

**1355 U STREET
WASHINGTON, DC**

2025

REPUBLIC GARDENS

WASHINGTON, DC

THE PROPERTY

A D.C. Icon

1355 U Street's history is unmatched. The former Republic Gardens, a historic nightclub in Washington, D.C. Opened in the 1920s, it became a hotspot for music lovers, featuring legendary performances by icons like Cab Calloway and Ella Fitzgerald.

Step into history and feel the legacy.

1355 U STREET

**WITH A STORIED PAST,
WHERE WE WISH THESE
WALLS COULD TALK,
THE HISTORY OF 1355
U STREET IS PRIME FOR
THE FUTURE.**

**THIS PROPERTY IS
READY FOR FRESH
ENERGY, EXCITEMENT
AND PERFECTLY SUITED
TO BECOME A
GO-TO DESTINATION
FOR GREAT FOOD,
DRINKS, MUSIC, AND
ENTERTAINMENT.**

THE OPPORTUNITY

Your Chance to Create Your Own Story

This legendary landmark is steeped in cultural legacy and musical heritage.

Forever etched in history, this was **home of the famed Republic Gardens.**

From the 1920s–1960s, this celebrated venue was a cornerstone of Black entertainment where **jazz legends like Pearl Bailey, Duke Ellington, and Charlie Parker graced the stage.**

Republic Gardens was an institution, haven for artistry, and symbol of resilience in the heart of U Street.

Over the decades, the venue continued to attract renowned performers and party goers. It's a place where music and entertainment converged.



1355 U STREET
IS THE RARE
OPPORTUNITY TO
BLEND A STORIED
PAST WITH A FULLY
RENOVATED TURNKEY
RESTAURANT SPACE



First Level

Key Features



**Built
in 1920**



**Fully Renovated
in 2020**



**3 Levels +
Speakeasy**



**State-of-the-Art
Kitchen**



Elevator



Third Level with Roof Deck

+ 4 BARS ACROSS 3 LEVELS

+ HIDDEN SPEAKEASY WITH OPPORTUNITY FOR PRIVATE DINING

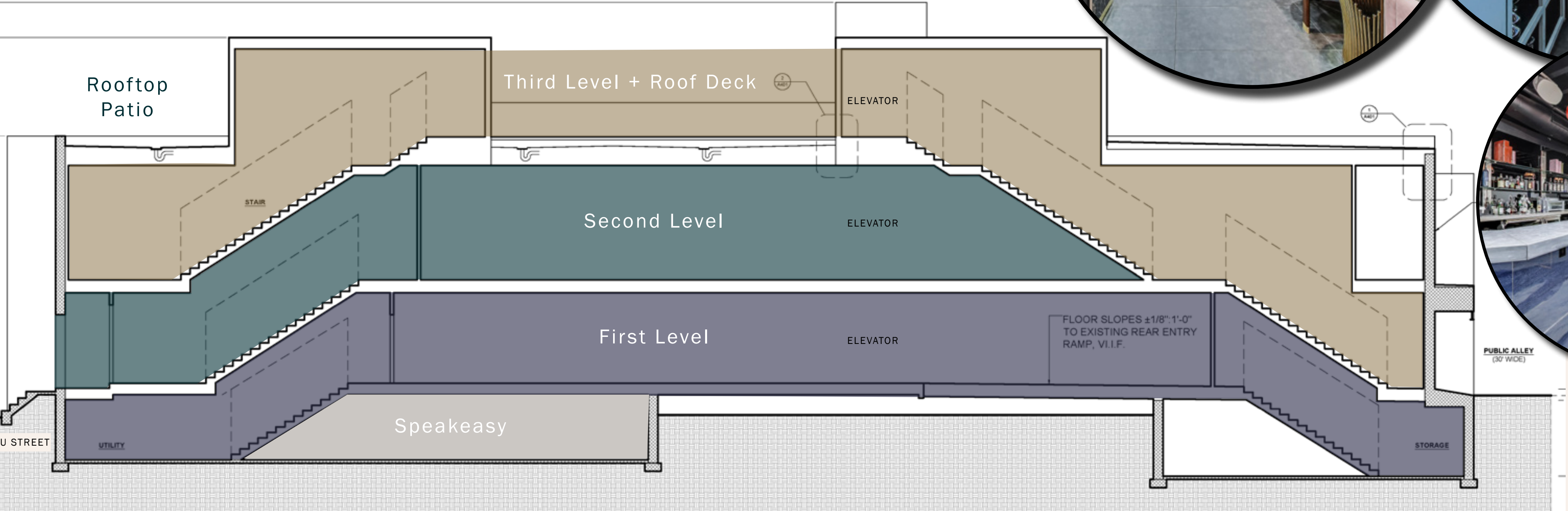
+ THIRD LEVEL INCLUDES CONSERVATORY WITH OPERABLE WINDOWS THROUGHOUT ALLOWING FOR SUNLIGHT AND INDOOR-OUTDOOR FEEL AND ROOFTOP PATIO OVERLOOKING U STREET

1355 U STREET

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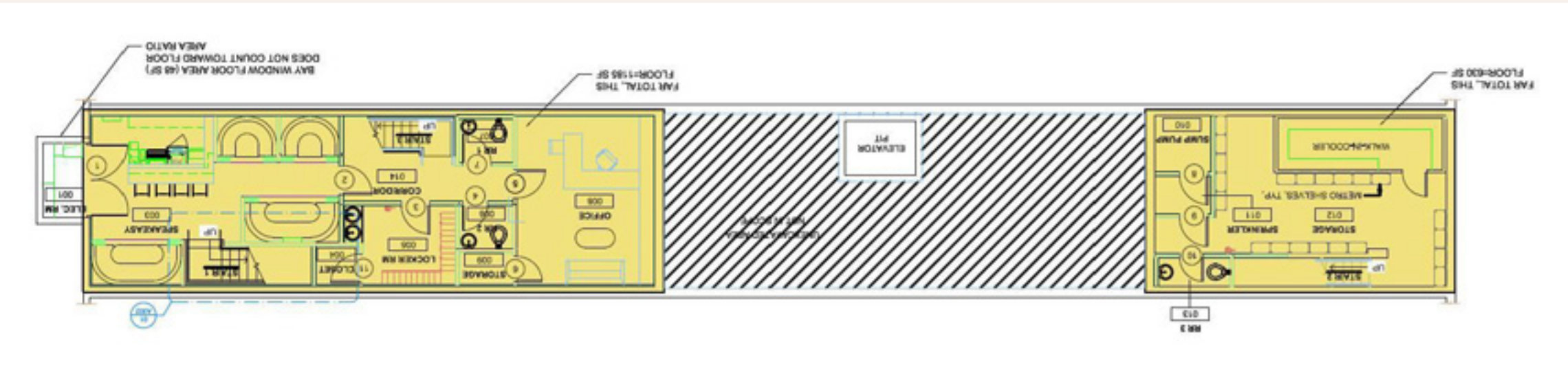
Stacking Plan

CLICK TO VIEW
VIRTUAL TOUR



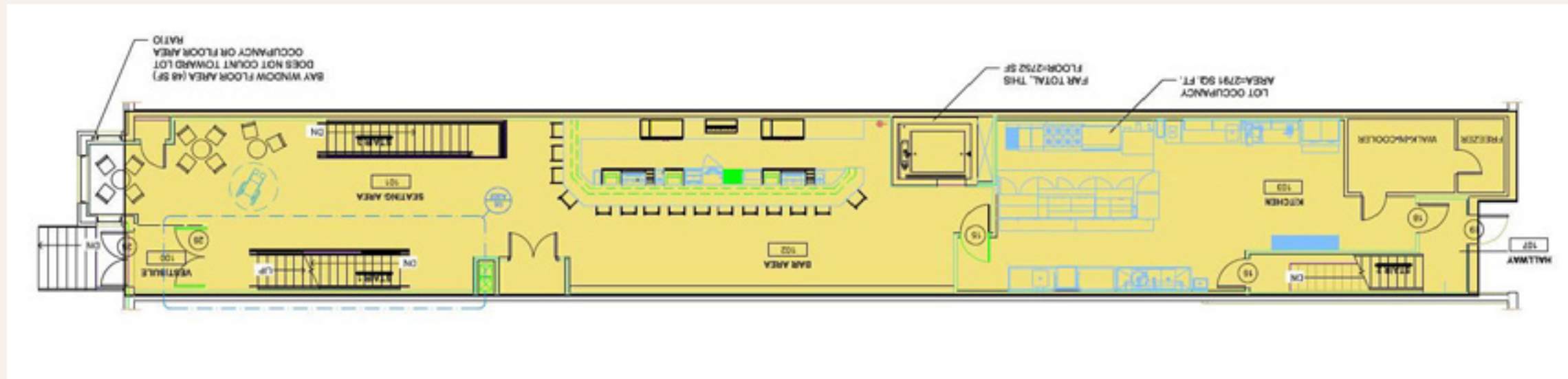
1355 U STREET

Lease Plan



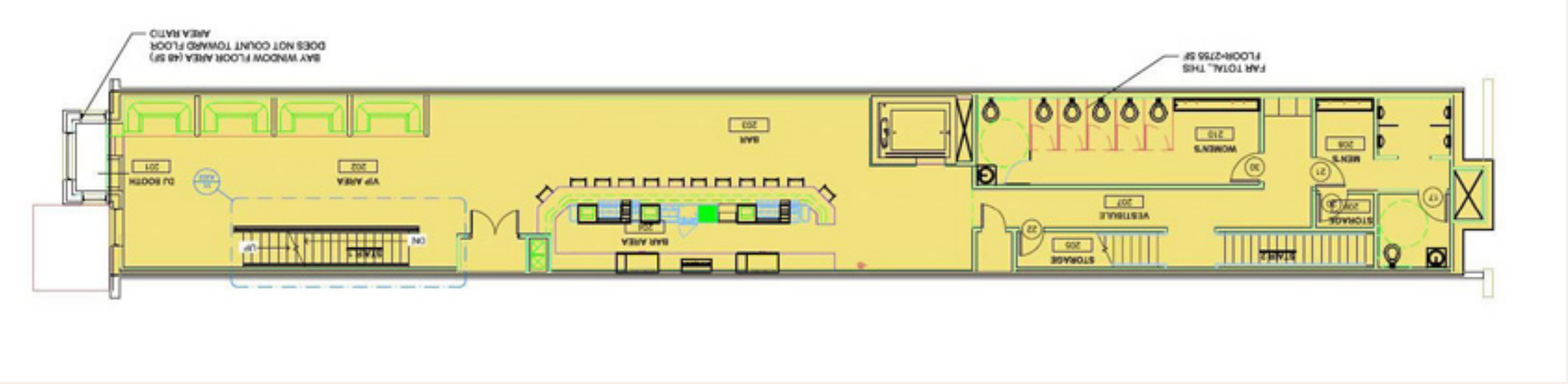
SPEAKEASY

1,544 SF
9'-6" CEILING HEIGHTS



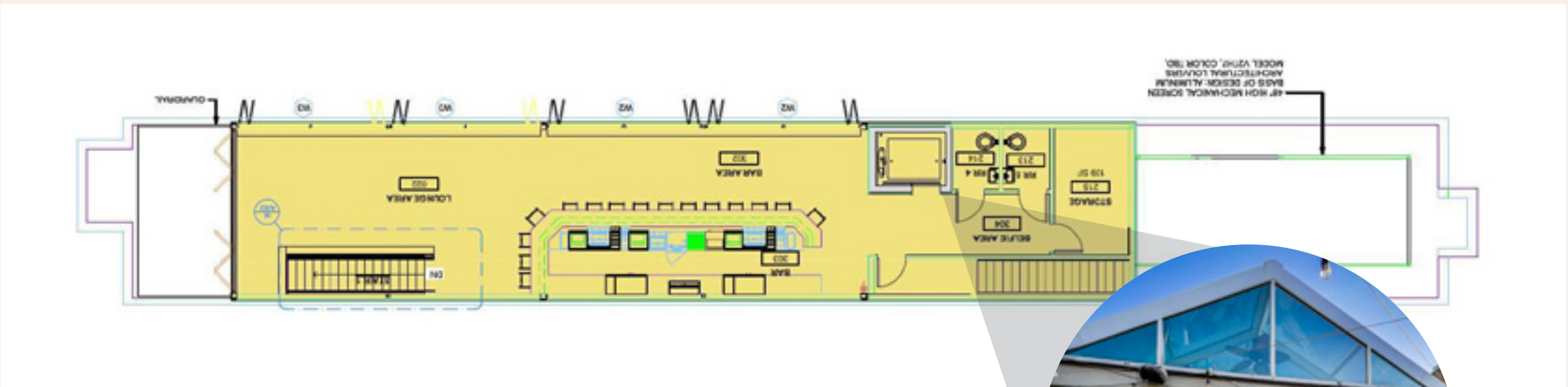
FIRST LEVEL

2,470 SF
9-3" CEILING HEIGHTS



SECOND LEVEL

2,485 SF
11'-10" CEILING HEIGHTS



THIRD LEVEL + ROOF DECK

2,141 SF



U STREET

About the Neighborhood

Washington, DC has enjoyed unprecedented growth in recent years, but few neighborhoods can match U Street's resurgence of retail, dining, and nightlife. Where 14th Street and Shaw corridors intersect. U Street has withstood the test of time and continues to be a haven for creativity, food and beverage, retail and entertainment.



Live

13TH | U

AMONGST OTHER UNIQUE APARTMENT BUILDINGS IN THE NEIGHBORHOOD, 13|U BRINGS TRANQUIL BOUTIQUE-STYLE LIVING, A HAVEN FROM HECTIC LIFE, BUT IN THE MIDST OF THE MOST LIVELY PART OF DC. THIS BUILDING HAS ULTRA-LUXURY APARTMENTS WITH PREMIUM FEATURES AND UNPARALLED VIEWS OF THE CITY.



History

BLACK BROADWAY

ONCE KNOWN AS "BLACK BROADWAY," U STREET THRIVED FROM THE 1920S TO 1950S AS A CULTURAL HUB WITH ICONIC VENUES LIKE THE REPUBLIC THEATRE, BLACK-OWNED BUSINESSES, AND UNSEGREGATED ENTERTAINMENT. LEGENDS LIKE PEARL BAILEY AND SARAH VAUGHAN PERFORMED HERE, AND IT WAS A VITAL CENTER OF ACTIVISM AND COMMUNITY LIFE.



Music

THE 9:30 CLUB

THE CLUB HAS PLAYED HOST TO EVERYONE FROM BOB DYLAN TO SKRILLEX, AND THE STATE-OF-THE-ART SOUND SYSTEM HAS MADE IT A MECCA FOR MUSIC LOVERS SINCE ITS OPENING IN 1980.



Food & Drink

BEN'S CHILI BOWL

ESTABLISHED IN 1958, BEN'S CHILI BOWL HAS BECOME AN ICONIC INSTITUTION KNOWN FOR ITS FAMOUS HALF-SMOKE SAUSAGES AND CHILI. OVER THE YEARS, IT HAS EARNED A LEGENDARY STATUS, SERVING AS A GATHERING SPOT FOR LOCALS, CELEBRITIES, AND POLITICIANS ALIKE, WHILE SURVIVING MAJOR CULTURAL AND HISTORICAL CHANGES IN THE NEIGHBORHOOD.

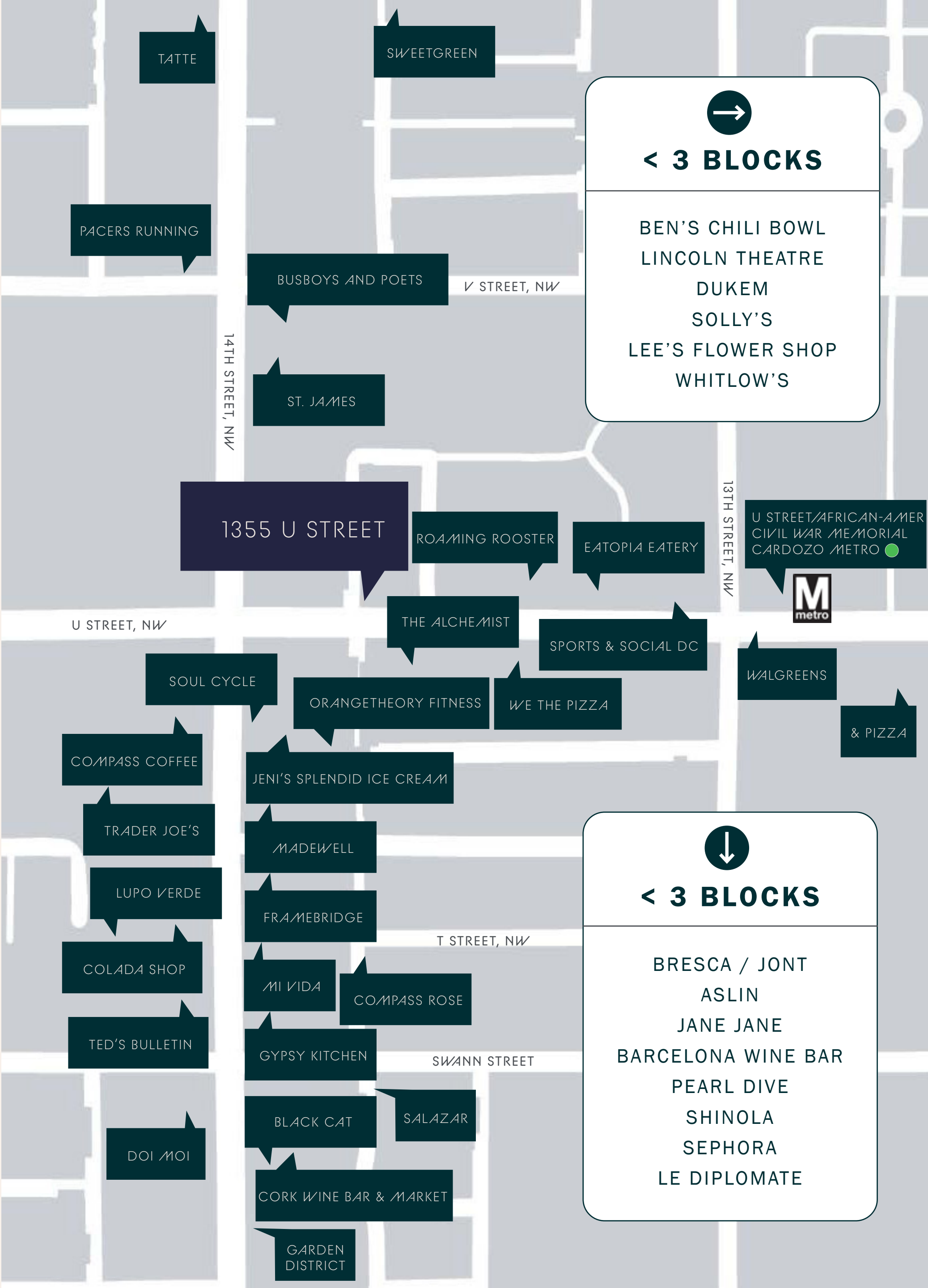
U STREET

By the Numbers

1355 U Street sits in DC’s vibrant entertainment core, surrounded by top dining and shopping between 14th Street and Shaw. With dense, affluent, and highly educated residents, plus easy access to the U Street/Cardozo Metro, it’s a central hub for dining, nightlife, and retail.

CONNECTIVITY (1/2 MILE RADIUS)

- **METRO:** OVER 6,600 AVERAGE WEEKDAY RIDERS
- **WALK SCORE:** 98
- **BIKE SCORE:** 96
- **RIDE SHARE:** CAPITAL BIKE SHARE AND U-STREET SCOOTERS BOTH OFFER THEIR SERVICES ON THE STREET
- **POPULATION:** 30,864
- **MEDIAN AGE:** 34.3
- **VISIBILITY:** OVER 22,000 CARS PASS THROUGH U-STREET DAILY
- **AVERAGE HOUSEHOLD INCOME:** \$187,999



LEASING CONTACT

Since 1984, Papadopoulos Properties has helped retailers and landlords find success in Washington, DC, Maryland, and Virginia.

We are a boutique firm that offers personalized service and attention to detail. Established national relationships with our peers allow us to bring new-to-market tenants to the DMV.

Papadopoulos Properties is Washington, DC's premier retail brokerage firm.



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Transforming Neighborhoods
& Enhancing Projects
Since 1984