

UP TO  
19,683 SF

# Flagship Retail

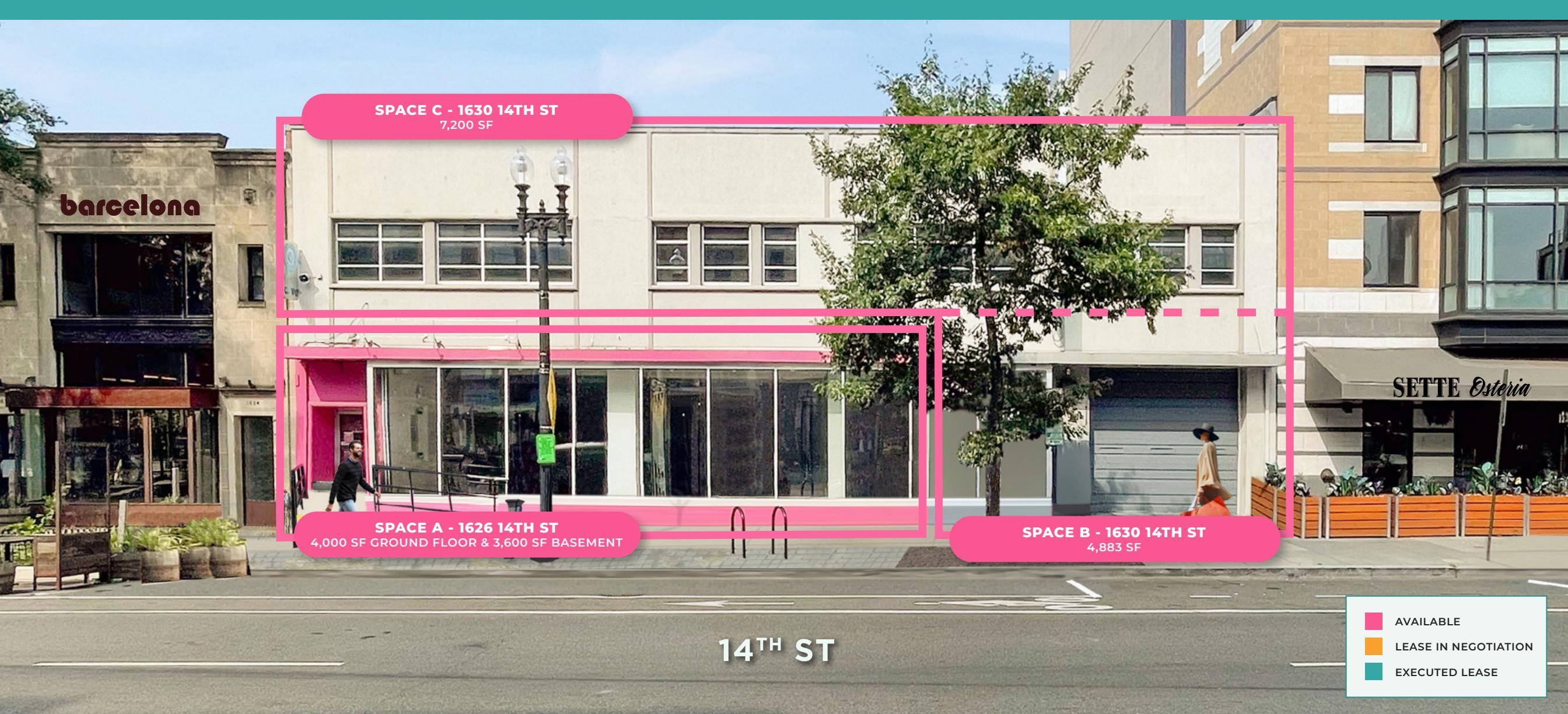
AT  
THE  
HEART  
OF  
14TH  
STREET

1626-1630 14<sup>th</sup> ST NW, WASHINGTON, D.C.



The POWELL  
Building

CBRE



Surrounded by some of D.C.'s highest-grossing restaurants and retailers

GROCERY	RESTAURANT	FURNITURE/HOME DESIGN	RETAIL
TRADER JOE'S	Le Diplomate barcelona	west elm tilebar THE SHADE STORE LOVE'SAC	Marine Layer SHINOLA
WHOLE FOODS	SHAKE SHACK TED'S BULLETIN	VISUAL COMFORT Room&Board	ever/body SEPHORA Madewell WARBY PARKER

# Proposed Exterior Facade



# Area Demos

0.25 | 0.5 | 1 Mile



## Daytime POPULATION

5,797 | 33,092 | 253,813



## Employees PLACE OF WORK

4,401 | 23,420 | 255,010



## Housing UNIT COUNT

1,722 | 6,325 | 16,621

## Education BACHELORS DEGREE +

93.8% | 87.6% | 85.9%



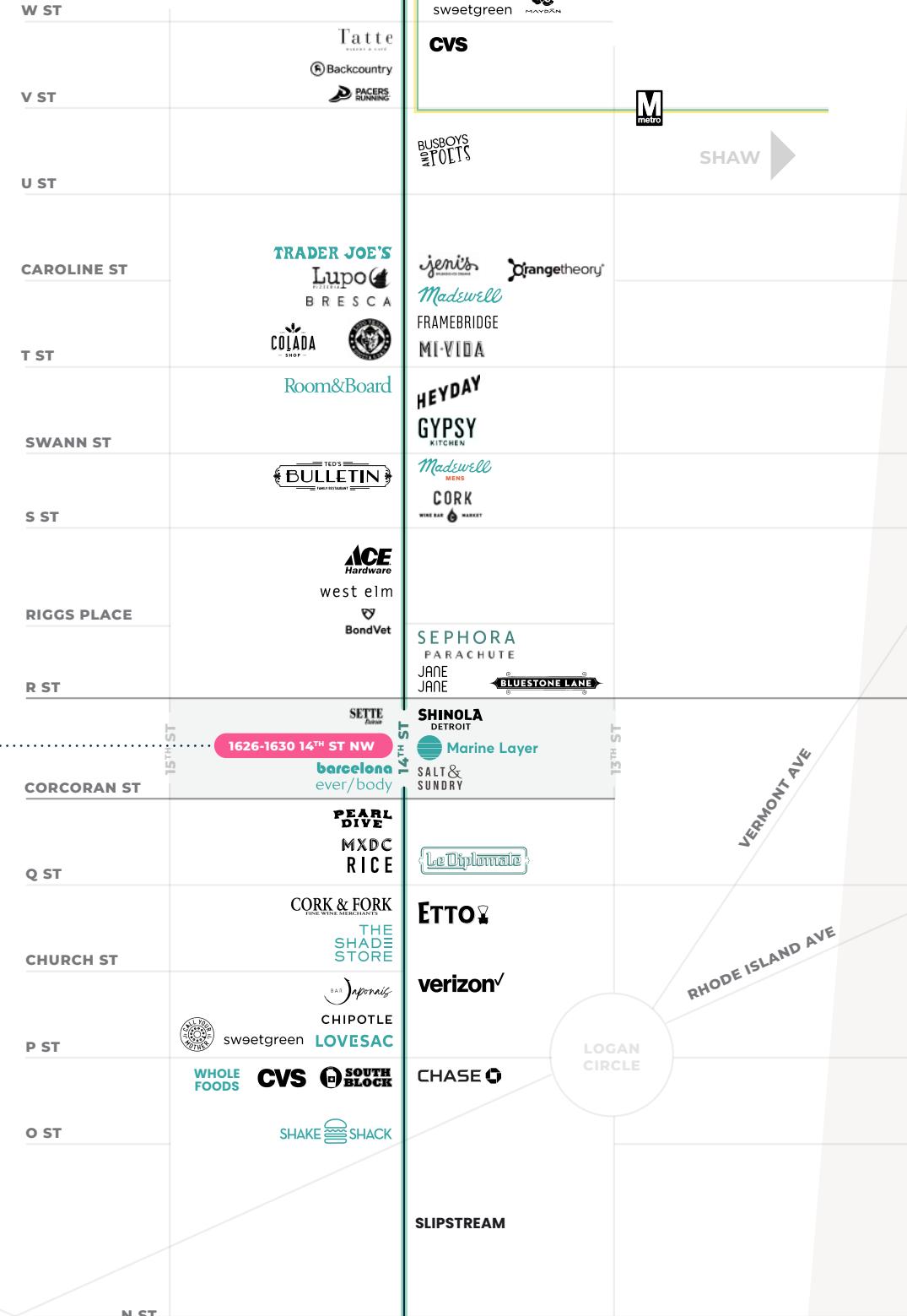
## Average Income HOUSEHOLD

\$223K | \$185K | \$183K



## Median Age 2023

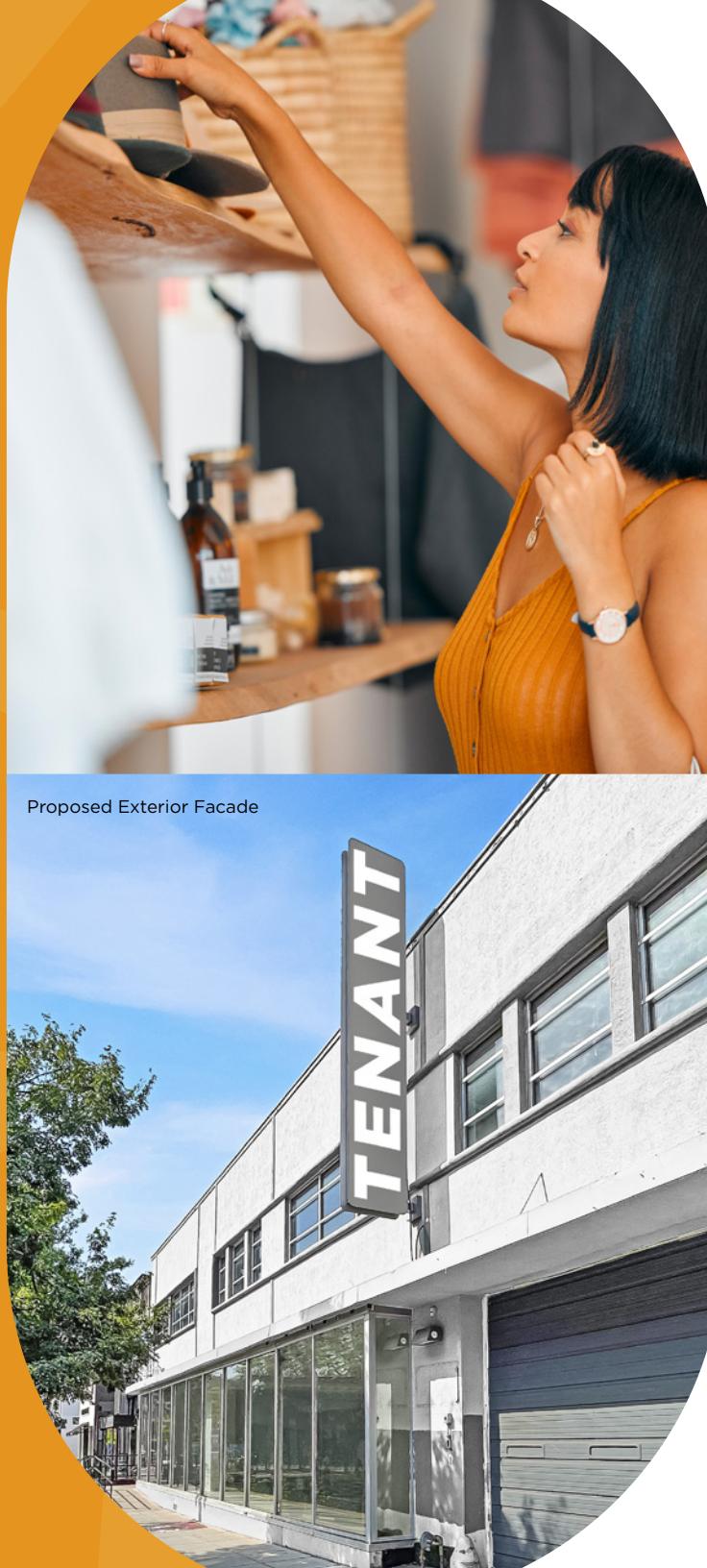
35.2 | 34.2 | 33.6



# Main & Main

## PROPERTY HIGHLIGHTS

- + Flagship location in the heart of D.C.'s 14th Street Corridor, offering exceptional brand visibility along the 14th Street Corridor, with impressive foot traffic.
- + Conveniently situated within walking distance of Whole Foods + Trader Joe's for easy grocery shopping.
- + Unmatched signage opportunity



S ST



CHICKEN+WHISKEY



west elm

BondVet

saatva



Residential

SEPHORA

JANE  
JANE

FAHERTY BLUESTONE LANE

SHINOLA  
DETROIT

Marine Layer  
SALT &  
SUNDRY

1626-1630 14<sup>TH</sup> ST NW

barcelona  
ever/body

CORCORAN ST

PEARL  
DIVE

MXDC

RICE

John Wesley African Methodist  
Episcopal Zion Church

Le Diplomate

Q ST

CONTE'S  
BIKE SHOP

CORK & FORK  
FINE WINE MERCHANTS

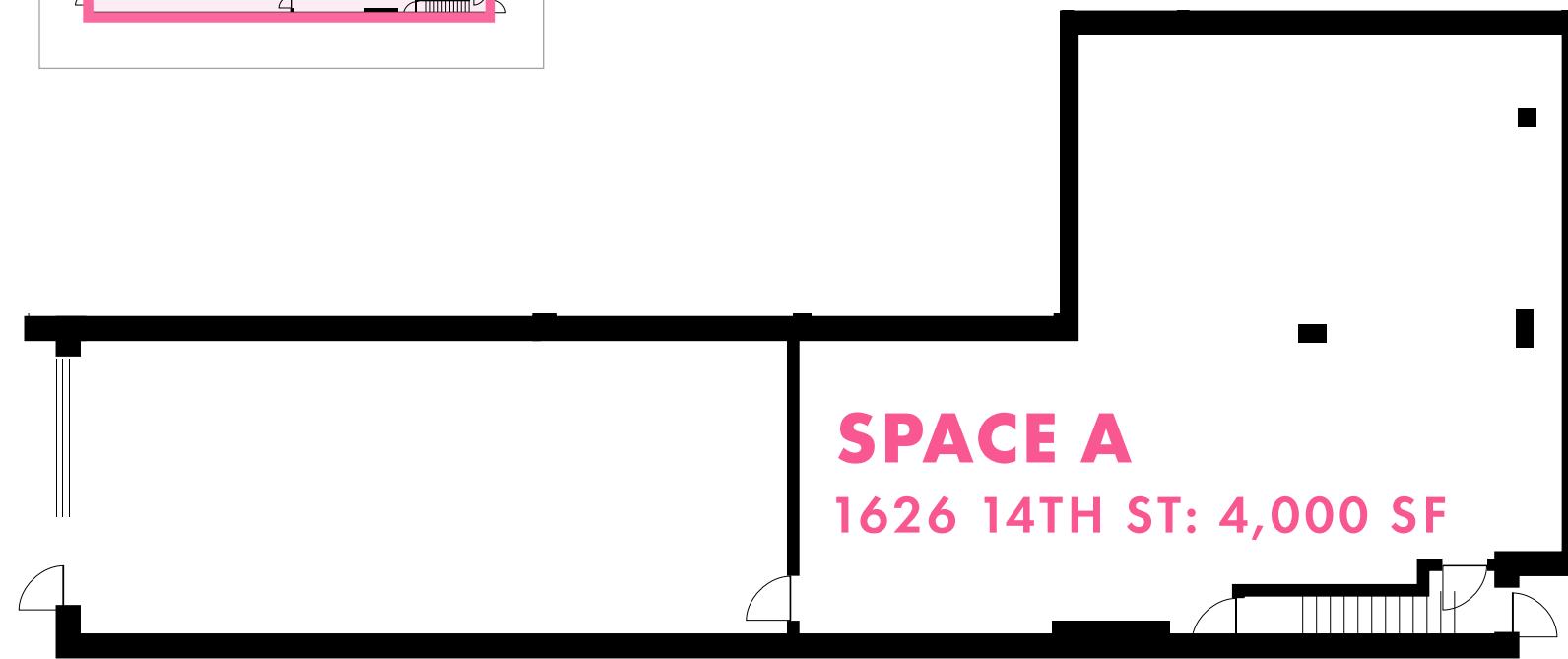
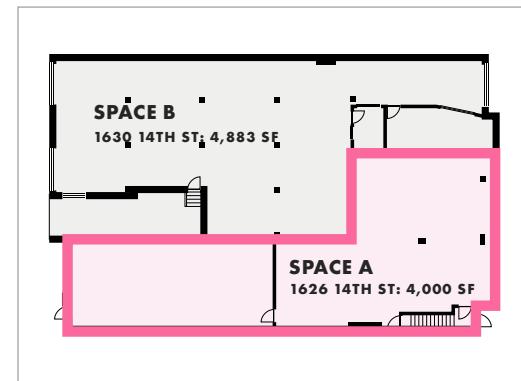
THE  
SHADE  
STORE

ETTO

VIN  
SUR  
VINGT<sup>°</sup>  
FINE WINE BARS



## GROUND FLOOR



# Space A

1626 14TH ST  
AVAILABLE

**FRONTAGE** | 49'

**TIMING** | IMMEDIATE

**GROUND FLOOR SF** | 4,000 SF

**BASEMENT SF\*** | 3,600 SF

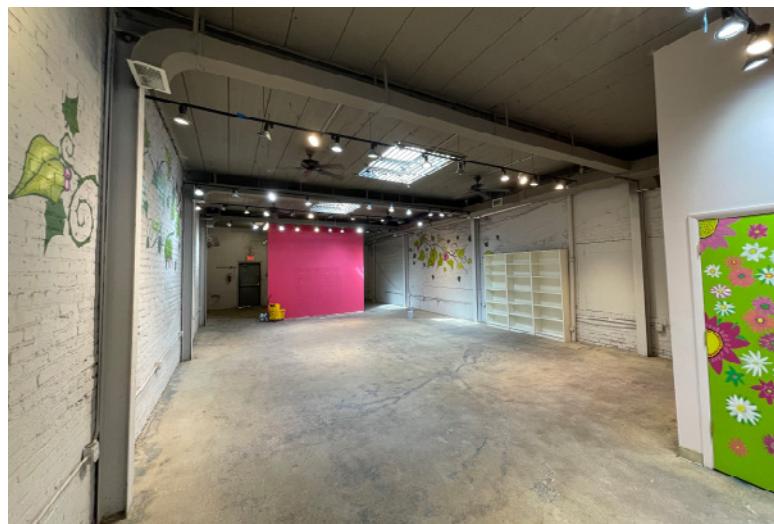
**TOTAL SF** | 7,600 SF

\* BASEMENT FLOOR PLAN NOT SHOWN

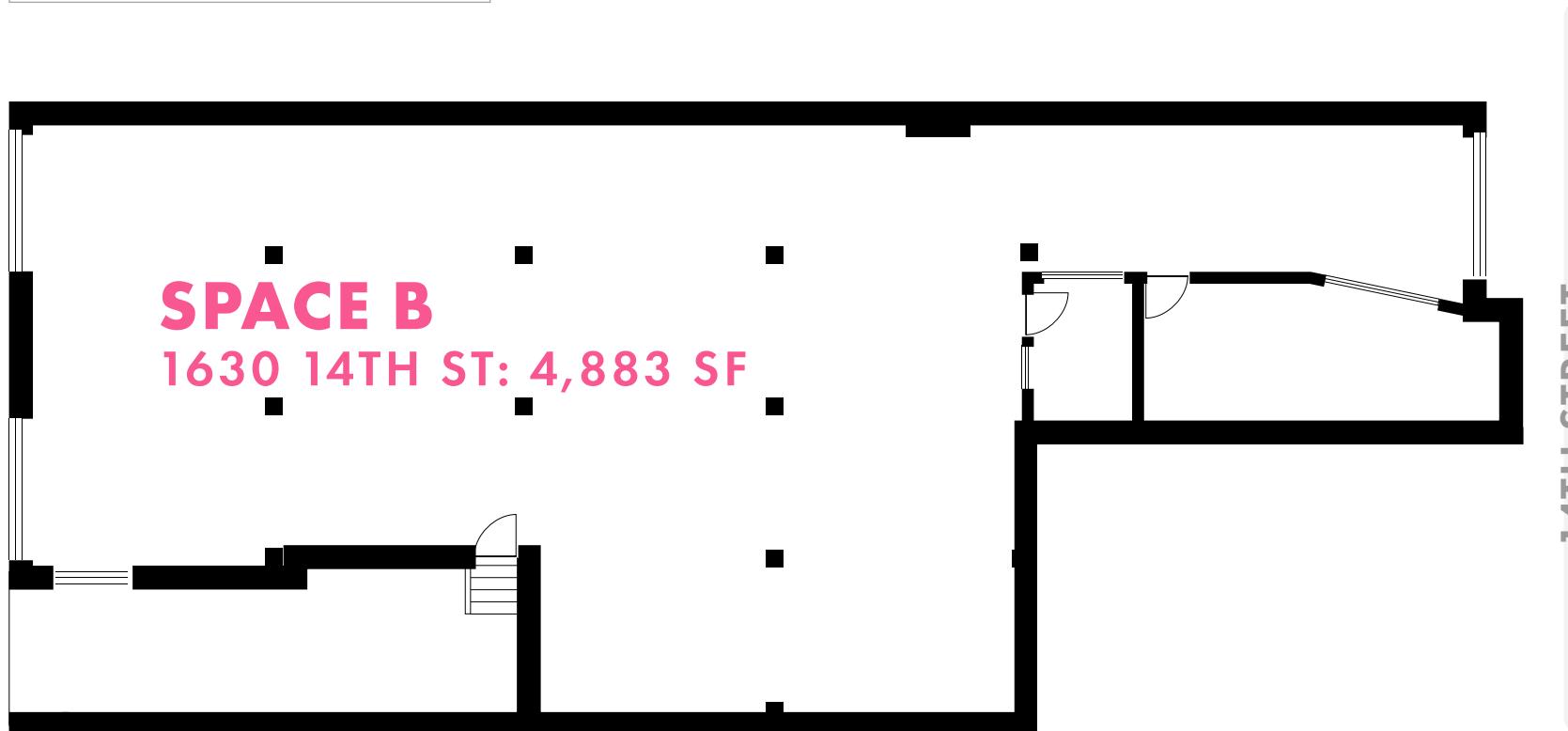
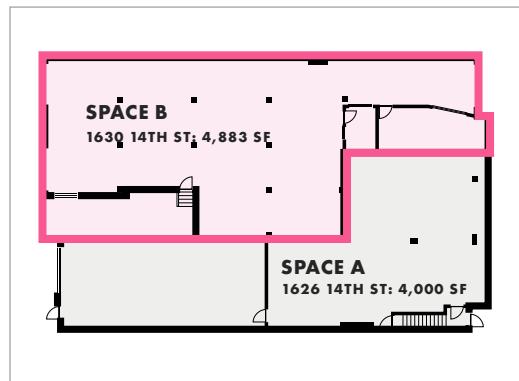
SPACE A

# Interior Photos

1626 14TH ST. NW | GROUND FLOOR



## GROUND FLOOR



# Space B

1630 14TH ST  
AVAILABLE

FRONTAGE | 26' - 65'3"

TIMING | IMMEDIATE

GROUND FLOOR SF | 4,883 SF

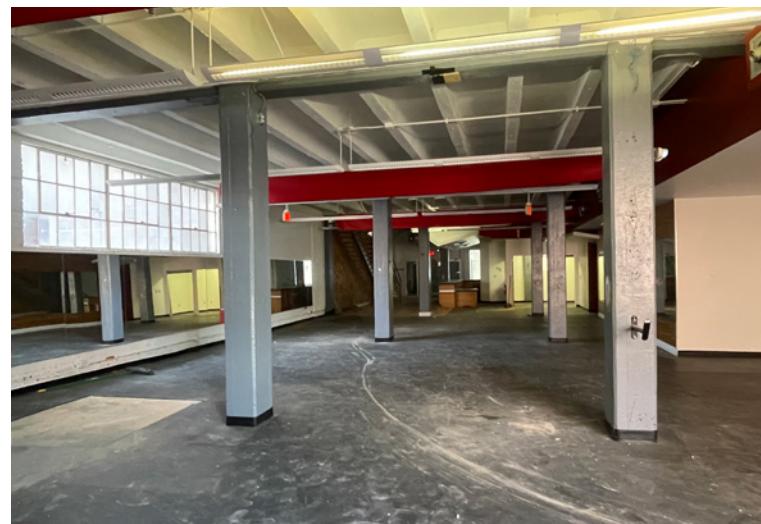
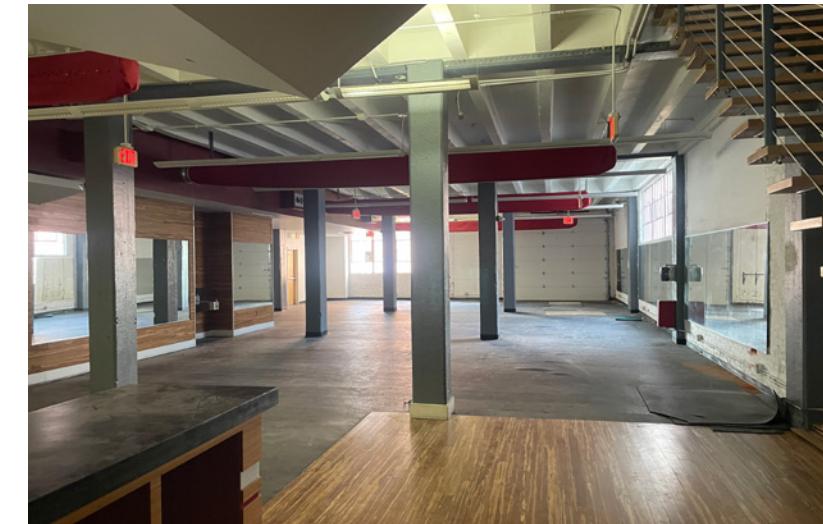
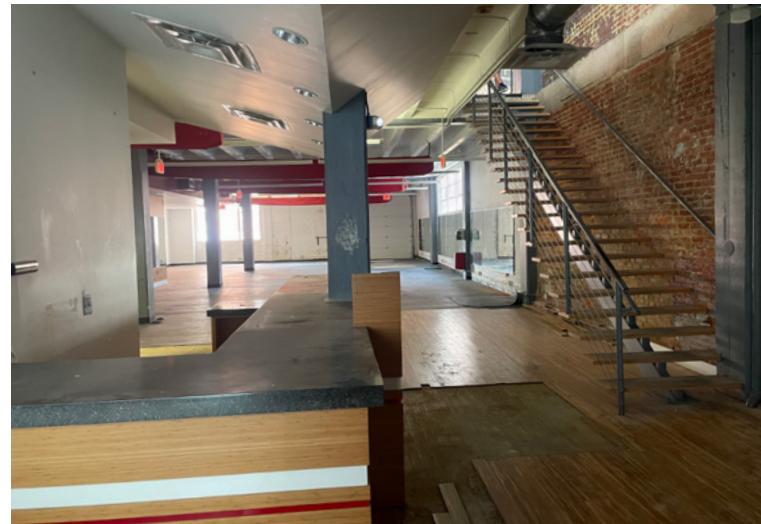
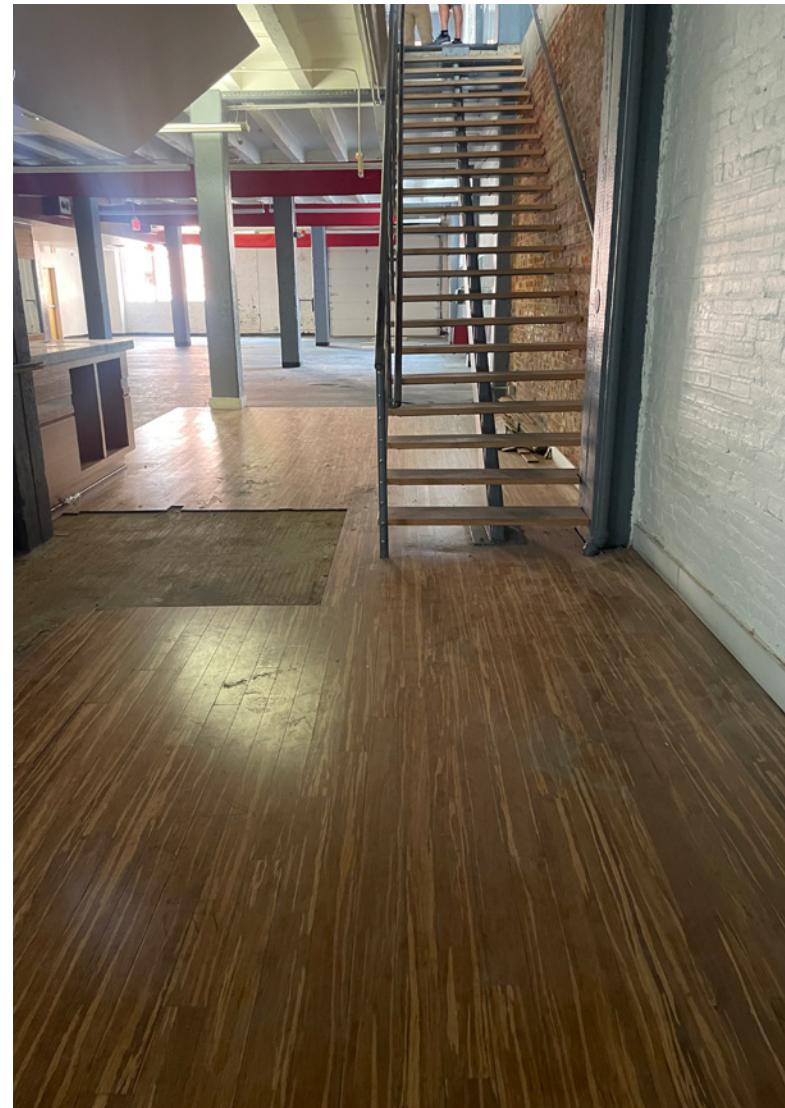
TOTAL SF\* | 4,883 SF

\* CAN BE COMBINED WITH SPACE C  
FOR UP TO 12,083 SF

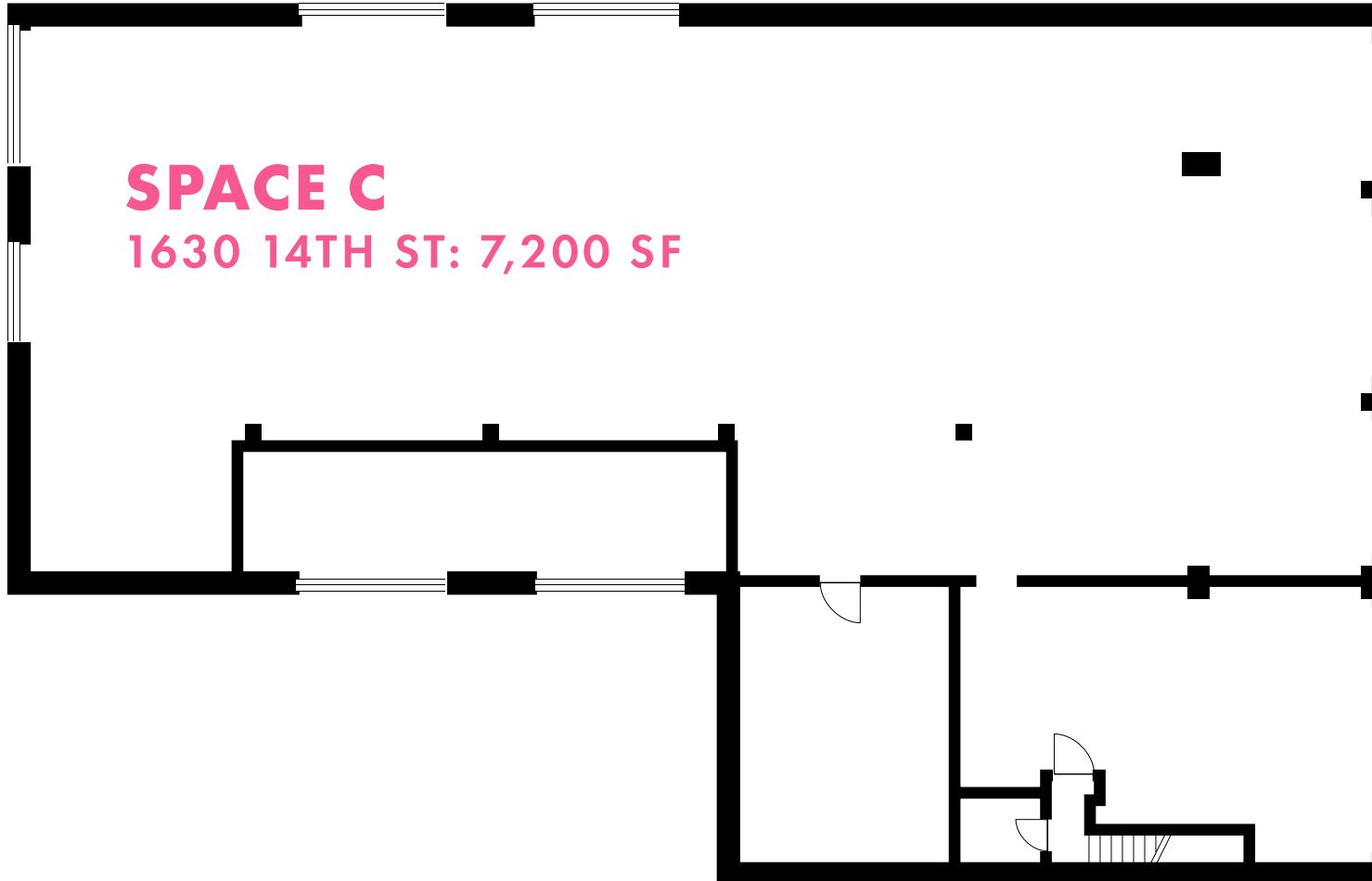
SPACE B

# Interior Photos

1630 14TH ST. NW | GROUND FLOOR



## SECOND FLOOR



# Space C

1630 14TH ST  
AVAILABLE

FRONTAGE | 26' - 65'3"

TIMING | IMMEDIATE

SECOND FLOOR SF | 7,200 SF

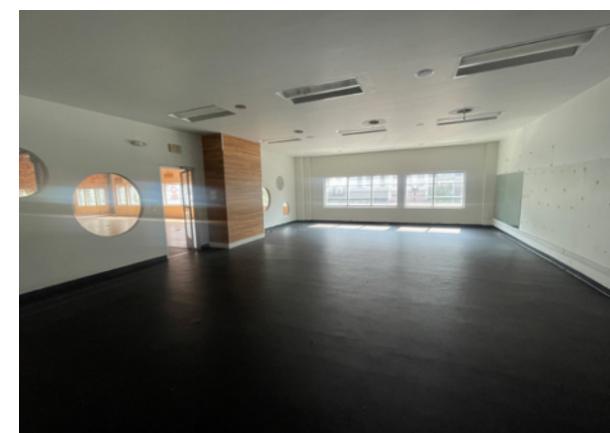
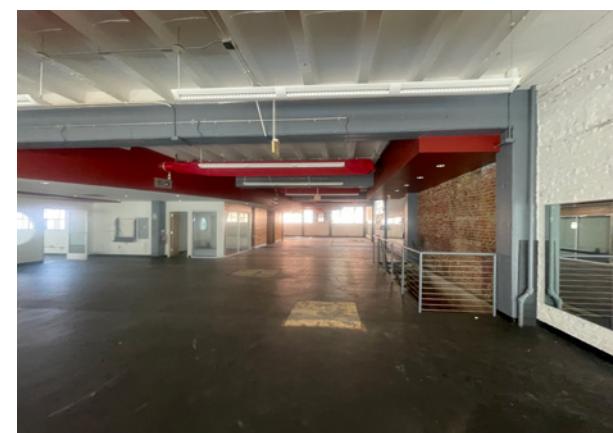
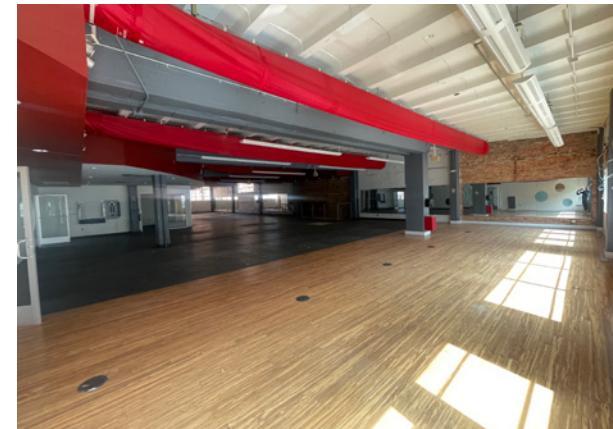
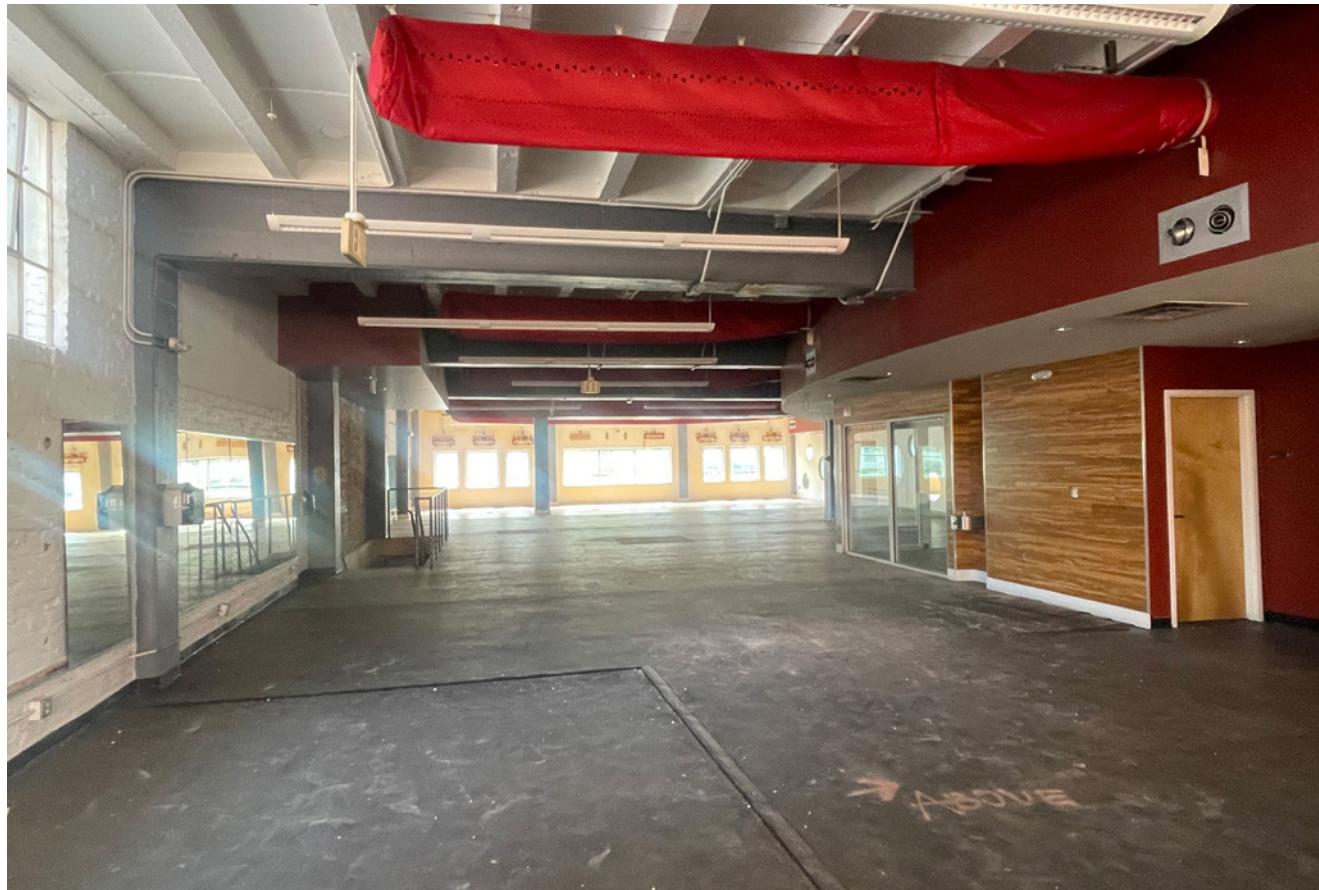
TOTAL SF\* | 7,200 SF

\* CAN BE COMBINED WITH SPACE B  
FOR UP TO 12,083 SF

SPACE C

# Interior Photos

1630 14TH ST. NW | SECOND FLOOR



# The **POWELL** Building

**1626-1630 14th STREET NW,  
WASHINGTON, D.C.**

**PROUDLY PRESENTED BY**

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