

3400 11TH ST, NW

Washington, DC 20010



JOIN



Queen's English



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
- Additional FAR rights to construct 3rd level
- 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:

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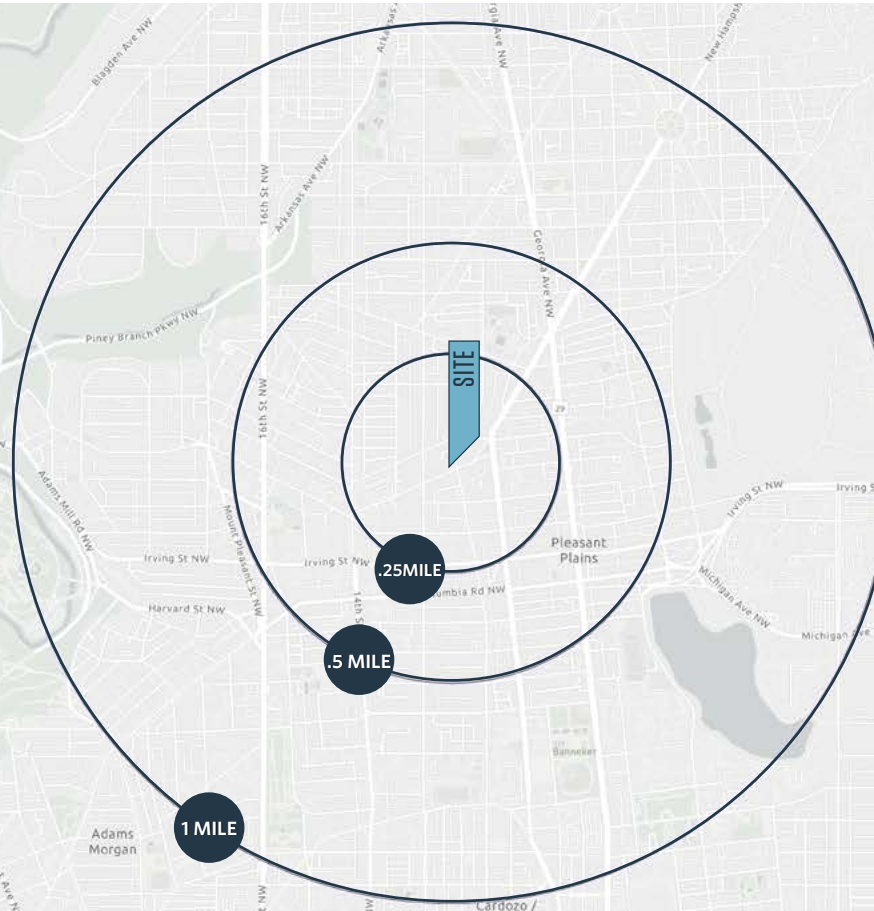
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LOCATION & DEMOGRAPHICS



AVAILABLE SPACE:

- Street level:
Approximately 2,989 SF
- Lower level:
Approximately 2,988 SF
- 2nd floor:
Approximately 2,874 SF

ASKING RENTS:

- Street level:
\$42.00 NNN
- Lower level:
\$25.00 NNN
- 2nd floor:
\$28.00 full service - net
of utilities

[DOWNLOAD DEMOGRAPHIC REPORT](#)

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

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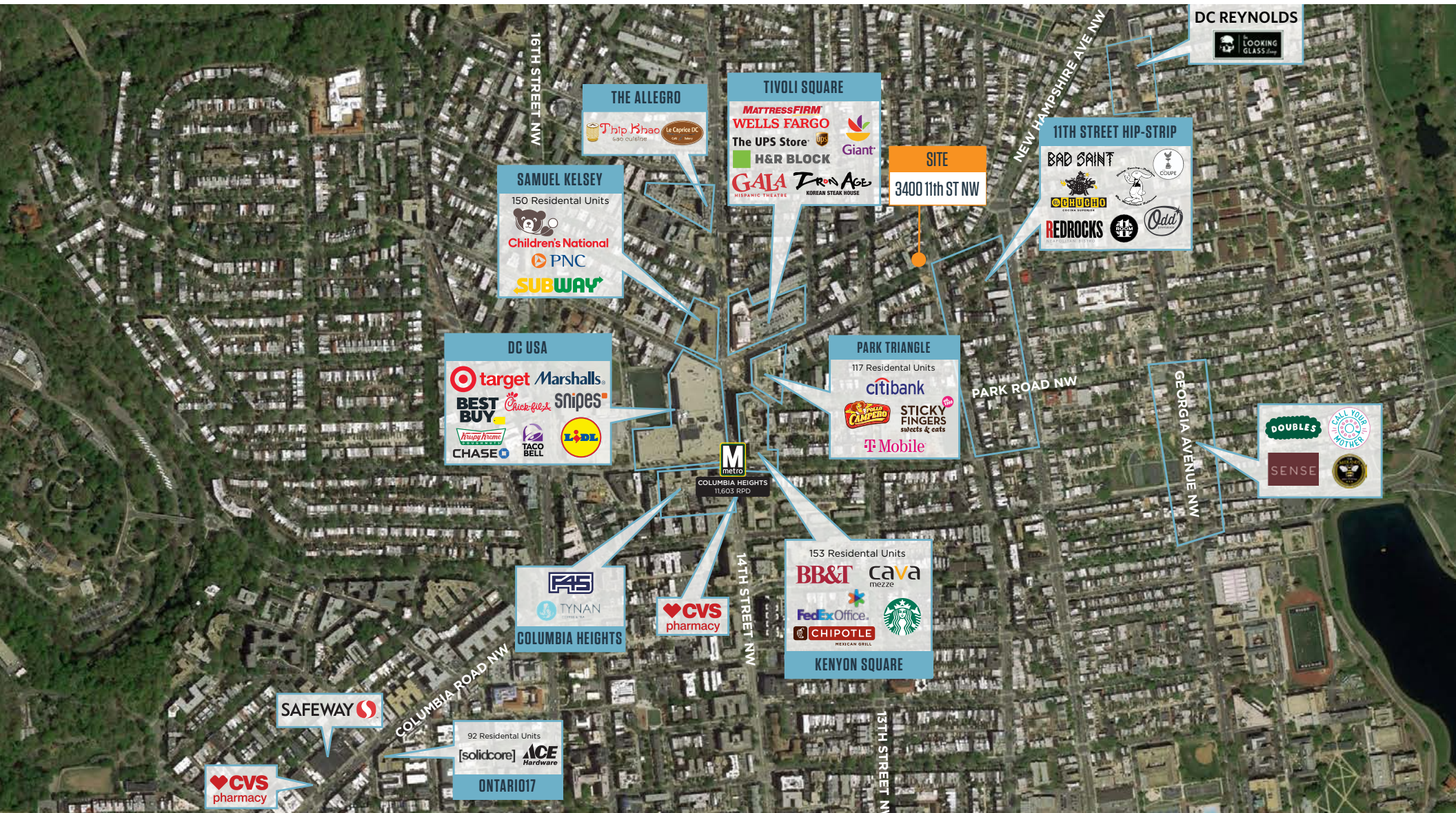
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MARKET AERIAL



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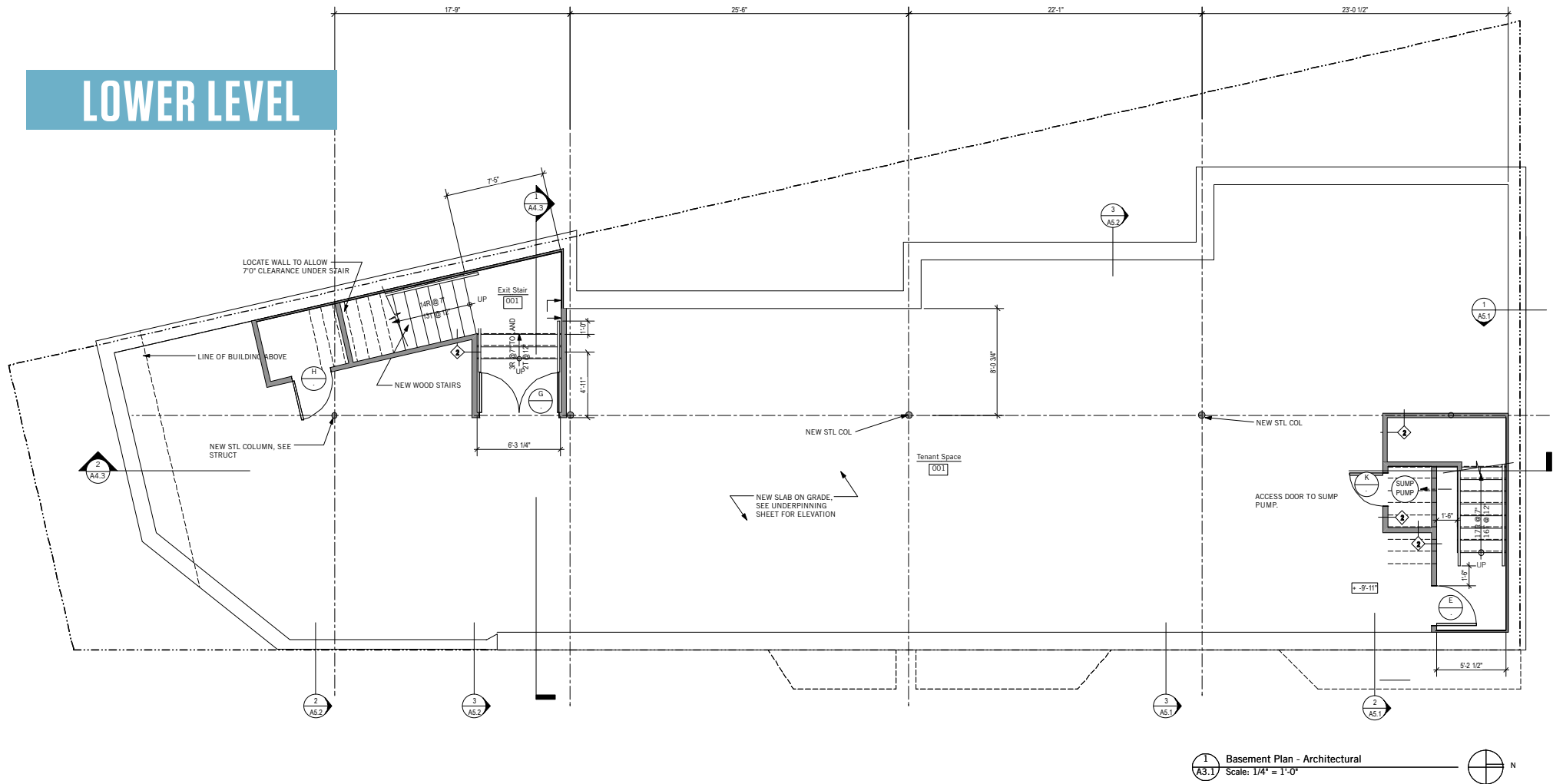
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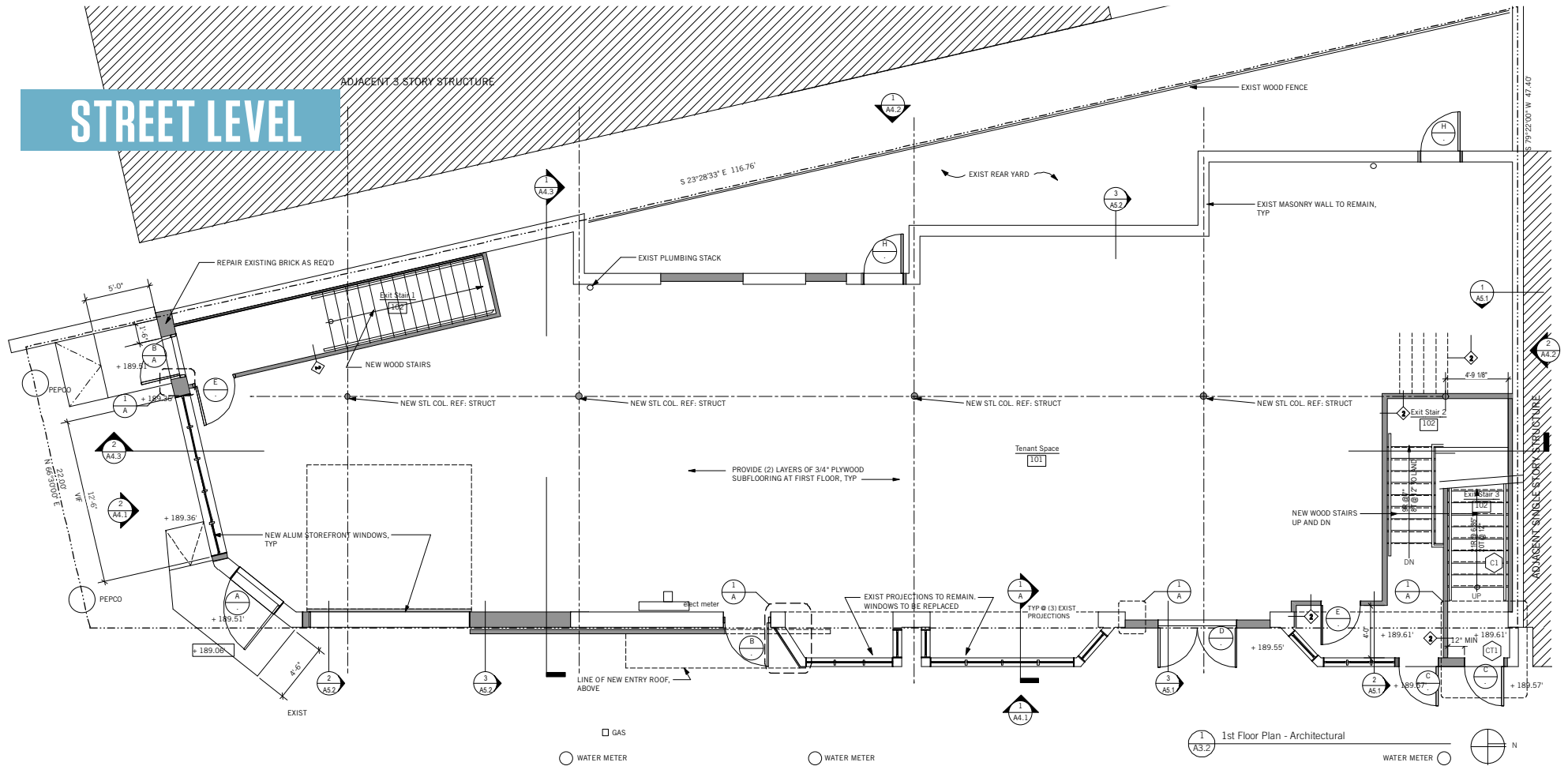
SITE PLAN

LOWER LEVEL



Washington, DC 20010

SITE PLAN

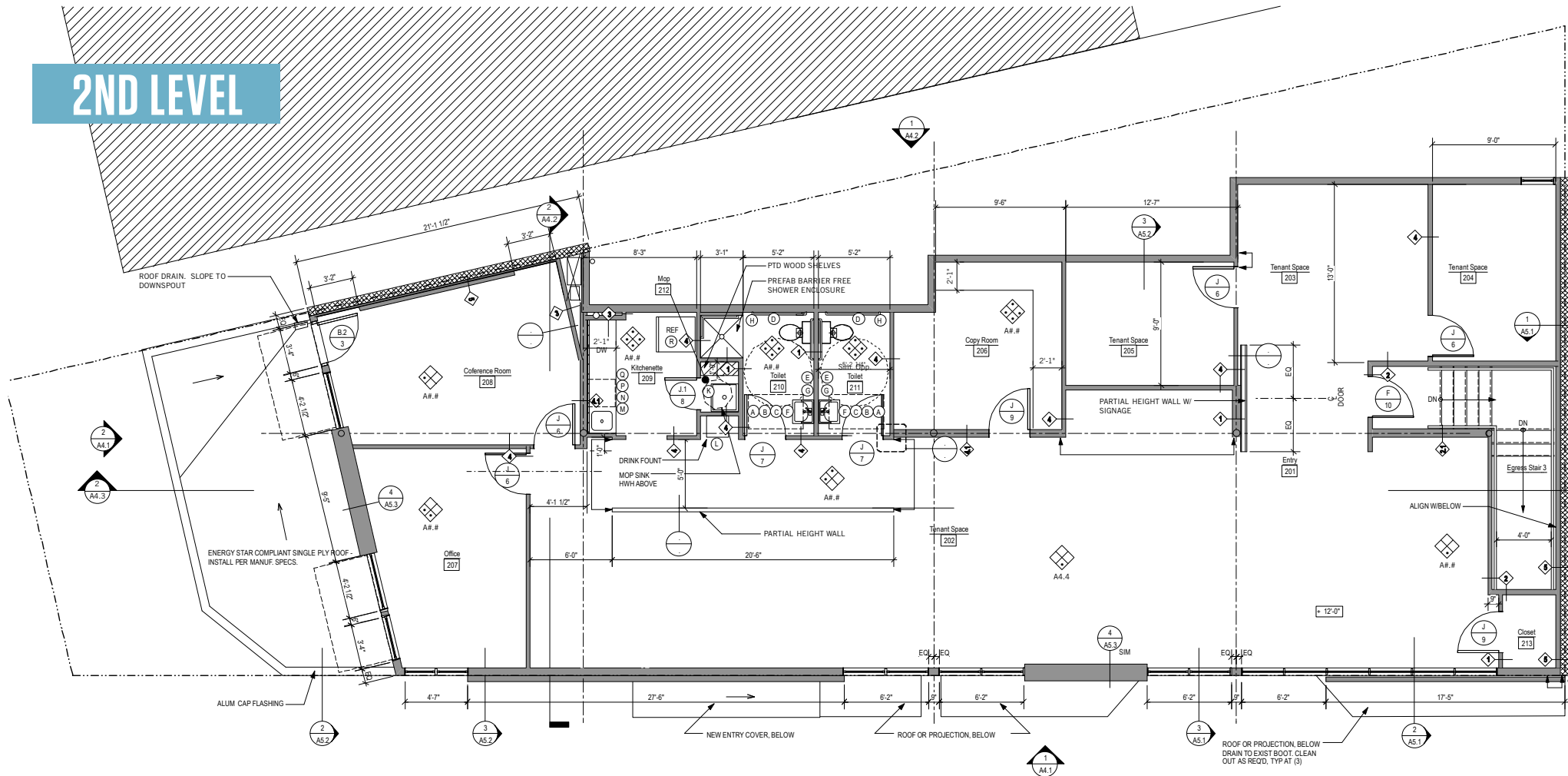


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SITE PLAN

2ND LEVEL



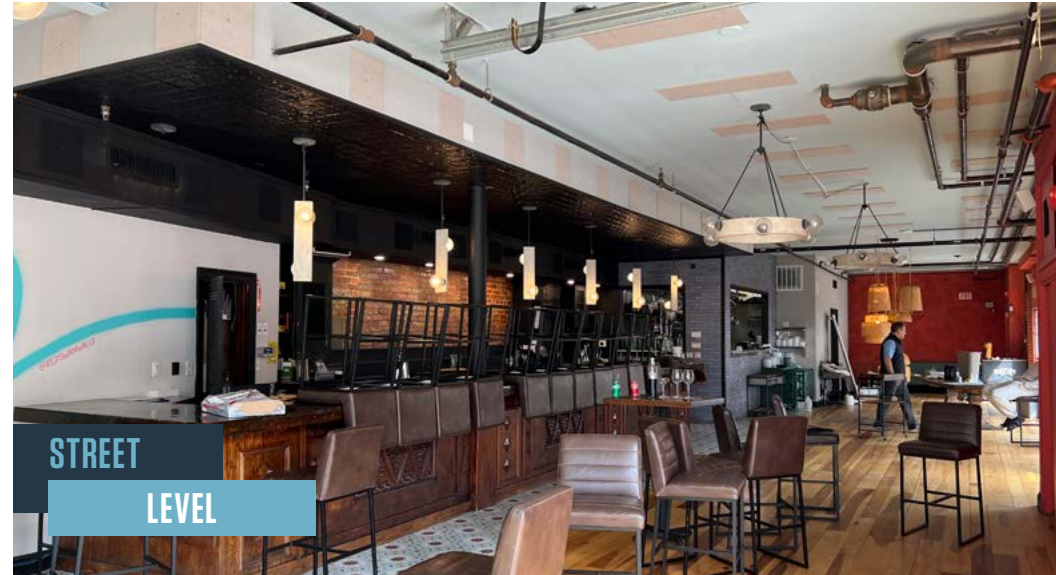
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PHOTOS



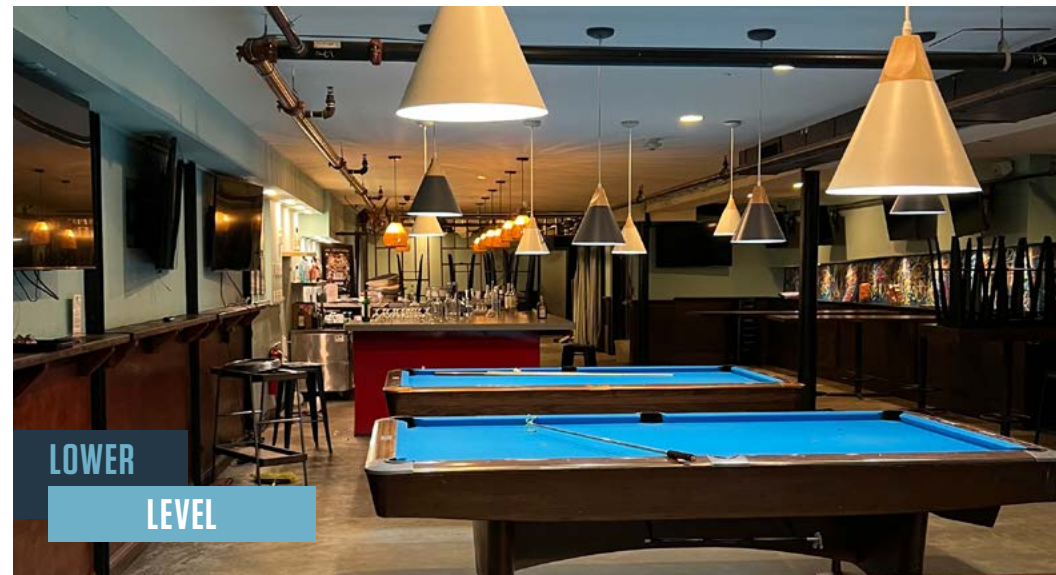
OUTDOOR
SEATING



STREET
LEVEL



LOWER
LEVEL



LOWER
LEVEL

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For More Information, Please Contact:

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