

# 1250 MARYLAND AVE SW

WASHINGTON, DC 20024

**NEWLY CONSTRUCTED RETAIL SPACE  
WITHIN 3 MILLION SF MIXED-USE NEIGHBORHOOD**

Office to Residential Conversion Delivering Q1 2027 | 428 Luxury Units

FOR LEASING:

**KIM STEIN**

KSTEIN@KLN.B.COM  
202.652.2338

**MATT SKALET**

MSKALET@KLN.B.COM  
202.420.7775

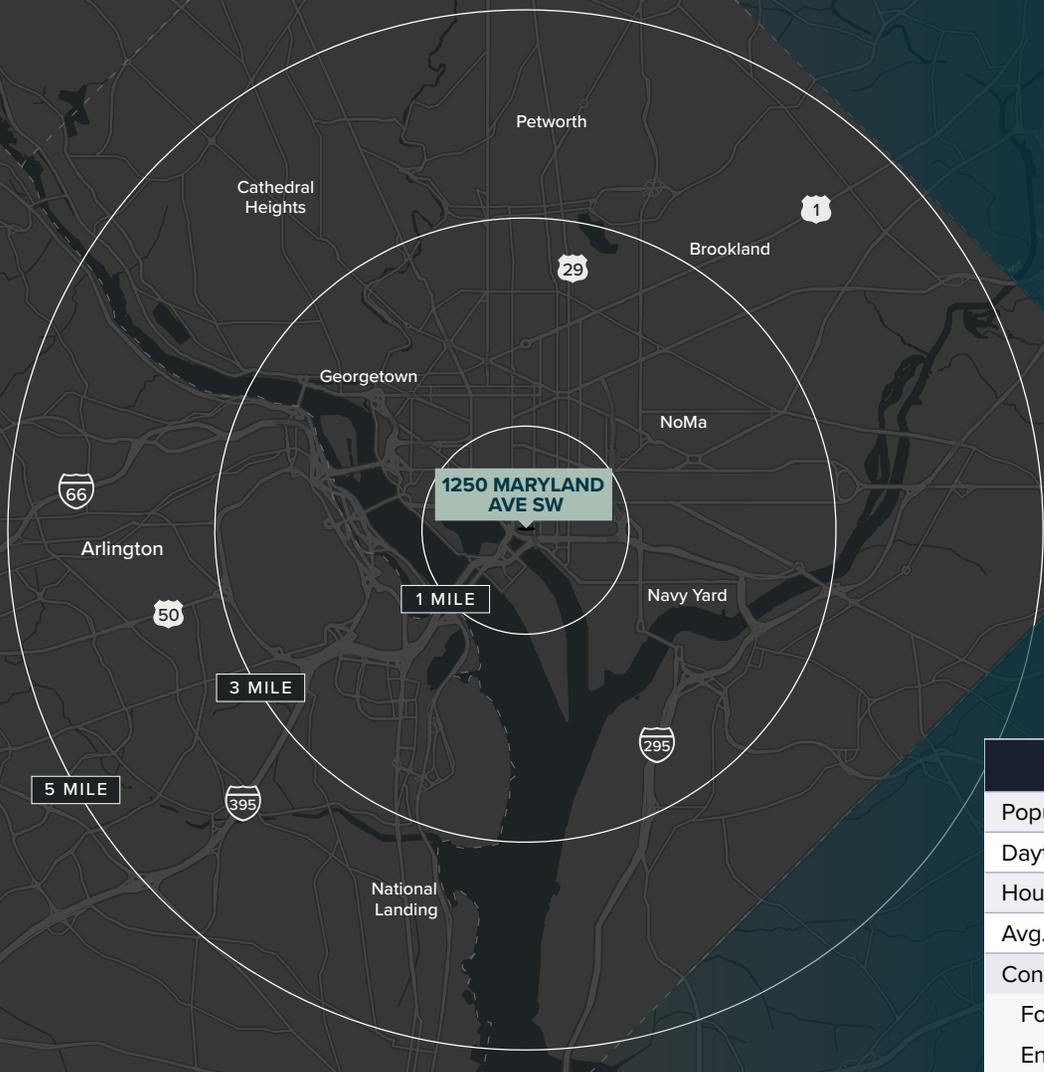
**klnb**

JOIN



Fully Vented Restaurant, Cafe and Retail Spaces Available





## KEY AUDIENCE PROFILE



### YOUNG CITY SOLOS

Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas



### SINGLES AND STARTERS

Young singles starting out and some starter families living a city lifestyle



### POWER ELITE

The wealthiest households in the US, living in the most exclusive neighborhoods, and enjoying all that life has to offer

## DEMOGRAPHIC SNAPSHOT

	3 MI RADIUS	5 MI RADIUS	20 MIN DRIVE TIME
Population	350,364	838,303	1,250,751
Daytime Population	817,853	1,298,842	1,673,485
Households	182,617	399,680	566,187
Avg. HH Income	\$175,372	\$165,230	\$160,865
Consumer Spending			
Food Away from Home	\$1.20 B	\$2.43 B	\$3.33 B
Entertainment/Recreation	\$1.11 B	\$2.29 B	\$3.17 B

DEMOGRAPHICS



Pronounced “Doh-gon,” this Afro-Caribbean restaurant is inspired by the Dogon tribe of West Africa and honors D.C. Surveyor Benjamin Banneker, whose ancestry traces to Dogon heritage. The concept weaves together Onwuachi’s Nigerian, Jamaican, Trinidadian, and Creole roots—creating a culinary map from West Africa to Washington, D.C.



The Salamander Washington DC opened in 2022 after rebranding from the Mandarin Oriental. The hotel offers 373 rooms, including 51 suites, with city and waterfront views. Recent renovations introduced updated guest spaces, an expanded two-level spa, and the exclusive Monument Club, featuring VIP concierge service and elevated culinary offerings.



WASHINGTON MONUMENT

**25M** ANNUAL VISITORS TO THE NATIONAL MALL

UNITED STATES MEMORIAL HOLOCAUST MUSEUM

Smithsonian M metro

NATIONAL MUSEUM of AFRICAN ART

HIRSHHORN

NATIONAL AIR AND SPACE MUSEUM

NATIONAL MUSEUM of ASIAN ART

INDEPENDENCE AVE SW

1250 MARYLAND AVE SW

SALAMANDER WASHINGTON DC

DÖGON BY KWAME ONWUACHI

STARBUCKS

ARTECHOUSE

12TH ST NW

Rice bar

Holiday Inn BY IHG

BROWN BAG Starbucks POTBELLY

L'Enfant Plaza M metro

POTBELLY

TIDAL BASIN

citizen

SPV

PANDA EXPRESS CALIFORNIA TORTILLA

Hilton.

695

4TH ST NW

395 166,272 [2023 VPD]

MAINE AVE SW

19,650 [2023 VPD]

bartaco MILK & honey SHAKE SHACK GORDON RAMSAY FISH & CHIPS INTERCONTINENTAL HOTELS & RESORTS

HELL'S KITCHEN DU JOUR MASON'S RESTAURANT Surfside canopy

MI-VIDA The Grill COLADA STARBUCKS HYATT house

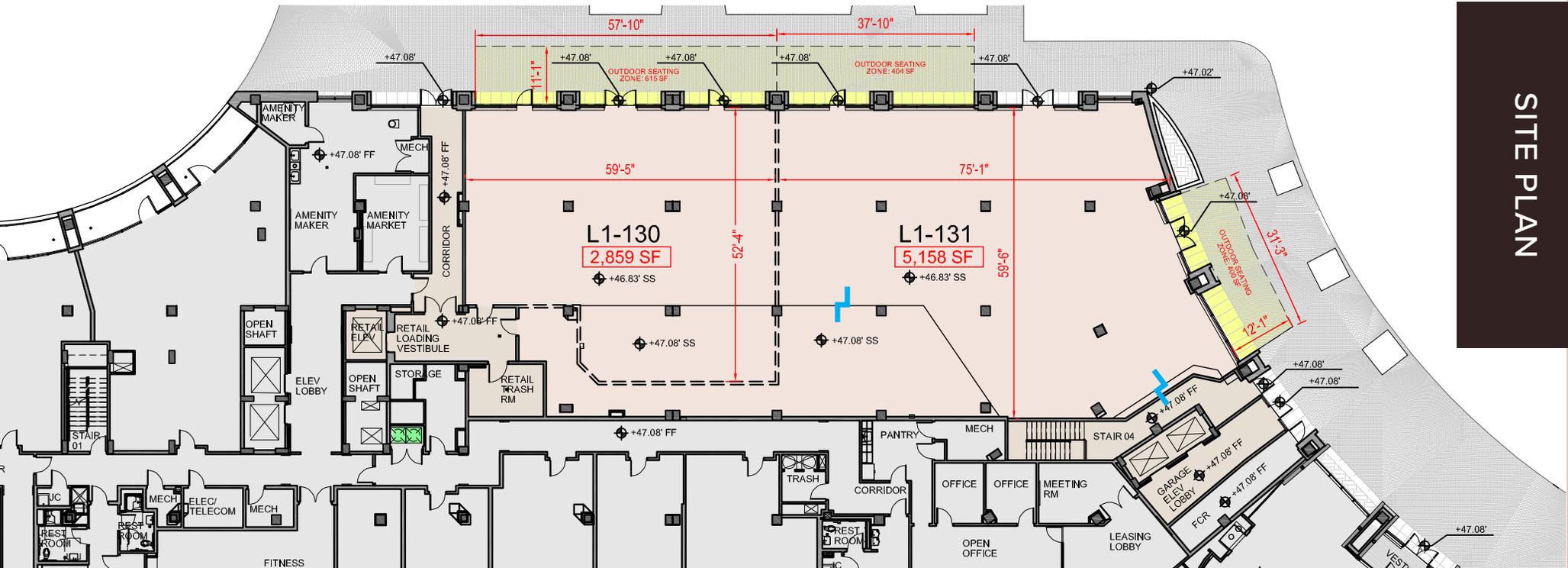
DISTRICT WHARF 10 M ANNUAL VISITORS

Waterfront M metro

M ST NW

CONNECTED NEIGHBORHOODS

# LEVEL 1



SITE PLAN

POTENTIAL OUTDOOR SEATING
  AVAILABLE
  LEASED

TENANT SPACE	AREA (SF)	PERIMETER FRONTAGE	STREET FRONTAGE	UNDERSIDE OF SLAB (CLEAR)	KE SHAFT	TOPPING SLAB REQ'D
L1-130	2,859	~76'-0"	~60'-0"	~12'-1" & ~12'-4"	Yes	Yes
L1-131	5,158	~164'-0"	~125'-10"	~12'-1" & ~12'-4"	Yes	Yes



# LEVEL 1



SITE PLAN

POTENTIAL OUTDOOR SEATING
  AVAILABLE
  LEASED

TENANT SPACE	AREA (SF)	PERIMETER FRONTAGE	STREET FRONTAGE	UNDERSIDE OF SLAB (CLEAR)	KE SHAFT	TOPPING SLAB REQ'D
L1-145	2,025	~95'-6"	~67'-6"	~12'-7" & ~13'-5"	Yes	Yes
L1-145b	1,192	~36'-9"	~28'-5"	~13'-8"	No <sup>1</sup>	No
L1-147b	968	~20'-5"	~16'-8"	~13'-6"	No	No
L1-150	1,710	~45'-0"	~28'-6"	~14'-6"	No <sup>2</sup>	No
L1-160	2,686	~54'-11"	~45'-0"	~14'-6" to ~15'-7"	Yes	Yes

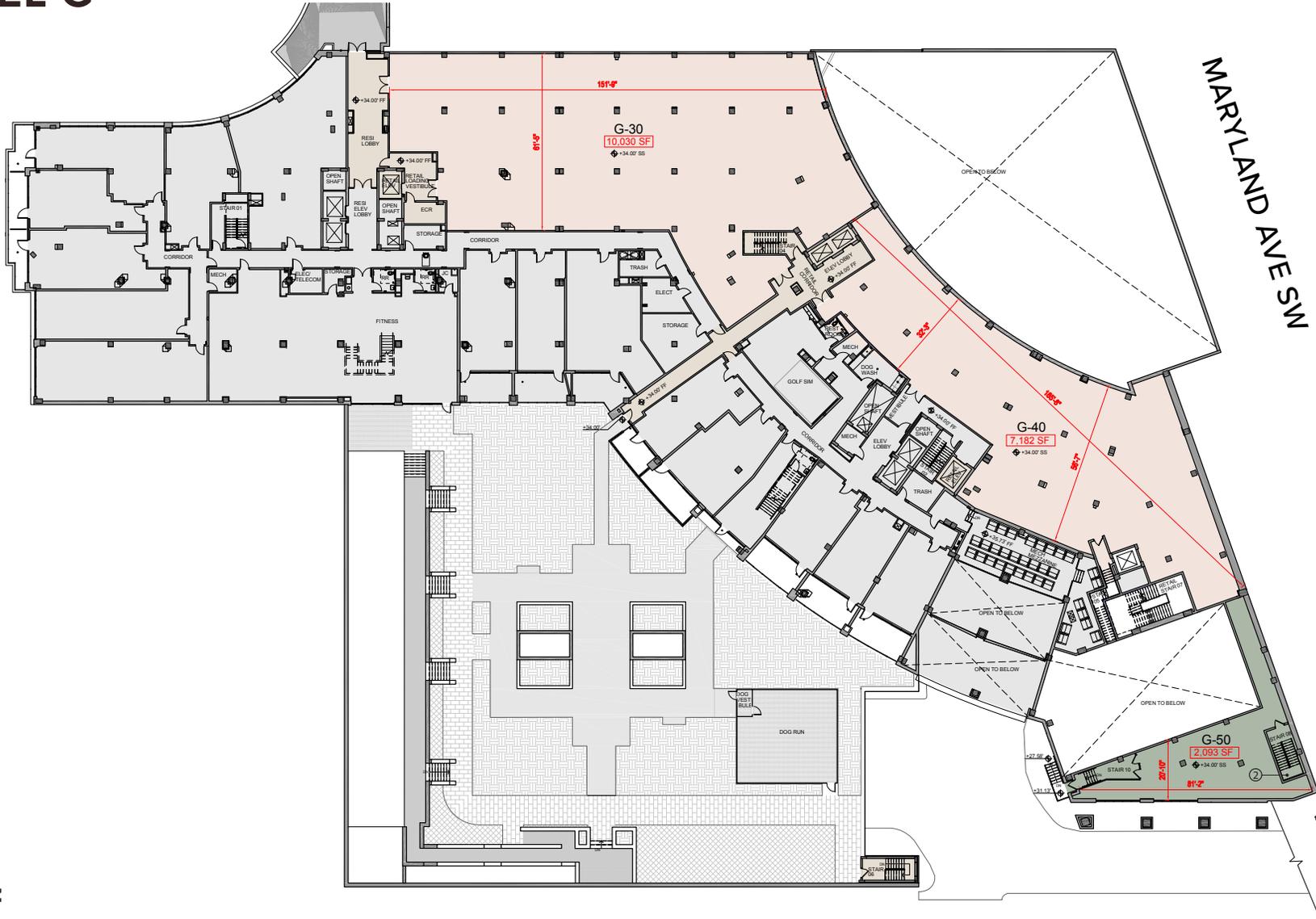
<sup>1</sup>KE shaft can be dedicated to either L1-145 or L1-145b. <sup>2</sup>KE shaft can be dedicated to either L1-150 or L1-160.



# LEVEL G

MAINE AVE SW

MARYLAND AVE SW



SITE PLAN



AVAILABLE LEASED

TENANT SPACE	AREA (SF)	UNDERSIDE OF SLAB (CLEAR)	KE SHAFT	TOPPING SLAB REQ'D
G-30	10,030	~12'-2" & ~12'-5"	No	No
G-40	7,182	~10'-4" to ~12'-5"	No	No
G-50	2,093	~9'-1"	No	No

P-1

PARKING SPACES: 92

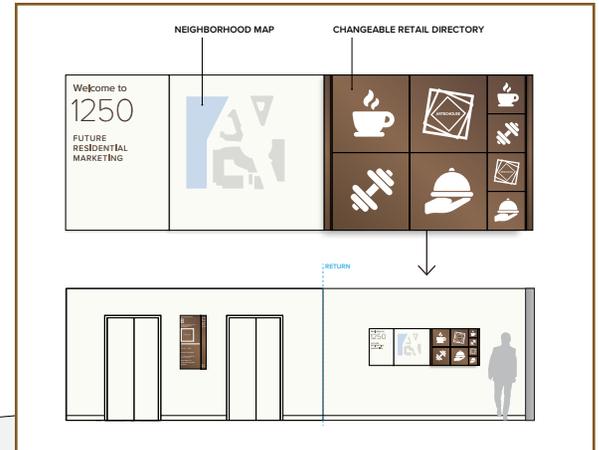
MAINE AVE SW



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RETAIL ELEVATOR LOBBY SIGNAGE SAMPLE



MARYLAND AVE SW

SITE PLAN

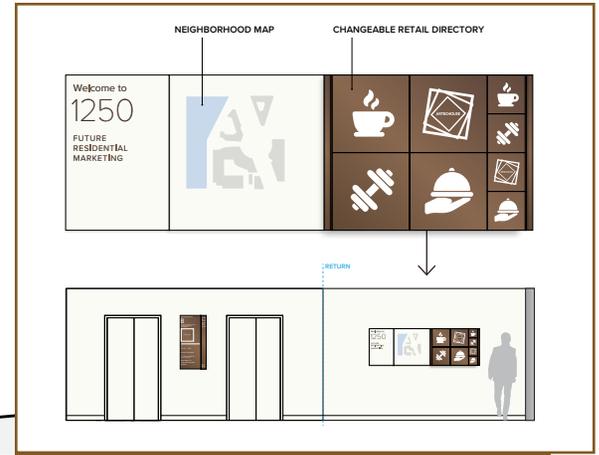
# P-2

PARKING SPACES: 93

MAINE AVE SW



RETAIL ELEVATOR LOBBY SIGNAGE SAMPLE



MARYLAND AVE SW

SITE PLAN

14TH ST SW

D ST SW



1201 MARYLAND AVE SW  
512,000 SF Office  
STARBUCKS  
227 PUBLIC PARKING SPACES

409 12TH ST SW  
84,000 SF Office  
ACOG  
The American College of Obstetricians and Gynecologists

1301 MARYLAND AVE SW  
Future 356 Apartments  
Under Construction by  
Republic Properties

1331 MARYLAND AVE SW  
373 Apartments

1330 MARYLAND AVE SW  
SALAMANDER  
A SUBSIDIARY OF  
DÖGON  
373 Keys  
VALET PARKING AVAILABLE

MARYLAND AVE SW

12TH ST SW



445 12TH ST SW  
634,000 SF Office  
PBCC  
Precision Benefit Claims Corporation  
388 PUBLIC PARKING SPACES

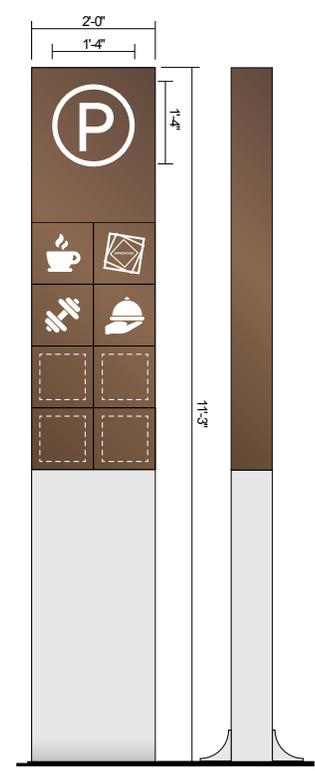


MAINE AVE SW

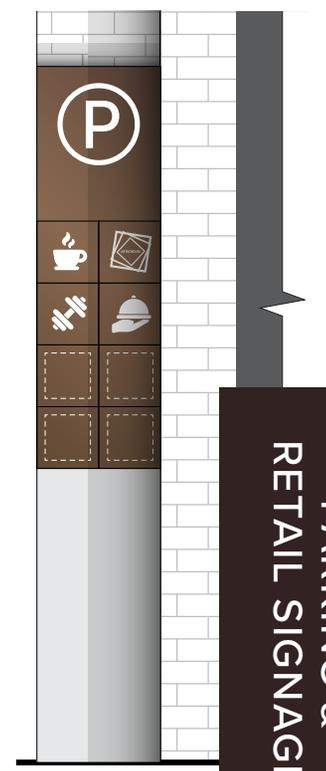
19,650 [2023 VPD]

ACCESS TO ONSITE PARKING GARAGE	STREET PARKING	RETAIL ELEVATORS	GARAGE ENTRANCE

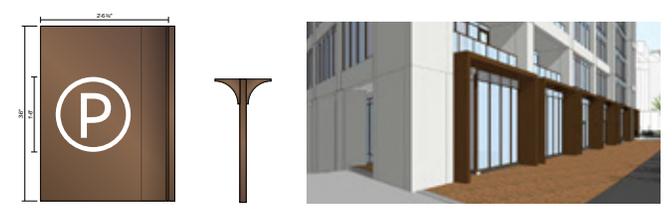
**A** 12TH ST PARKING ENTRANCE



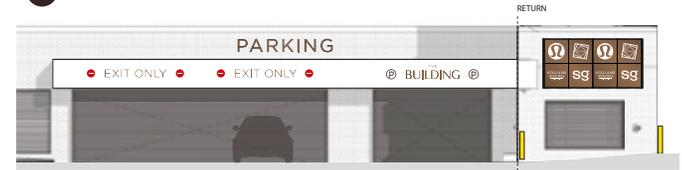
**B** MAINE AVE PARKING ENTRANCE



**C** PARKING ID - MARYLAND AVENUE PARKING ENTRANCE



**D** P1 PARKING ENTRY



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