AVE



**EXTERIOR SEATING &
FARMERS MARKET**

FIRST FLOOR
+/- 1056 SF

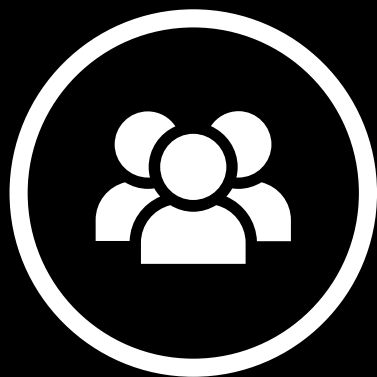
14TH ST NW

UP



INTERIOR MARKET SPACE

With renters occupying 80% of the immediate residential area, 1345 14th Street NW fits right in with the young professionals looking for a spirited and sophisticated art, culture, and entertainment scene to provide authentic experiences and, in turn, memories.







DEMOGRAPHICS

	.25 Mile	.5 MILE	1 MILE
POPULATION	10,861	28,582	85,352
HOUSEHOLD INCOME	\$142,985	\$149,759	\$145,241
DAYTIME POPULATION	18,125	89,438	402,021

RAPPAPORT

C U L T I V A T I N G P L A C E S

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983

Pat O'Meara | pomeara@rappaportco.com | 571.382.1218