

 TRANSWESTERN | RETAIL GROUP

**carriage
house**
1415 22ND STREET NW

For sale or lease



FOR LEASE: \$48.50 NNN

FOR SALE: \$8,250,000

A historic landmark.

Dupont Circle is a historic and diverse neighborhood located in the Northwest quadrant of Washington, D.C. with a mix of housing options, including charming row-houses and modern apartment buildings. This designated DC landmark was originally built in 1907 as a private

carriage house and stable for horses. It was then converted to an automotive use which included a rear addition added in 1945. A final one-story front was constructed between 1960-1977 and the space was utilized as a tavern/bar for years to come.



BACK OF BUILDING



PRIVATE ROOFTOP



Restoring tradition, embracing change.

This charming carriage house features 9,604 SF on two levels with 700 SF outdoor space. The building's existing infrastructure includes the following:

- New 1200 amp (208 volt) 3 phase electrical service
- High-pressure gas service
- 4" Sanitary service
- 6" Sanitary sewer connection
- Two 2" Domestic water service lines
- New sprinklers & alarm



Office & retail use

Efficient open floor plan for preferred usage



Vaulted ceilings

12-15 ft ceilings with exposed beams



Outdoor seating

700 SF of street space for sidewalk seating



All-new utilities

Updated infrastructure with maxed out MEPs



Private deck

675 SF exterior deck on 2nd Floor

CONCEPTUAL RENDERS



Established neighborhood.

The neighborhood boasts a vibrant cultural scene, with many art galleries, museums, and theaters, and is also home to several embassies and foreign cultural centers. The neighborhood also offers shopping options, including small boutiques and antique shops, and hosts a weekly farmers' market.

221,871
Population within 2 miles

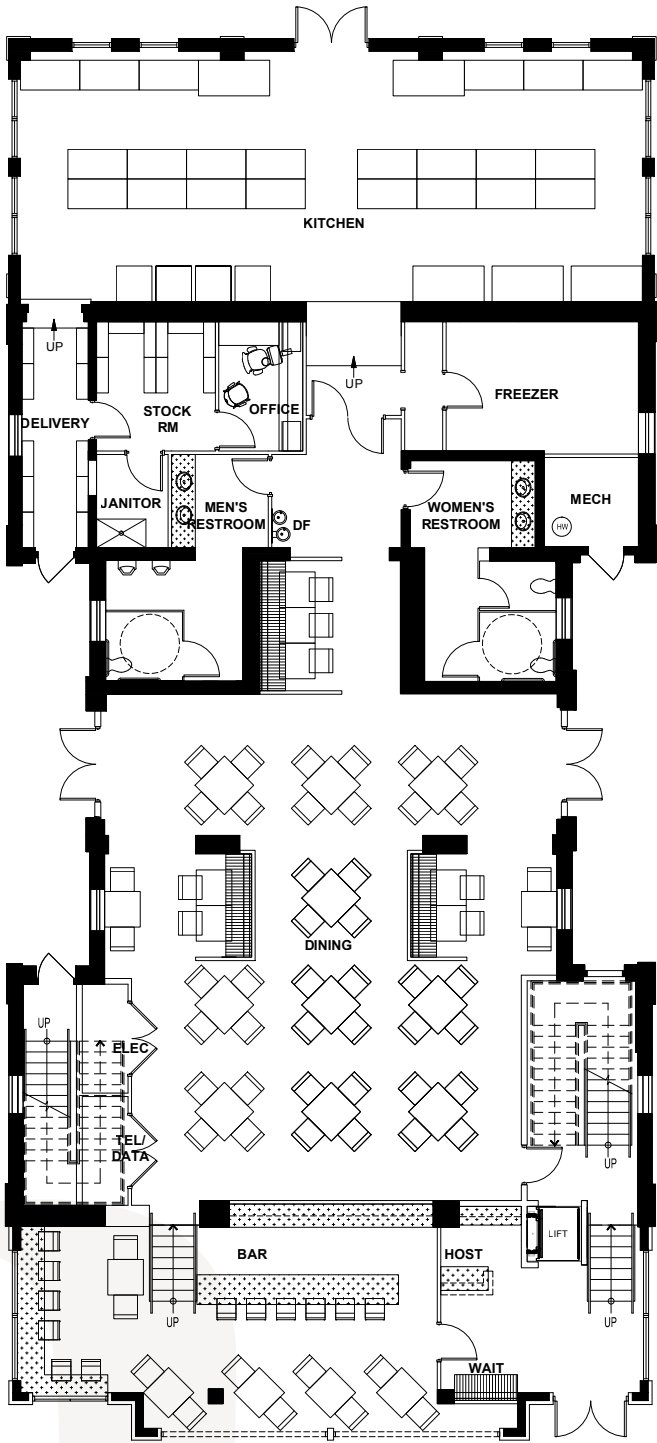
392,213
Employees during the day within 2 miles

\$146,951
Average Household Income within 2 miles

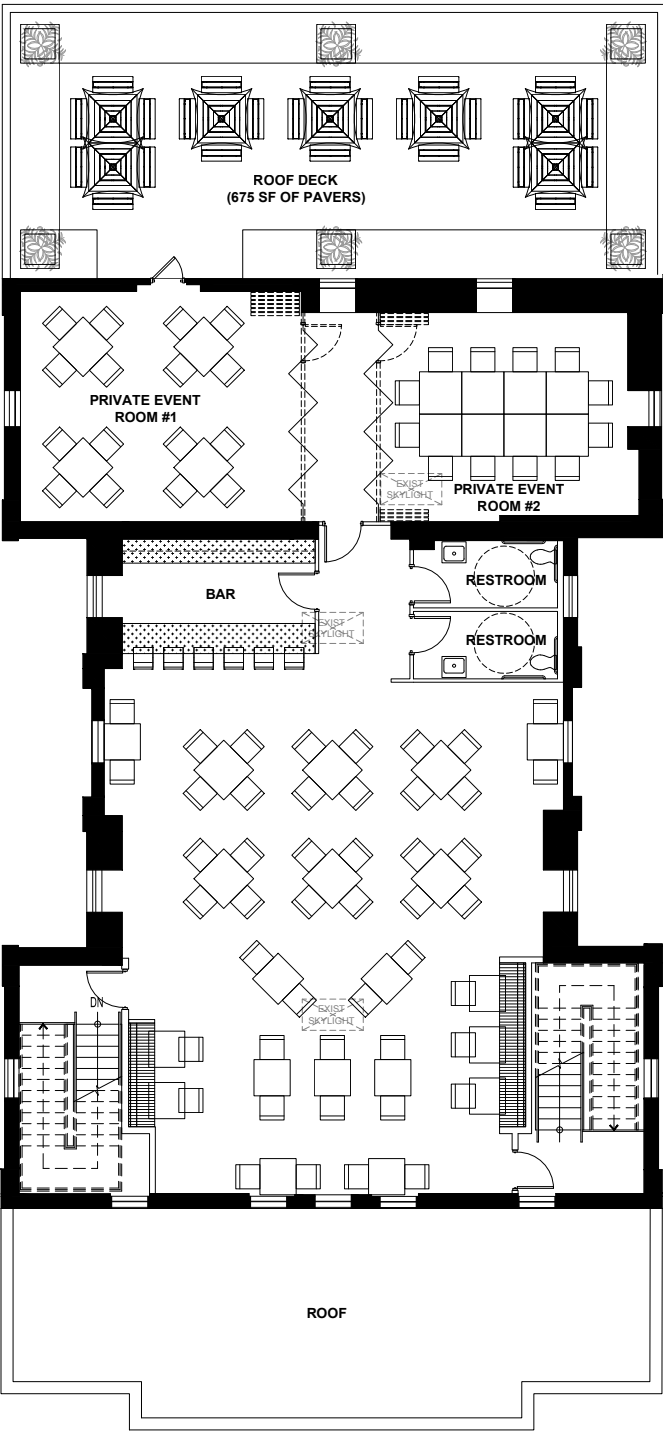


Dining floor plans.

Hypothetical floor plate for restaurant/retail usage



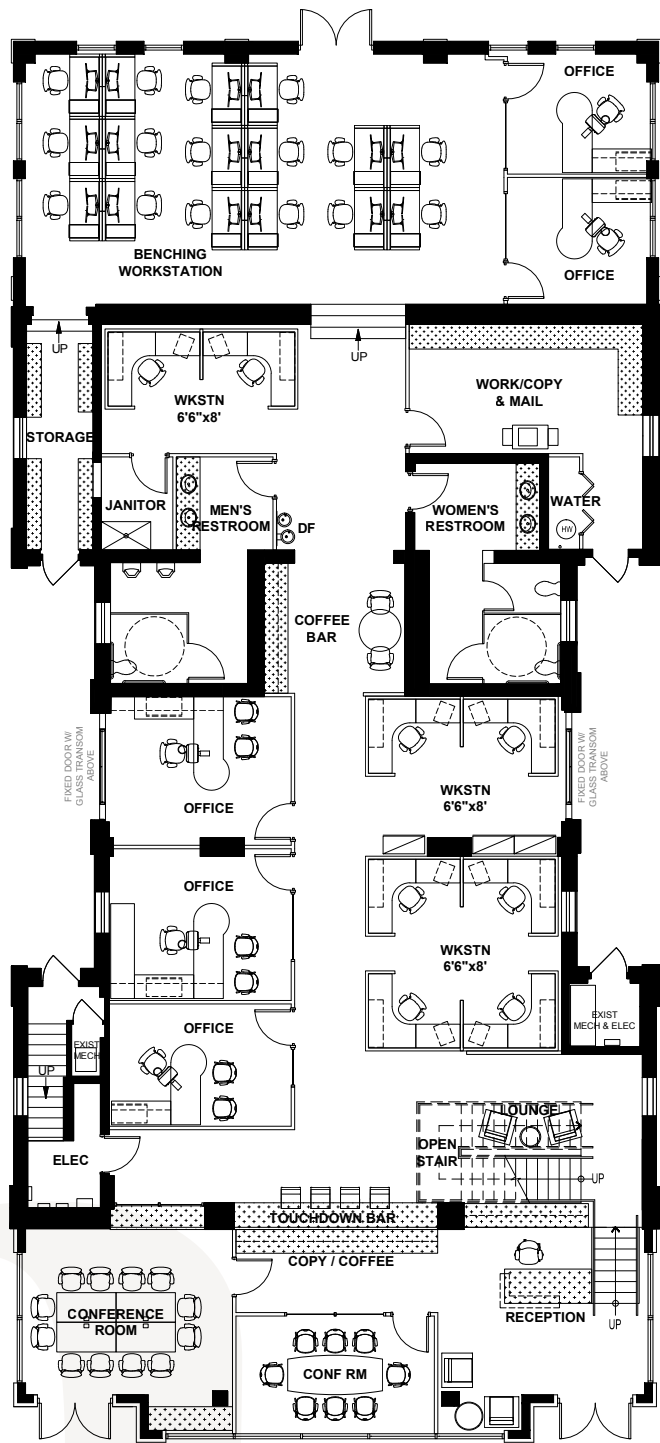
1ST FLOOR: 5,880 SF



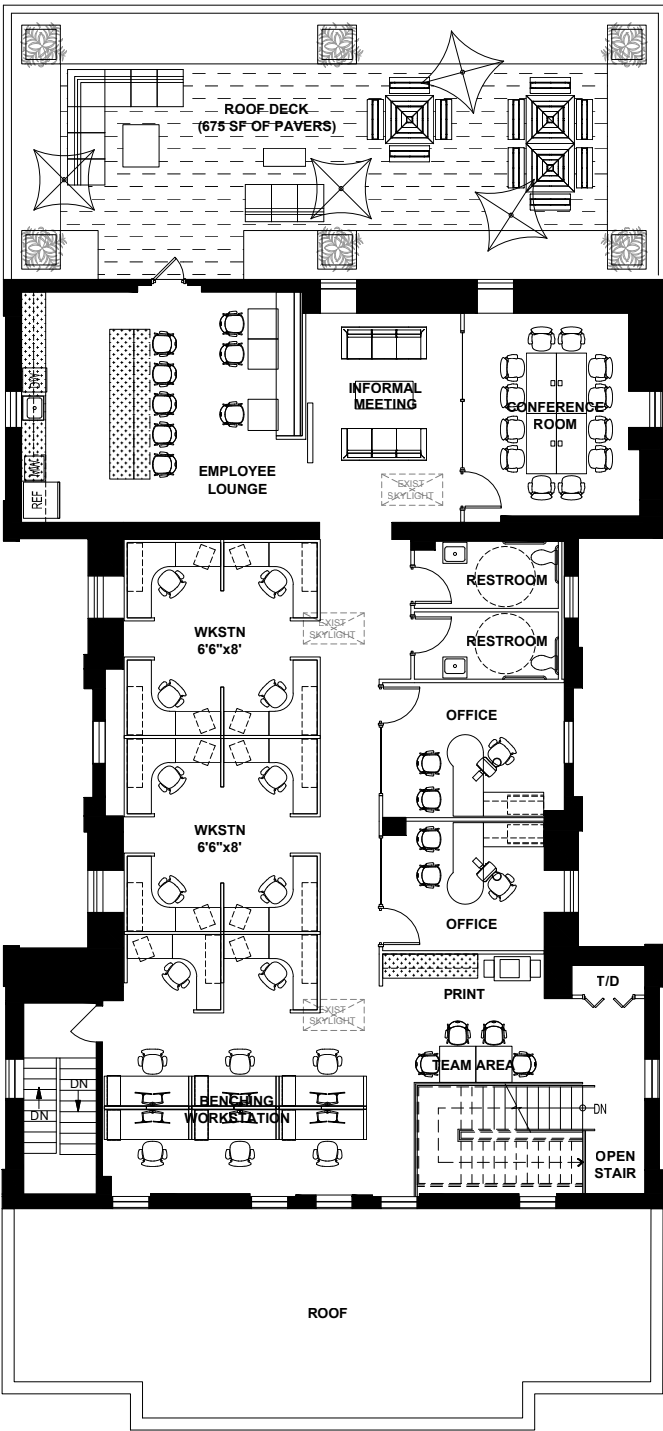
2ND FLOOR: 3,724 SF

Office floor plans.

Hypothetical floor plate for office space usage



1ST FLOOR: 5,880 SF



2ND FLOOR: 3,724 SF



For sale or lease

**Lets Talk
Shop.**

For Sale / Lease inquiries
or more information,
please reach out.

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