

3,622 SF AVAILABLE



AVAILABLE SPACE

SIZE	RENT	NNNS	DELIVERY
3,622SF	\$85 PSF	\$9.00 PSF	Immediate

BUILDING FEATURES

- 3,622 SF opportunity currently occupied by Box Convenience along 14th St NW (26,996 VPD), in close proximity to signalized intersection with U St NW (21,043 VPD).
- Located across from Frank D Reeves Center of Municipal Affairs which is slated to be redeveloped and likely include 250 apartment units, 46 condos, 100 K SF of office and 20 K SF of retail.
- Walking distance from U Street Metro Station (2,809 ADR).
- Ideal for medspa, furniture showroom, fitness, etc.

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TRAFFIC COUNTS | 2021:

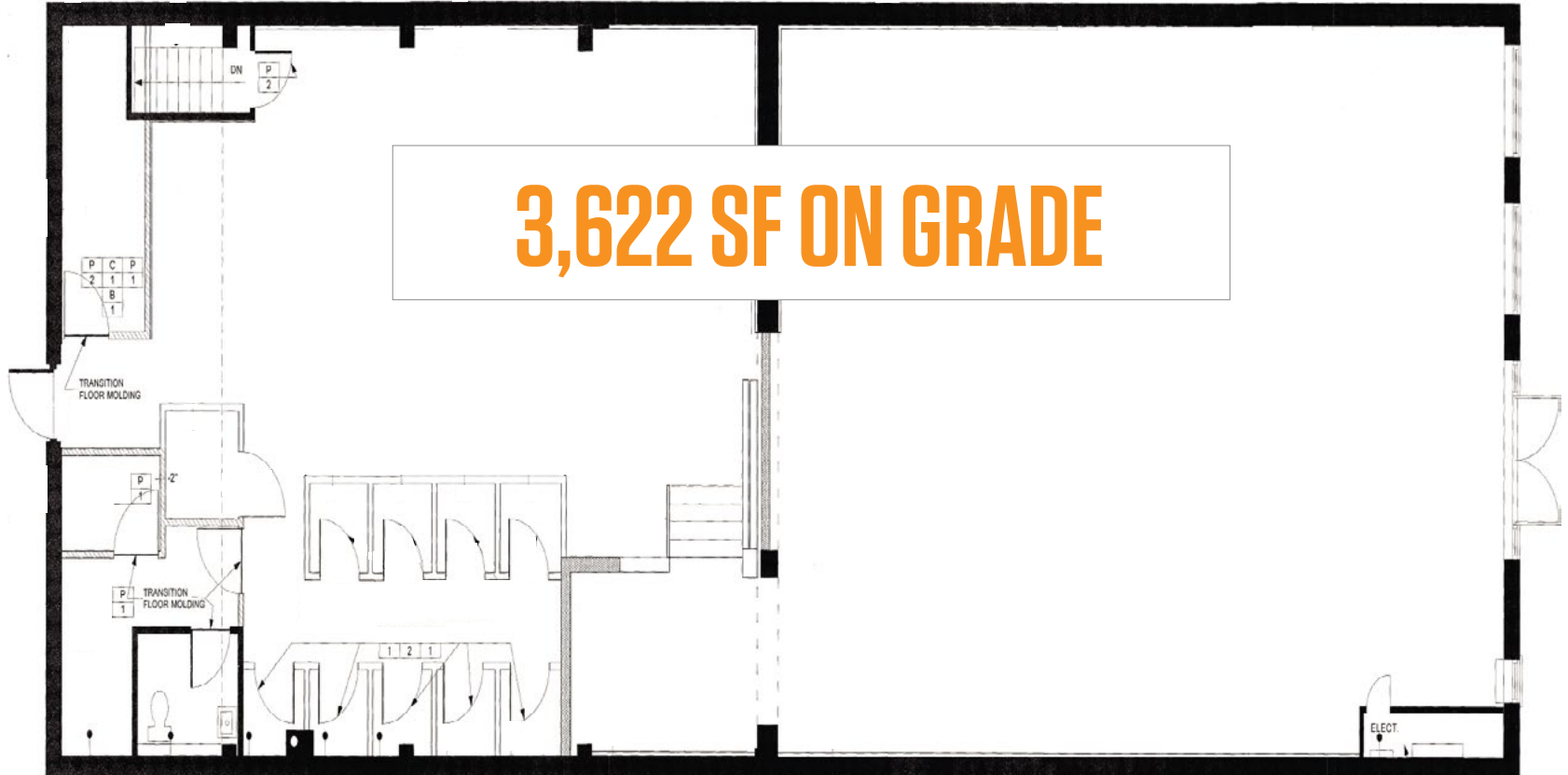
14th Street NW	26,996 ADT
U Street Metro	2,809 ADR

SITE PLAN

2015 14TH ST NW

WASHINGTON, DC 20009

14TH ST NW 26,996 VPD



FRONTAGE - 33 FT

DEPTH - 100 FT

CEILING - 19 FT

VICTOR SALCIDO

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AARON CARROLL

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STEVE COMBS

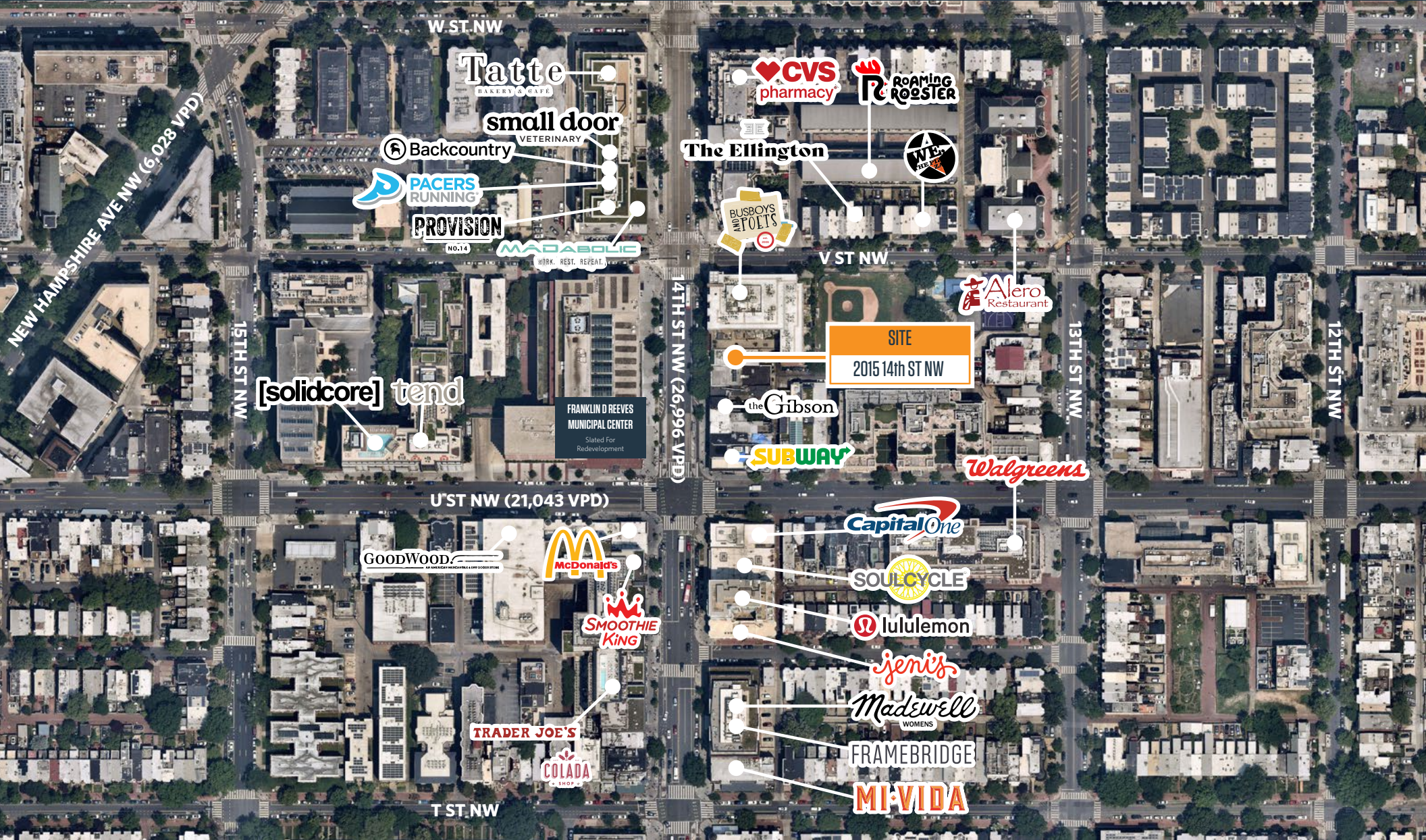
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AERIAL

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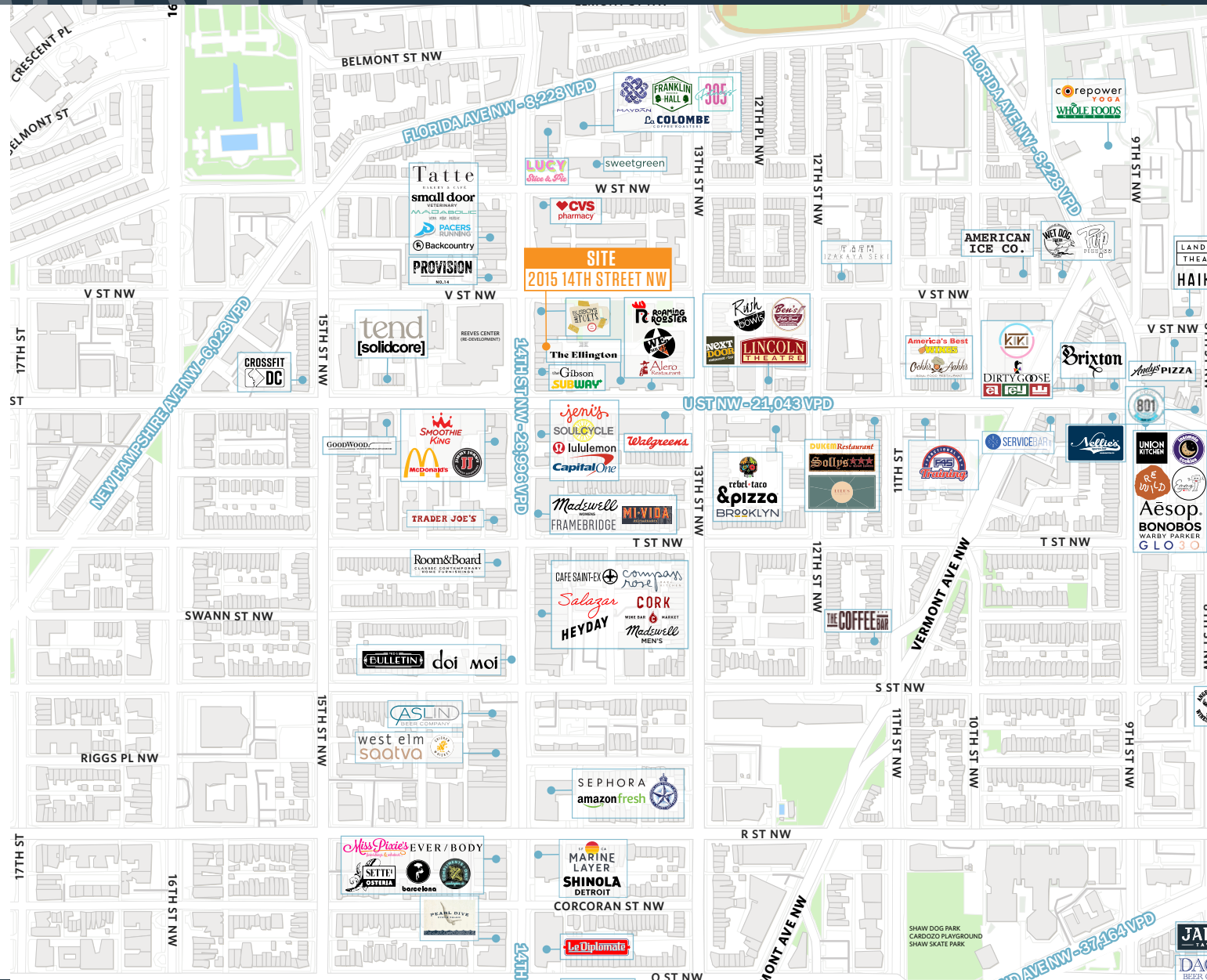
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