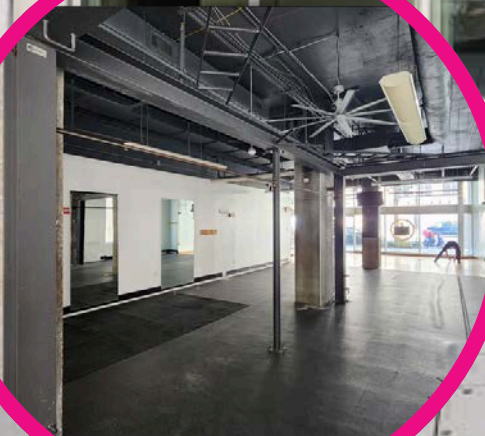
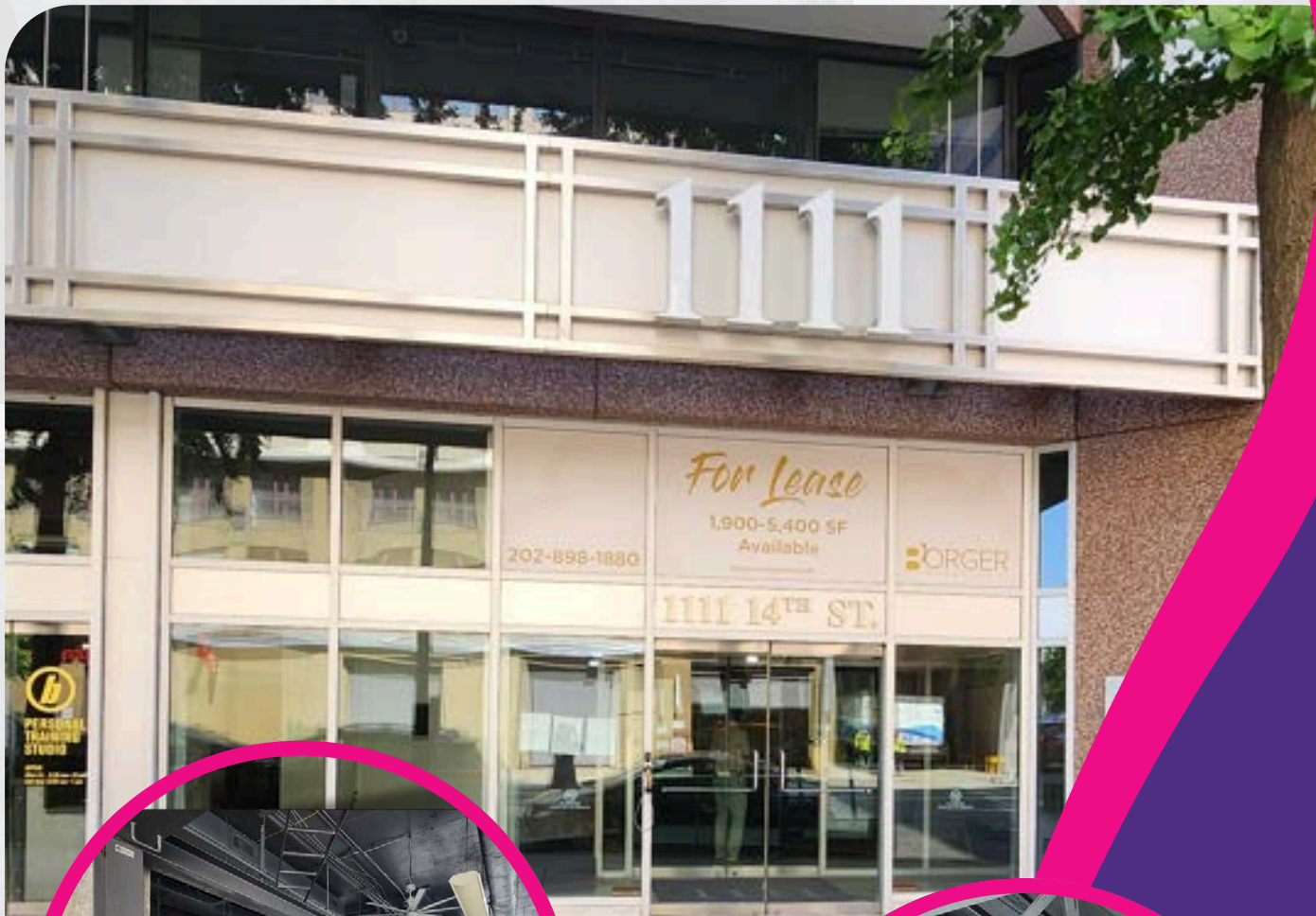


# FOR LEASE

Prime Location in CBD for Retail & Restaurant

IN THE VIBRANT THOMAS CIRCLE NEIGHBORHOOD

1111 14TH ST NW, WASHINGTON, DC 20005

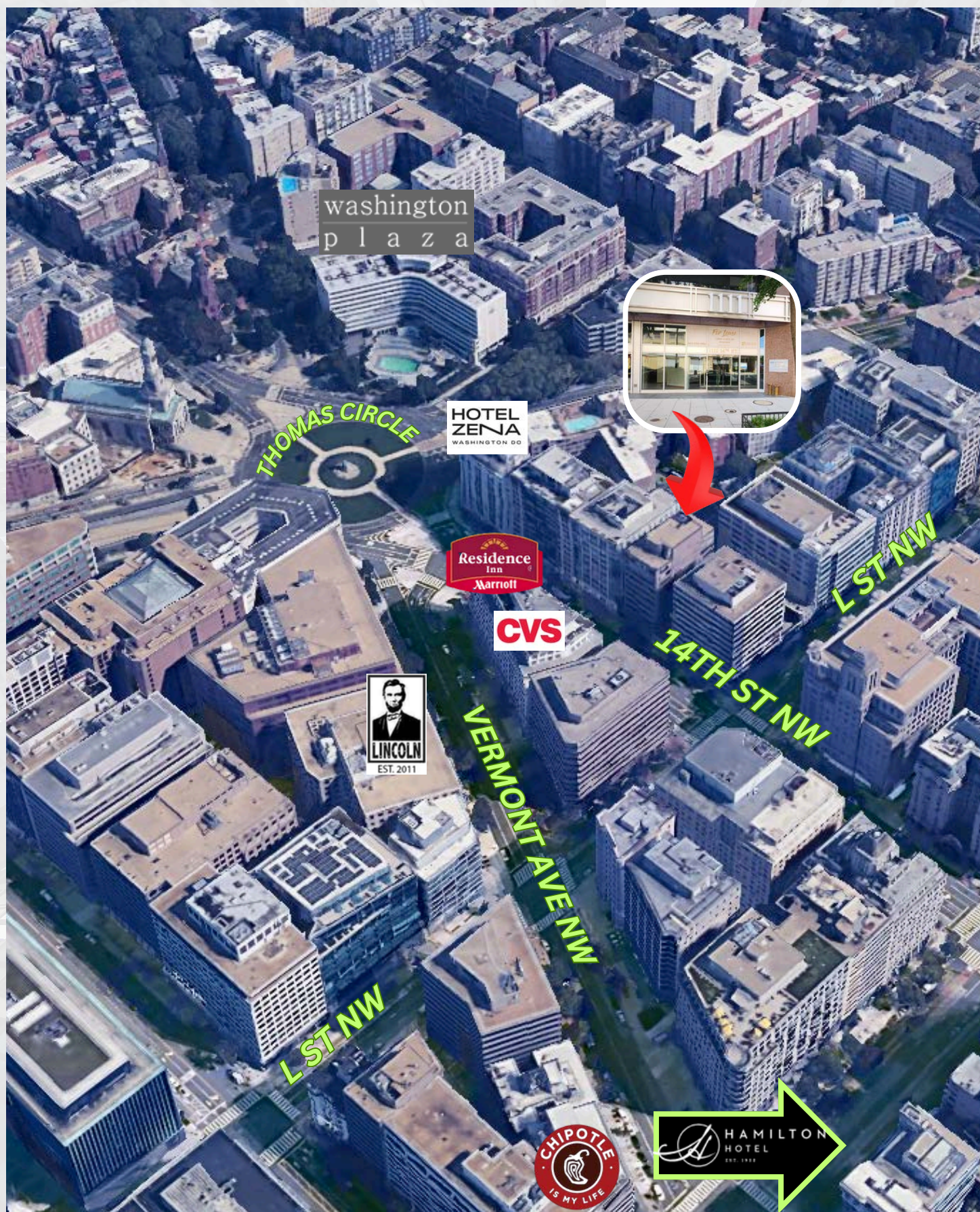


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## ***Prime Downtown DC Retail Opportunity***

***1111 14th Street NW | Washington, DC 20005***

***±1,800 SF | \$65/SF/NNN***

### **Exceptional Downtown DC Retail Opportunity**

1111 14th Street NW offers an exciting opportunity to lease 1,800 square feet of highly visible ground floor retail space in the heart of Washington, DC's dynamic downtown core. The space was previously occupied by a gym and features a flexible open layout, ideal for a wide range of retail, service, wellness, or lifestyle concepts.

Located along one of DC's most prominent corridors, the property enjoys prime frontage on 14th Street NW with excellent visibility and high foot traffic. The surrounding area is a thriving mix of office buildings, upscale residential developments, boutique hotels, and popular dining and entertainment destinations.

### ***Property Highlights:***

- ±1,800 SF of ground floor retail space
- Large storefront windows with prominent 14th Street exposure
- Flexible open layout, formerly operated as a gym — well-suited for fitness, wellness, or retail uses
- \$65/SF/NNN Asking Rates
- Zoning:
- High ceilings and modern building systems
- Excellent branding and signage opportunity
- Steps to multiple Metro stations and major bus lines

### **Neighborhood & Demographics**

The space is positioned within the Golden Triangle / Logan Circle / Downtown DC corridor, one of the most vibrant and walkable districts in the city. The location offers:

- Access to dense daytime office population
- Growing residential community fueling evening and weekend traffic
- Surrounded by luxury hotels and high-income urban dwellers
- Close proximity to Dupont Circle, Logan Circle, Convention Center

### **Nearby Tenants & Attractions**

- Whole Foods Market
- Le Diplomate
- W Washington DC Hotel
- Amazon Fresh
- Equinox
- Sweetgreen
- Numerous upscale apartment towers and Class A office buildings



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### **Ideal For**

- Boutique Fitness / Wellness Studio
- Specialty Retail
- Flagship or Lifestyle Concept
- Coffee Shop / Café
- Upscale Quick-Service Restaurant
- Creative or Experiential Retail