



**Franklin Court - 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

JIMMY JOHN'S

DUNKIN'

1099 14th
Street NW

MASSACHUSETTS AVE NW 35,000 VPD

STK STEAKHOUSE

L ST NW 15,000 VPD

14th ST NW 32,000 VPD

Nino's BAKERY

THOMSON
ELEMENTARY
SCHOOL

rice bar

GREGORYS COFFEE

CHIPOTLE MEXICAN GRILL

COMPASS COFFEE

VERMONT AVE NW

QRILL KABOB

HAMILTON HOTEL

K ST NW 29,000 VPD

POTBELLY SANDWICH SHOP

Sfogolina

YARDBIRD SOUTHERN TABLE & BAR

JOE & THE JUICE

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

QRILL KABOB

HAMILTON HOTEL

I ST NW

BOBBY VAN'S Grill

CONRAD HOTELS & RESORTS™

RARE STEAKHOUSE & TAVERN WASHINGTON, DC

M metro McPherson Square

Tatte BAKERY & CAFÉ

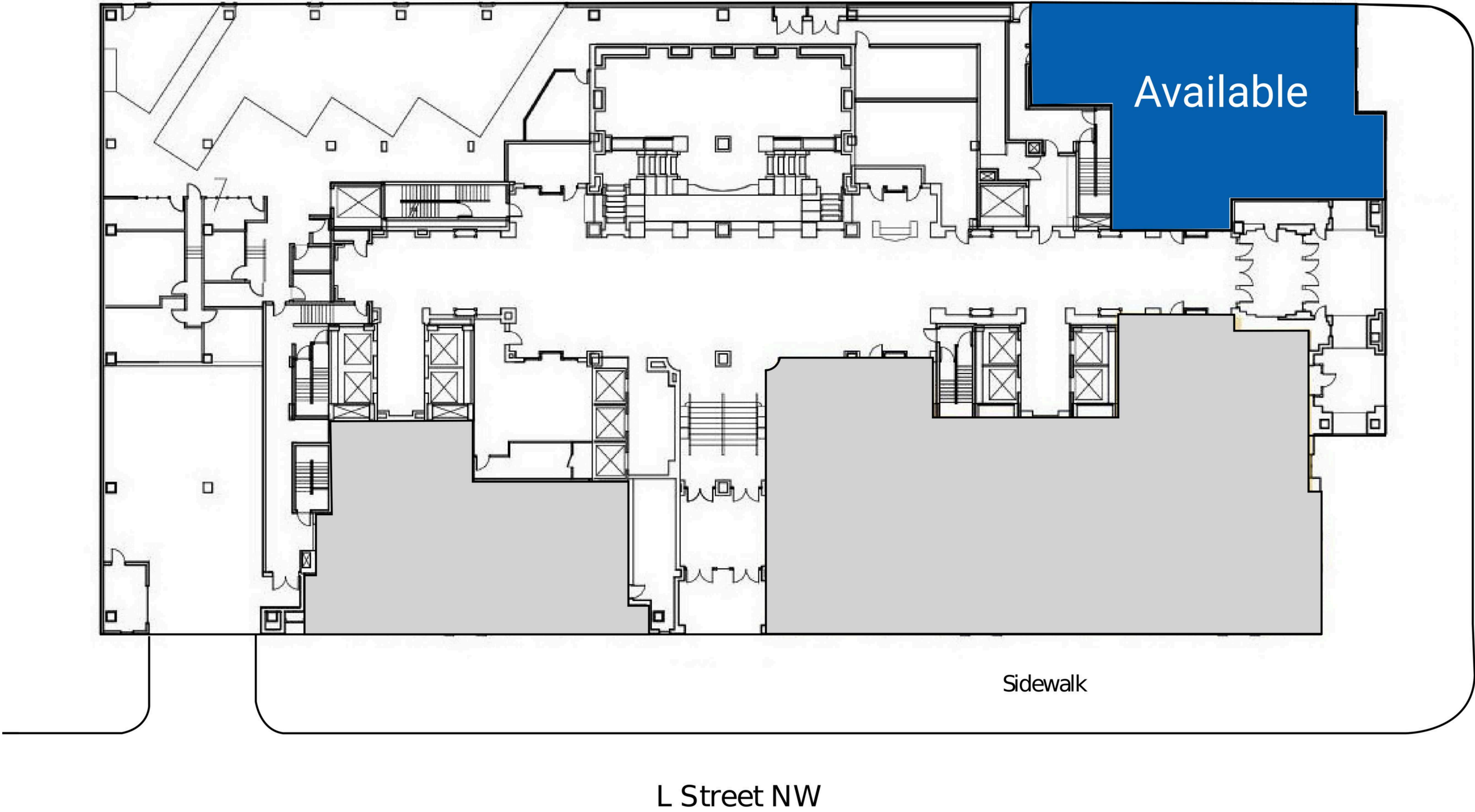
Franklin Court - 1099 14th Street NW

RAPPAPORT CULTIVATING PLACES®

Site Plan

3,047 SF available

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



● Space Available

The Property



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