

1369 NEW YORK AVE NE
WASHINGTON DC, 20002

ZONED PDR-2 [CLICK FOR ZONING ORDINANCE](#)

RETAIL FOR LEASE

- Approximately 14,933 SF commissary commissary kitchen, across two levels, coming available with existing loading dock and immediately accessible to New York Ave NE (71,068 ADT).
- Approximately 6,119 SF distillery and bar, across two levels, coming available with visibility along New York Ave NE.
- Immediately adjacent to Hecht Warehouse, and in close vicinity to Union Market and New City Development.



VICTOR SALCIDO

vsalcido@klnb.com | 240-755-2704

JOE FLEISCHMANN

joef@klnb.com | 703-268-2708

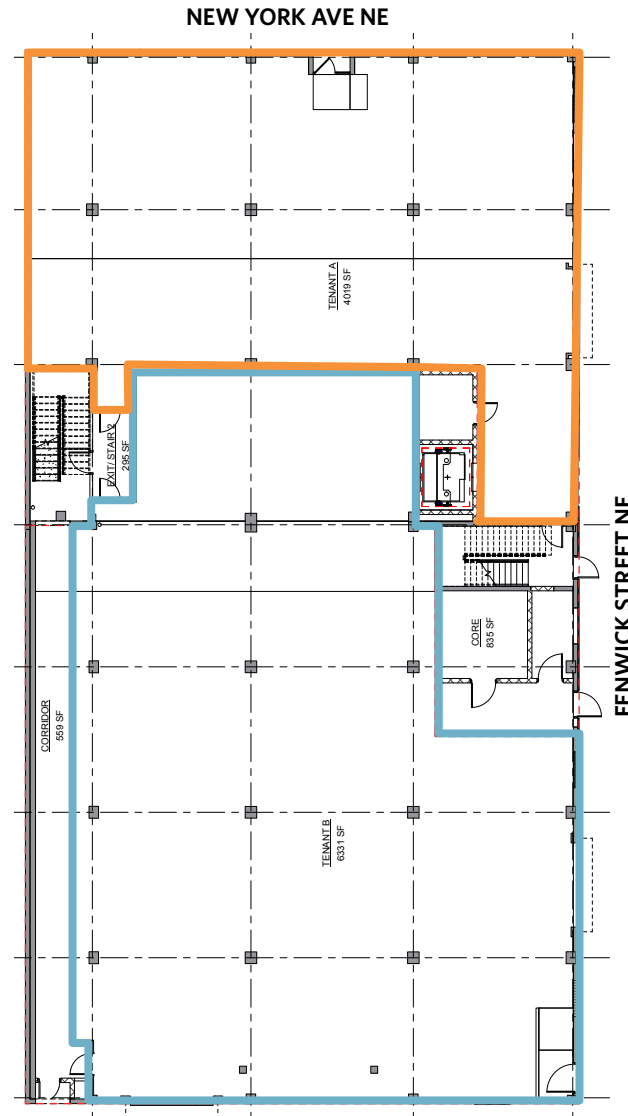
MICHAEL PRATT

mpratt@klnb.com | 202-420-7765

klnb.com

FIRST LEVEL

- **TENANT A:** Distillery and Bar | 4,019 SF
 - **TENANT B:** Commissary Kitchen | 6,331 SF
- 15' 2" Ceiling Heights Slab to Slab



[CLICK FOR PLANS](#)

VICTOR SALCIDO

vsalcido@klnb.com | 240-755-2704

JOE FLEISCHMANN

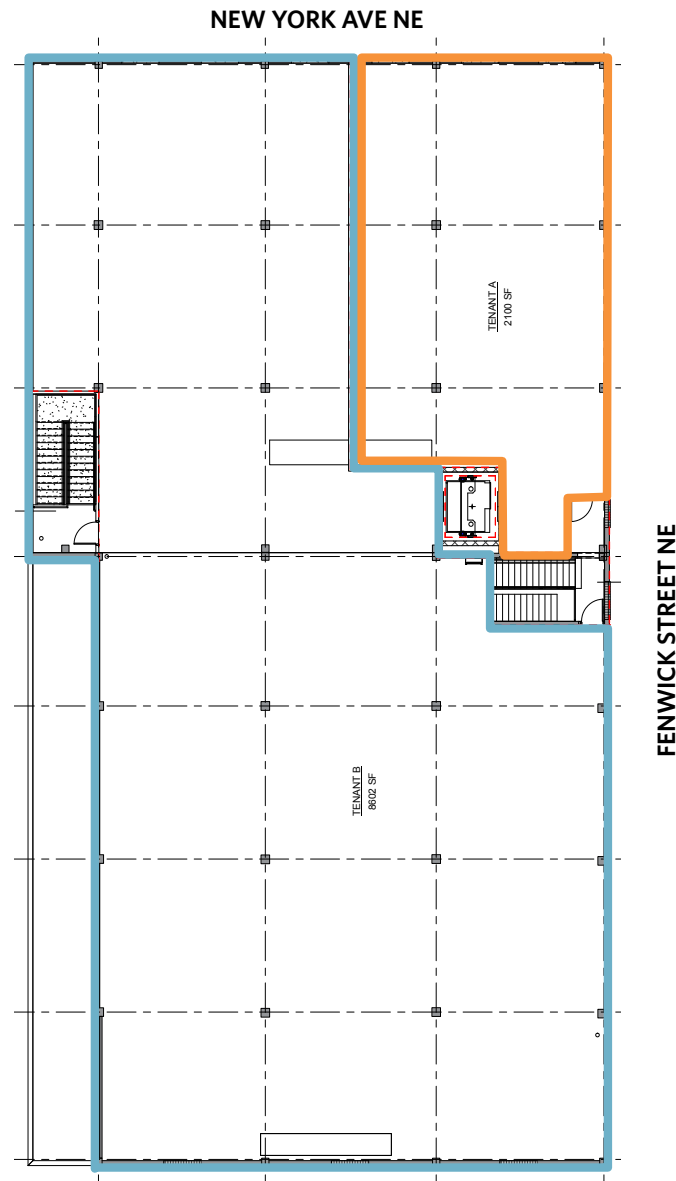
joef@klnb.com | 703-268-2708

MICHAEL PRATT

mpratt@klnb.com | 202-420-7765

SECOND LEVEL

- **TENANT A:** Distillery and Bar | 2,100 SF
 - **TENANT B:** Commissary Kitchen | 8,602 SF
- 12' 2" Ceiling Heights Slab to Slab



[CLICK FOR PLANS](#)

VICTOR SALCIDO

vsalcido@klnb.com | 240-755-2704

JOE FLEISCHMANN

joef@klnb.com | 703-268-2708

MICHAEL PRATT

mpratt@klnb.com | 202-420-7765

LOCATION

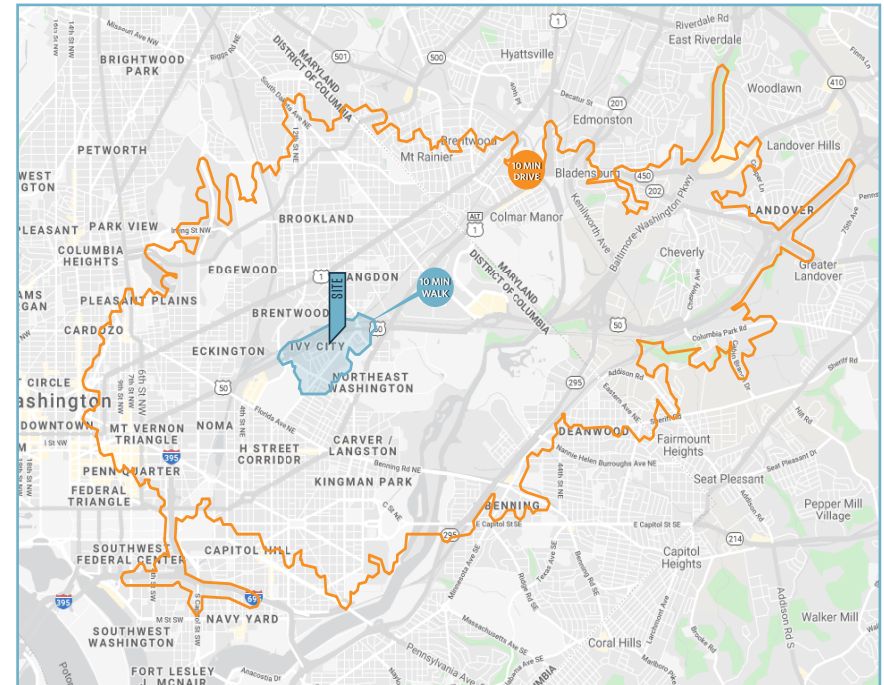
1369 NEW YORK AVE NE
WASHINGTON, DC 20002

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.....71,068 ADT



VICTOR SALCIDO
vsalcido@klnb.com | 240-755-2704

JOE FLEISCHMANN
joef@klnb.com | 703-268-2708

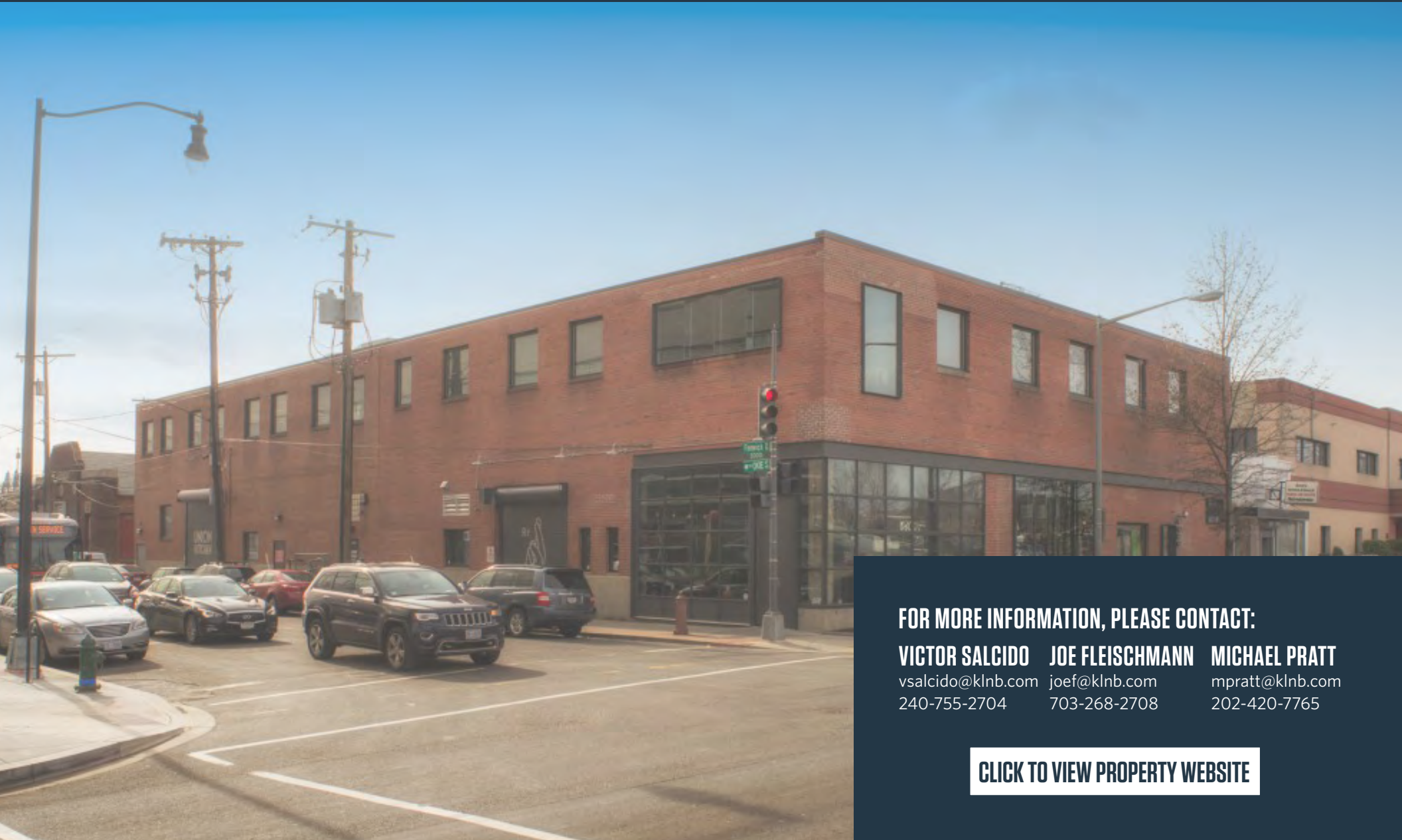
MICHAEL PRATT
mpratt@klnb.com | 202-420-7765

klnb



1369 NEW YORK AVE NE

WASHINGTON, DC 20002



FOR MORE INFORMATION, PLEASE CONTACT:

VICTOR SALCIDO	JOE FLEISCHMANN	MICHAEL PRATT
vsalcido@klnb.com	joef@klnb.com	mpratt@klnb.com
240-755-2704	703-268-2708	202-420-7765

[CLICK TO VIEW PROPERTY WEBSITE](#)

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.