

1350 OKIE ST NE, WASHINGTON, DC 20002

APPROXIMATELY 36,950 SF
ACROSS 4 FLOORS!

FORMER ENTERTAINMENT VENUE
WITH ROOFTOP OPPORTUNITY
AND KITCHEN BASEMENT.

UNOBSTRUCTED SIGNAGE
VISIBILITY FROM NEW YORK
AVE NE (71,068ADT)



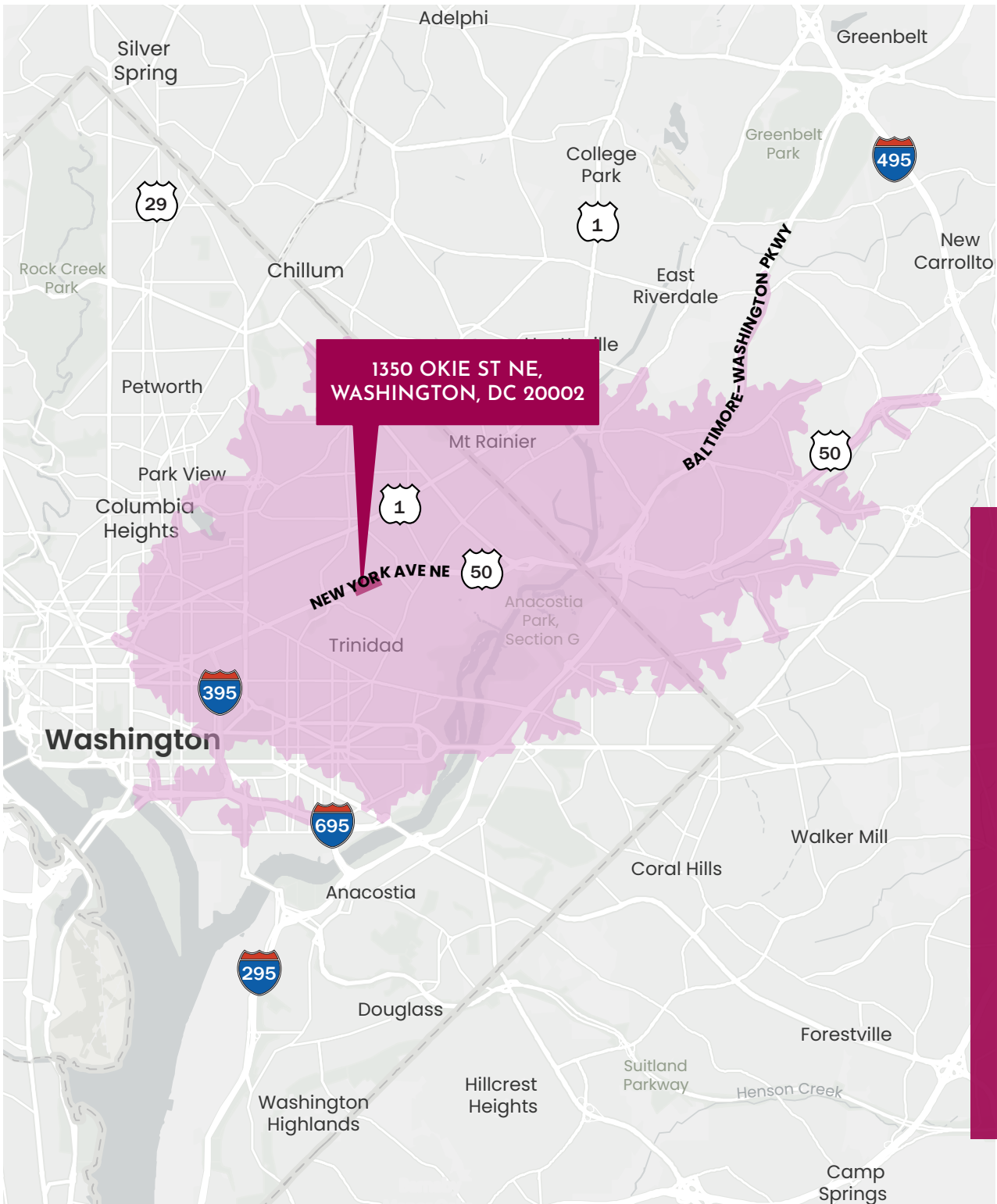
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 **Douglas
Development**
CORPORATION

klnb



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WASHINGTON, DC 20002**

DEMOGRAPHICS

	10 MIN DRIVE	10 MIN WALK
POPULATION	255,196	2,099
DAYTIME POPULATION	252,327	2,012
AVG HH INCOME	\$134,075	\$63,647
EDUCATION	34.7%	31.3%
HOUSEHOLDS	108,447	841

TRAFFIC COUNTS

NEW YORK AVE NE.....71,068 ADT

TAPESTRY DEMOGRAPHICS



LAPTOPS & LATTES
HOUSEHOLDS: 22,852 (21.1%)
MEDIAN AGE: 37.4

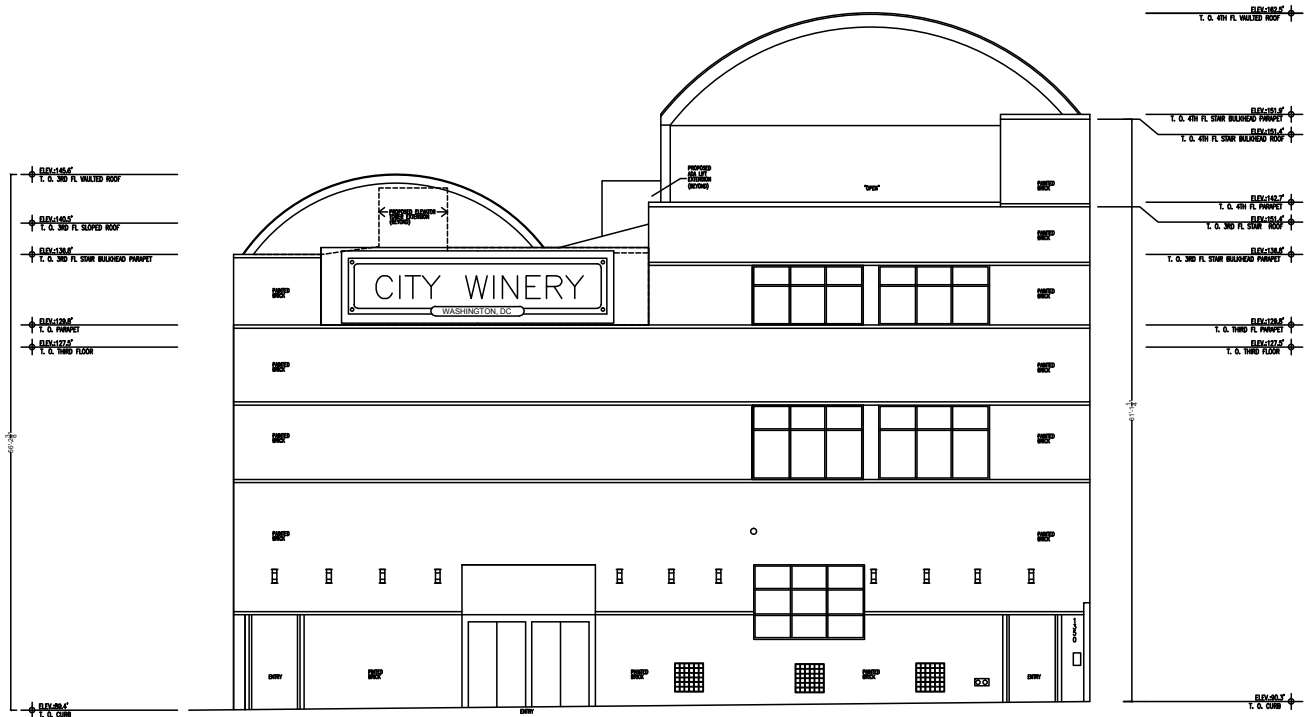


METRO RENTERS
HOUSEHOLDS: 20,323 (18.7%)
MEDIAN AGE: 32.5



TRENDSETTERS
HOUSEHOLDS: 13,391 (12.3%)
MEDIAN AGE: 36.3

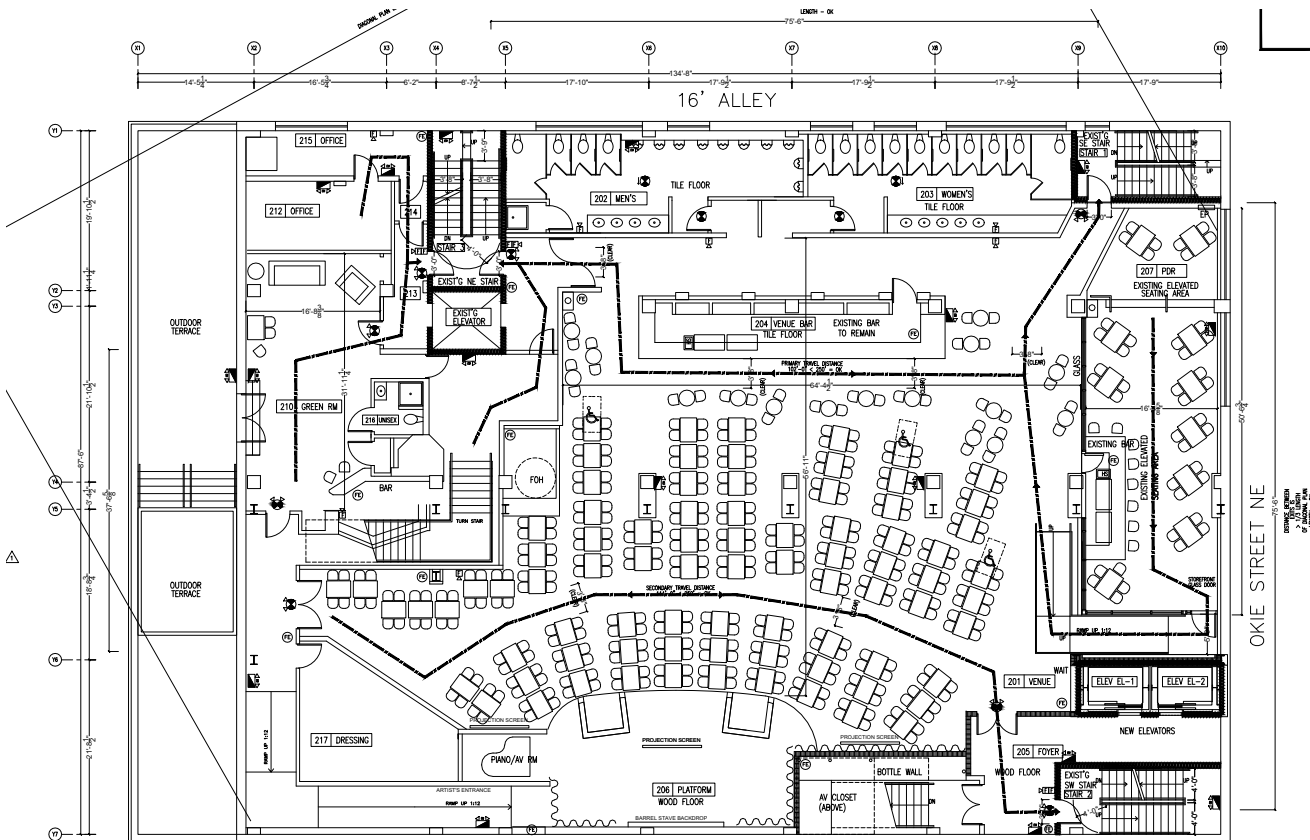
ELEVATION & VISIBILITY



135 OKIE STREET NE – SOUTH ELEVATION



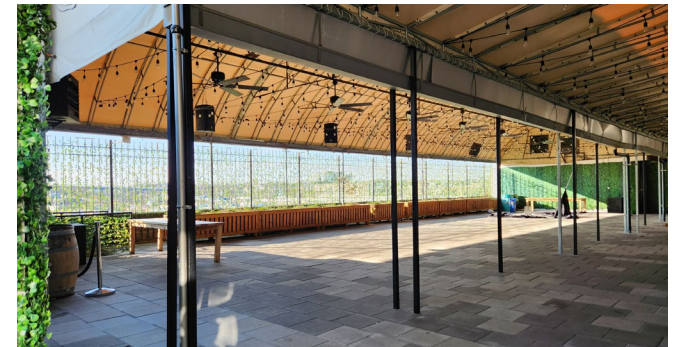
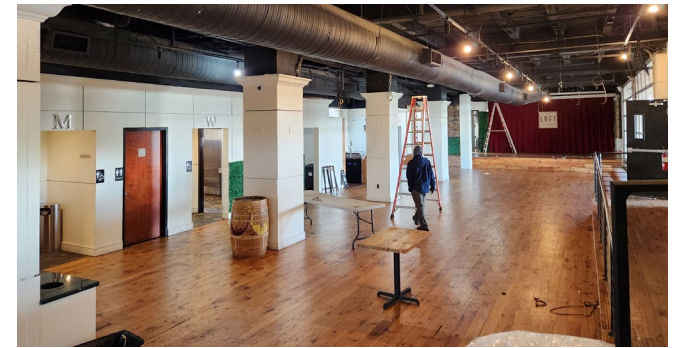
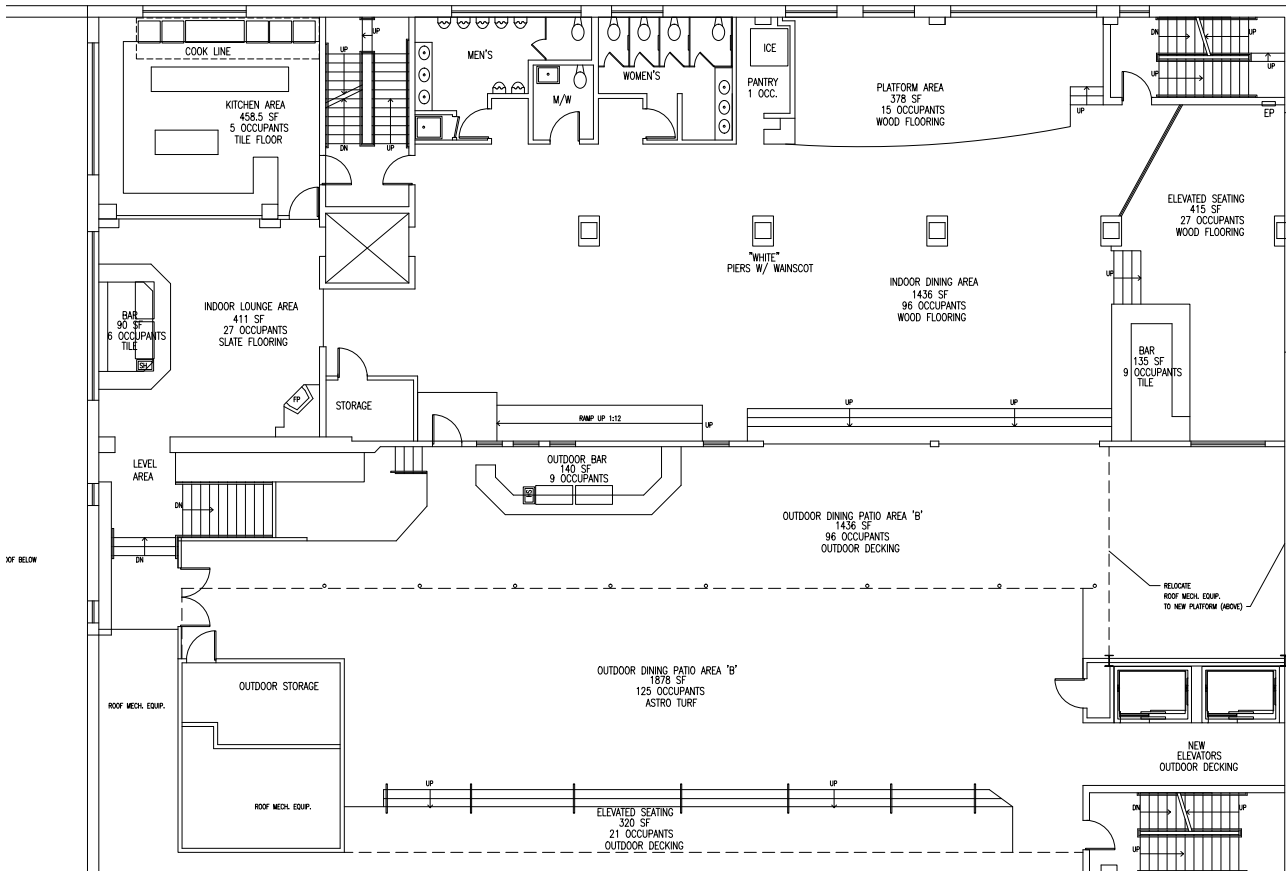
SECOND LEVEL PLANS



 [CLICK TO WATCH PROPERTY WALKTHROUGH](#)

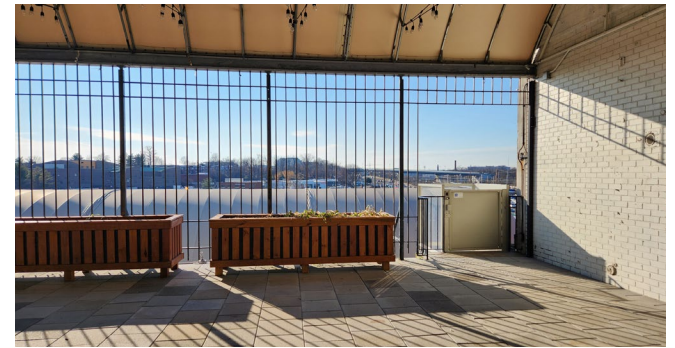
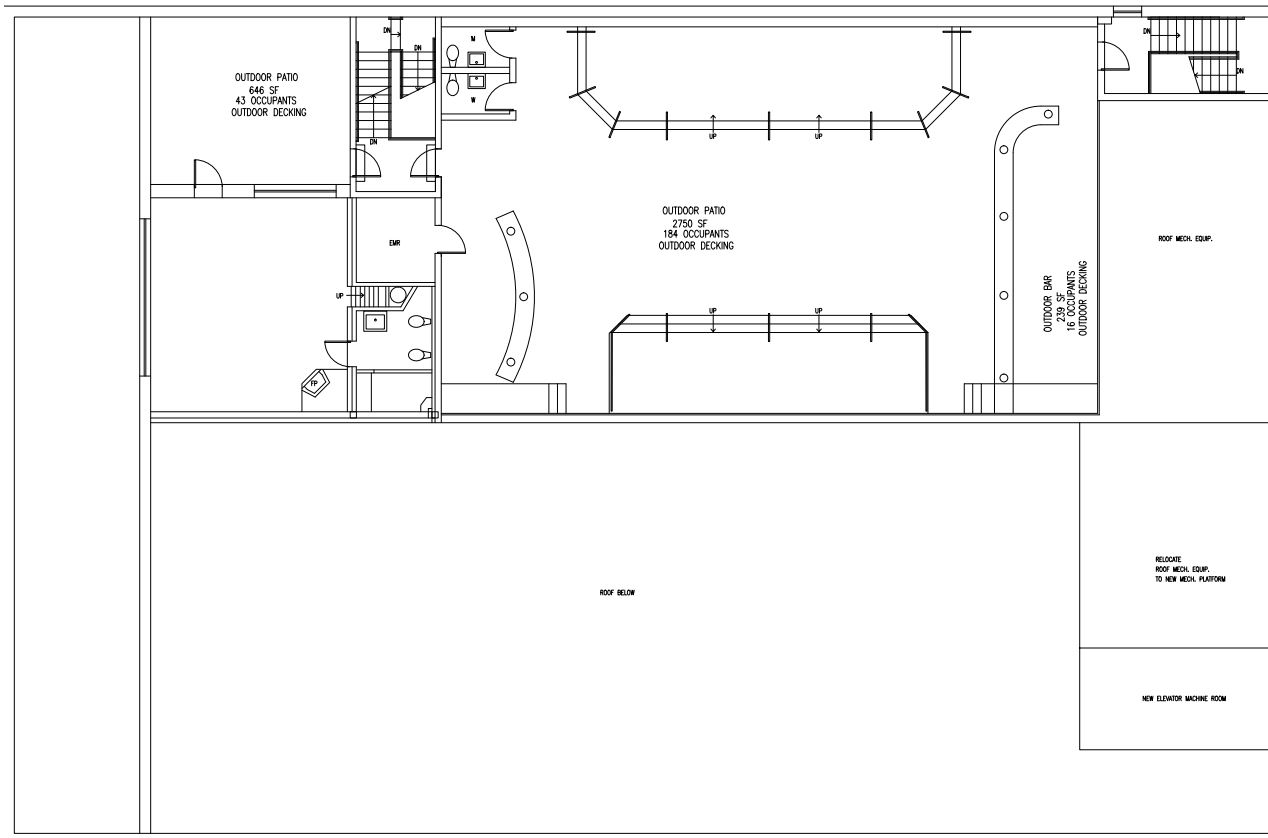
SIZE: ±11,025 SF CEILING HEIGHTS: 14'-4"

THIRD LEVEL PLANS



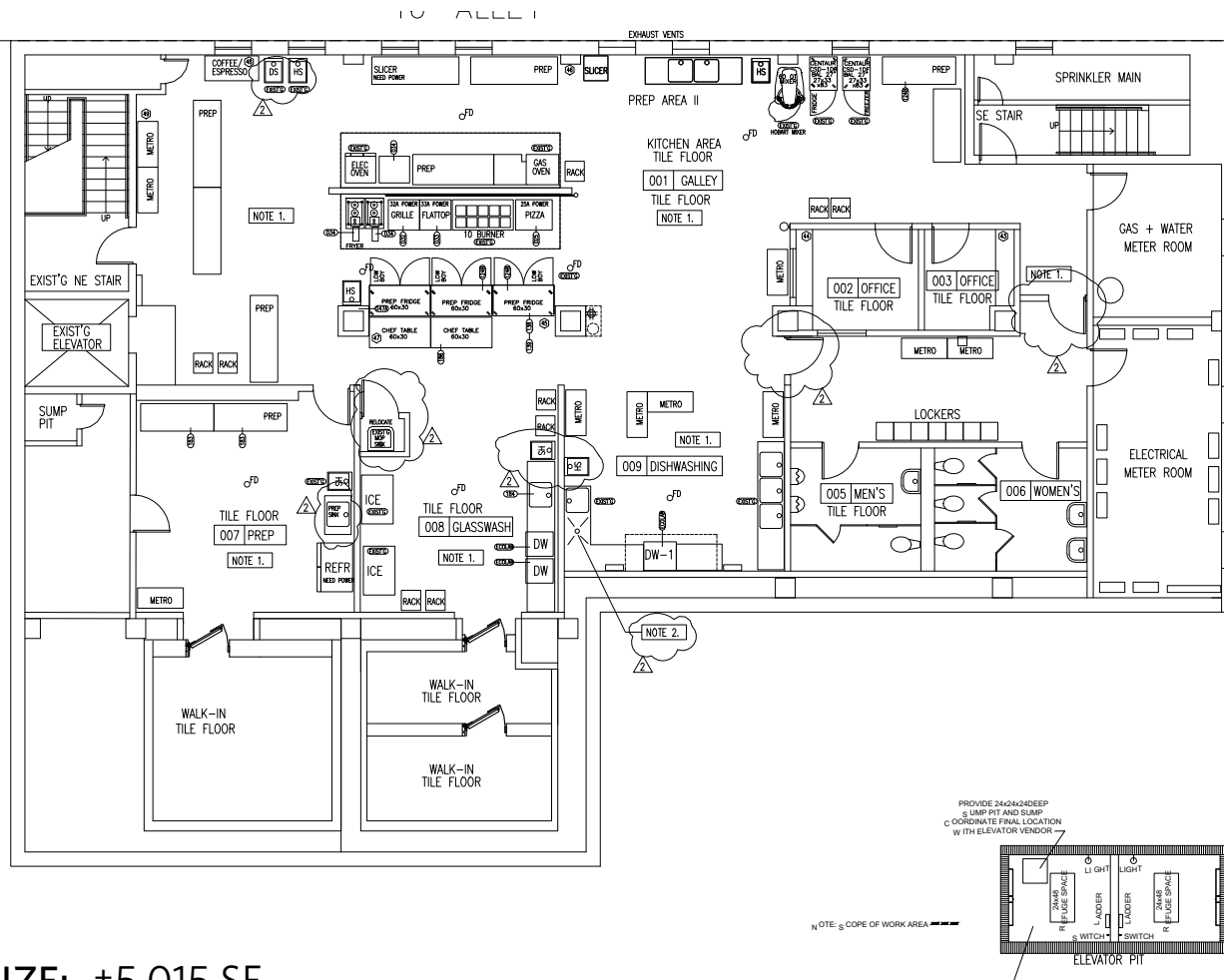
SIZE: ±7,406 SF CEILING HEIGHTS: 14'-0"

ROOFTOP PLANS



SIZE: 1,174 SF | ±4,000 SF outdoor patio

KITCHEN BASEMENT



SIZE: ±5,015 SF



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VIEW PROPERTY WEBSITE



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