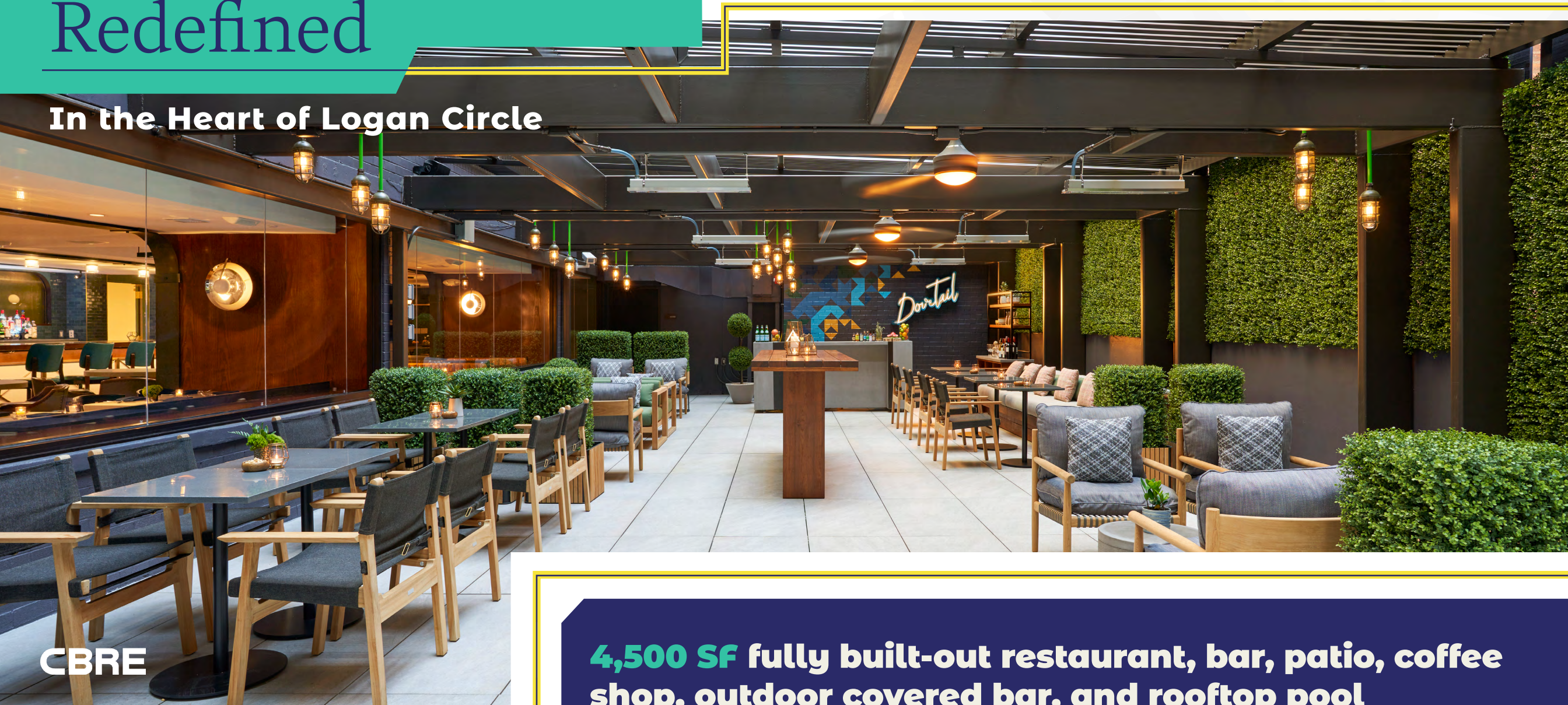


1430 RHODE ISLAND AVE NW, WASHINGTON, D.C. 20005

DINING  
AT  
**VICEROY**  
WASHINGTON DC

# Drinking + Dining, Redefined

In the Heart of Logan Circle



CBRE

**4,500 SF** fully built-out restaurant, bar, patio, coffee shop, outdoor covered bar, and rooftop pool



U STREET

Room&Board

Le Diplomate

CORK & FORK  
FINE WINE MERCHANTS

ETTO

CHURCH ST

milk



sweetgreen

BAR Japonais

CHIPOTLE

STUDIO  
T H E A T R E

P ST

PLANTA

WHOLE  
FOODS



VanLeeuwen

DUPONT  
CIRCLE

SHAKE SHACK

LOGAN  
CIRCLE

SITE

RHODE ISLAND AVE



JINYA  
RAMEN BAR

14TH STREET

BARRELL  
HOUSE

CHURCHKEY

SLIPSTREAM

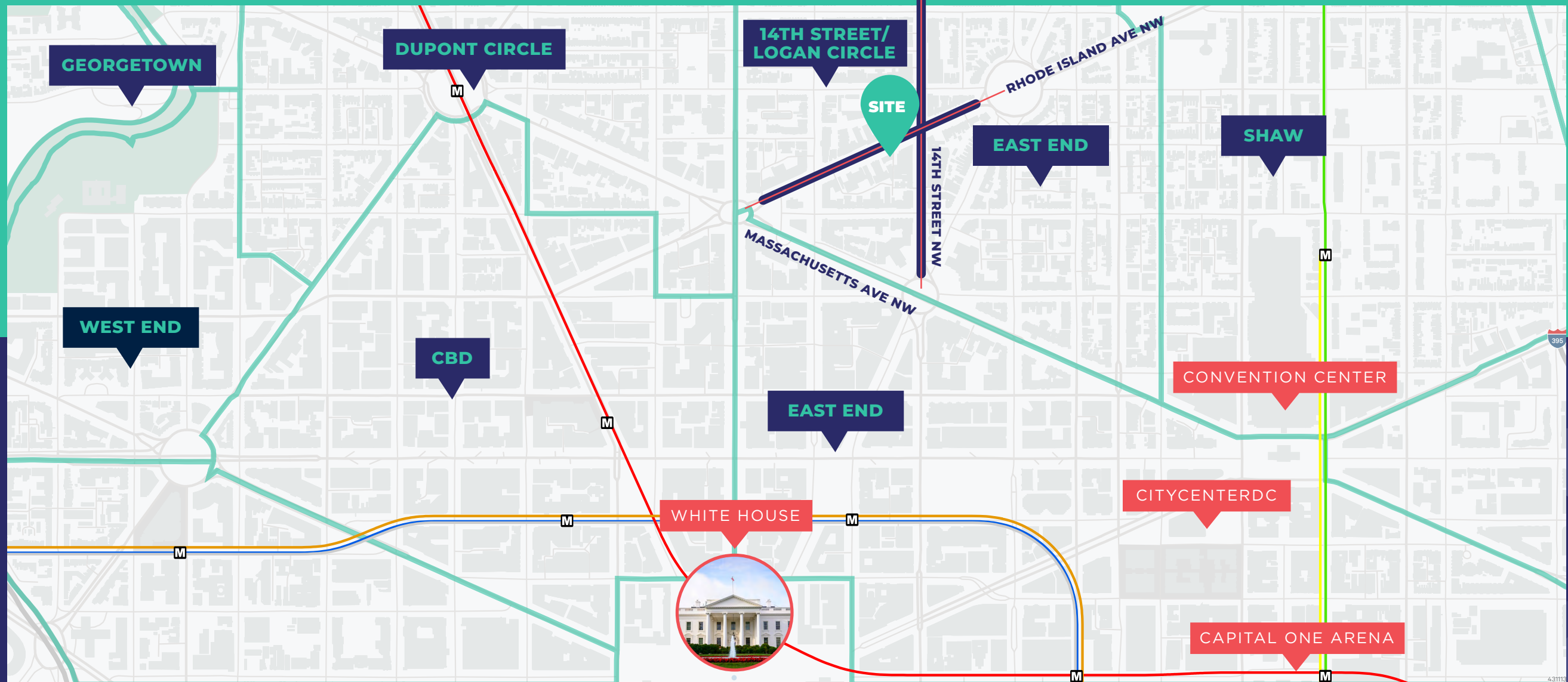
PAPPE

# Drinking + Dining, Redefined

## PROPERTY HIGHLIGHTS

- + Rare 4,500 SF fully built-out food and beverage opportunity, just steps from D.C.'s 14th St.
- + Rooftop pool bar and lobby coffee shop.
- + Unmatched covered patio seating—unlike anything else in the area—offering a premier outdoor dining experience.
- + Provide all F&B Catering for the hotel
- + Located in the heart of D.C.'s vibrant 14th Street Corridor; home to more of the city's most renowned restaurants and bars than anywhere else.





# 14<sup>th</sup> Street Local Bites

JANE  
JANE

CHICKEN+WHISKEY

DUKE'S  
GROCERY

PLANTA

PEARL  
DIVE

COMPASS  
ROSE  
BARRY KITCHEN

milk

ALTA STRADA  
CIBO E BEVE

MAYDAN

SHAKE  
SHACK

VanLeeuwen

ETTO

陣 JINYA  
RAMEN BAR

RICE

doi moi

BAR ↓ PILAR

jenie's  
ICE CREAMS

SLIPSTREAM

TARO

PLAYERS  
CLUB

BLUESTONE LANE

HANK'S  
OYSTER BAR

LAURIOL  
Playa

BLACK  
WHISKEY

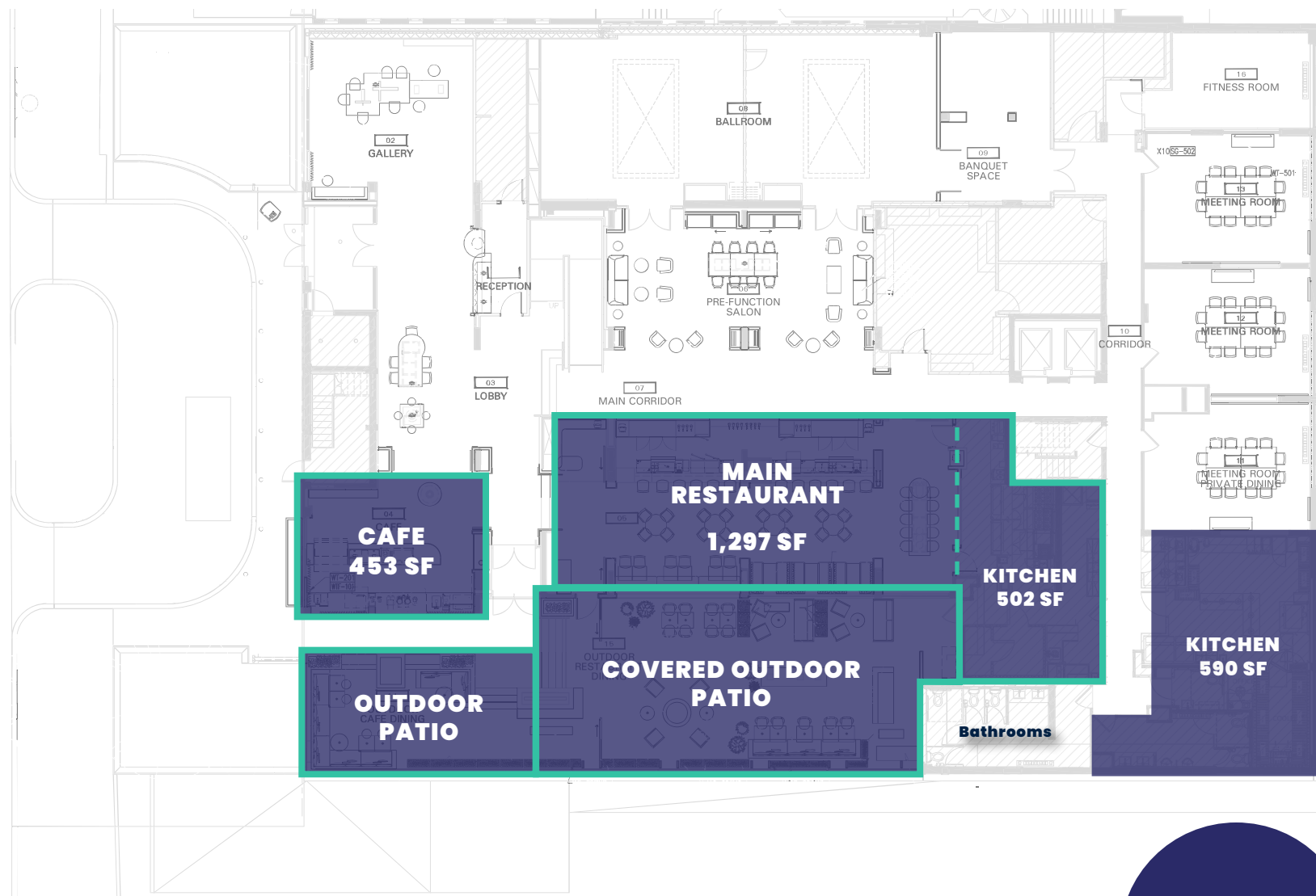
BULLETIN  
FAMILY RESTAURANT

LOGAN  
TAVERN

SOUTH  
BLOCK



14th STREET NW



15th STREET NW

# Ground Level Space Plan

**Available Restaurant Space**  
(Indoor and outdoor)

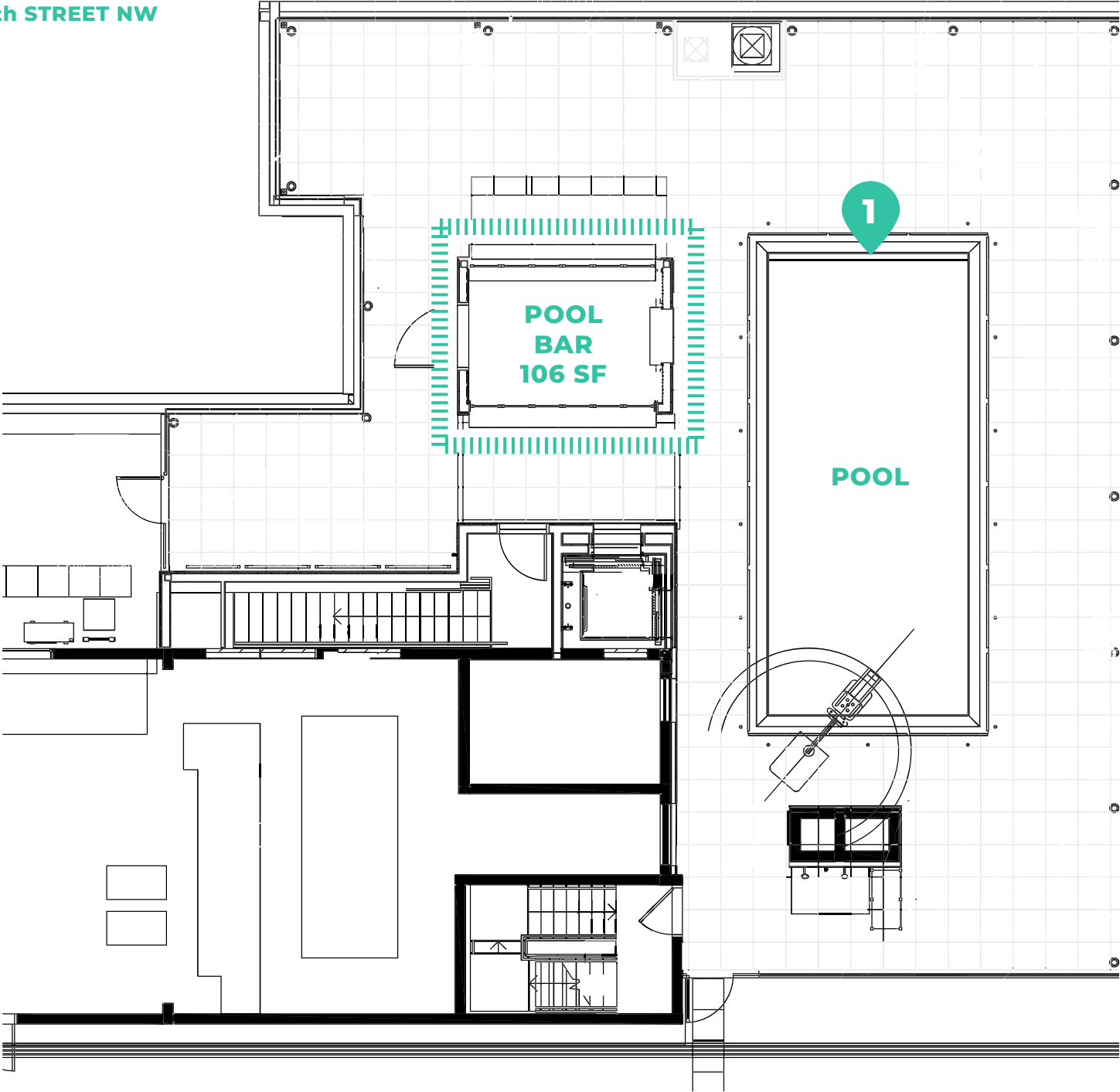
**3,750 SF**



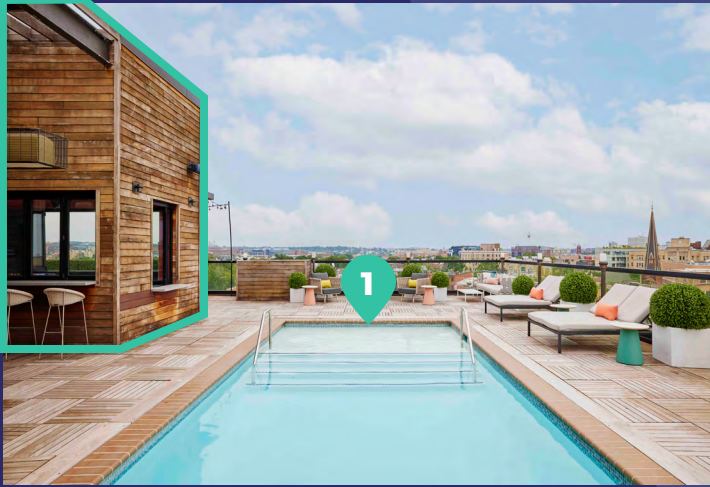
**VIEW IMAGE  
LIBRARY**







# Rooftop Space Plan



# Washington, D.C. Highlights

**5M** Annual rail passengers through Union Station

**+3M** Annual visitors to the Capitol

**+60** Michelin Rated restaurants in D.C.

**+20M** Annual visitors to Washington, D.C. from around the globe



Home to world's largest museum, The Smithsonian Institute, home to 19 museums and the National Zoo

**+1M** Visitors to the annual Cherry Blossom Festival



## Area Demos

0.25 | 0.5 | 1 Mile

## Median Age

2024

**34.4 | 34.3 | 33.2**

## Avg. Income

HOUSEHOLD

**\$178K | \$179K | \$183K**

## Education

BACHELORS DEGREE +

**86.9% | 89% | 86.3%**

## Daytime

POPULATION

**15,752 | 90,035 | 330,996**

## Hotel Rooms

# OF KEYS

**2,544 | 5,715 | 20,987**

## Employees

PLACE OF WORK

**11,570 | 74,732 | 263,748**

## Housing

UNIT COUNT

**1,879 | 5,323 | 14,475**



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DINING  
AT  
**VICEROY**  
WASHINGTON DC

**PROUDLY PRESENTED BY**

**ADAM WILLIAMOWSKY**  
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