

# 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 2025**

	.25 MILE	.5 MILE	1 MILE
 <b>POPULATION</b>	6,861	17,260	59,966
 <b>DAYTIME POPULATION</b>	23,194	106,710	305,516
 <b>HOUSEHOLD INCOME</b>	\$150,658	\$147,728	\$159,848
 <b>TRAFFIC COUNTS</b>	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]

BREAD & CHOCOLATE  
LOVE and cinema  
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

Tatte  
Bakery & Cafe

Walgreens



firefly

sweetgreen

PNC BANK

AT&T

Beefsteak

BIBIBOP  
asian grill

M  
metro

NEW HAMPSHIRE AVENUE NW

23RD STREET NW 15,000 VPD

L STREET NW

K STREET NW 31,000 VPD



CHOPT

GNC  
LIVE WELL

Jamba Juice



moby  
dick

WELLS FARGO



TRUIST  
EQUINOX

CVS pharmacy

sweetgreen

ris

West  
END

RUTH'S  
CHRIS  
STEAK HOUSE

THE GREEN  
BERRY  
CAFE

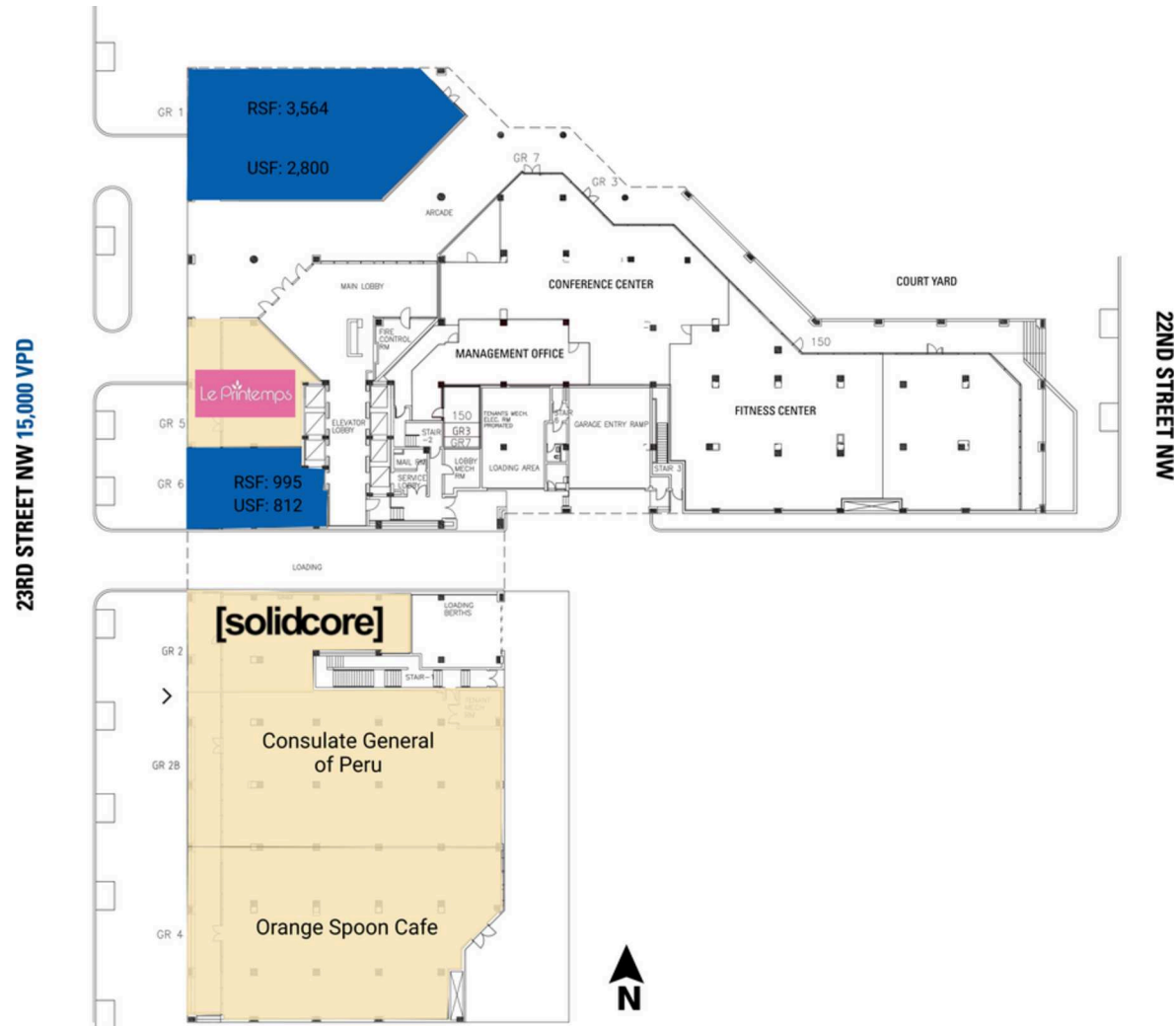




# SITE PLAN

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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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