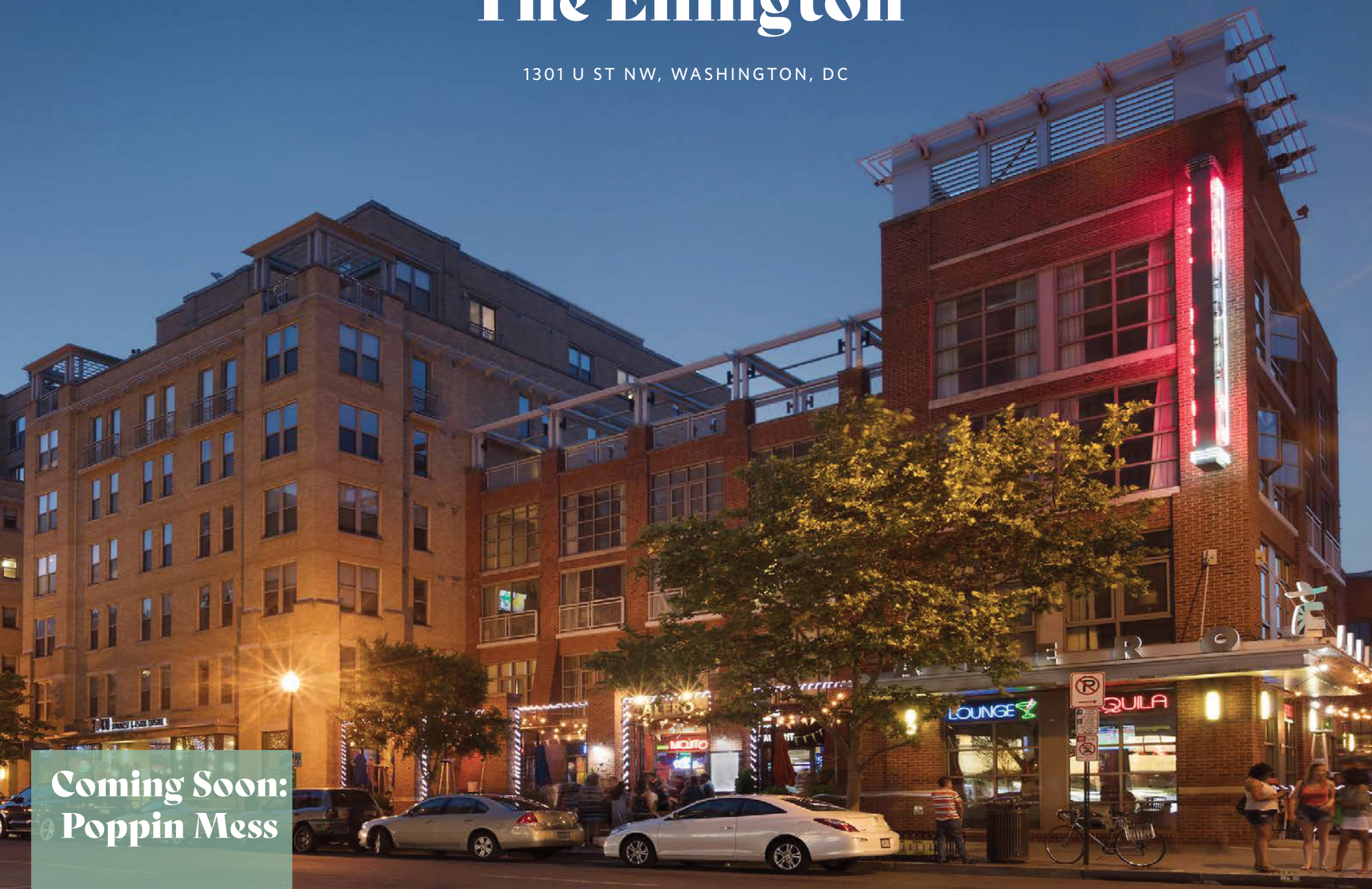




The Ellington

1301 U ST NW, WASHINGTON, DC

Coming Soon:
Poppin Mess





The Neighborhood

Throughout the years, the U Street Corridor has undergone tremendous transformation from being the epicenter of entertainment in the 20's to the hottest residential neighborhood in the city. The resurgence of urban living in this neighborhood not only supports an enormous housing demand but also serves as a retail and dining destination for consumers who are working and living in the area.

With a population of over 51,000 people located within a 15 minute walk, this neighborhood is inundated with quality consumers at all times. Our patrons are established, career driven consumers at all times. Our patrons are established, career driven consumers in their mid-thirties who either live or work within walking distance from the Ellington. They are educated and like to spend their time and disposable income on dining out, going to the gym or focusing on self care. Locals who live at or around the Ellington value the convenience of having everything they need on the street.

- Primary trade area: 15 minute walking distance
- Average household income: 140K
- Average Age: 34
- 53% Male/47% Female
- Workplace population within 15 minutes: 21,292



Connectivity

The Ellington is situated on the desirable and vibrant U-Street corridor of 14th and U. The property is located adjacent to the U-Street Metro stop, which adds substantial foot-traffic to the already bustling street.



Metro: Over 6,600 Average Weekday Riders



Ride Share: Capital Bike share and U-Street Scooters both offer their services on the street.



Walk Score: 97



Bike Score: 96

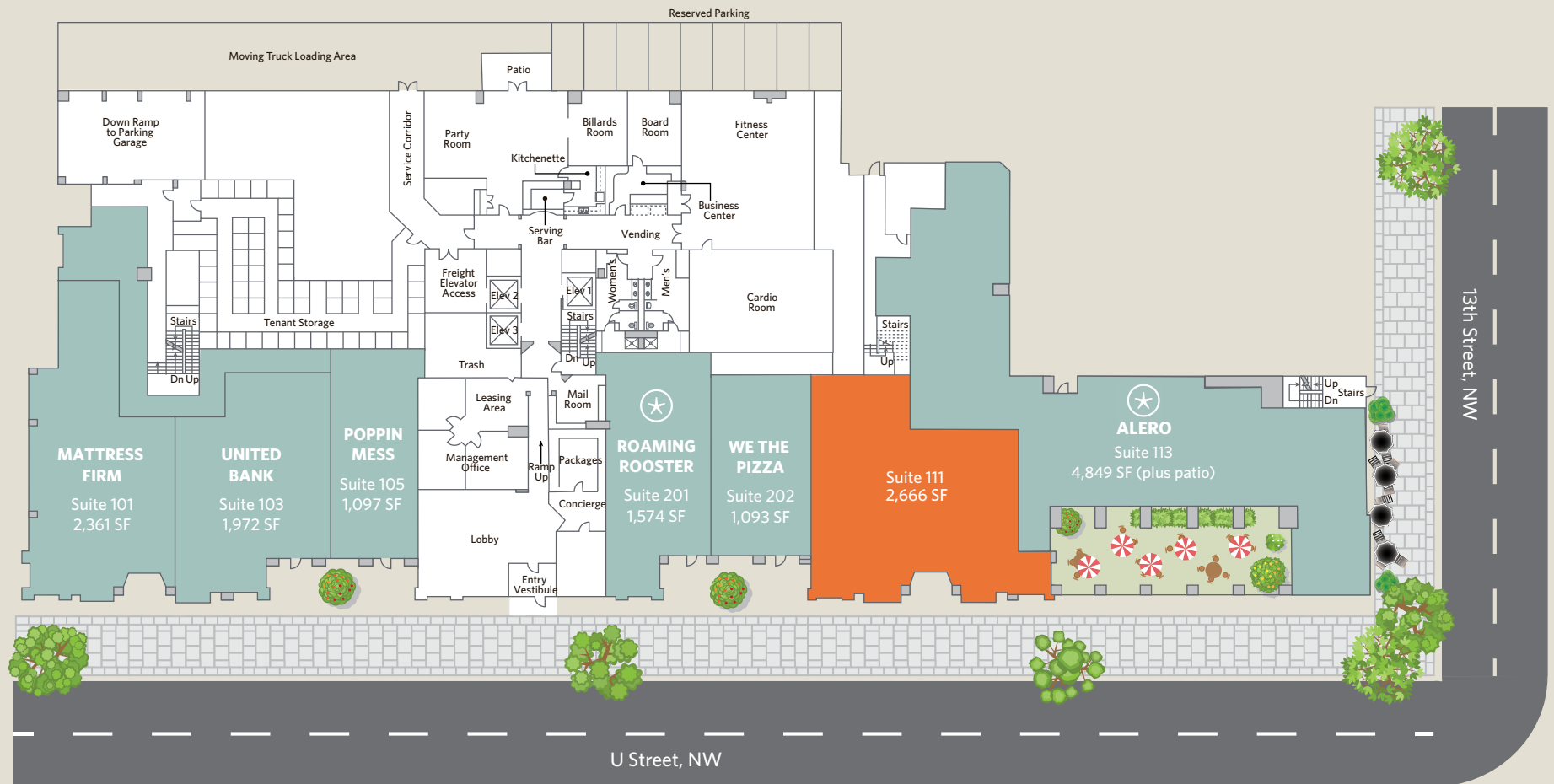


Over 20,000 cars pass through U-Street Daily



The Ellington

SITE PLAN



Leased



Available



Vented Restaurant Space



The Ellington

SUITE 111

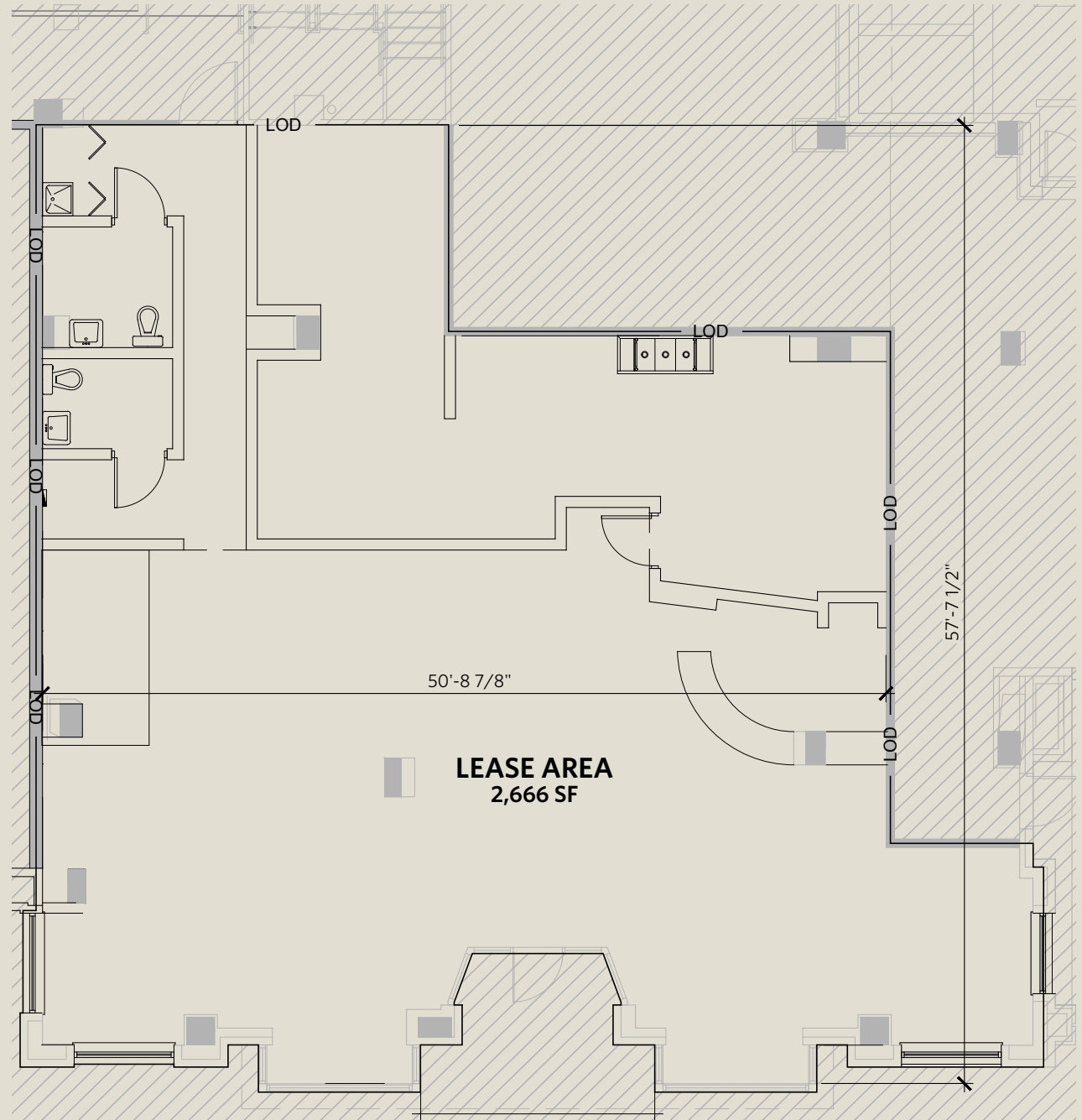
Leasable Area: 2,666 SF

Frontage: 50' - 8 7/8"

Ceiling Height: 9' - 6"

Restrooms: 2

Ground floor retail adjacent to
The Ellington's 190 residential units



U ST NW



The Ellington

PHOTOS



[VIEW VIDEO TOUR](#)



The Ellington

FOR LEASING INFORMATION, PLEASE CONTACT:

Kim Stein | 202-652-2338 | kstein@klnb.com

Jennifer Price | 202-420-7768 | jprice@klnb.com

Alex Meyer | 202-420-7770 | ameyer@klnb.com



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters