

1255 23RD STREET NW

WASHINGTON, DC

995 - 3,564 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES

ntemps

REGINA VALET

PARK
P
←
Electric vehicle
charging station

(solidcore)

1255 23RD STREET NW
WASHINGTON, DC

- Centrally located to embassy and hospitality hubs, including Marriott and Hilton Garden Inn
- Convenient transportation options: just steps from local bus routes, the Foggy Bottom Metro (Orange/Blue/Silver lines), and Dupont Circle Metro (Red line)
- Co-tenants include: [solidcore], Consulate of Peru, Orange Spoon, and Le Printemps

DEMOGRAPHICS 2024

	.25 MILE	.5 MILE	1 MILE
 POPULATION	6,861	17,260	59,966
 DAYTIME POPULATION	23,194	106,710	305,516
 HOUSEHOLD INCOME	\$150,658	\$147,728	\$159,848
 TRAFFIC COUNTS	15,000 on 23rd Street NW		

CO-TENANTS



1255 23RD STREET NW
WASHINGTON, DC

ROCK CREEK & POTOMAC PARKWAY NW

ROCK CREEK



1255 23RD STREET NW

[solidcore]

BREAD & CHOCOLATE
SOULCYCLE

SHOPS AT THE COLUMBIA

TRADER JOE'S

KARMA



balance

Orangetheory
FITNESS

MARCEL'S

PENNSYLVANIA AVENUE NW

THE GEORGE WASHINGTON
UNIVERSITY HOSPITAL

WASHINGTON CIRCLE NW

23RD STREET NW 15,000 VPD

NEW HAMPSHIRE AVENUE NW

L STREET NW

K STREET NW 31,000 VPD

DUPONT CIRCLE NW

sweetgreen

PNC BANK

AT&T

Beefsteak

BIBIBOP

M
metro

Tatte
Bakery & Cafe

Walgreens

POTBELLY
SANDWICH SHOP

grillfish



firefly

Krispy Kreme

CHOPT

GNC
LIVE WELL

Jamba Juice

Panera

moby
dick

WELLS FARGO



Panera

burman coffee

TEALUS

SQUASH
ON FIRE



TRUIST
EQUINOX

CVS pharmacy

sweetgreen

ris

West
END

RUTH'S
CHRIS
STEAK HOUSE

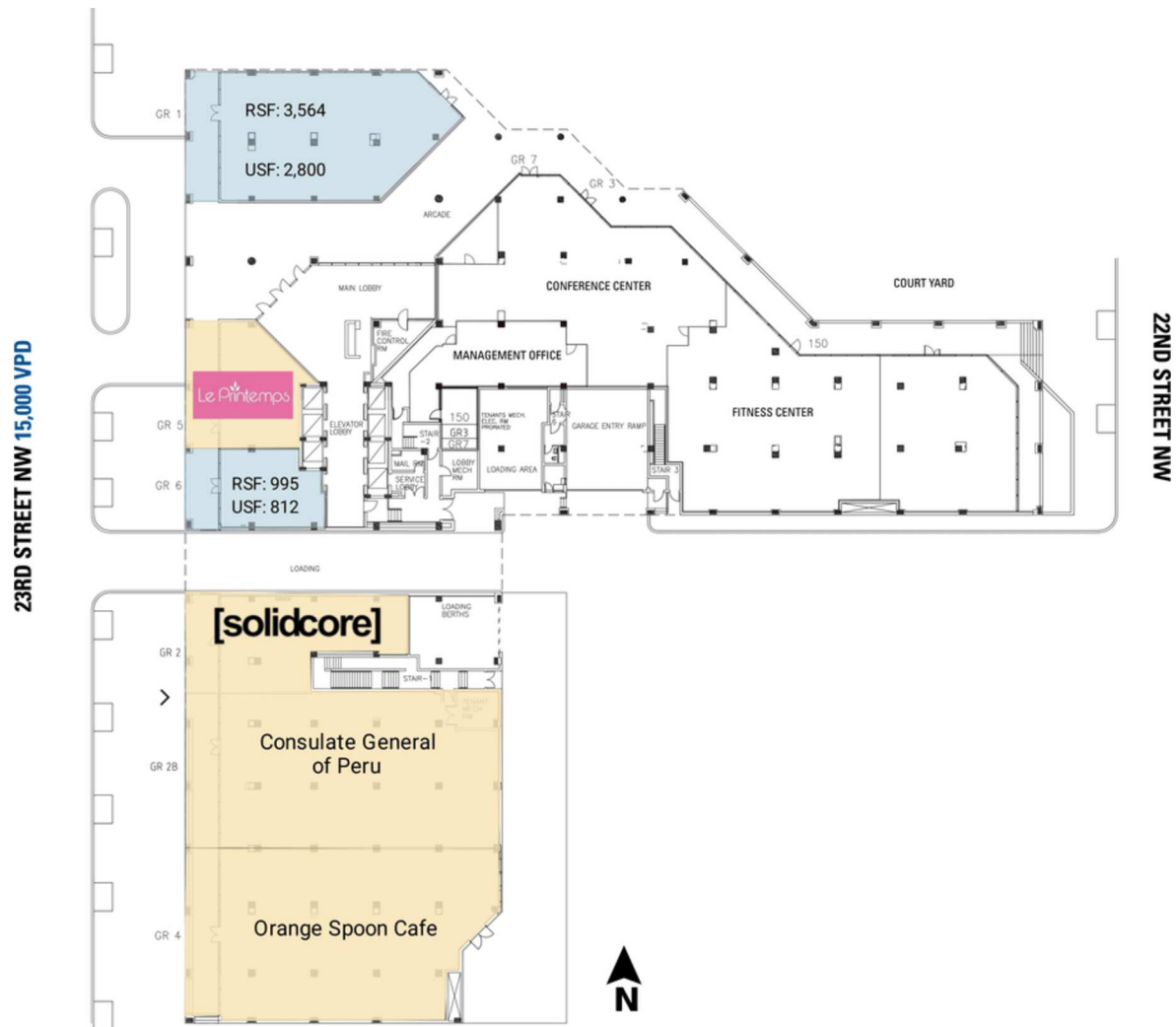
THE GREEN
BERRY CAFE

Kushi

SITE PLAN

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Space	Sq. Ft	Tenant Name	Space	Sq. Ft	Tenant Name	Space	Sq. Ft	Tenant Name
2	3,564	Available	4	995	Available	6	5,525	Consulate General of Peru
3	1,529	LePrintemps	5	1,700	Solidcore	7	5,577	Orange Spoon Cafe

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