



1099 14th Street NW
Washington, DC

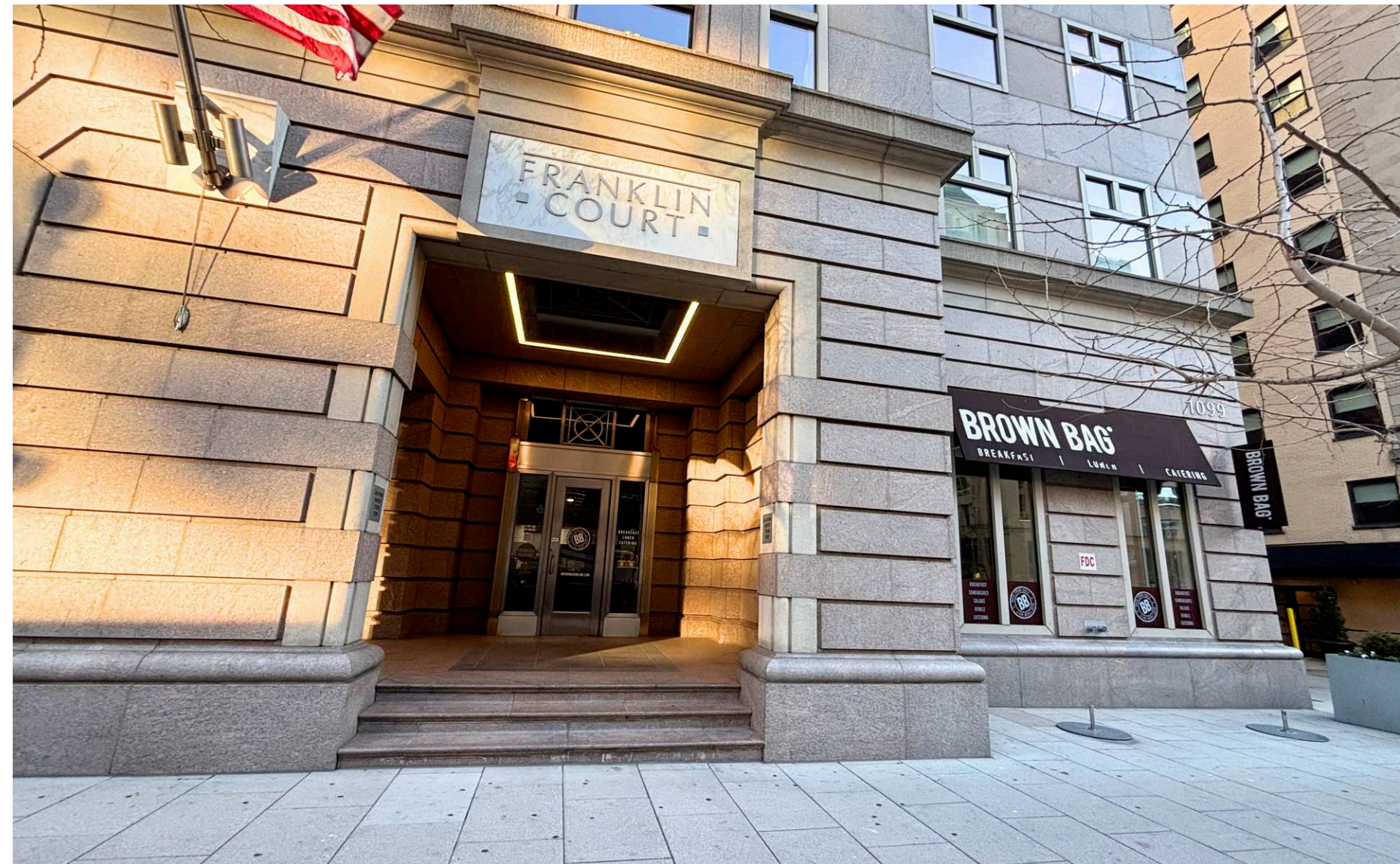
3,047 SF 2nd-Gen Café Space Available



Washington

District of Columbia

- 2nd-Gen Café Space Available
- Highly visible opportunity in the heart of D.C.
- Prime location in a dense office, hotel, and retail corridor
- Within close proximity to several metro stops, including Farragut North and McPherson Square



2026 Demographics

	.25 mi.	.5 mi.	1 mi.
Population	5,531	18,221	70,616
Daytime Population	23,455	67,731	250,896
Household Income	\$105,267	\$110,909	\$101,820
Traffic Counts	15,000 on L Street NW 32,000 on 14th Street NW		

Area Retailers





THOMAS
CIRCLE

Midtown Center
SHŌTŌ
DAUPHINE'S
SEAFOOD • BAR • BOUCHERIE
GRAZIE
NONNA

16th ST NW

15th ST NW

DUNKIN'

**1099 14th
Street NW**

MASSACHUSETTS AVE NW 35,000 VPD

STK STEAKHOUSE

L ST NW 15,000 VPD

**rice
bar**
GREGORYS
COFFEE
CHIPOTE
MEXICAN GRILL

14th ST NW 32,000 VPD

Nino's
BAKERY
COMPASS
COFFEE

THOMSON
ELEMENTARY
SCHOOL

VERMONT AVE NW

QRILL K̄ABOB

HAMILTON
HOTEL
EST. 1885

K ST NW 29,000 VPD

POTBELLY
SANDWICH SHOP
Sfoglina
Pasta House

YARDBIRD
SOUTHERN TABLE & BAR

JOE & THE JUICE
COFFEE, JUICE AND MUCH MORE

MCPHERSON
SQUARE

FRANKLIN
SQUARE

13th ST NW

12th ST NW

11th ST NW

10th ST NW

FIVE GUYS
BURGERS and FRIES
BOBBY VAN'S
Steakhouse
EST. 1969

M
metro
McPherson Square

I ST NW

BOBBY VAN'S
Grill

CONRAD
HOTELS & RESORTS™

RARE
STEAKHOUSE & TAVERN
WASHINGTON, DC

Tatte
BAKERY & CAFÉ

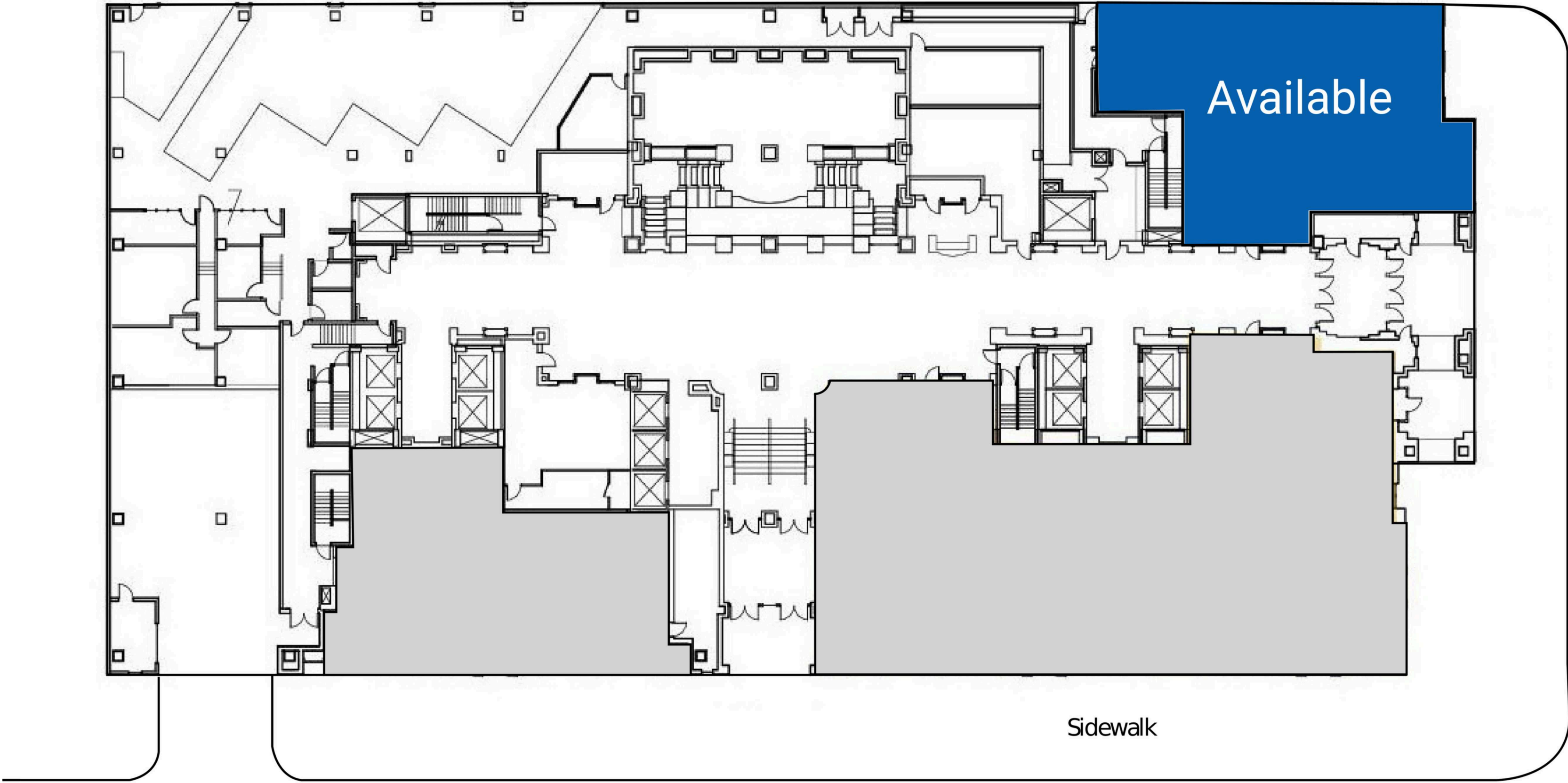
1099 14th Street NW

RAPPAPORT
CULTIVATING PLACES®

Site Plan

3,047 SF available

Space #	Sq. Ft.	Tenant
1	3,047	Available



● Space Available

The Property



Discover your next retail opportunity at
rappaportco.com



WASHINGTON, D.C. | MARYLAND | VIRGINIA

1099 14TH STREET NW | 1099 14TH STREET NW, WASHINGTON, DC

Melissa Webb | mwebb@rappaportco.com | 703.980.6829

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983

Mike Howard | mhoward@rappaportco.com | 571.382.1219