



2-STORY ROOFTOP BAR AT IVY CITY

1408 OKIE ST NE, WASHINGTON, DC 20002

**7,780 SF ACROSS TWO LEVELS WITH
ROOFTOP BAR AND OUTDOOR DECK**

**2,690 SF ON SECOND
LEVEL + OUTDOOR DECK**

5,090 SF ON FIRST LEVEL

The Lane

1408

VICTOR SALCIDO

vsalcido@klnb.com | 240-755-2704

JOE FLEISCHMANN

joef@klnb.com | 703-268-2708

MICHAEL PRATT

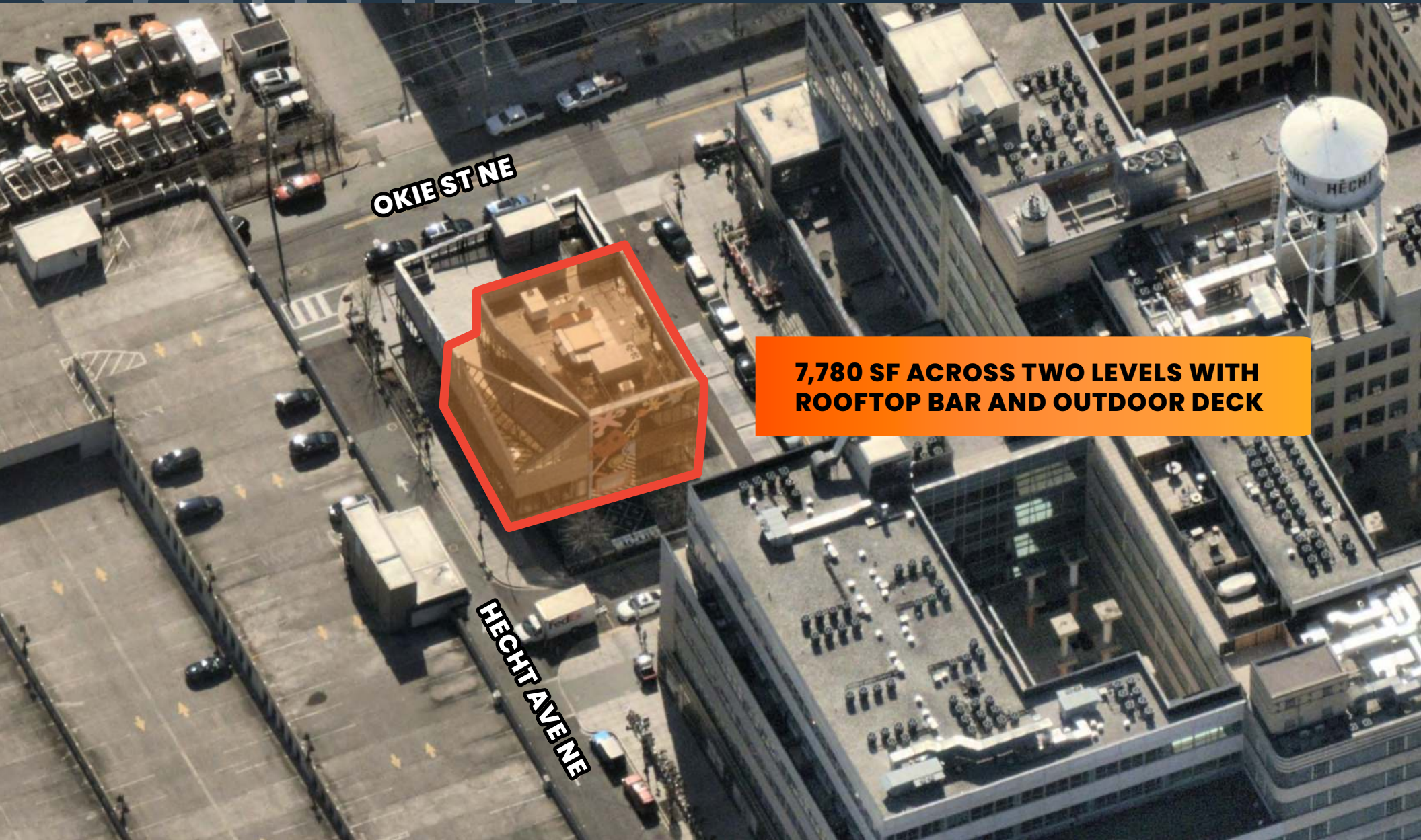
mpratt@klnb.com | 202-420-7765

klnb.com

OVERVIEW

2-STORY ROOFTOP BAR AT IVY CITY

1408 OKIE ST NE, WASHINGTON, DC 20002



OKIE ST NE

HECHT AVENUE

**7,780 SF ACROSS TWO LEVELS WITH
ROOFTOP BAR AND OUTDOOR DECK**

VICTOR SALCIDO

vscalcido@klnb.com | 240-755-2704

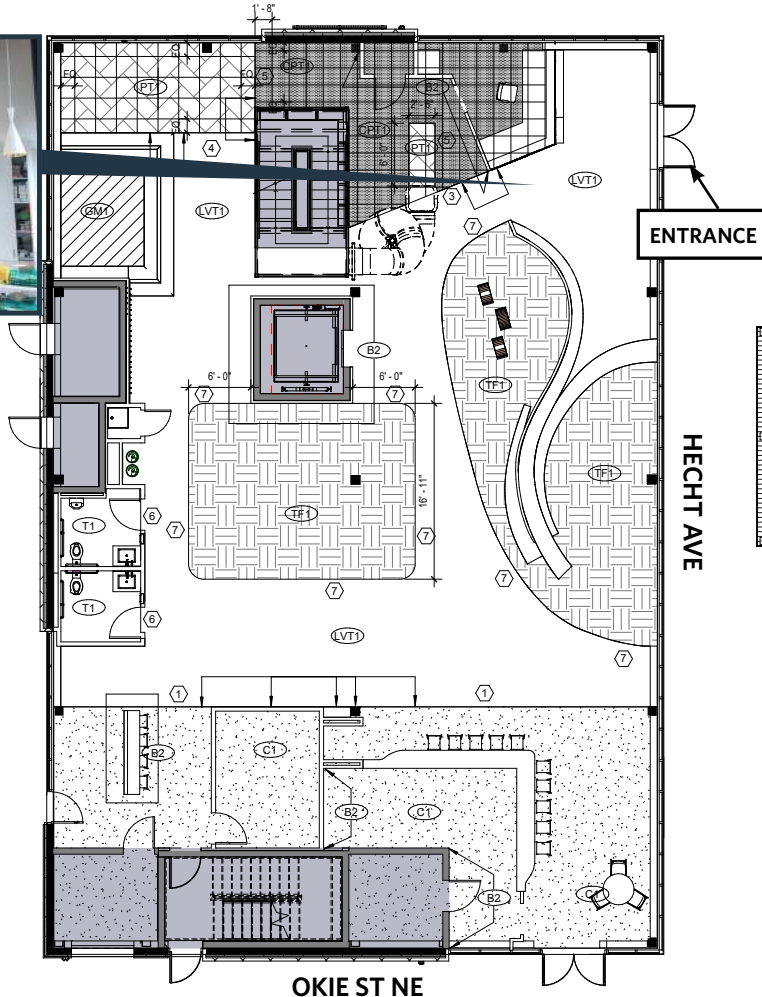
JOE FLEISCHMANN

joef@klnb.com | 703-268-2708

MICHAEL PRATT

mpratt@klnb.com | 202-420-7765

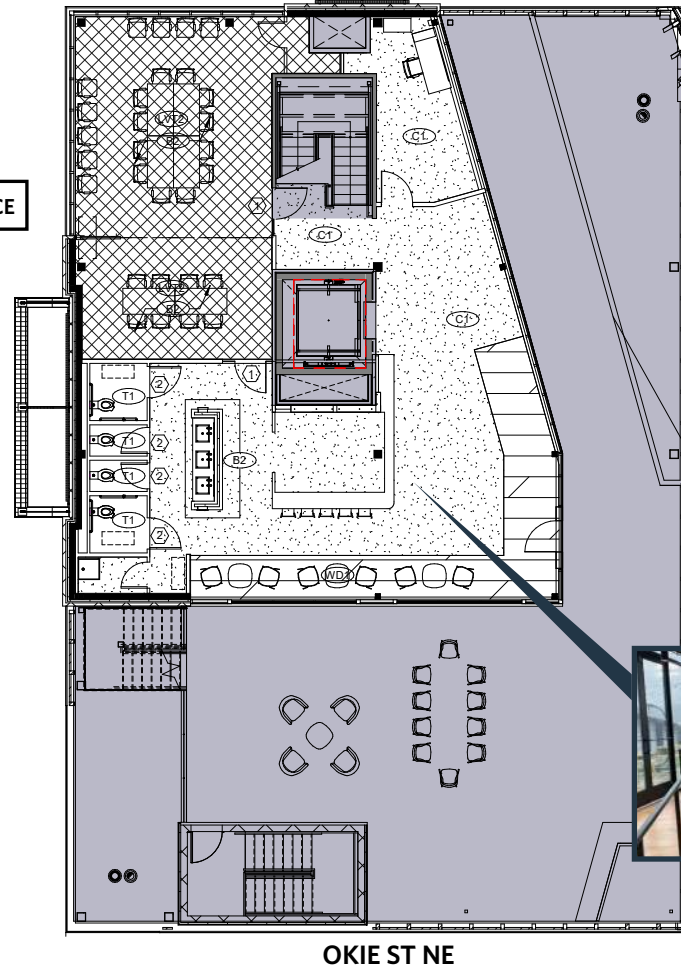
klnb



FIRST LEVEL

[CLICK FOR VIDEO](#)

SIZE: 5,090 SF CEILING HEIGHT: 17'8"



SECOND LEVEL

[CLICK FOR VIDEO](#)

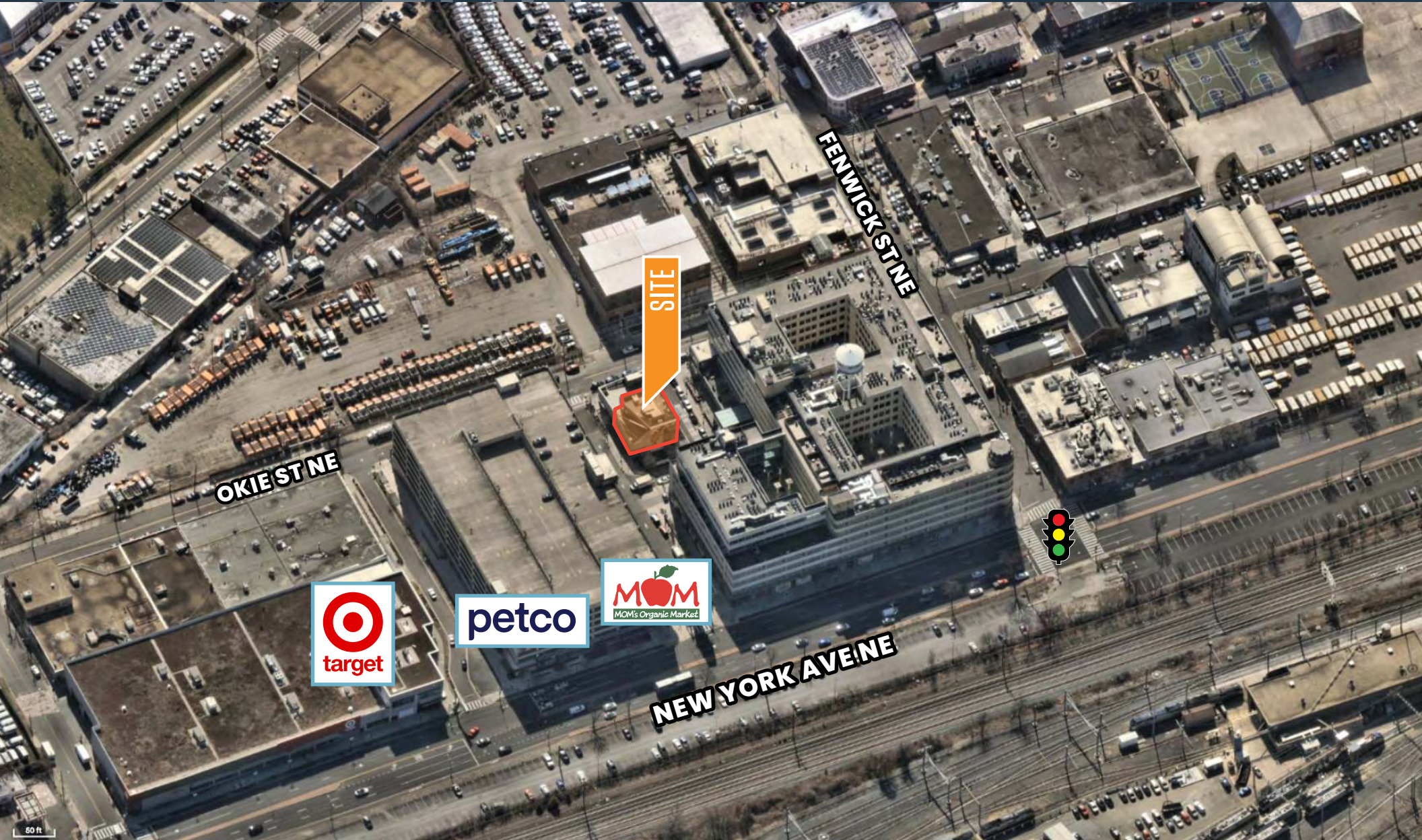
SIZE: 2,690 SF + OUTDOOR DECK CEILING HEIGHT: 11'7"



SITE PLAN

2-STORY ROOFTOP BAR AT IVY CITY

1408 OKIE ST NE, WASHINGTON, DC 20002



VICTOR SALCIDO

vsalcido@klnb.com | 240-755-2704

JOE FLEISCHMANN

joef@klnb.com | 703-268-2708

MICHAEL PRATT

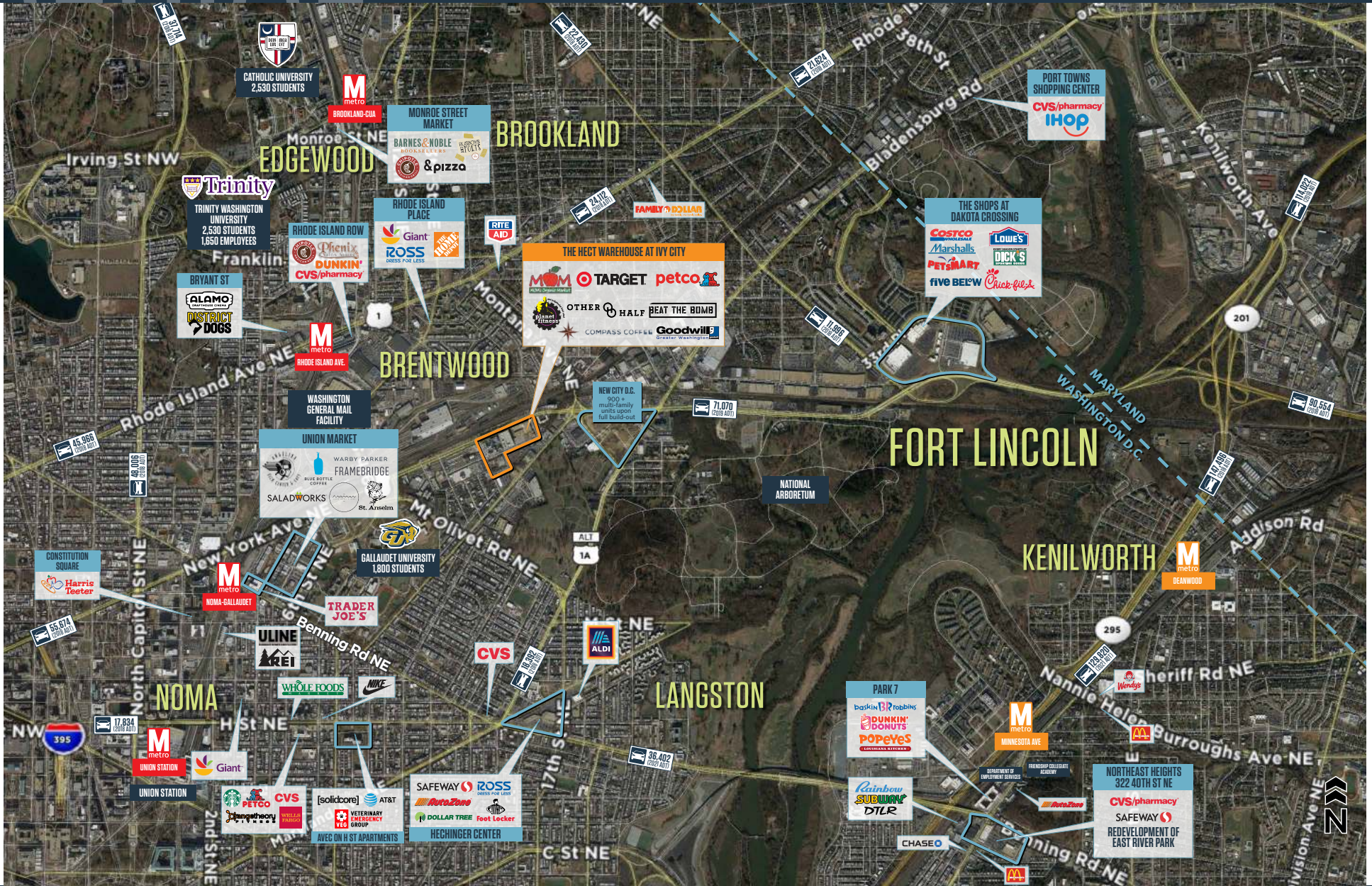
mpratt@klnb.com | 202-420-7765

klnb

AERIAL

2-STORY ROOFTOP BAR AT IVY CITY

1408 OKIE ST NE, WASHINGTON, DC 20002



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

2-STORY ROOFTOP BAR AT IVY CITY

1408 OKIE ST NE, WASHINGTON, DC 20002

10 MINUTE DRIVE TIME TAPESTRY



LAPTOPS & LATTES

HOUSEHOLDS: 17,306 (20.7%)
MEDIAN AGE: 37.4



METRO RENTERS






HOUSEHOLDS: 12,807 (14.8%)
MEDIAN AGE: 32.5

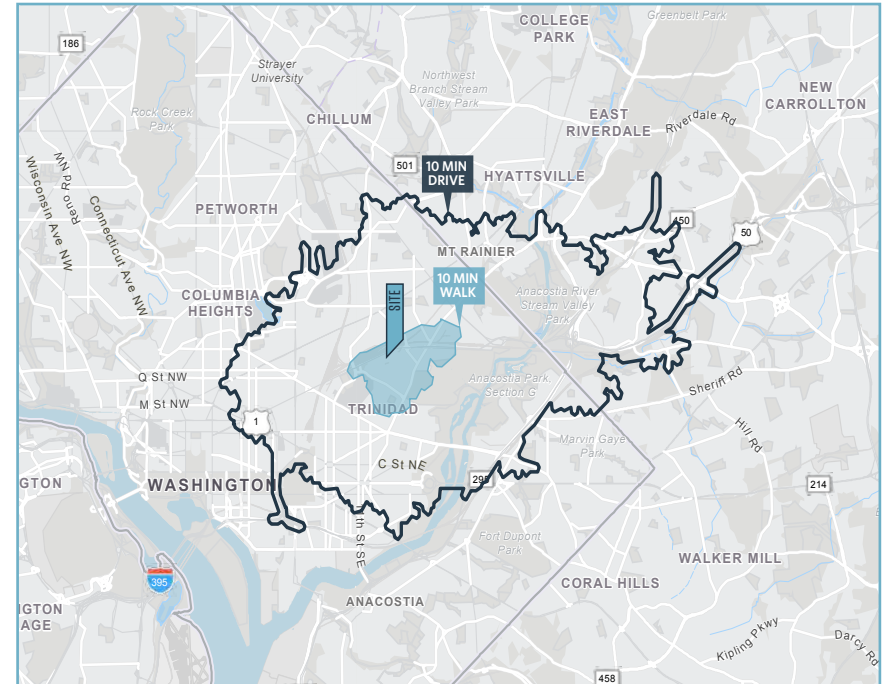


TRENDSETTERS

HOUSEHOLDS: 11,249 (13.7%)
MEDIAN AGE: 36.3

10 MIN DRIVE 10 MIN WALK

| | 10 MIN DRIVE | 10 MIN WALK |
|--|--------------|-------------|
|  POPULATION | 157,142 | 2,919 |
|  DAYTIME POPULATION | 176,226 | 3,591 |
|  AVG HH INCOME | \$157,031 | \$98,240 |
|  EDUCATION | 65.5% | 43.9% |
|  HOUSEHOLDS | 72,951 | 1,291 |



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





2-STORY ROOFTOP BAR AT IVY CITY

1408 OKIE ST NE, WASHINGTON, DC 20002



FOR MORE INFORMATION, PLEASE CONTACT:

VICTOR SALCIDO
vsalcido@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.