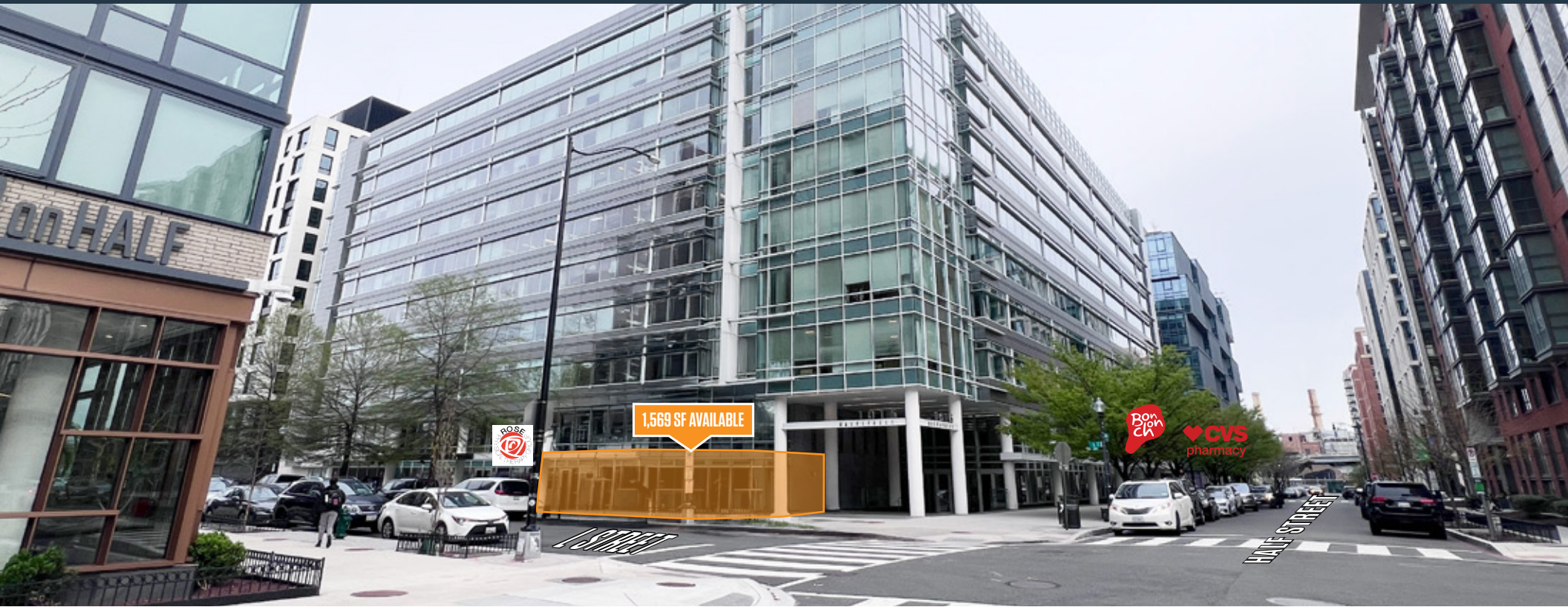




JOIN THESE RETAILERS



RETAIL FOR LEASE

- 1,569 SF cold dark shell space available with venting ability and private patio area.
- Located in a 396,000 SF office building in the heart of Capital Riverfront, DC's fastest growing neighborhood.
- 1 block from the Navy Yard Metro (6,420 riders per day in 2023) and 2 blocks from Nationals Park (2.25 million visitors per year).
- Adjacent to newly delivered CODA on Half (161 Units), Kennedy on L (74 Units) and 1000 S Capitol (244 Units).

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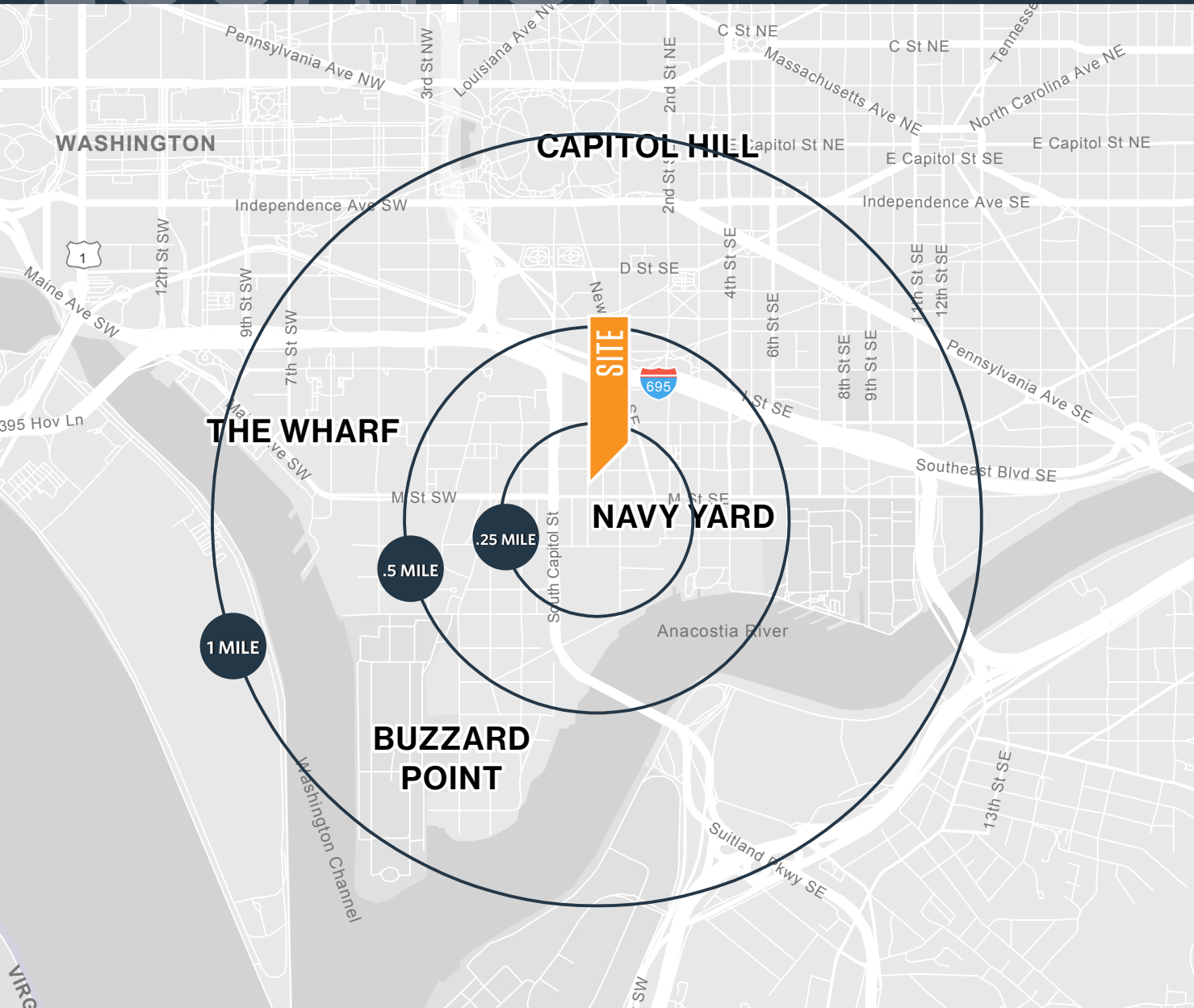
LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769

klnb.com

LOCATION

1015 HALF STREET, SE
WASHINGTON, DC 20003



AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
1,569 SF	Negotiable	Cold Dark Shell	Immediate

DEMOGRAPHICS | 2024:

.25-MILE	.5-MILE	1-MILE
Population 11,644	24,137	43,743
Daytime Population 15,457	43,863	84,396
Households 7,593	14,979	26,096
Average HH Income \$195,635	\$174,342	\$171,971

TRAFFIC COUNTS | 2023:

South Capital Street	34,656 ADT
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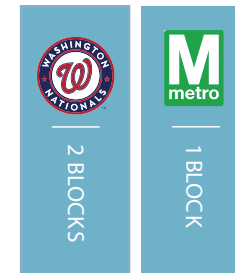
SITE PLAN

1015 HALF STREET, SE

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HALF STREET



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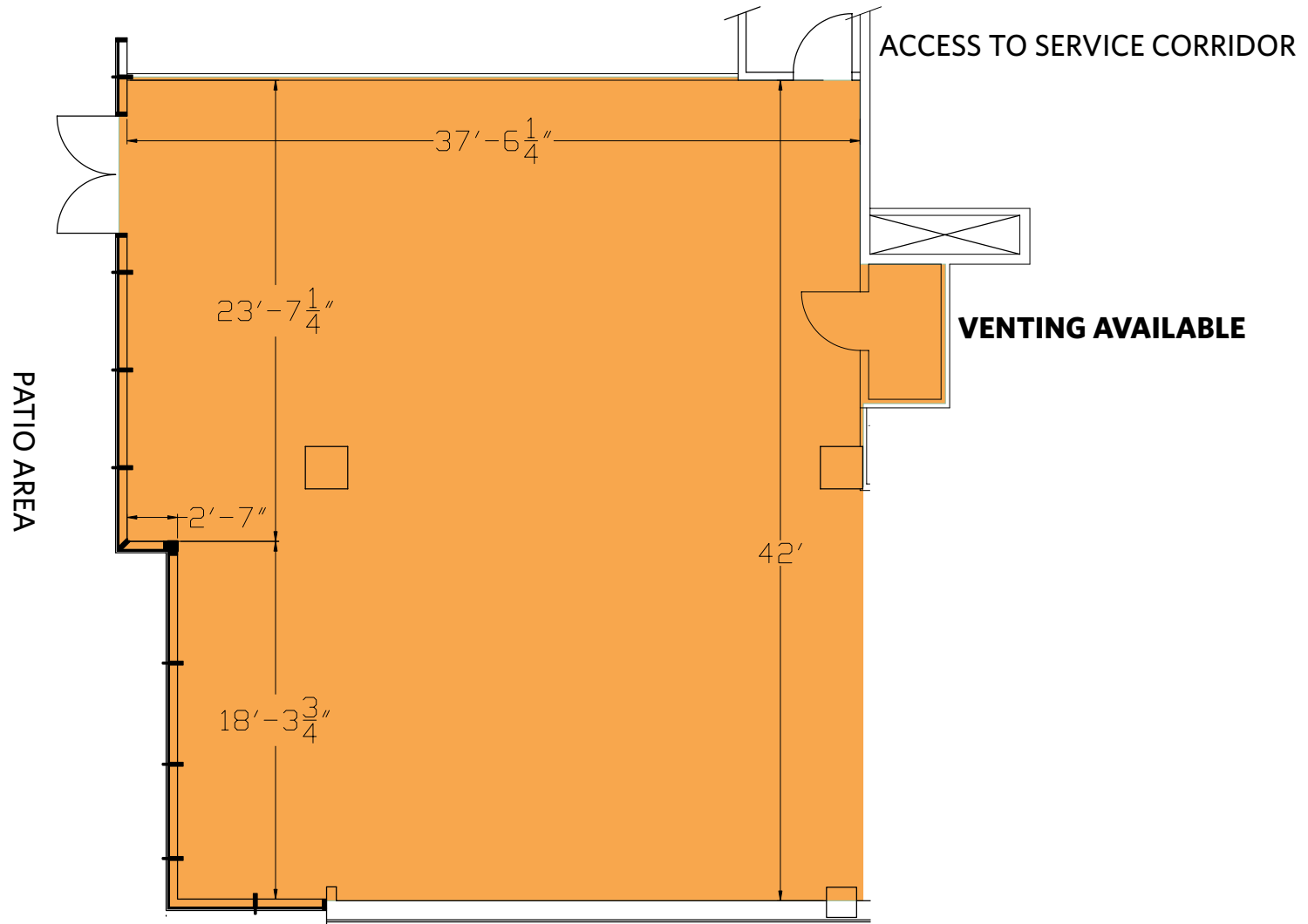
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PREMISES



1015 HALF STREET, SE

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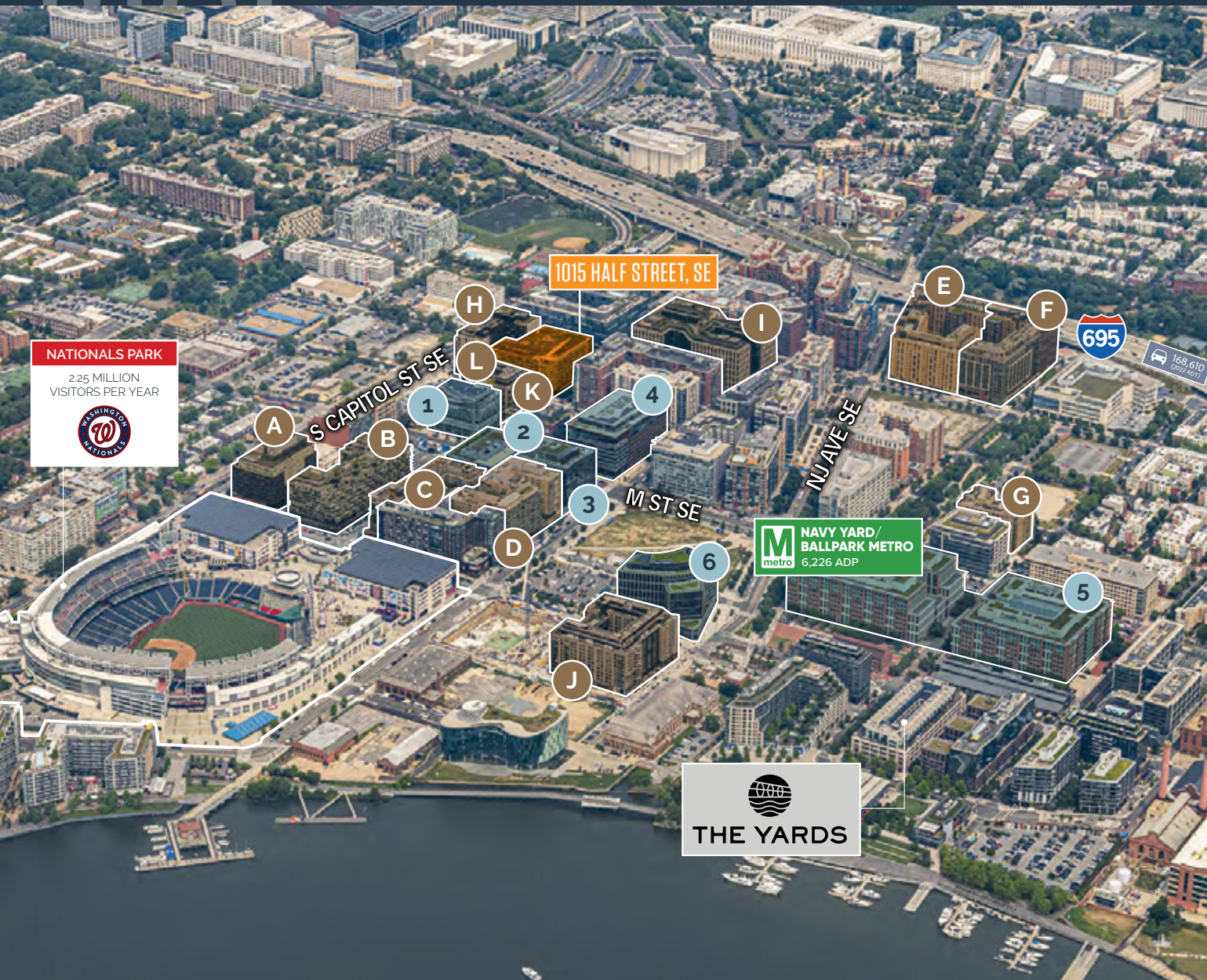
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MULTI-FAMILY

	NAME	UNITS
A	1221 Van	291
B	West Half	465
C	The Kelvin	312
D	F1rst Residences	324
E	Park Chelsea	430
F	The Garrett	373
G	Harlow	179
H	1000 S Capitol	244
I	Crossing	820
J	Vela	379
K	Coda on Half	161
L	Kennedy on L	74

OFFICE

	NAME	SQ FT
1	20 M Street	190,000
2	Half Street	280,000
3	99 M	235,000
4	80 M	392,000
5	Dept of Transportation HQ	1,500,000
6	1275 New Jersey Ave	300,000

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