

**1369 NEW YORK AVE NE**  
WASHINGTON DC, 20002

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

## RETAIL FOR LEASE

- Approximately 14,933 SF 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**

victor@klnb.com | 240-755-2704

**JOE FLEISCHMANN**

joef@klnb.com | 703-268-2708

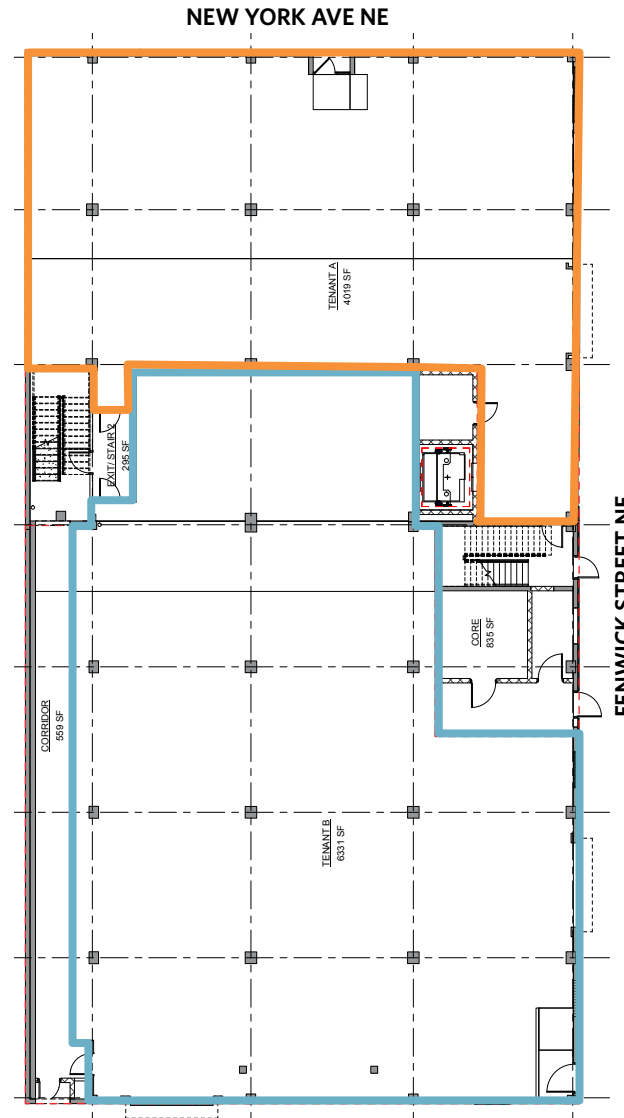
**MICHAEL PRATT**

mpratt@klnb.com | 202-420-7765

**klnb.com**

## GROUND 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**

victor@klnb.com | 240-755-2704

**JOE FLEISCHMANN**

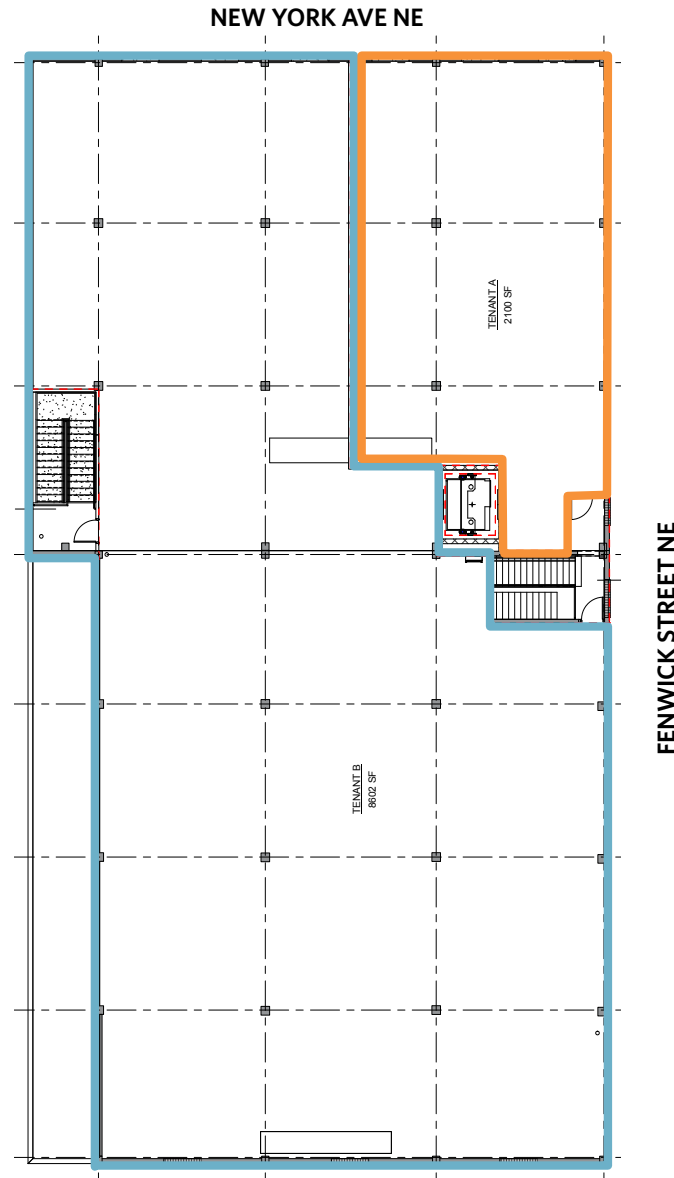
joef@klnb.com | 703-268-2708

**MICHAEL PRATT**

mpratt@klnb.com | 202-420-7765

## UPPER 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**

victor@klnb.com | 240-755-2704

**JOE FLEISCHMANN**

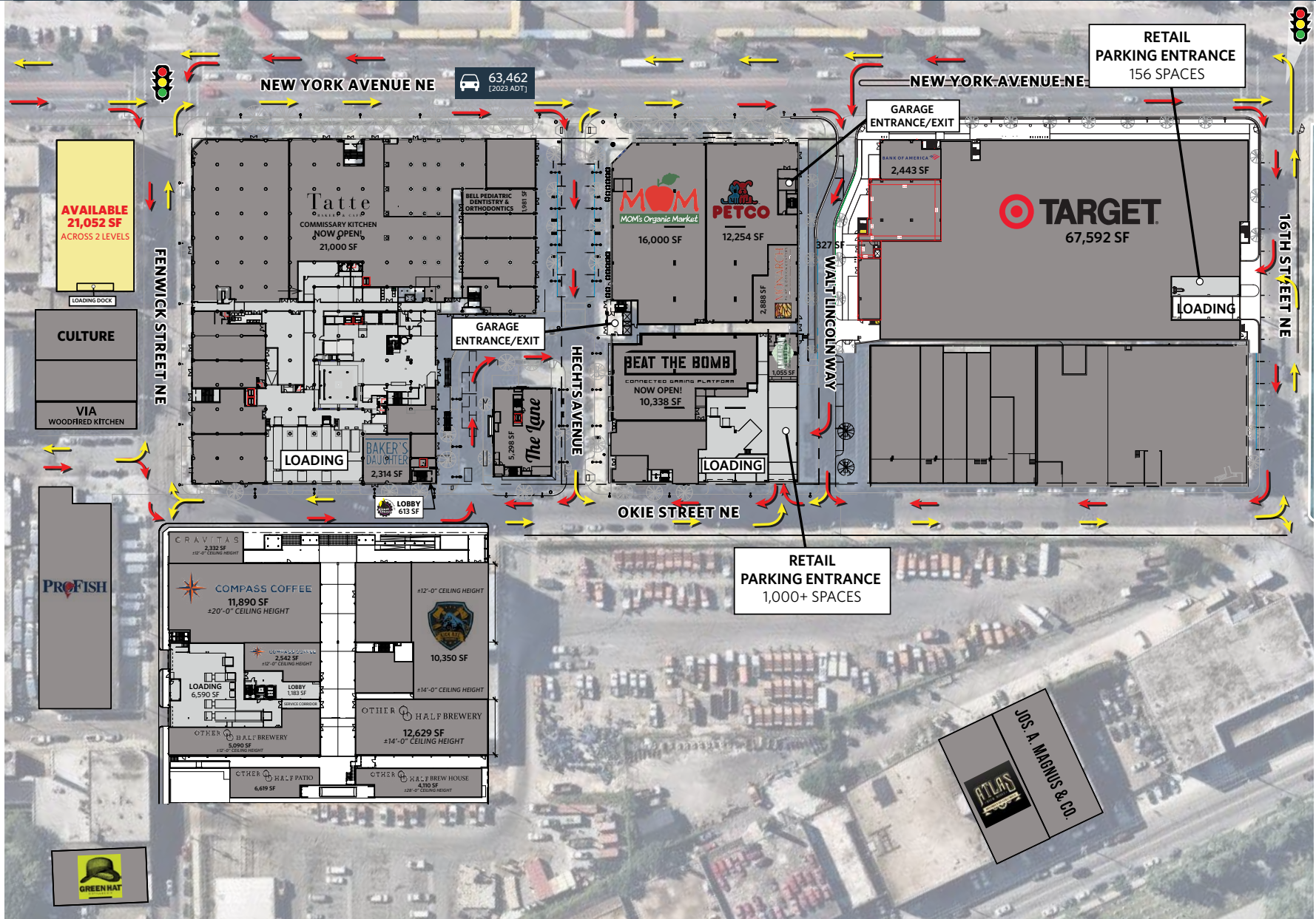
joef@klnb.com | 703-268-2708

**MICHAEL PRATT**

mpratt@klnb.com | 202-420-7765

# SITE PLAN

1369 NEW YORK AVE NE  
WASHINGTON, DC 20002



**VICTOR SALCIDO**  
victor@klnb.com | 240-755-2704

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






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

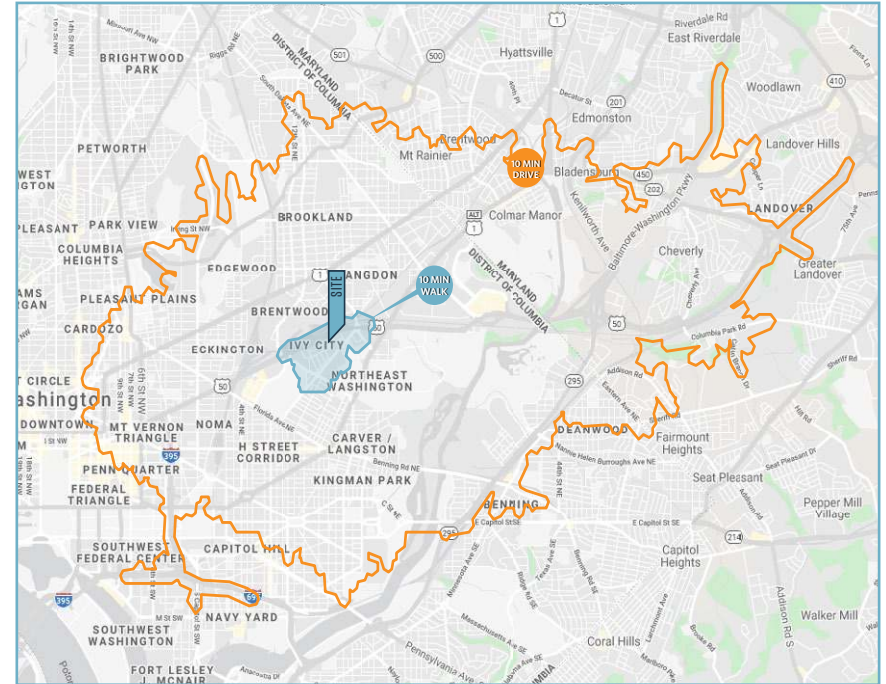


# LOCATION

**1369 NEW YORK AVE NE**  
WASHINGTON, DC 20002

10 MIN DRIVE 10 MIN WALK

	POPULATION	193,581	2,099
	DAYTIME POPULATION	248,318	5,672
	AVG HH INCOME	\$149,636	\$85,147
	EDUCATION	61.9%	35.9%
	HOUSEHOLDS	101,233	1,211



## TRAFFIC COUNTS

NEW YORK AVE.....63,462 ADT

**VICTOR SALCIDO**  
victor@klnb.com | 240-755-2704

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

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

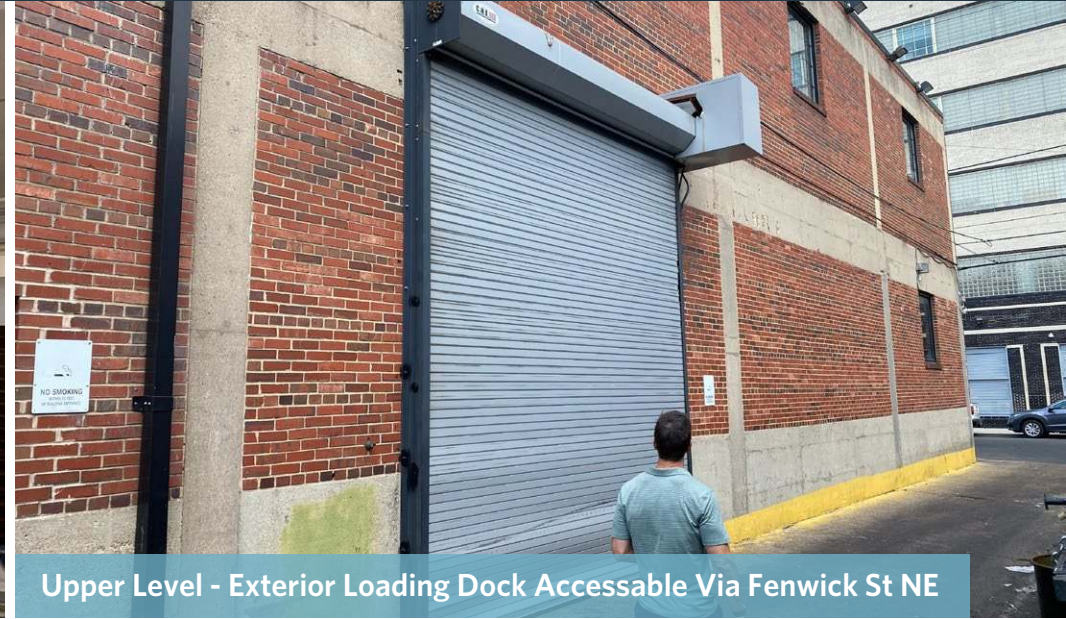


# COMMISSARY

1369 NEW YORK AVE NE  
WASHINGTON, DC 20002



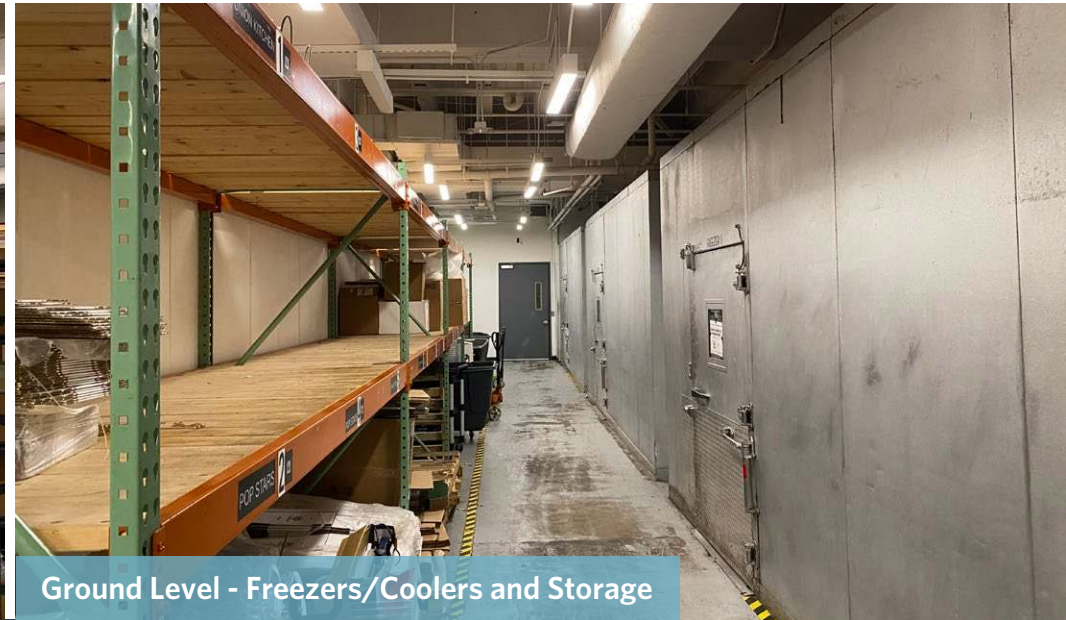
Upper Level - Prep Area and Hoods



Upper Level - Exterior Loading Dock Accessible Via Fenwick St NE



Ground Level - Hoods and Shelving



Ground Level - Freezers/Coolers and Storage

**VICTOR SALCIDO**

victor@klnb.com | 240-755-2704

**JOE FLEISCHMANN**

joef@klnb.com | 703-268-2708

**MICHAEL PRATT**

mpratt@klnb.com | 202-420-7765

**klnb**

# DISTILLARY

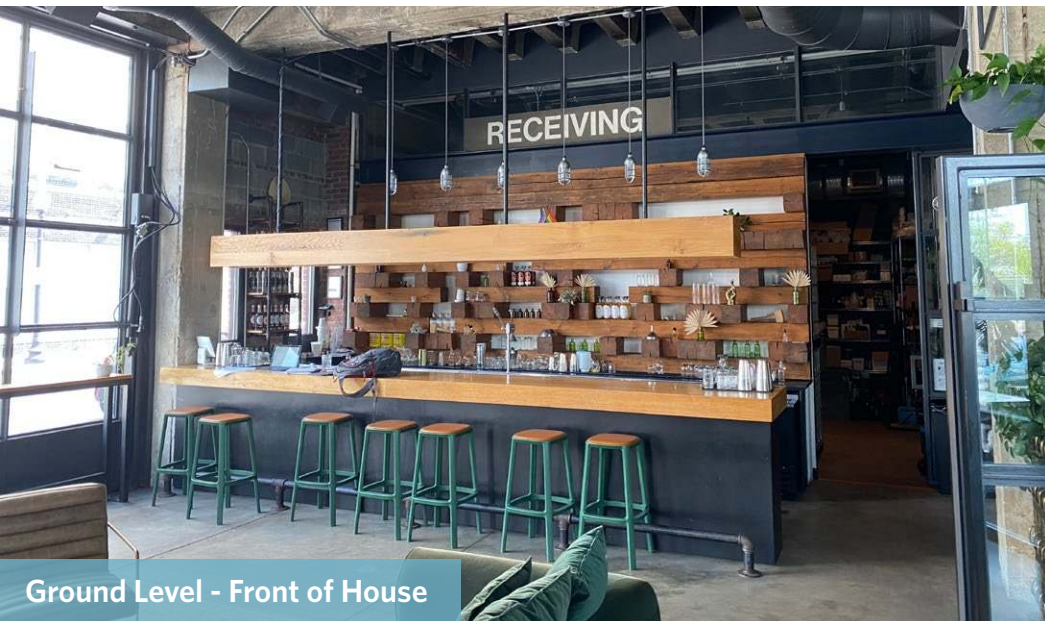
1369 NEW YORK AVE NE  
WASHINGTON, DC 20002



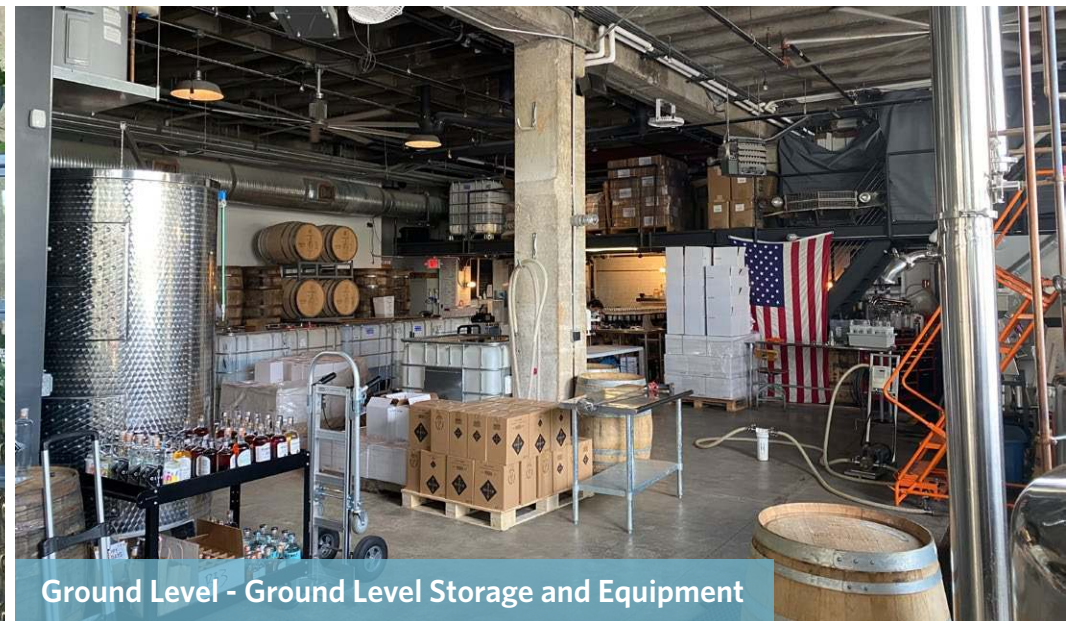
Ground Level - Loading Dock Along Fenwick St NE



Upper Level - Barrel Room



Ground Level - Front of House



Ground Level - Ground Level Storage and Equipment

**VICTOR SALCIDO**

victor@klnb.com | 240-755-2704

**JOE FLEISCHMANN**

joef@klnb.com | 703-268-2708

**MICHAEL PRATT**

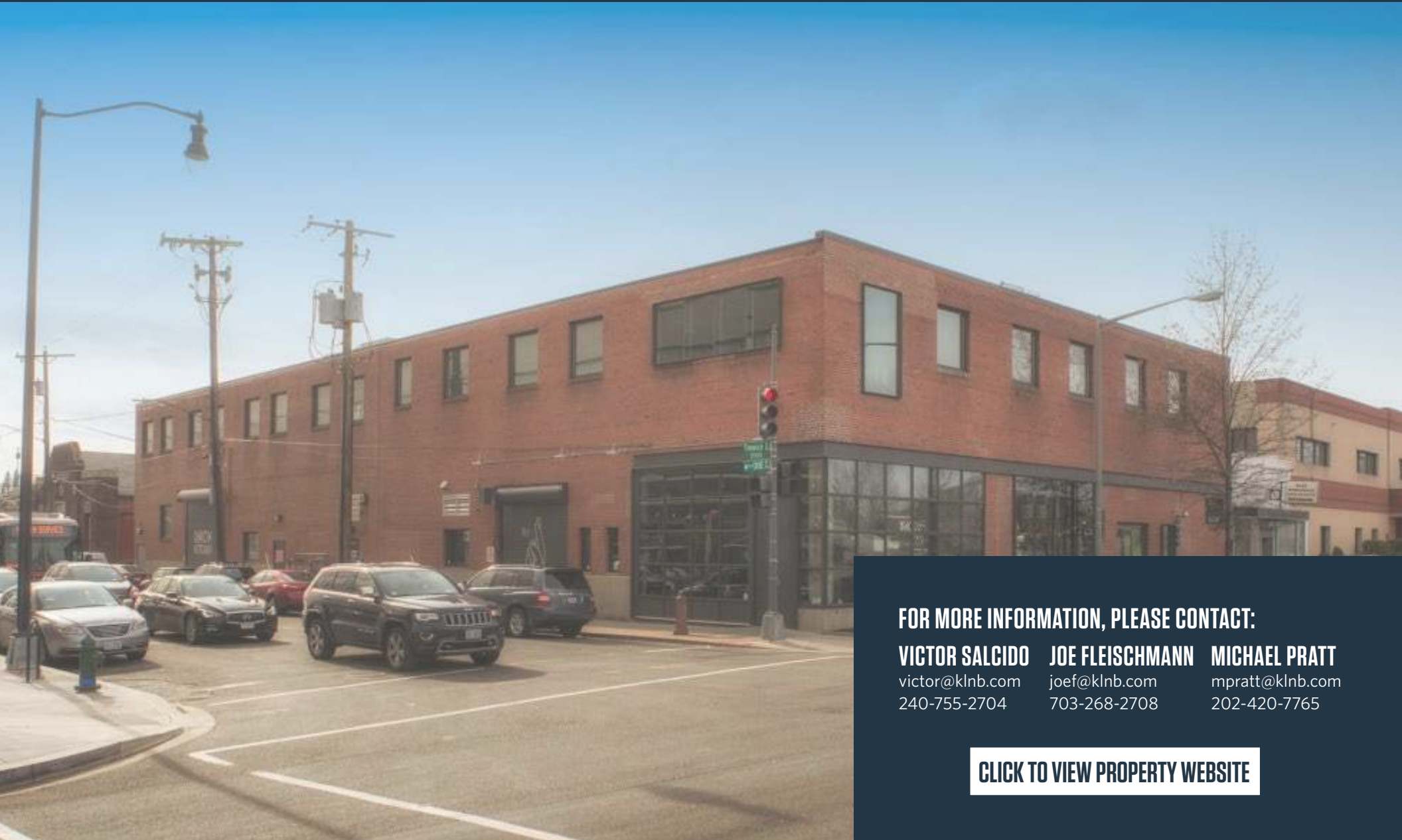
mpratt@klnb.com | 202-420-7765

**klnb**



# 1369 NEW YORK AVE NE

WASHINGTON, DC 20002



**FOR MORE INFORMATION, PLEASE CONTACT:**

**VICTOR SALCIDO**

victor@klnb.com  
240-755-2704

**JOE FLEISCHMANN**

joef@klnb.com  
703-268-2708

**MICHAEL PRATT**

mpratt@klnb.com  
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.