

# 1350 OKIE ST NE, WASHINGTON, DC 20002

APPROXIMATELY 36,950 SF  
ACROSS 4 FLOORS!

FORMER ENTERTAINMENT VENUE  
WITH ROOFTOP OPPORTUNITY  
AND KITCHEN BASEMENT.

UNOBSTRUCTED SIGNAGE  
VISIBILITY FROM NEW YORK  
AVE NE (71,068ADT)

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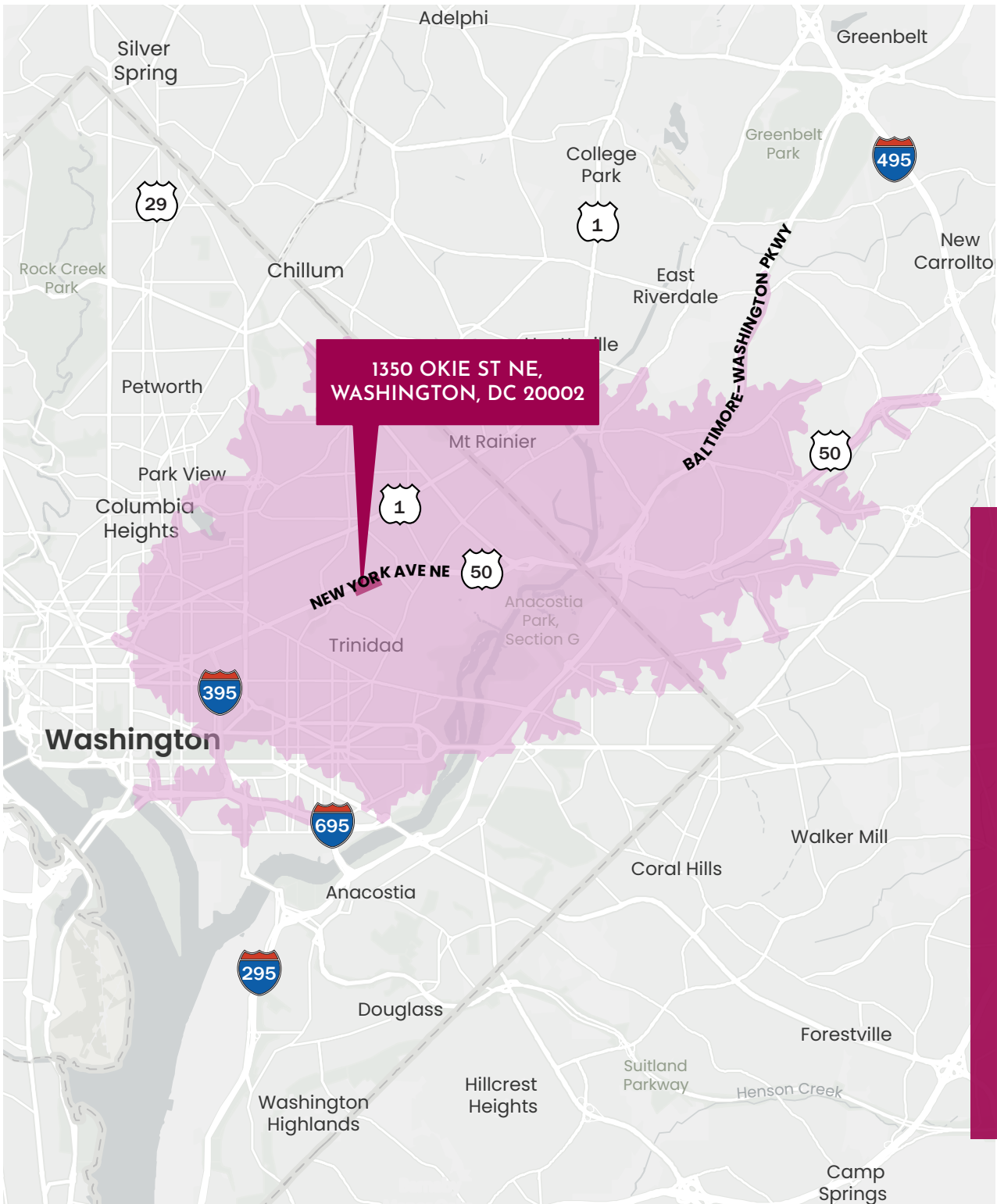
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 **Douglas  
Development**  
CORPORATION

**klnb**



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WASHINGTON, DC 20002**

# DEMOGRAPHICS

	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 NE.....71,068 ADT

## TAPESTRY DEMOGRAPHICS



**LAPTOPS & LATTES**  
HOUSEHOLDS: 22,852 (21.1%)  
MEDIAN AGE: 37.4



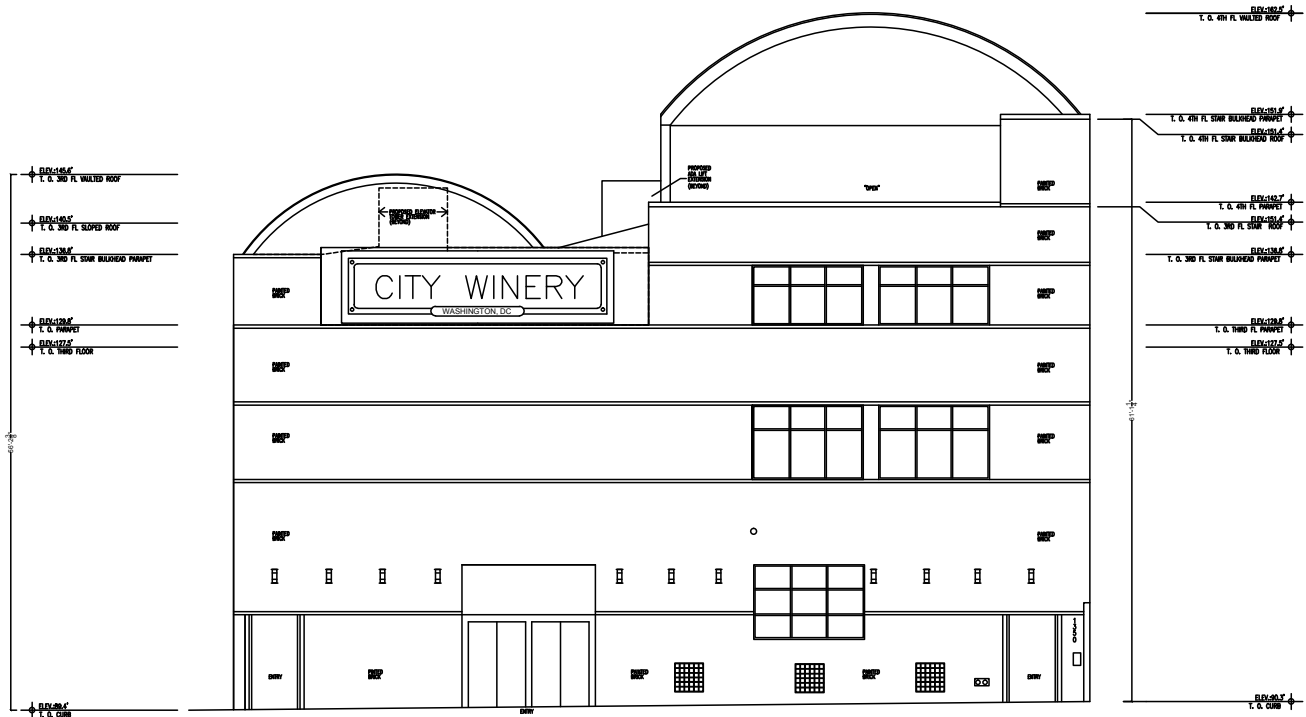
**METRO RENTERS**  
HOUSEHOLDS: 20,323 (18.7%)  
MEDIAN AGE: 32.5



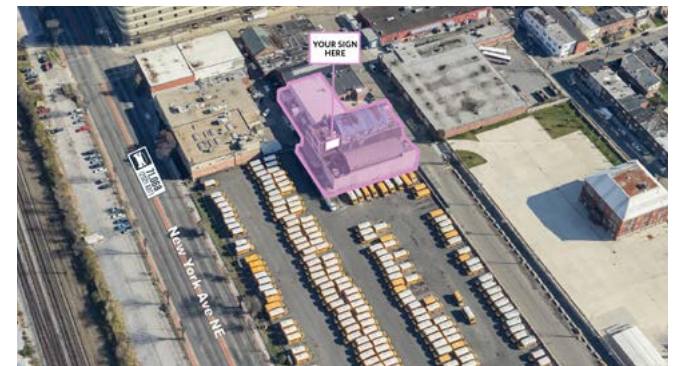
**TRENDSETTERS**  
HOUSEHOLDS: 13,391 (12.3%)  
MEDIAN AGE: 36.3



# ELEVATION & VISIBILITY



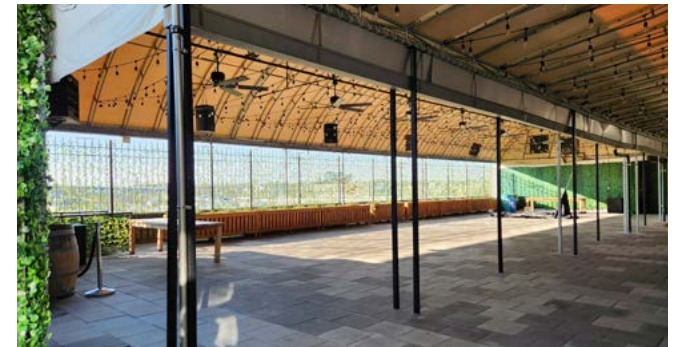
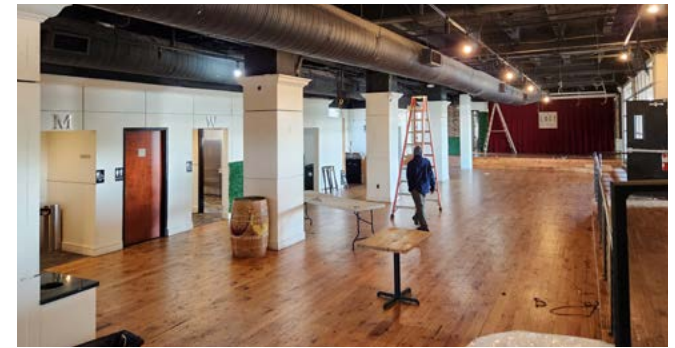
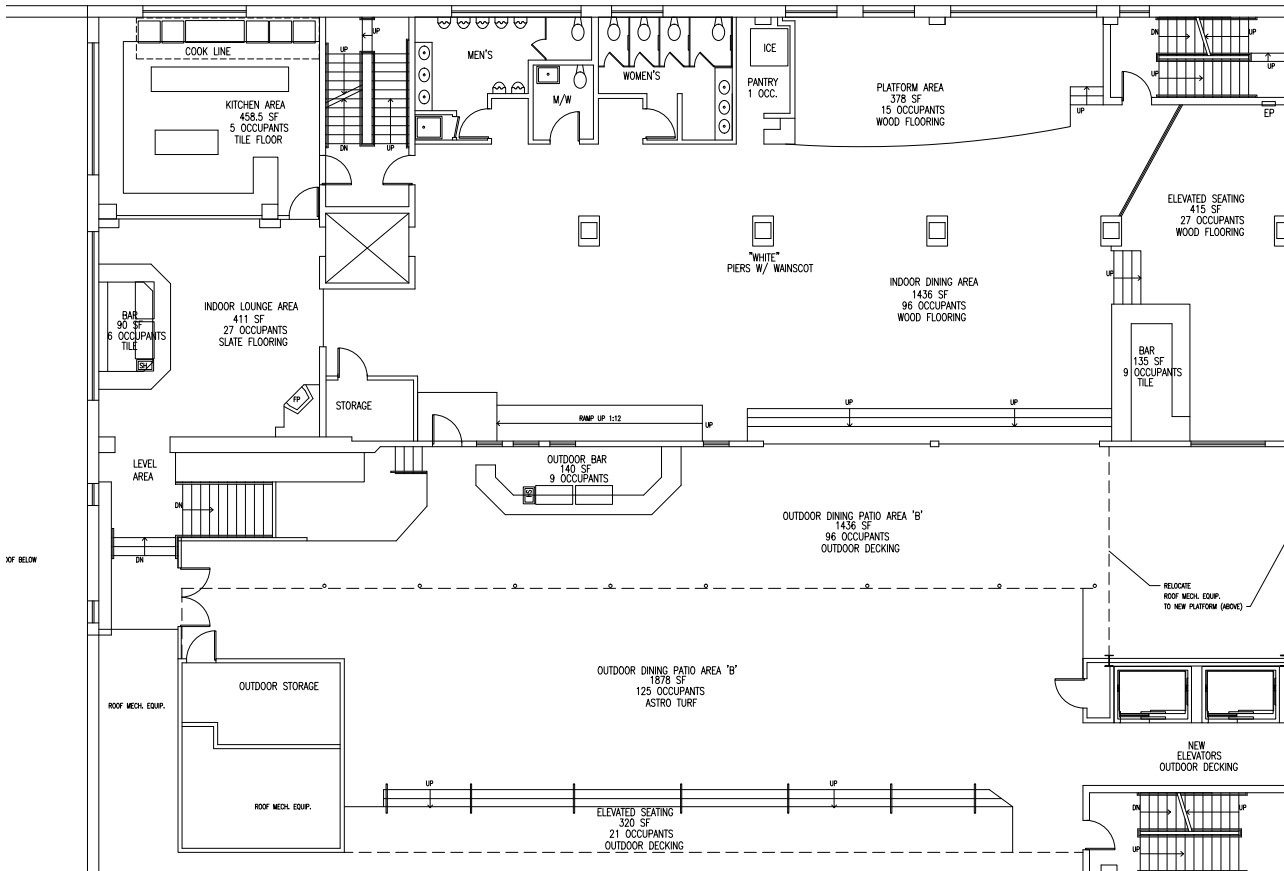
135 OKIE STREET NE – SOUTH ELEVATION







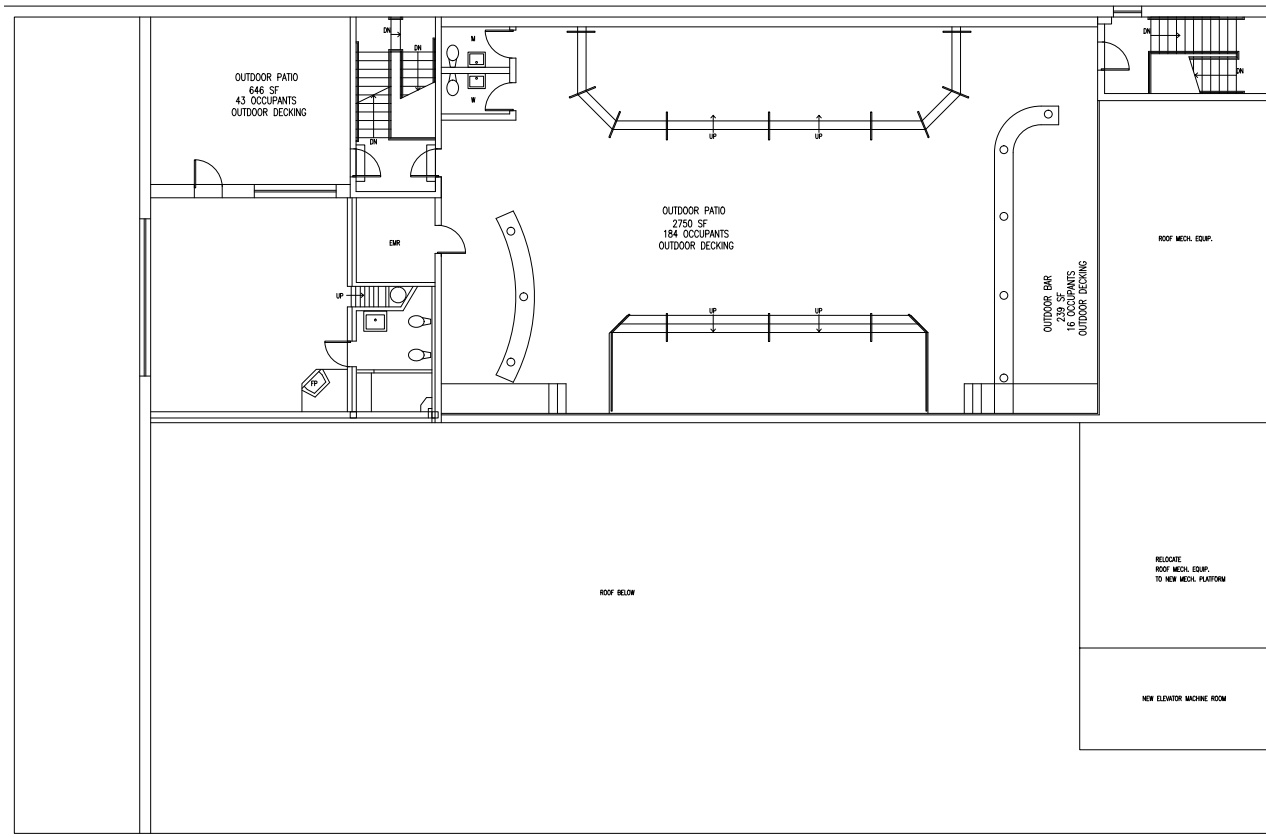
# THIRD LEVEL PLANS



 [CLICK TO WATCH PROPERTY WALKTHROUGH](#)

SIZE: ±7,406 SF    CEILING HEIGHTS: 14'-0"

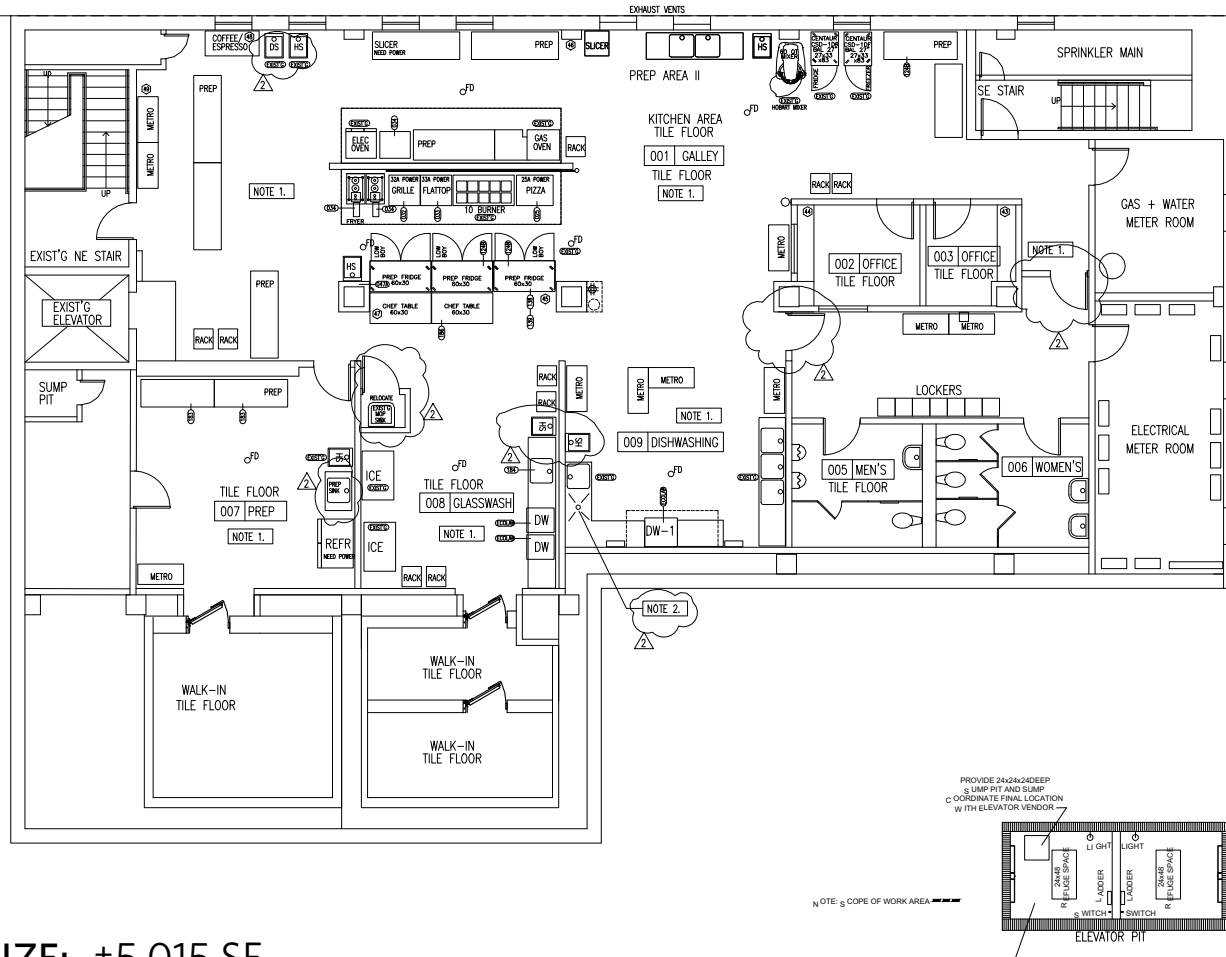
# ROOFTOP PLANS



SIZE: 1,174 SF | ±4,000 SF outdoor patio



# KITCHEN BASEMENT



 [CLICK TO WATCH PROPERTY WALKTHROUGH](#)

SIZE: ±5,015 SF

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VIEW PROPERTY WEBSITE

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