

1407 T ST NW



PULSE RETAIL

U.S. POST OFFICE

Modern Settlements

1407

1407

FDC

2 HOUR PARKING
3 HOUR PARKING
NO PARKING
ANY TIME
DURING
HOURS OF OPERATION
FOR ALL BUSINESSES
AND RESTAURANTS



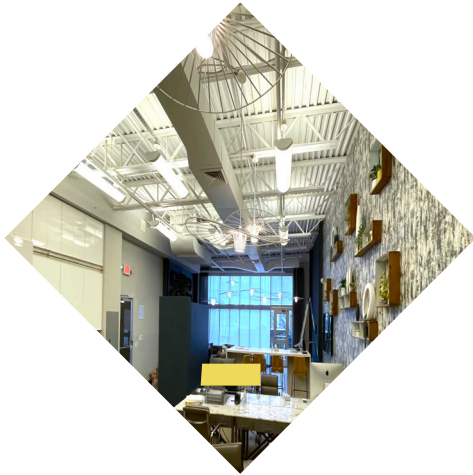
Turn-Key Commercial in
Heart of 14th St Corridor

Outdoor Rooftop
Patio

Approx **1,500 SF** of Second
Floor Space

Close Proximity to U
Street / Cardozo
Metro

Modern feel With
Exposed Ceiling & Lots
of Light



highlights

features



NEIGHBORING
TENANTS



lululemon  athletica

WHOLE
FOODS
MARKET

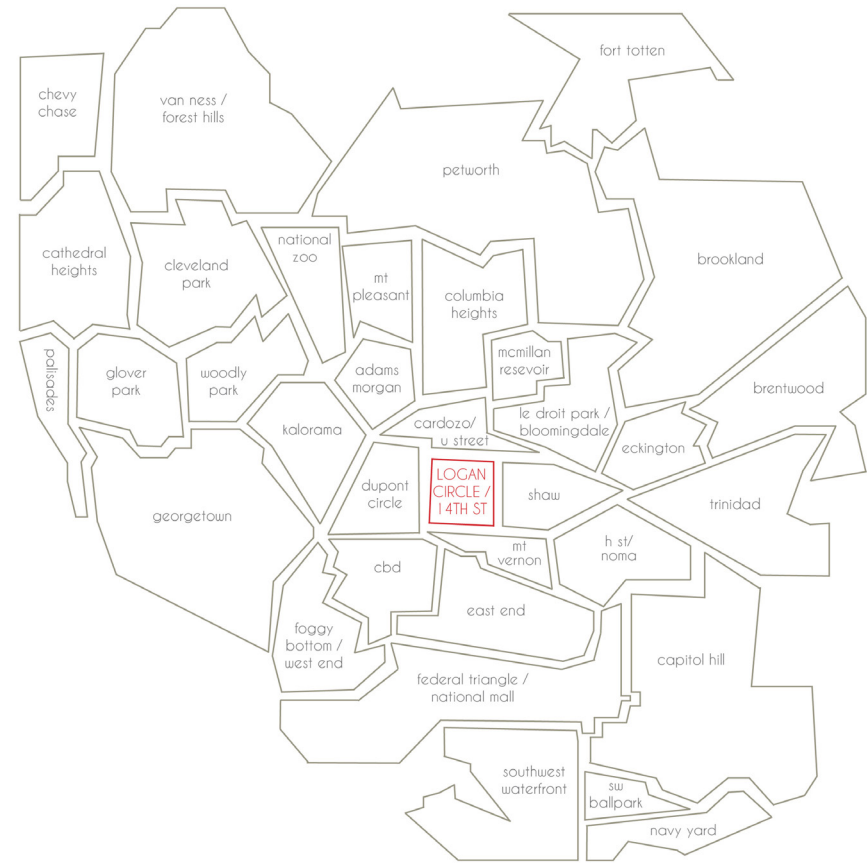
HAWTHORNE
ROOFTOP • TAVERN



- (A) The District: 125 Apts, 18,000 SF of Retail
- (B) Elysium: 144 Apts, 6,100 SF of Retail
- (C) Louis: 267 Apts, 42,000 SF of Retail + Trader Joe's
- (D) 13th and U: Mixed-Use Hotel, Apartments, and Retail
- (E) 14W: 231 Apts, 10,000 SF of Retail, 44,000 SF YMCA
- (F) Manhattan Laundry: 30 Apts, 81,000 SF Office
- (G) Capitol View: 225 Apts, 10,000 SF of Retail
- (H) View 14: 185 Apts, 31,500 SF of Retail
- (I) Atlantic Plumbing: 477 Residential Units, 30,000 SF of Retail including Whole Foods
- (J) The Shay: Florida Avenue Market: 250 Apts, 30,000 SF of Retail
- (K) Portner Place: 366 Residential Units
- (L) Collection 14: 233 Residential Units, 30,000 SF of Retail

14TH ST CORRIDOR

is at the center of DC's renaissance. The commercial vitality is centered along the 14th & U Street corridors where young professionals come to experience some of the best mix of high-end dining, retail, residential, entertainment and cultural offerings in DC.*



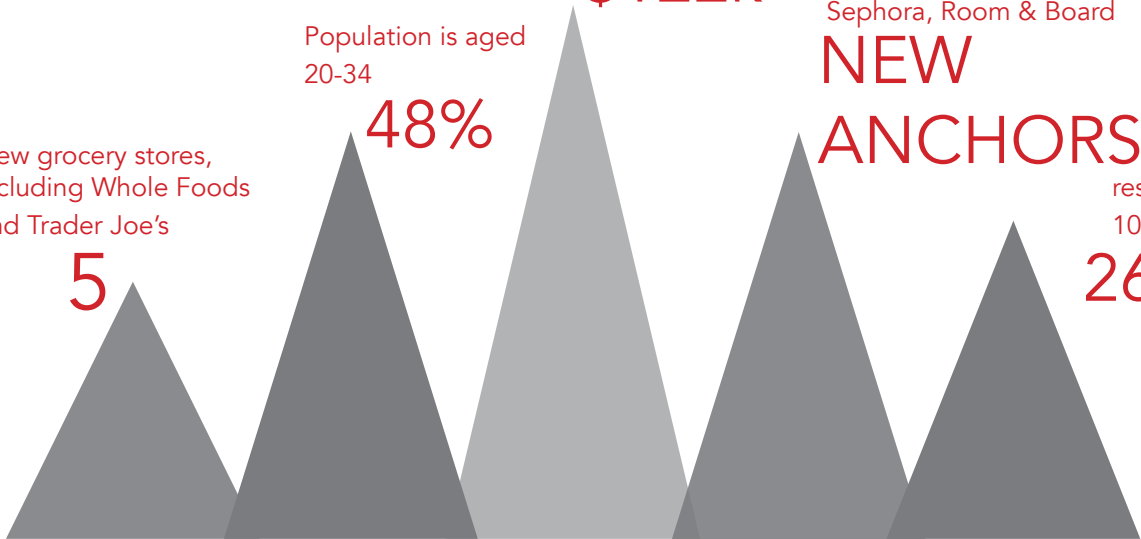
Median income
\$122k
 Colada Shop,
 Whole Foods,
 Soul Cycle, West Elm
 Sephora, Room & Board

NEW ANCHORS

residents within a
 10 min walk
26,000

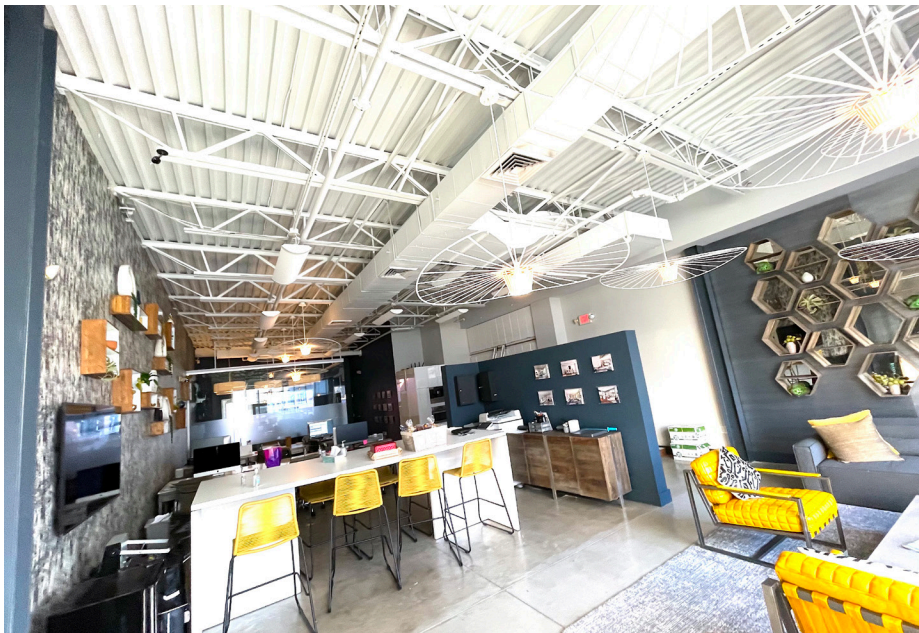
Population is aged
 20-34
48%

New grocery stores,
 including Whole Foods
 and Trader Joe's
5



*DC Economic Partnership

GALLERY





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