



BUILDING FOR SALE OR LEASE

FOR SALE OR LEASE

NEARBY RETAILERS



NATIONAL MUSEUM OF WOMEN IN THE ARTS



BUILDING FOR SALE OR LEASE

- Zoning: D-6; Downtown (Mixed-Use).
- Two-story building currently occupied by Downtown DC BID.
- Three blocks from The White House.

AVAILABLE

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
3,760 SF (ON THREE LEVELS)	"MARKET*"	"AS-IS"	JULY 1, 2025 (EXP. OF LEASE WITH DOWNTOWN DC BID)
*EST. NNN: \$21.36 PSF			



CLICK HERE TO WATCH A VIRTUAL TOUR

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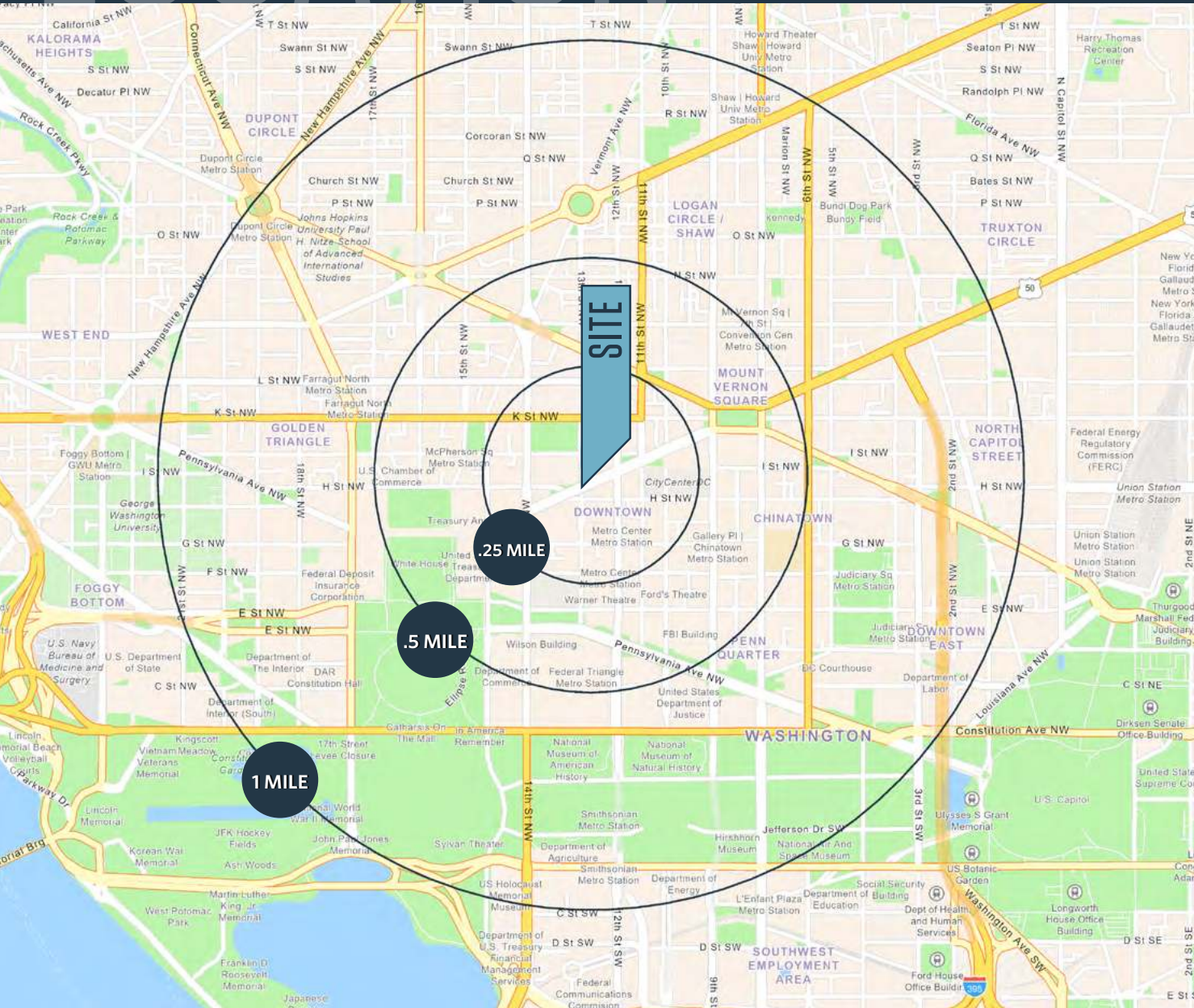
DALLON L. CHENEY

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LOCATION

1229 NEW YORK AVE NW

WASHINGTON, DC 20005



DEMOGRAPHICS | 2023:

	.25-MILE	.5-MILE	1-MILE
Population	2,107	11,987	55,118
Daytime Population	48,382	138,752	369,673
Households	1,350	7,371	31,205
Average HH Income	\$217,291	\$175,549	\$169,016

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

New York Ave NE	11,171 ADT
13th Street NW	17,234 ADT
12th Street NW	13,226 ADT

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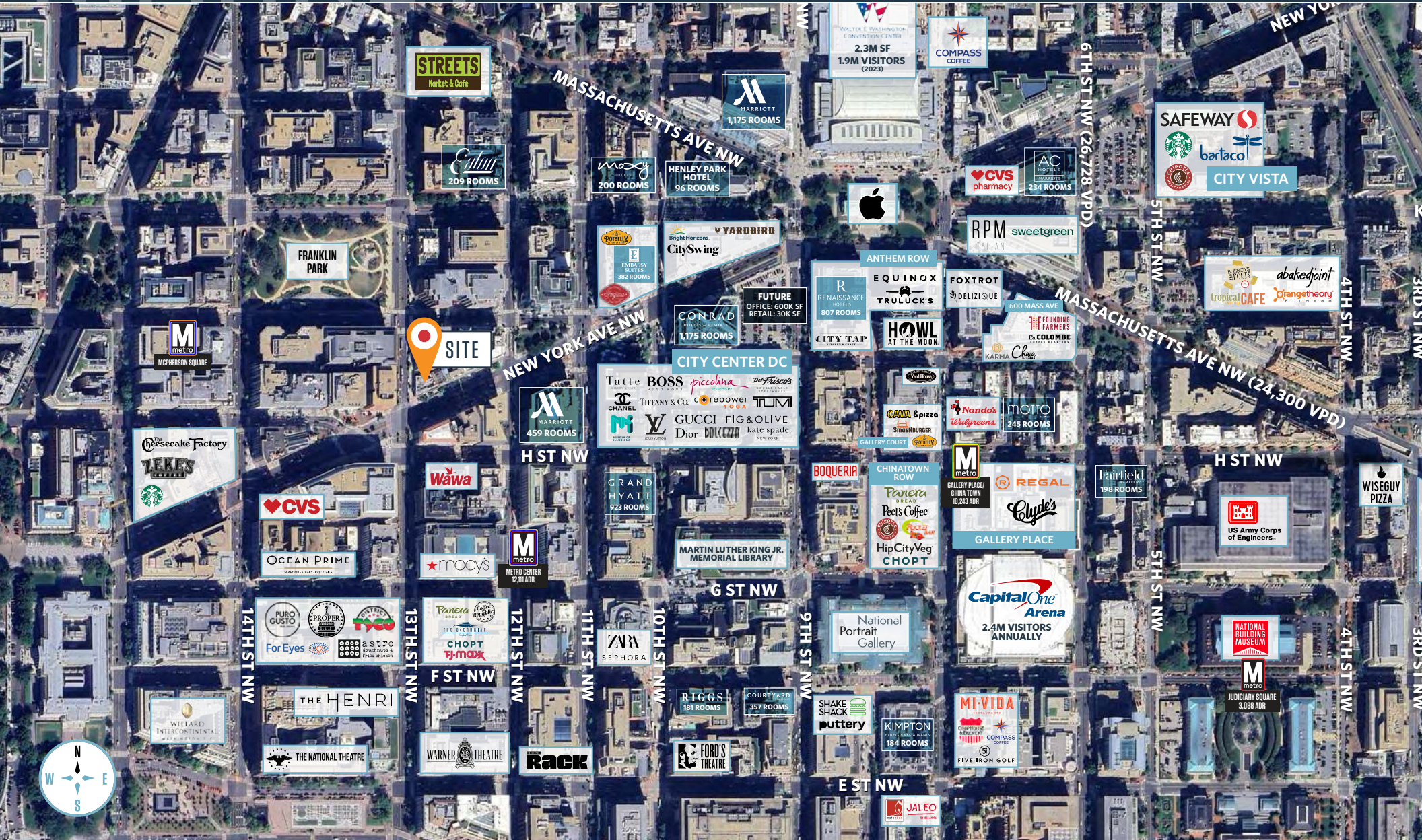
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MARKET

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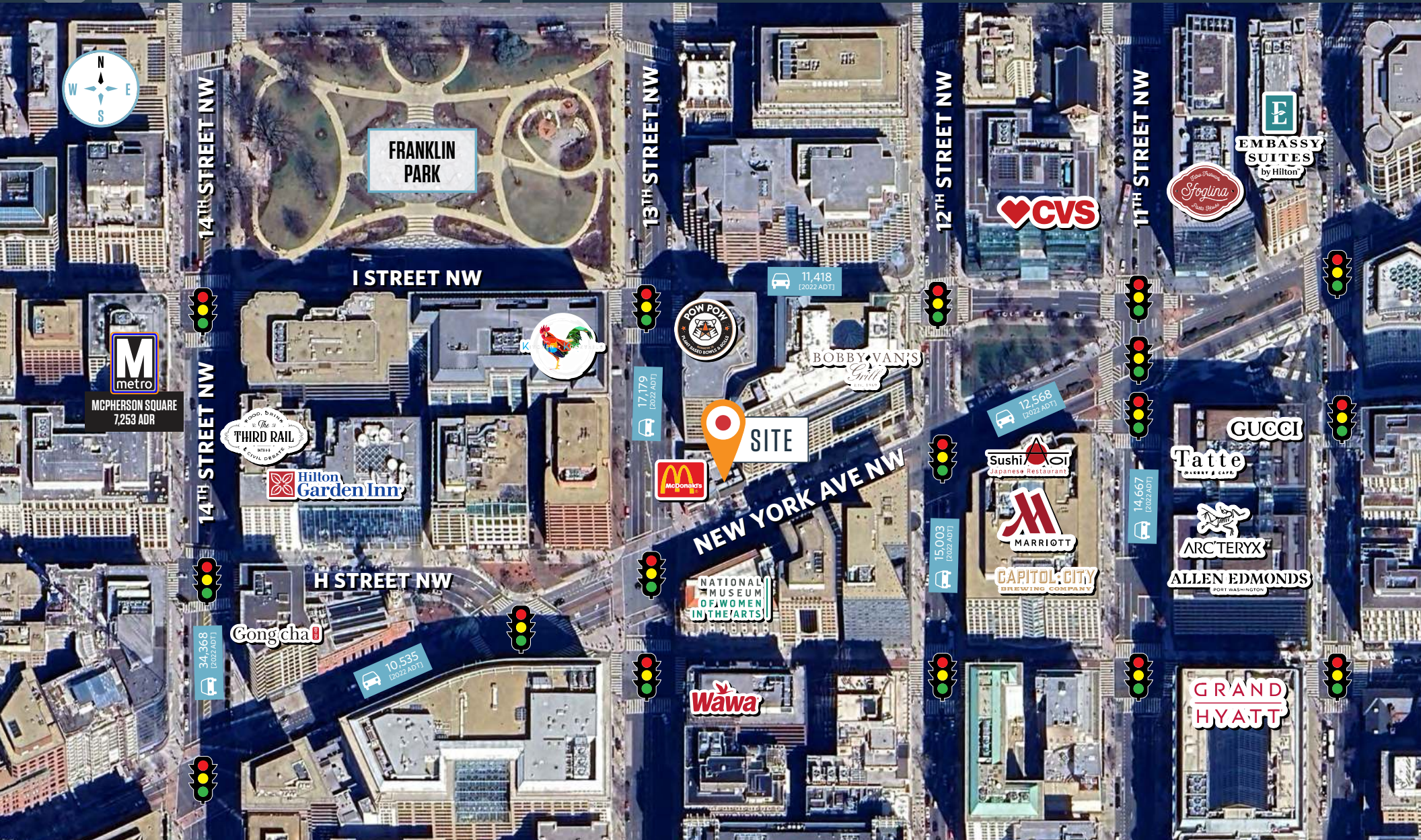
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CLOSE-UP

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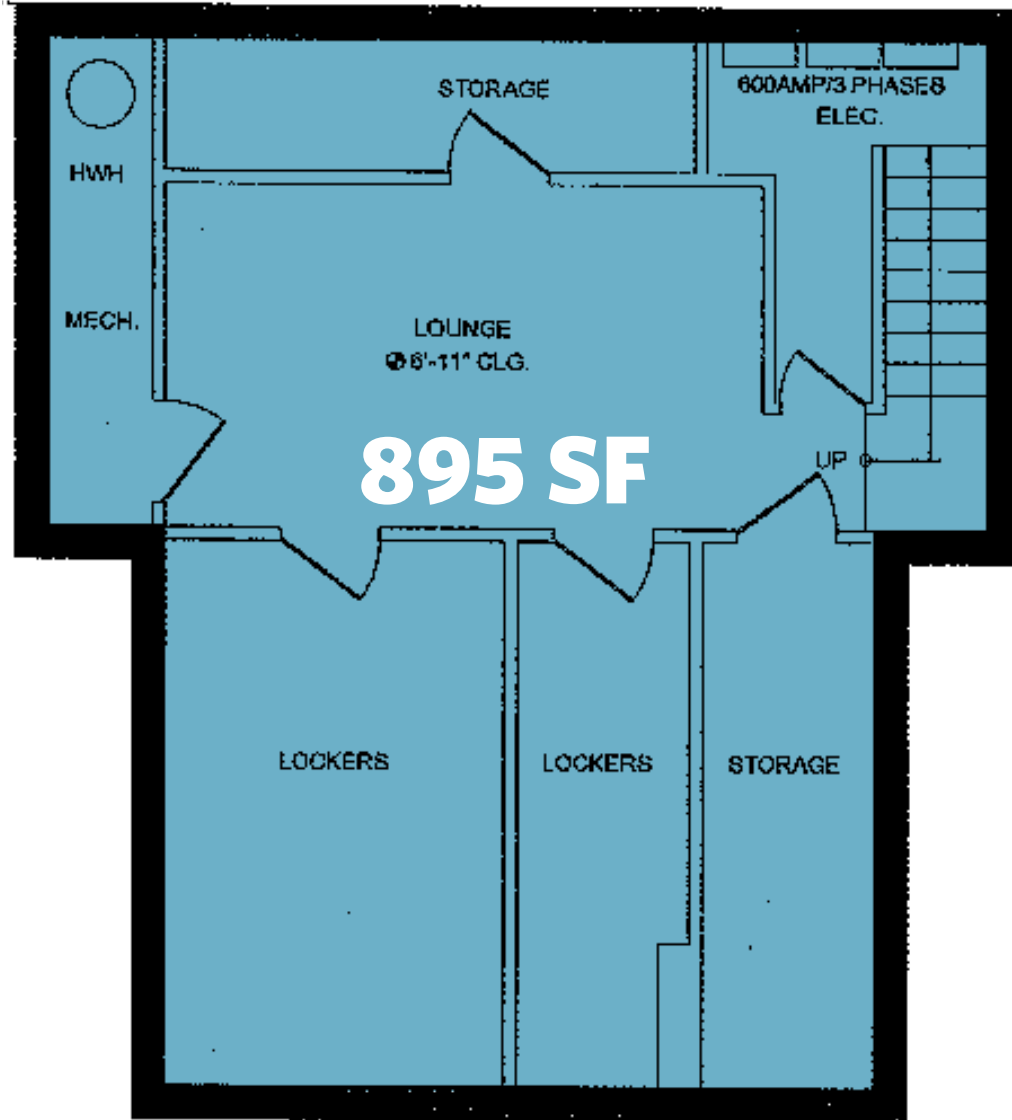
FLOOR PLAN

1229 NEW YORK AVE NW

WASHINGTON, DC 20005

AREA CALCULATIONS:

LOWER LEVEL.....	895 SF
FIRST FLOOR.....	2,041 SF
SECOND FLOOR.....	735 SF
<hr/>	
TOTAL.....	3,671 SF
PROPERTY AREA	2,554 SF



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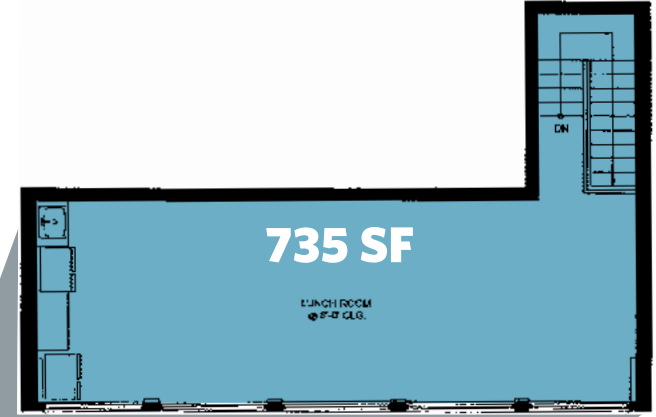
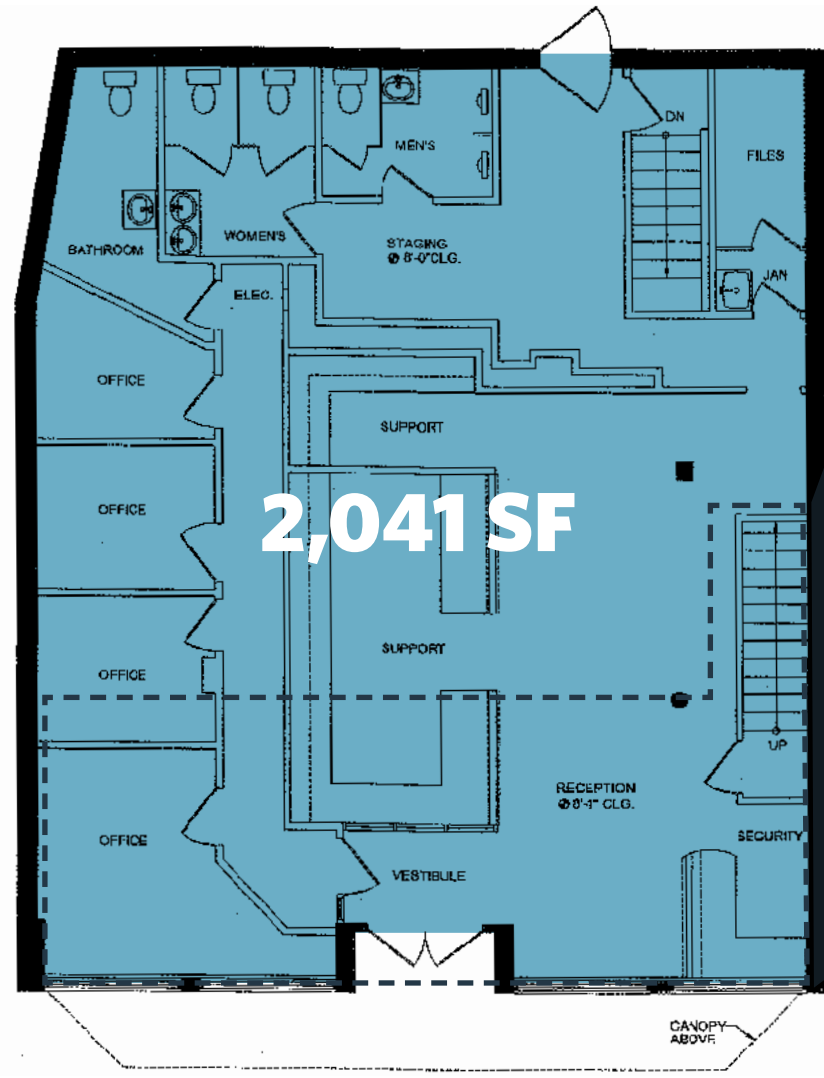
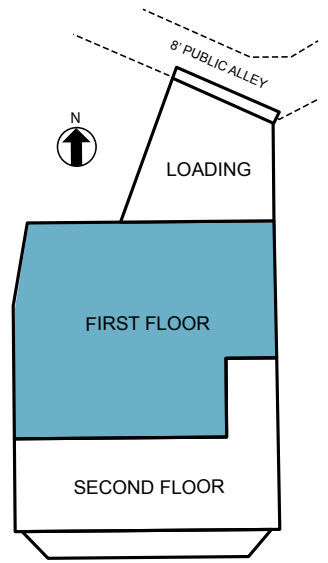
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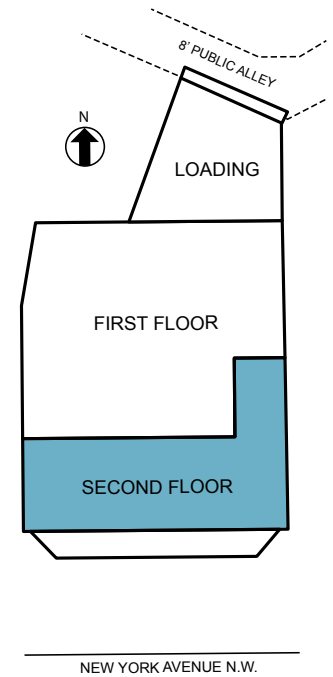
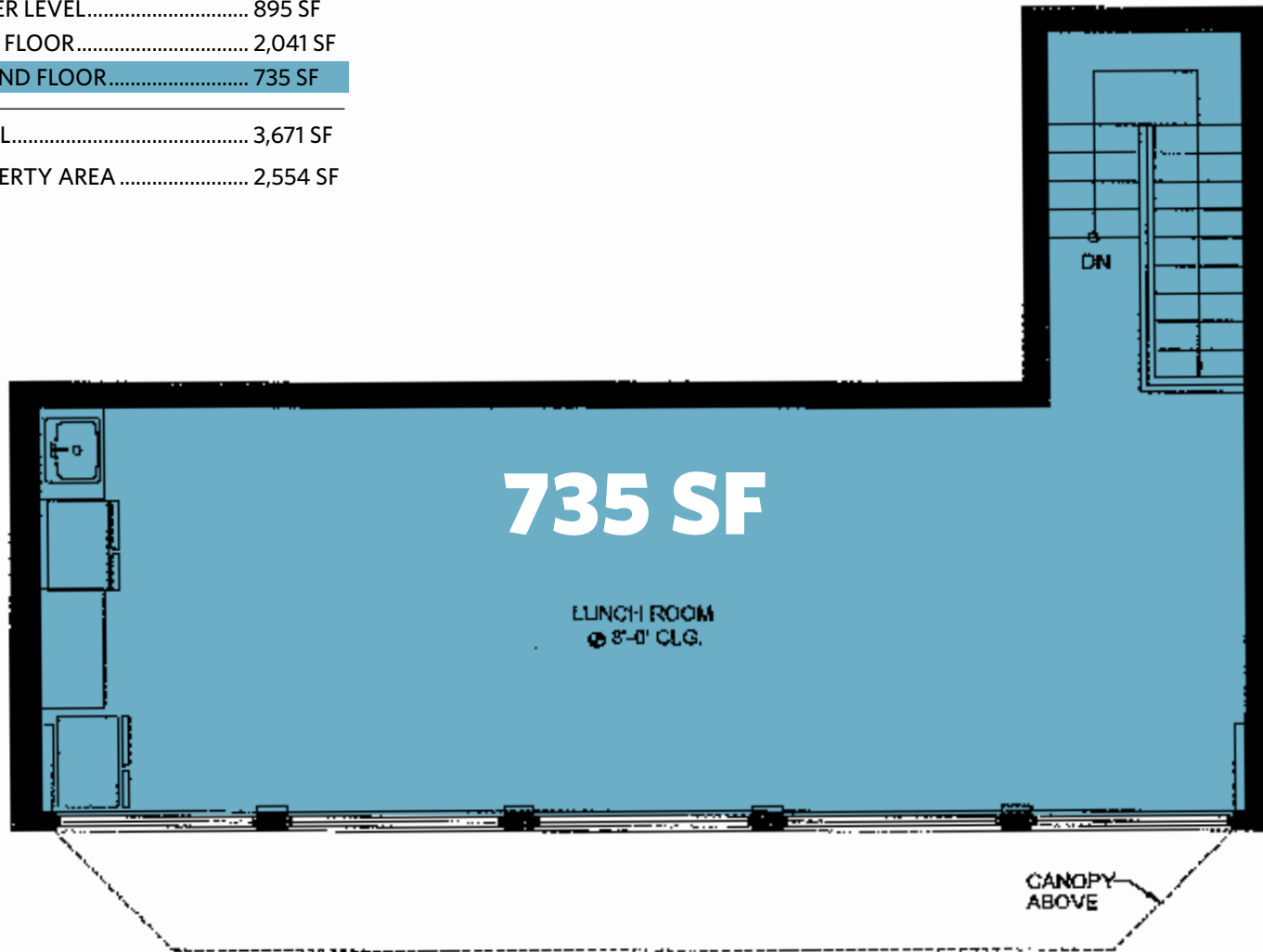
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