

3400 11TH ST, NW

Washington, DC 20010



JOIN



Queen's English



THE COUPE

FOR SALE OR LEASE

- Entire building available for Sale or Lease - can be subdivided (8,851 SF GLA sitting on 3,866 SF Lot)
- Formerly occupied by Makan Restaurant & The Thirsty Crow
- Located in the heart of the Columbia Heights neighborhood
- Street level: Approximately 2,989 SF - plus outdoor seating
- Lower level: Approximately 2,988 SF - with separate entrance
- 2nd floor: Approximately 2,874 SF with deck and separate entrance
- 2 blocks from Columbia Heights Metro Station and DC USA (Target, Marshalls, Lidl)
- 1 block from Tivoli Square (Giant Food, Dave's Hot Chicken, Iron Age)

LEASED BY:

klnb

Steve Combs
scombs@klnb.com
202-420-7776

Bob Browning
bbrowning@klnb.com
703-268-2717

8065 Leesburg Pike, Suite 700, Tysons, VA 22182
klnb.com

3400 11TH ST, NW

Washington, DC 20010



TRAFFIC COUNTS | 2023

11th St NW	2,356 ADT
Park Rd NW	3,402 ADT

	.25-MILE	.5-MILES	1-MILES				
	Population 7,970	31,362	82,161		Households 3,547	14,011	37,465
	Daytime Population 5,000	21,401	77,084		Average Household Income \$210,294	\$165,563	\$168,365

Steve Combs
scombs@klnb.com
202-420-7776

Bob Browning
bbrowning@klnb.com
703-268-2717

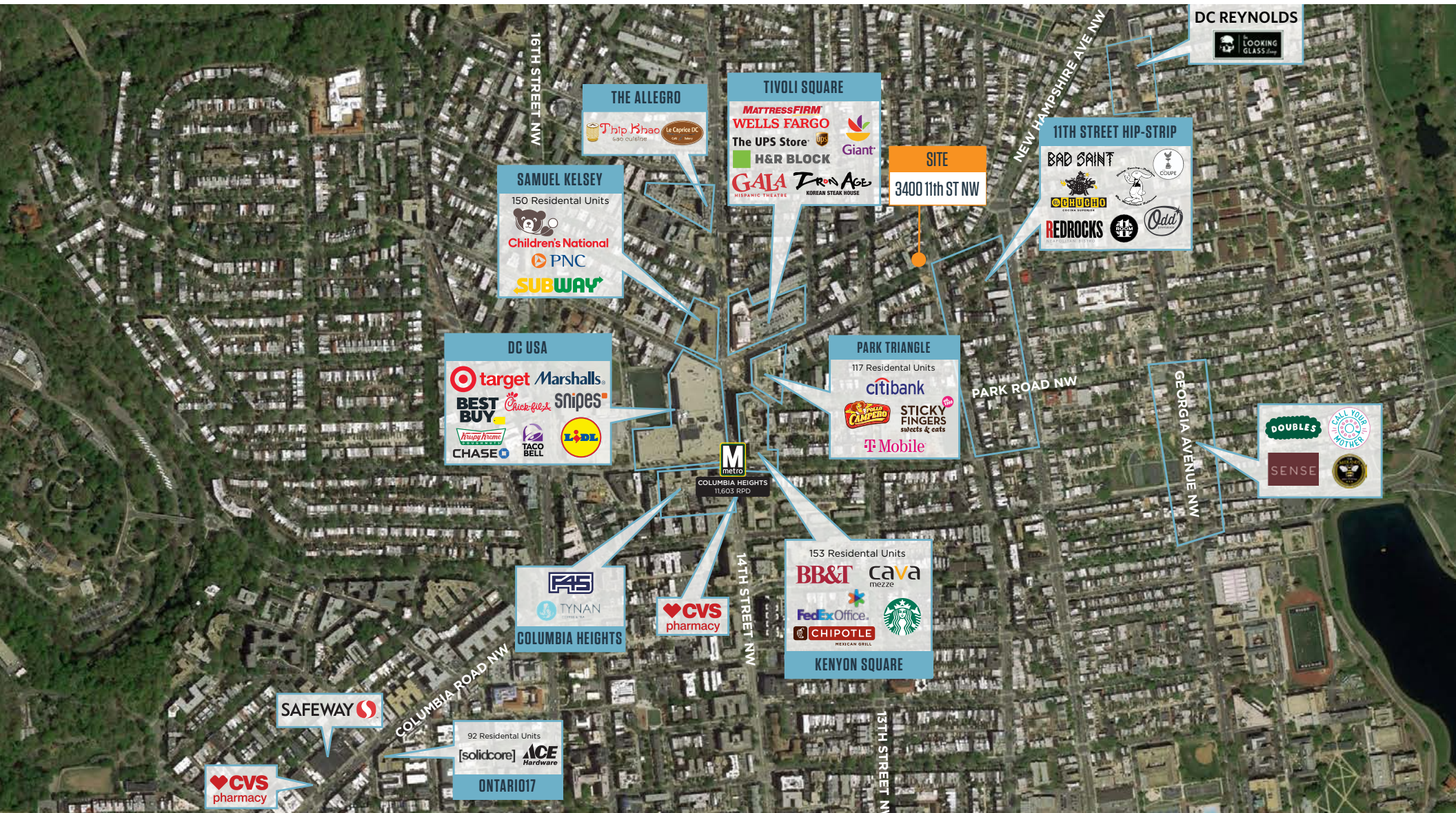
8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

3400 11TH ST, NW

Washington, DC 20010

MARKET AERIAL



Steve Combs
scombs@klnb.com
202-420-7776

Bob Browning
bbrowning@klnb.com
703-268-2717

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

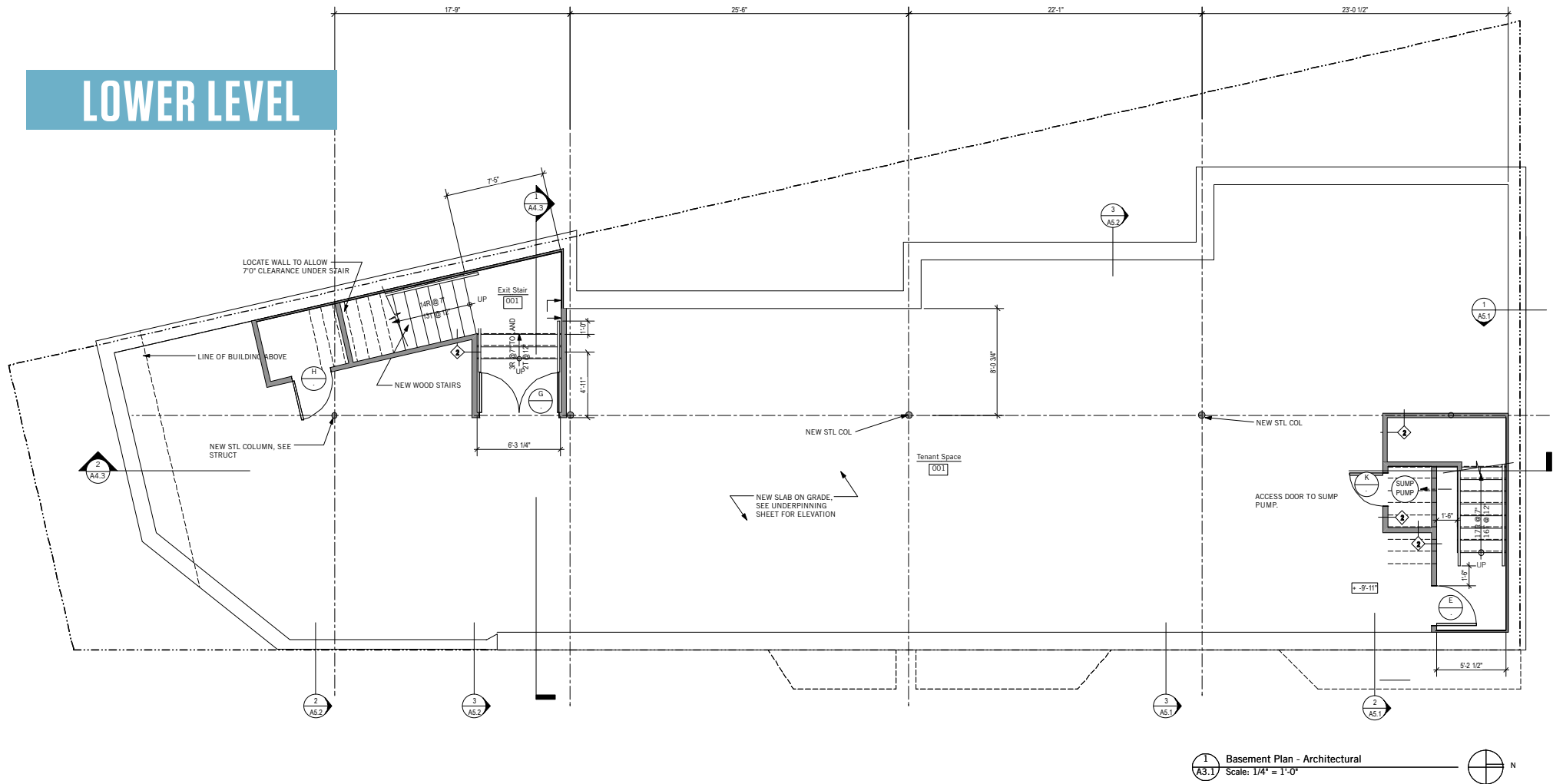
klnb

3400 11TH ST, NW

Washington, DC 20010

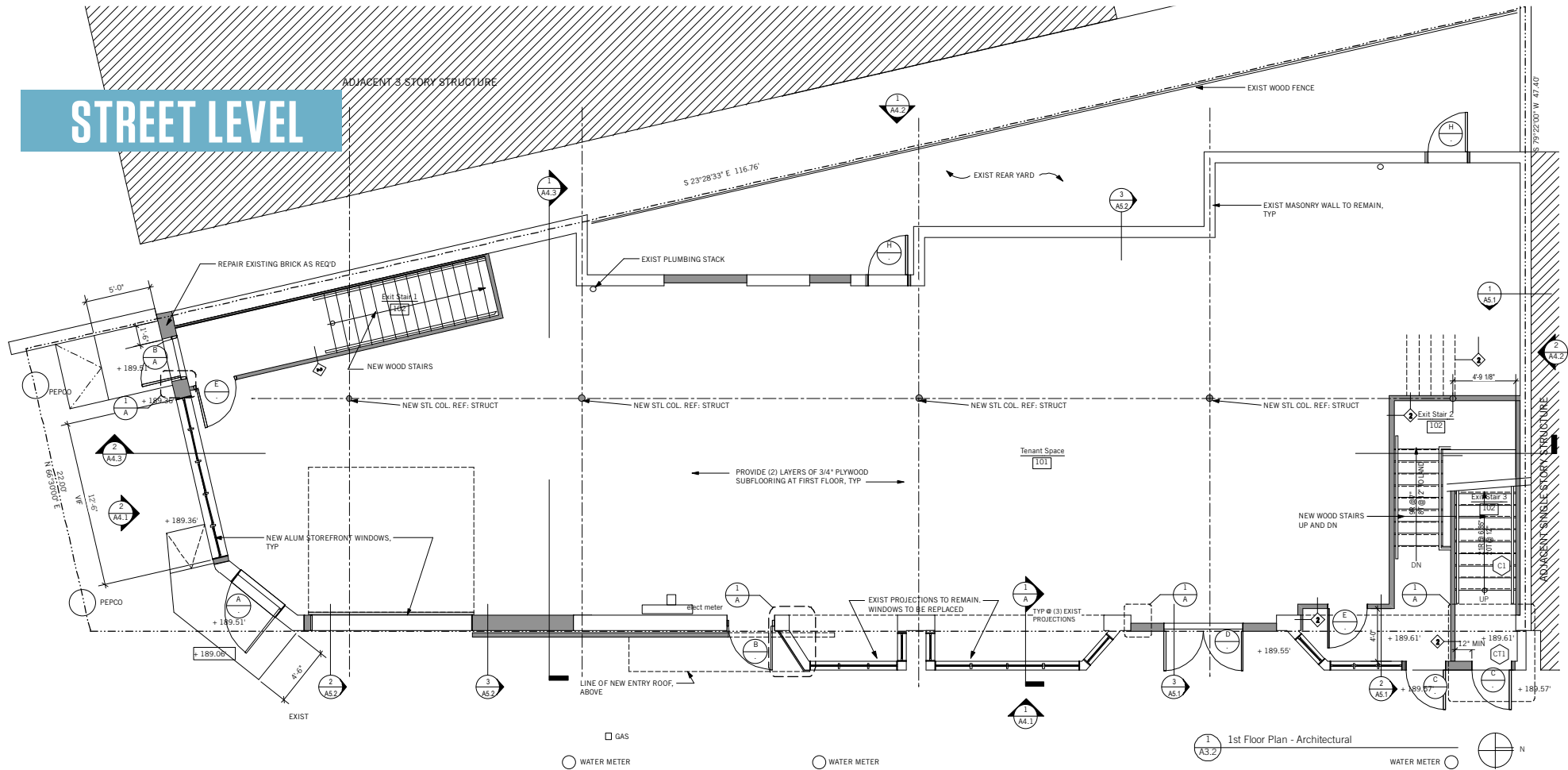
SITE PLAN

LOWER LEVEL



Washington, DC 20010

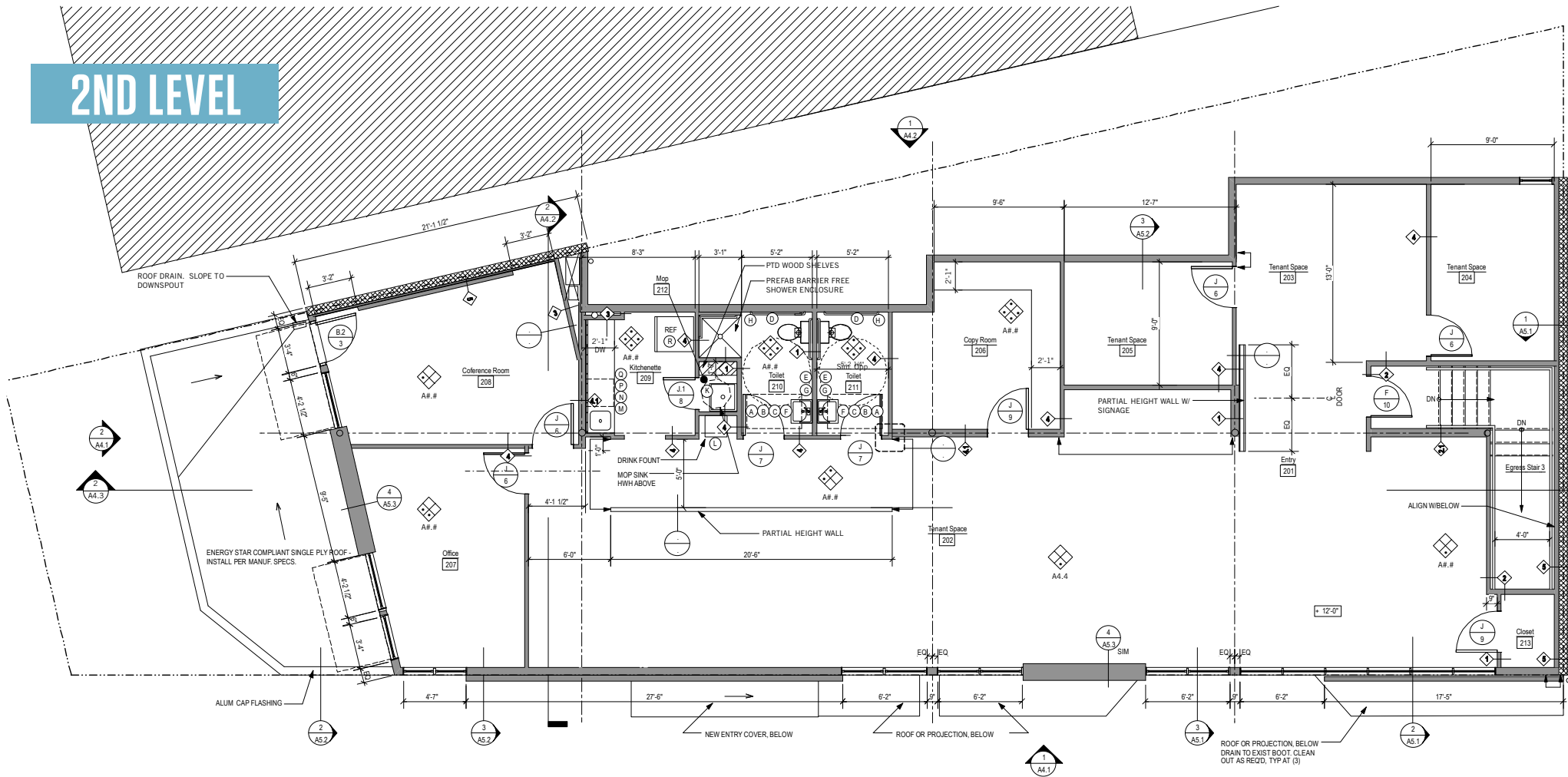
SITE PLAN



Washington, DC 20010

SITE PLAN

2ND LEVEL



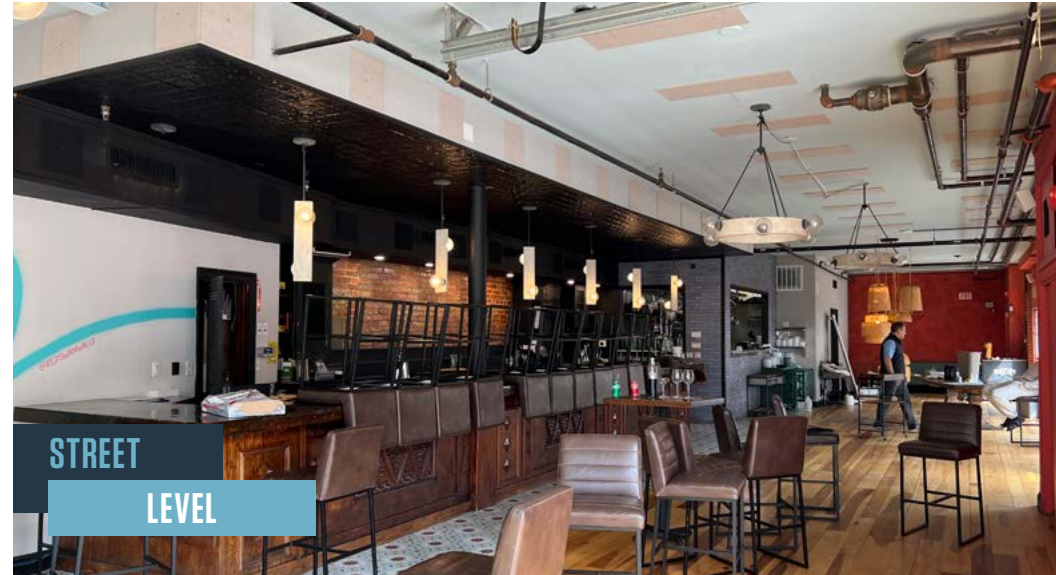
3400 11TH ST, NW

Washington, DC 20010

PHOTOS



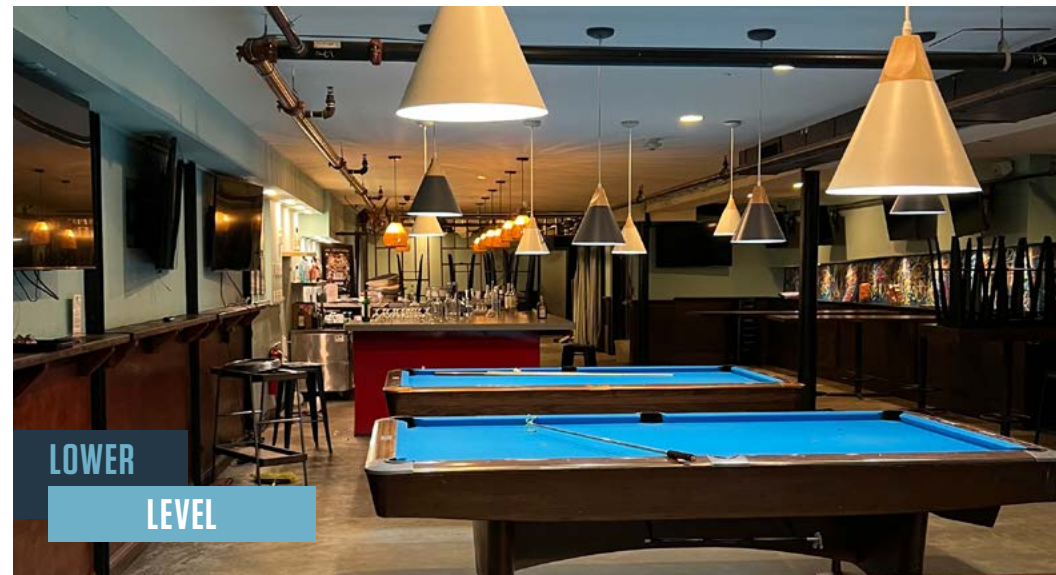
OUTDOOR
SEATING



STREET
LEVEL



LOWER
LEVEL



LOWER
LEVEL

Steve Combs
scombs@klnb.com
202-420-7776

Bob Browning
bbrowning@klnb.com
703-268-2717

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

3400 11TH ST, NW

Washington, DC 20010

PHOTOS



2ND LEVEL

OFFICE



2ND LEVEL

OFFICE



2ND LEVEL

OFFICE



2ND LEVEL

OFFICE

Steve Combs
scombs@klnb.com
202-420-7776

Bob Browning
bbrowning@klnb.com
703-268-2717

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

3400 11TH ST, NW

Washington, DC 20010

[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

Steve Combs

scombs@klnb.com

202-420-7776

Bob Browning

bbrowning@klnb.com

703-268-2717



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.

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

