



1255 23rd Street NW
Washington, DC

995 - 3,564 SF available



Washington

District of Columbia

- 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



2026 Demographics

	.25 mi.	.5 mi.	1 mi.
Population	6,656	15,717	57,858
Daytime Population	74,933	119,356	194,040
Household Income	\$181,682	\$160,335	\$144,182,819
Traffic Counts	11,000 on 23rd Street NW		

Area Retailers





1255 23rd Street



swētgreen[®]

PNC BANK AT&T

Beefsteak VEGETABLES UNLEASHED. BIBIBOP asian grill.

Tatte BAKERY & CAFÉ

Walgreens

POTBELLY SANDWICH SHOP

grillfish Starbucks

firefly



BREAD & CHOCOLATE

West End Cinema

SOULCYCLE

Krispy Kreme

CHOPT

GNC LIVE WELL

Jamba Juice

Panera BREAD

moby dick

WELLS FARGO

Shops at the Columbia

TRADER JOE'S KARMA

URBAN BOXING WASHINGTON DC ERWIN GOMEZ

balance

CAFE DELUXE

SQUASH ON FIRE

bourbon coffee

Starbucks

Panera BREAD

PENNSYLVANIA AVENUE NW

Orangetheory FITNESS

MARCEL'S

Orangetheory FITNESS

MARCEL'S



L STREET NW

bourbon coffee

THE GREEN BEE CAFE

Alibi

RUTH'S CHRIS STEAK HOUSE

TRUIST

EQUINOX

CVS pharmacy

swētgreen[®]

ris

West End BISTRO

K STREET NW 31,000 VPD

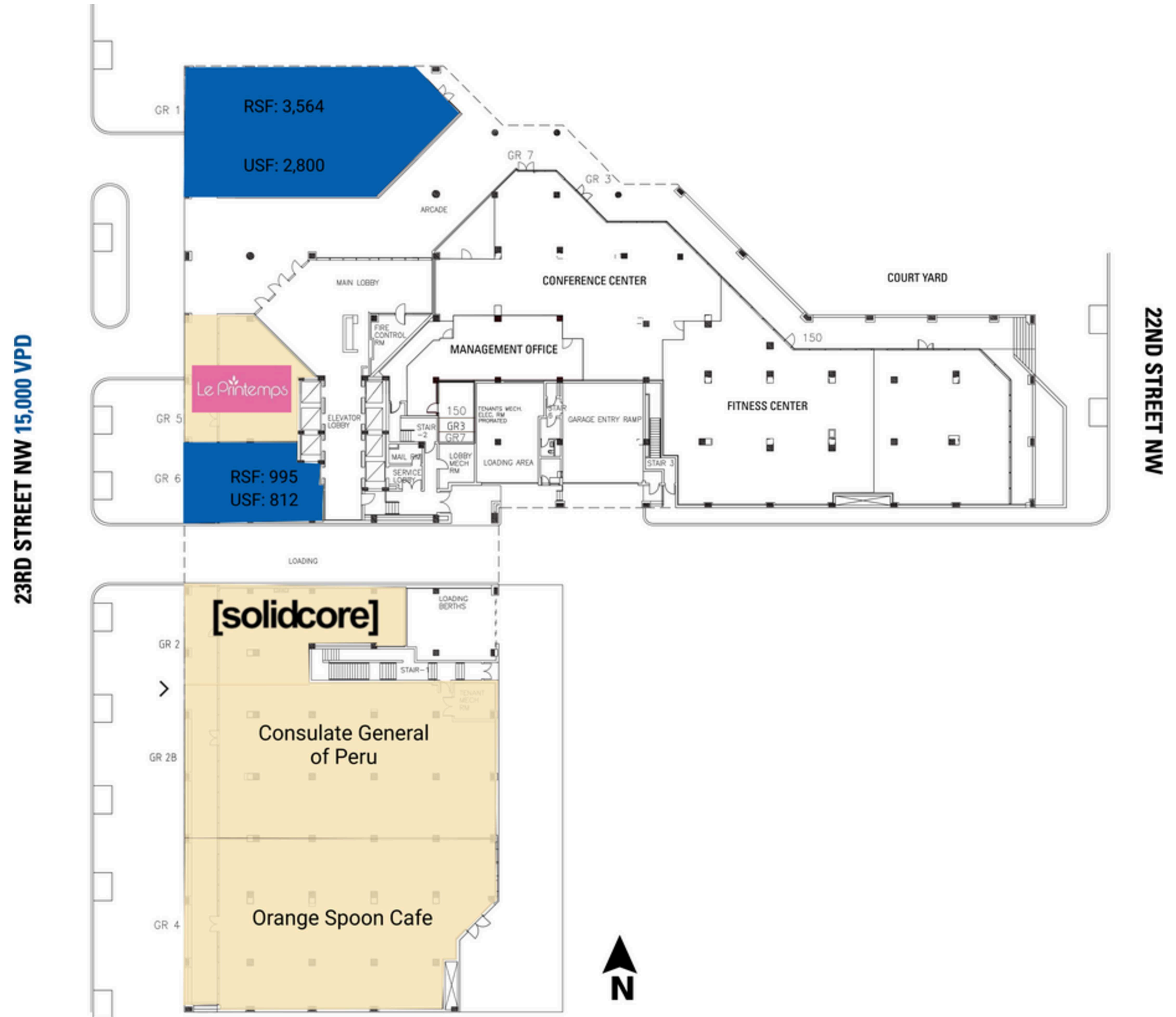
THE GEORGE WASHINGTON UNIVERSITY HOSPITAL

Site Plan

995 - 3,564 SF available

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

● Space Available



The Property



1255 23rd Street NW

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