

1255 23RD STREET NW WASHINGTON, DC

995 - 3,564 SF AVAILABLE



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- Centrally located to embassy and hospitality hubs, including Marriott and Hilton Garden Inn
- Convenient transportation options: just steps from local bus routes, the Foggy Bottom Metro (Orange/Blue/Silver lines), and Dupont Circle Metro (Red line)
- Co-tenants include: [solidcore], Consulate of Peru, Orange Spoon, and Le Printemps

DEMOGRAPHICS 2023

	.25 MILE	.5 MILE	1 MILE
 POPULATION	6,861	17,260	59,966
 DAYTIME POPULATION	23,194	106,710	305,516
 HOUSEHOLD INCOME	\$150,658	\$147,728	\$159,848
 TRAFFIC COUNTS	15,000 on 23rd Street NW		

CO-TENANTS

[solidcore]

Le Printemps

SOULCYCLE

Starbucks

grilltime



1255 23RD STREET NW
WASHINGTON, DC



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SHOPS AT THE COLUMBIA

TRADER JOE'S



KARMA



BREAD & CHOCOLATE EST. 1996

SOULCYCLE

balance

orangetheory
FITNESS

MARCEL'S
BY BOB KATZ

**THE GEORGE WASHINGTON
UNIVERSITY HOSPITAL**



WASHINGTON CIRCLE NW

ROCK CREEK

[solidcore]

23RD STREET NW 15,000 VPD

ROCK CREEK & POTOMAC PARKWAY NW

Tatte
BAKERY & CAFE

Walgreens

POTBELLY
SANDWICH SHOP

grillfish

Firefly

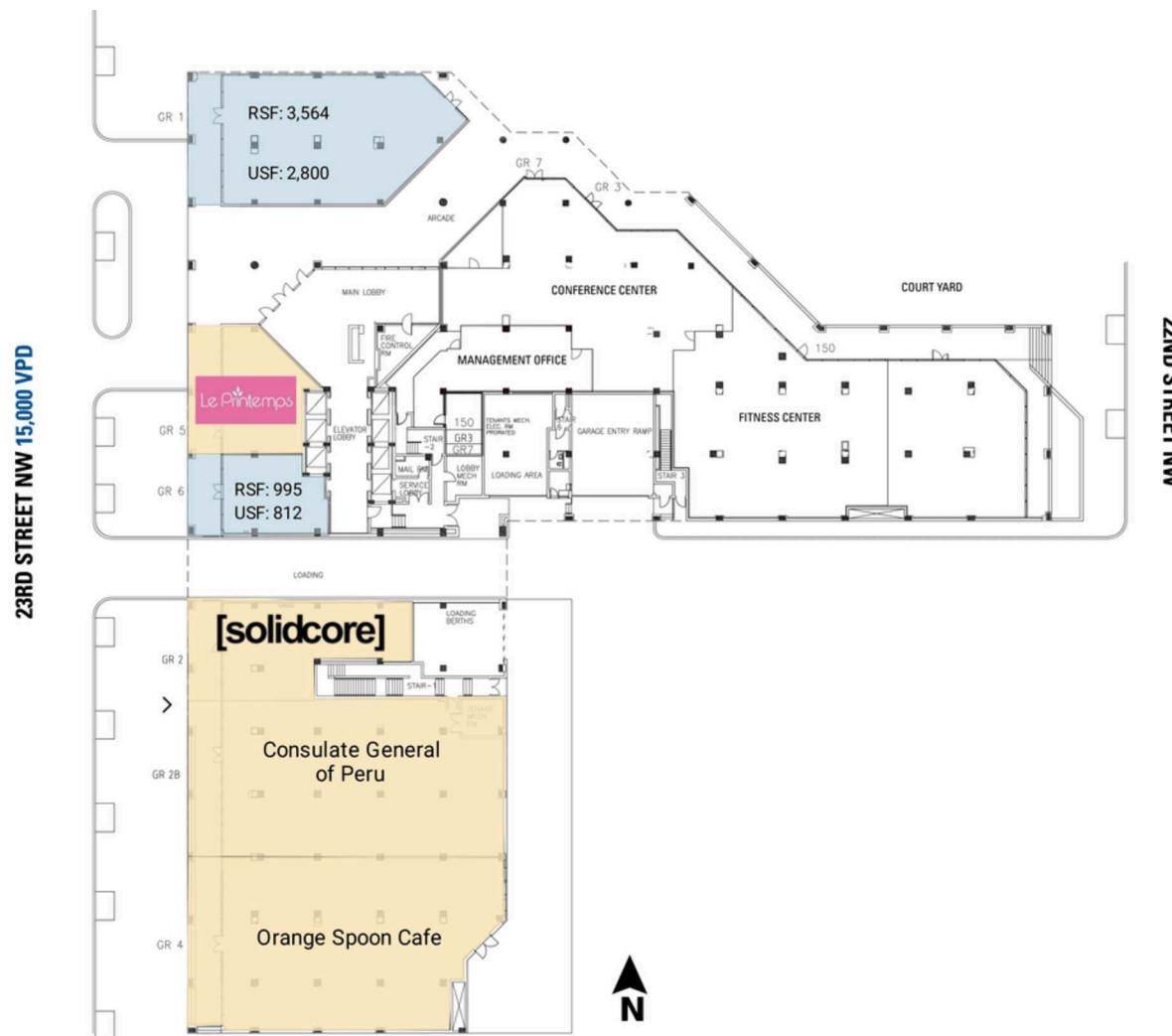
starbucks

grillfish

SITE PLAN

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Space	Sq. Ft	Tenant Name	Space	Sq. Ft	Tenant Name	Space	Sq. Ft	Tenant Name
2	3,564	Available	4	995	Available	6	5,525	Consulate General of Peru
3	1,529	LePrintemps	5	1,700	Solidcore	7	5,577	Orange Spoon Cafe

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