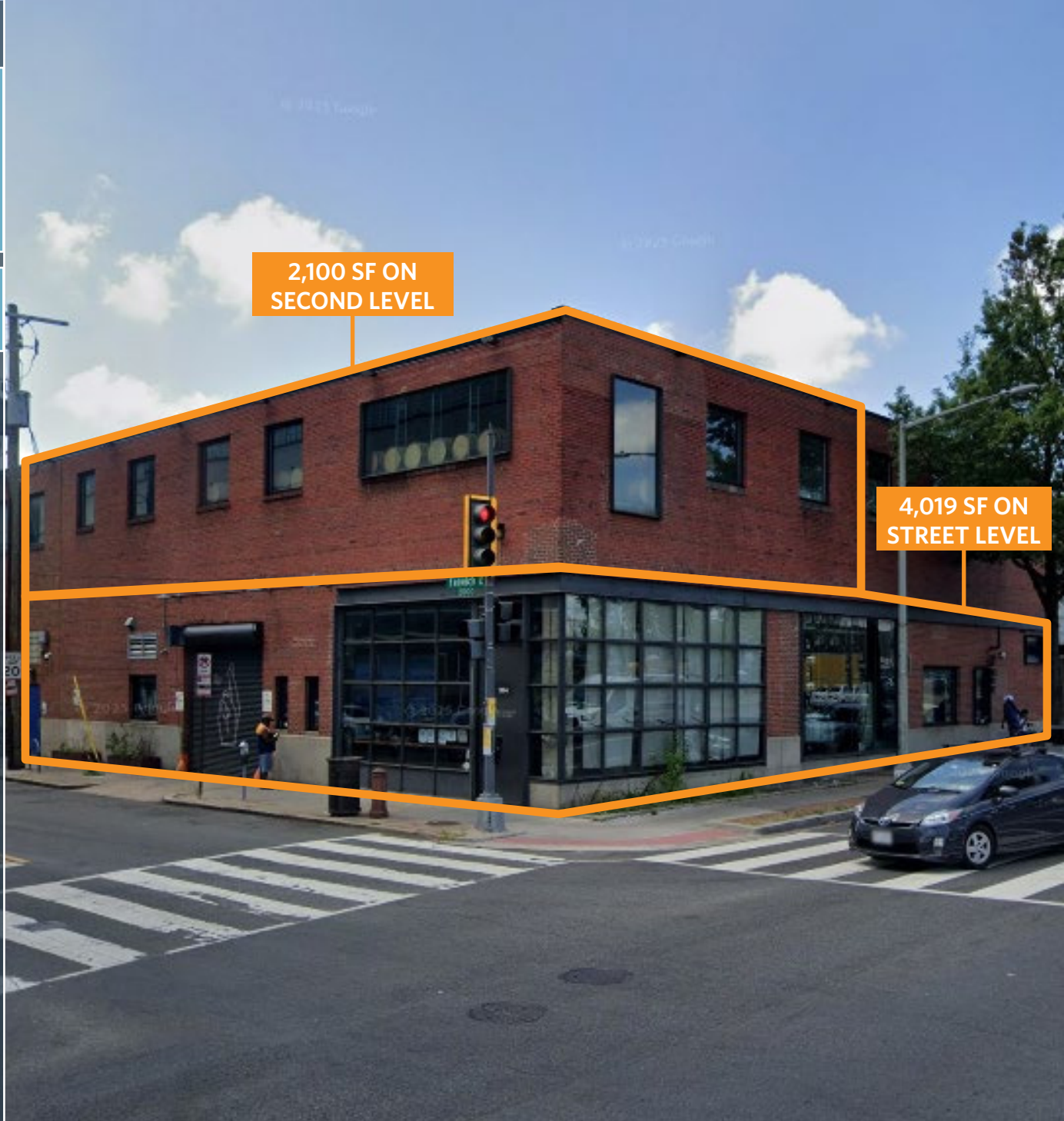


1369 NEW YORK AVE NE
WASHINGTON DC, 20002

ZONED PDR-2 [CLICK FOR ZONING ORDINANCE](#)

DISTILLERY COMING AVAILABLE FOR LEASE

- Approximately 6,119 SF distillery and bar, across two levels, coming available with visibility along New York Ave NE (71,068 ADT).
- Immediately adjacent to Hecht Warehouse, and in close vicinity to Union Market and New City Development.
- Available May, 1 2026



VICTOR SALCIDO

victor@klnb.com | 240-755-2704

JOE FLEISCHMANN

joef@klnb.com | 703-268-2708

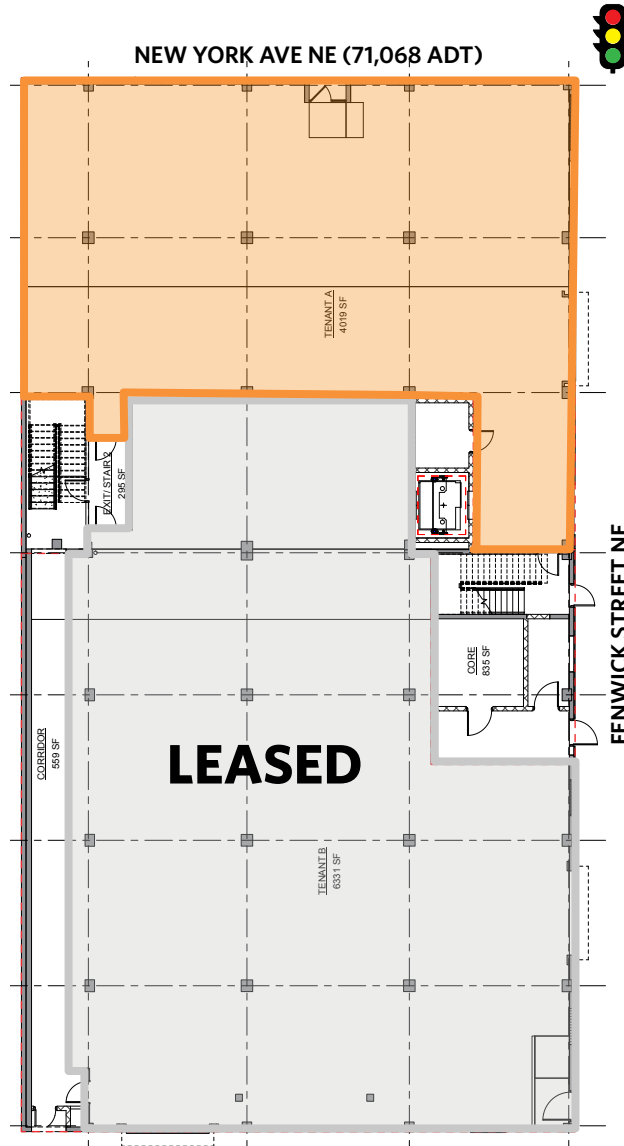
MICHAEL PRATT

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GROUND LEVEL

15' 2" Ceiling Heights Slab to Slab



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UPPER LEVEL

12' 2" Ceiling Heights Slab to Slab



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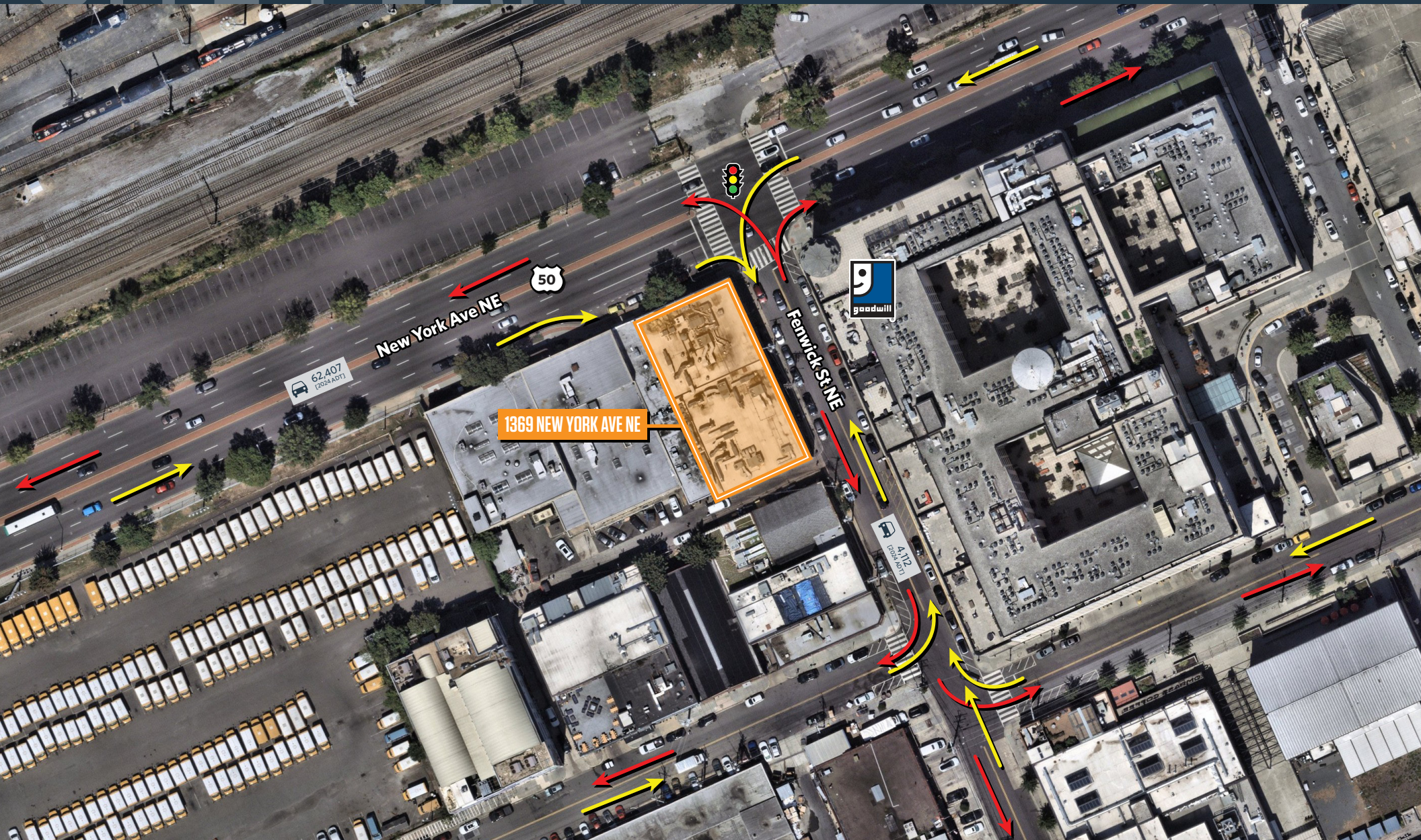
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SITE PLAN

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LOCATION

1369 NEW YORK AVE NE
WASHINGTON, DC 20002

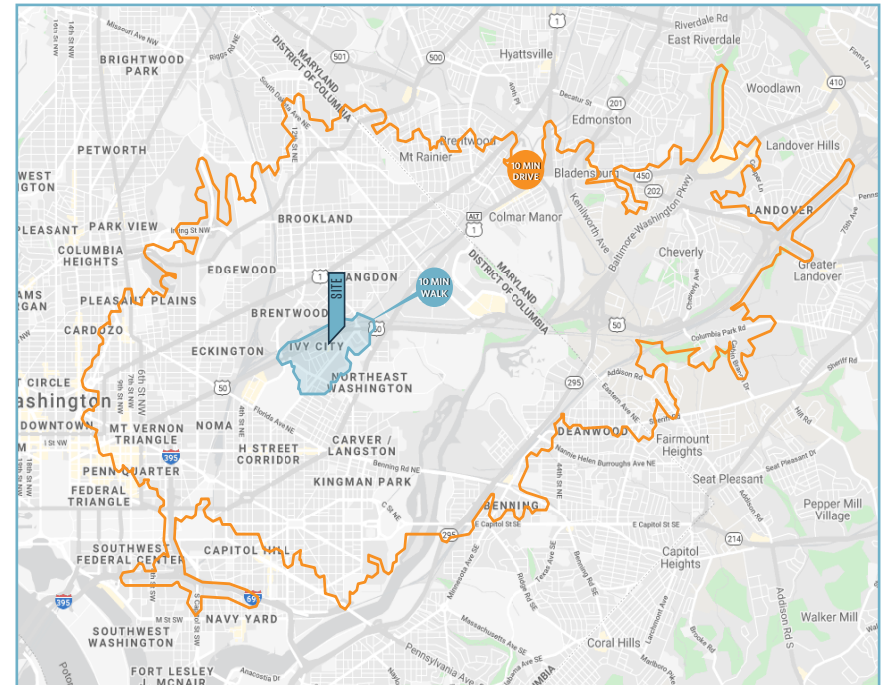
10 MIN DRIVE 10 MIN WALK

	POPULATION	157,138	2,759
	DAYTIME POPULATION	113,124	2,147
	AVG HH INCOME	\$162,051	\$105,957
	EDUCATION	66.6%	48.1%
	HOUSEHOLDS	74,103	1,251

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS

NEW YORK AVE.....62,407 ADT



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PHOTOS

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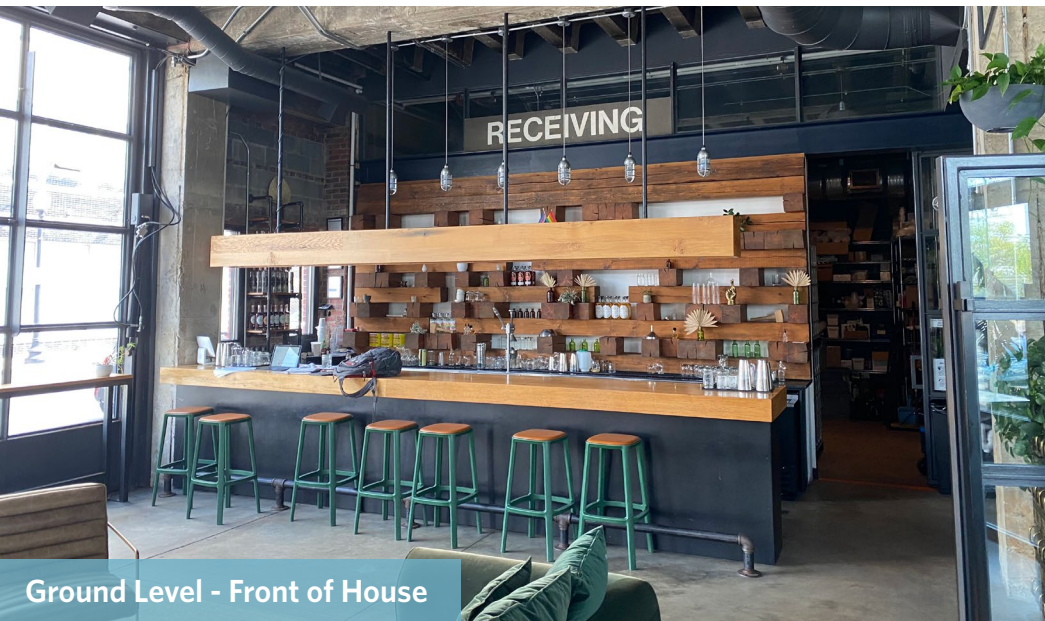
Ground Level - Loading Dock Along Fenwick St NE



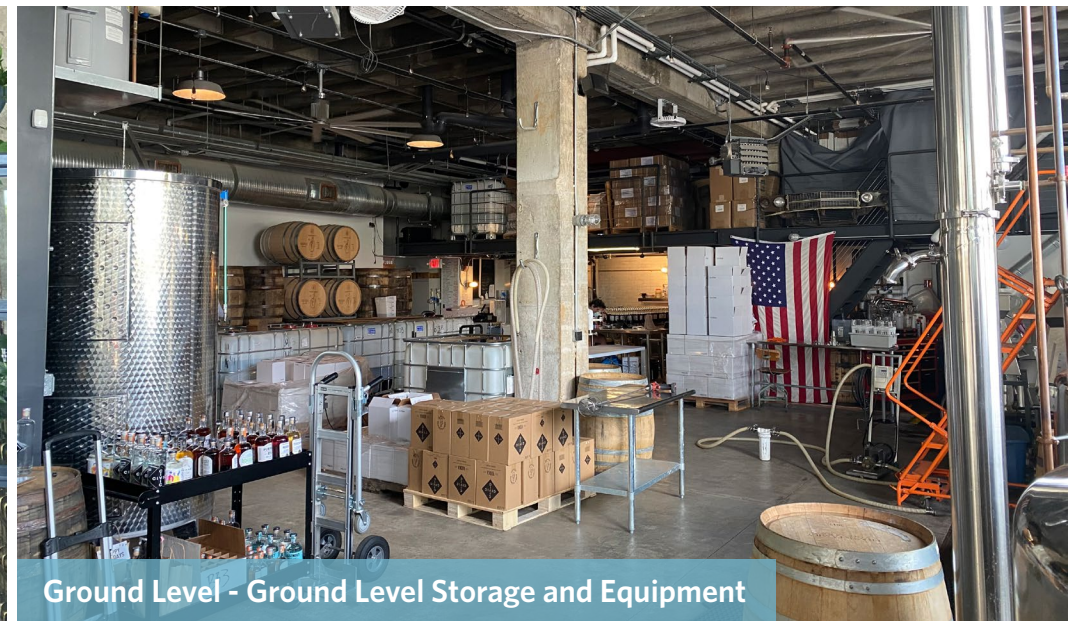
Upper Level - Barrel Room

[Click for Additional Photos/Video](#)

[Click to View Plans](#)



Ground Level - Front of House



Ground Level - Ground Level Storage and Equipment

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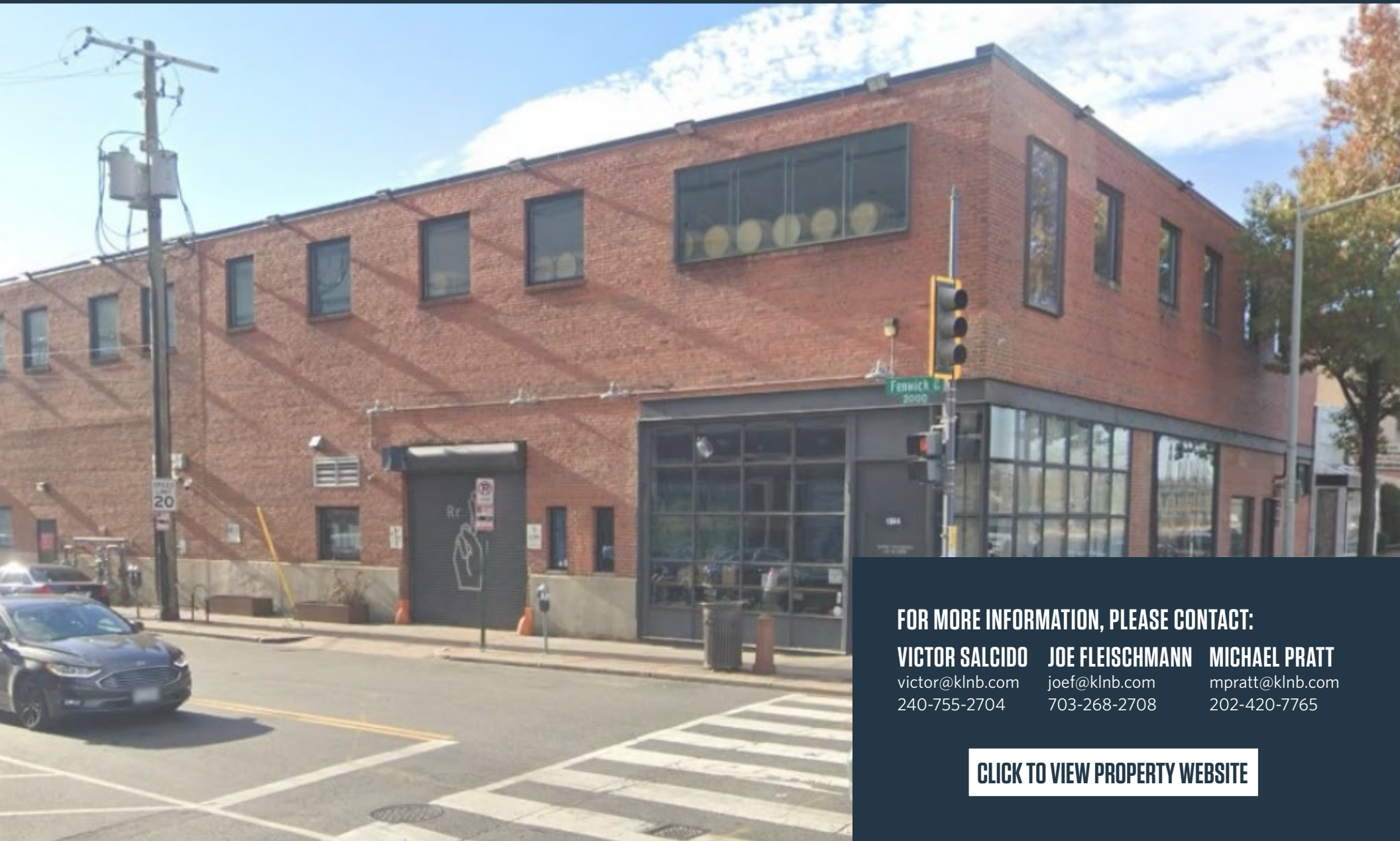
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