

1255 23RD STREET NW

WASHINGTON, DC

995 - 3,564 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES

ntemps

REGINA VALET

PARK
P
←
ChargePoint
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 2025

	.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

DUPONT CIRCLE NW



1255 23RD STREET NW

[solidcore]

sweetgreen

PNC BANK AT&T

Beefsteak BIBIBOP

metro

Tatte BAKERY & CAFE

Walgreens

POTBELLY SANDWICH SHOP

grillfish Starbucks

firefly

BREAD & CHOCOLATE

LOVE and cinema

SOULCYCLE

SHOPS AT THE COLUMBIA

TRADER JOE'S

KARMA

URBAN BOXING WASHINGTON DC

ERWIN GOMEZ

balance

23RD STREET NW 15,000 VPD

NEW HAMPSHIRE AVENUE NW

Kroger

CHOPT

GNC LIVE WELL

Jamba Juice

Panera

moby dick

WELLS FARGO

THE LIFE COFFEE

SQUASH ON FIRE

burton coffee

Starbucks

Panera

PENNSYLVANIA AVENUE NW

Orangetheory FITNESS

MARCEL'S

THE COFFEE HOUSE

L STREET NW

THE GEORGE WASHINGTON UNIVERSITY HOSPITAL

WASHINGTON CIRCLE NW

TRUIST

EQUINOX

CVS pharmacy

sweetgreen

ris

West END

RUTH'S CHRIS STEAK HOUSE

THE GREEN BEANS CAFE

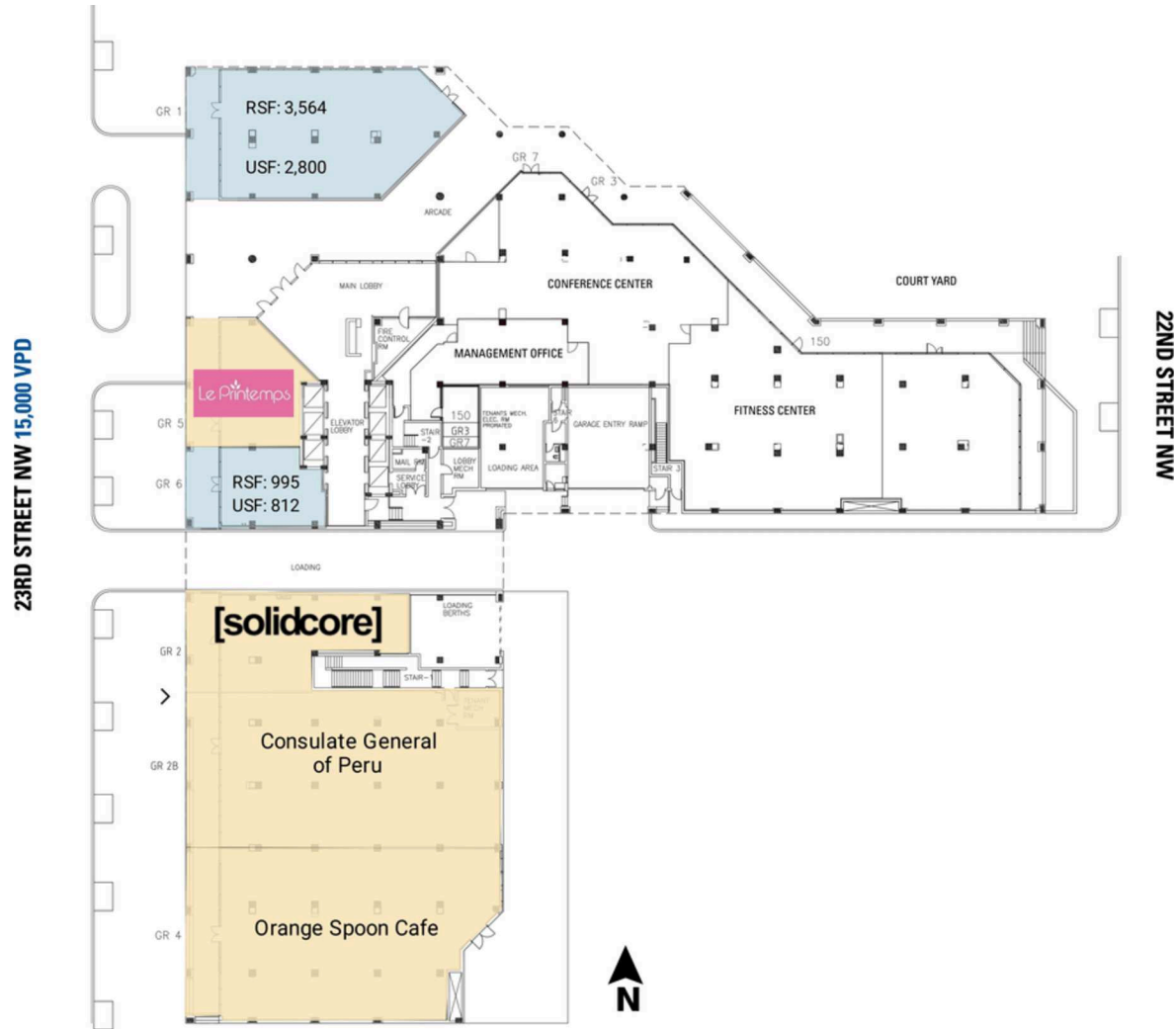
Kanji

K STREET NW 31,000 VPD

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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