



1229 NEW YORK AVE NW

WASHINGTON, DC 20005

BUILDING FOR
SALE OR LEASE

FOR SALE OR LEASE

NEARBY RETAILERS



NATIONAL
MUSEUM
OF WOMEN
IN THE ARTS

BOBBY VAN'S
Grill
EST. 1969



BUILDING FOR SALE OR LEASE

- Zoning: D-6; Downtown (Mixed-Use).
- Two-story building currently occupied by Downtown DC BID.
- Three blocks from The White House.

AVAILABLE

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
3,671 SF (ON THREE LEVELS)	"MARKET*"	"AS-IS"	IMMEDIATELY
*EST. NNN: \$21.36 PSF			



CLICK HERE TO WATCH
A VIRTUAL TOUR

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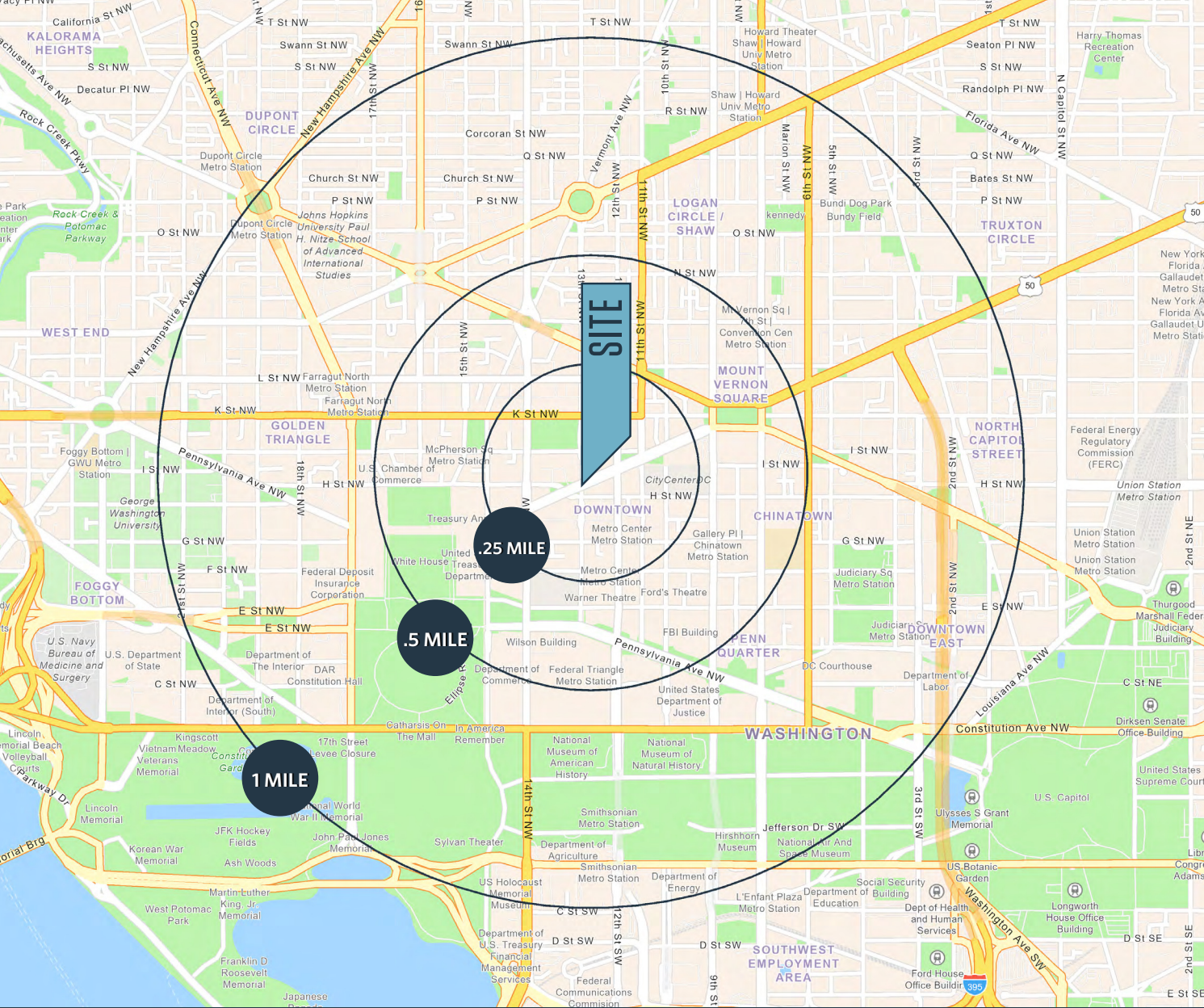
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LOCATION

1229 NEW YORK AVE NW
WASHINGTON, DC 20005



DEMOGRAPHICS | 2024:

.25-MILE	.5-MILE	1-MILE
Population		
2,041	11,324	53,495
Daytime Population		
44,386	133,521	347,979
Households		
1,321	6,937	30,501
Average HH Income		
\$205,166	\$178,720	\$172,551

CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

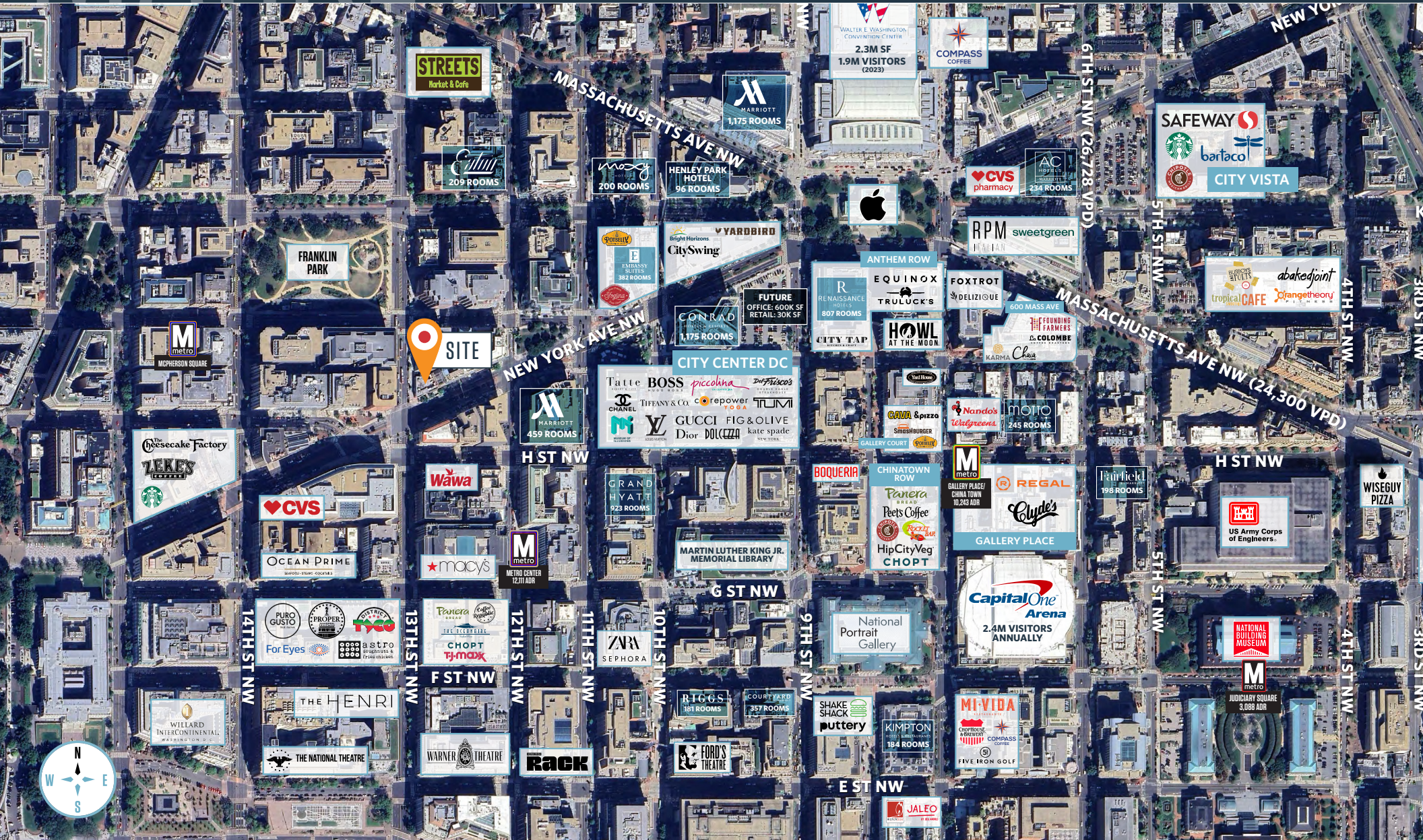
TRAFFIC COUNTS | 2023:

New York Ave NE	12,362 ADT
13th Street NW	17,417 ADT
12th Street NW	15,742 ADT

MARKET

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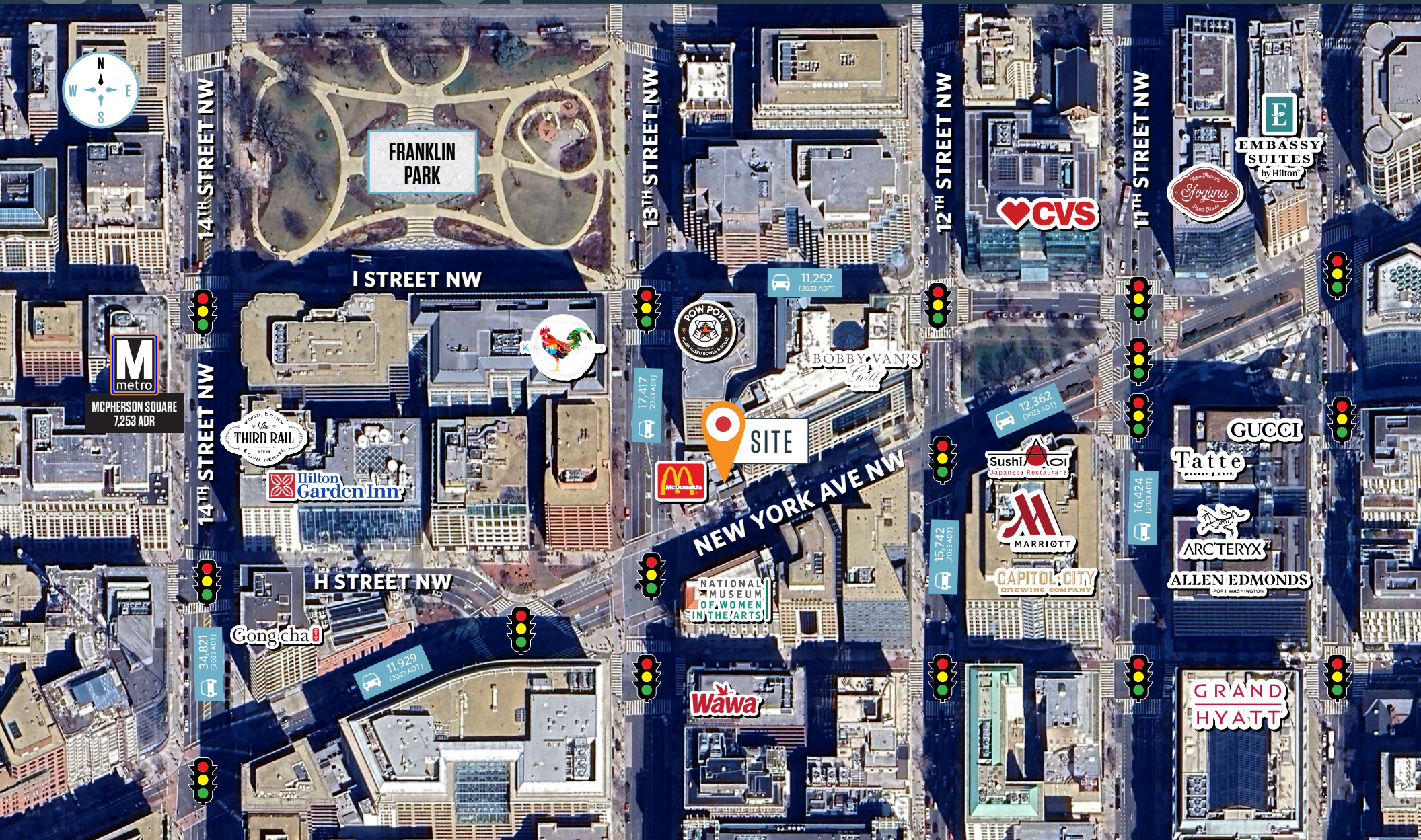
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CLOSE-UP

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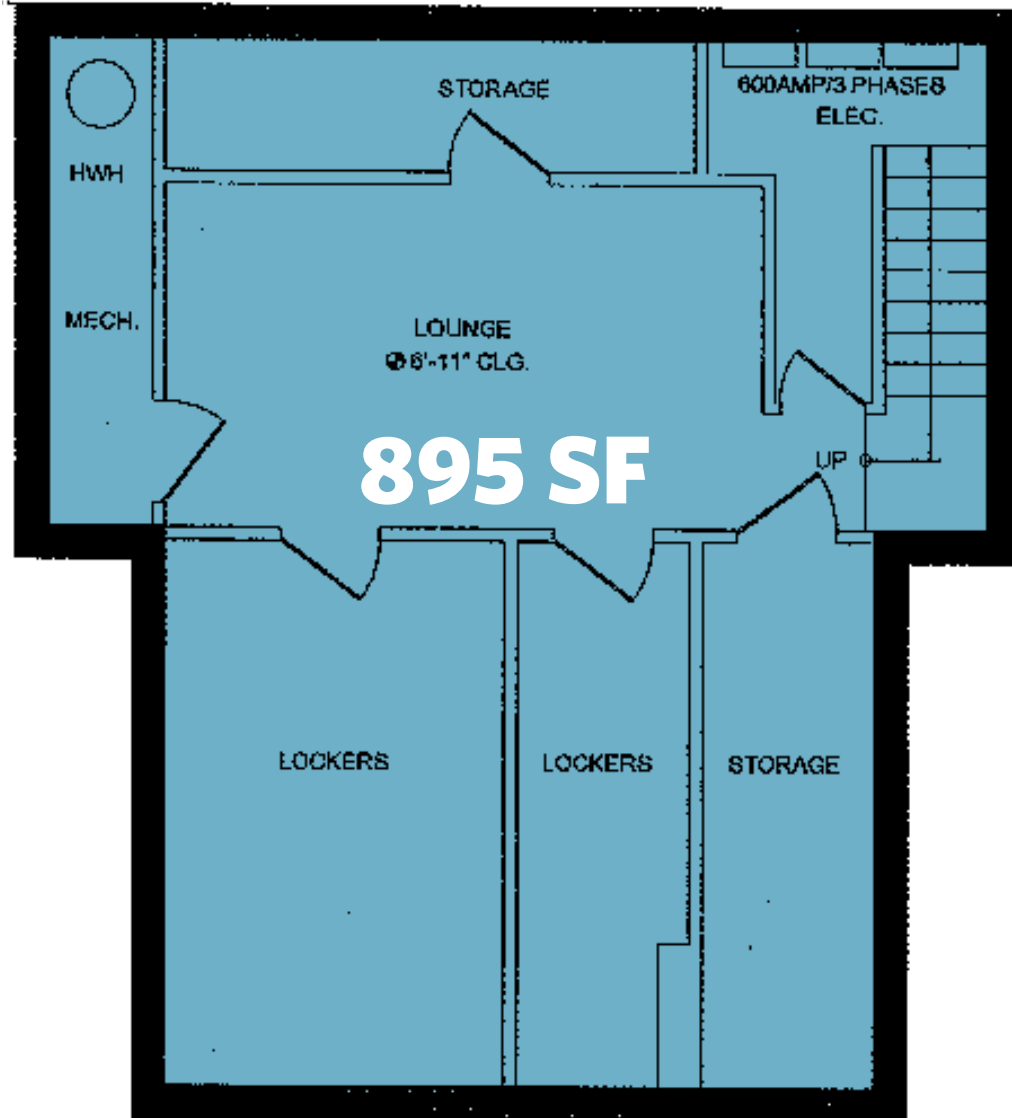
FLOOR PLAN

1229 NEW YORK AVE NW

WASHINGTON, DC 20005

AREA CALCULATIONS:

LOWER LEVEL.....	895 SF
FIRST FLOOR.....	2,041 SF
SECOND FLOOR.....	735 SF
TOTAL.....	3,671 SF
PROPERTY AREA	2,554 SF



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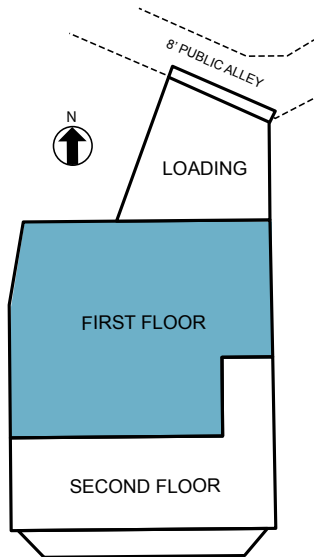
LOWER LEVEL..... 895 SF

FIRST FLOOR..... 2,041 SF

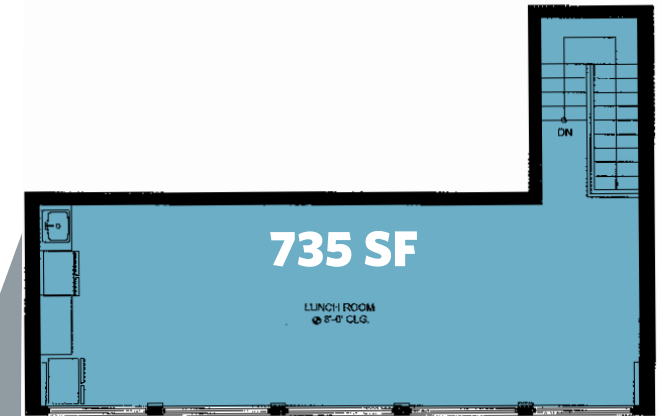
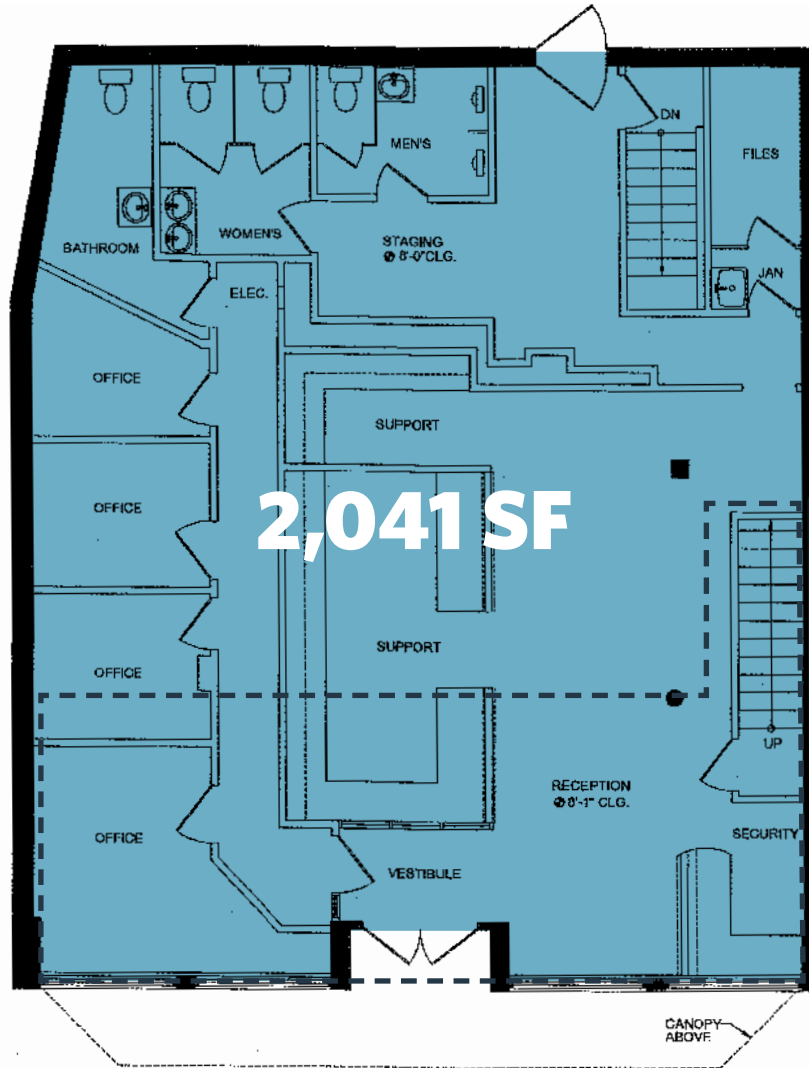
SECOND FLOOR..... 735 SF

TOTAL..... 3,671 SF

PROPERTY AREA 2,554 SF



NEW YORK AVENUE N.W.



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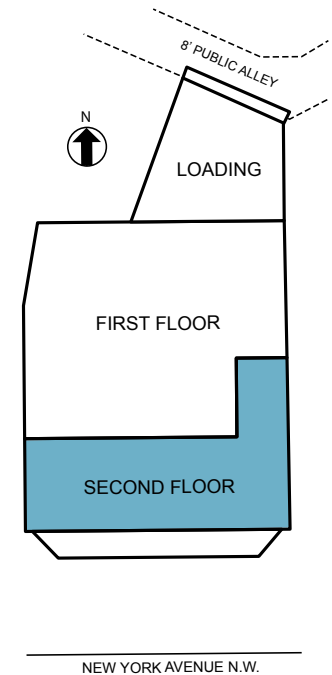
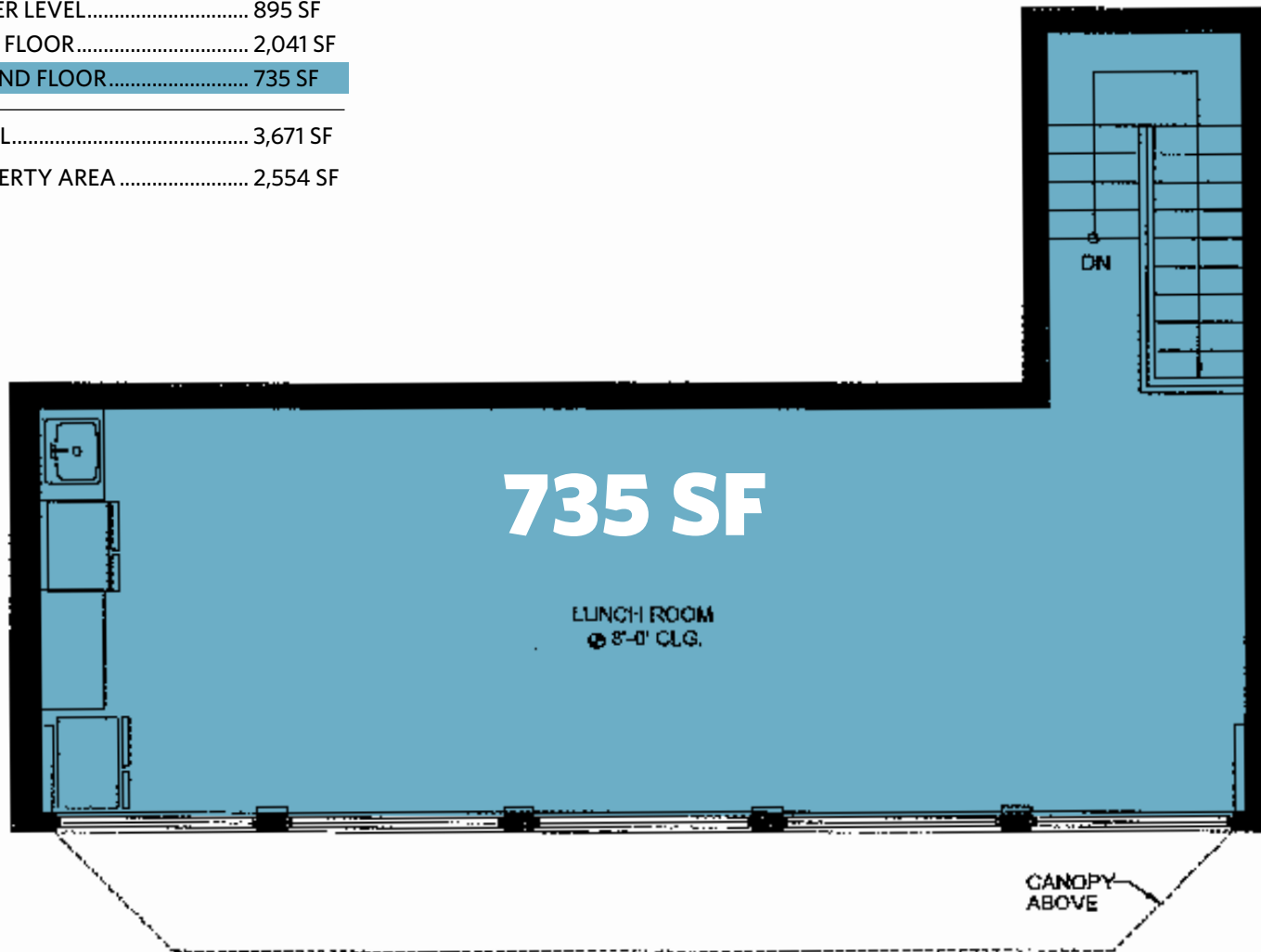
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