

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

SPV

PANDA EXPRESS CALIFORNIA TORTILLA

Hilton.

citizen M

395 166,272 [2023 VPD]

MAINE AVE SW

19,650 [2023 VPD]

7TH ST NW

695

4TH ST NW

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

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

MI-VIDA The Grill COLADA STARBUCKS HYATT house

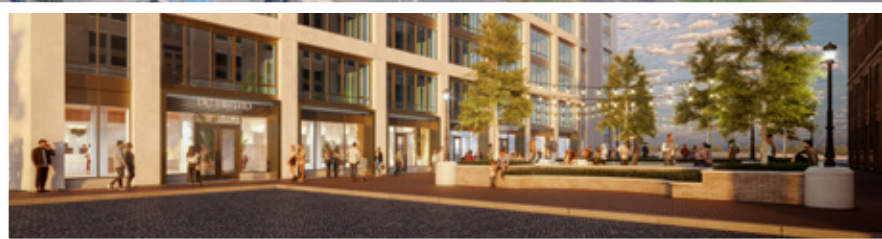
DISTRICT WHARF 10 M ANNUAL VISITORS

Waterfront M metro

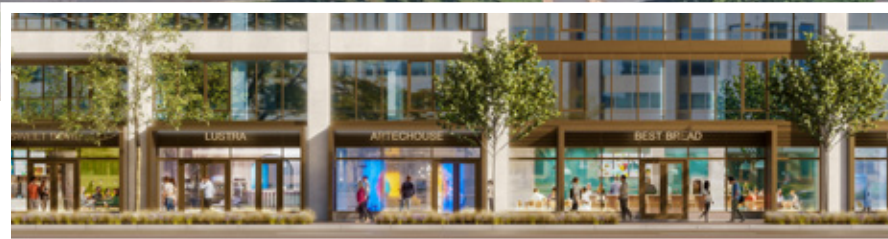
M ST NW

CONNECTED NEIGHBORHOODS



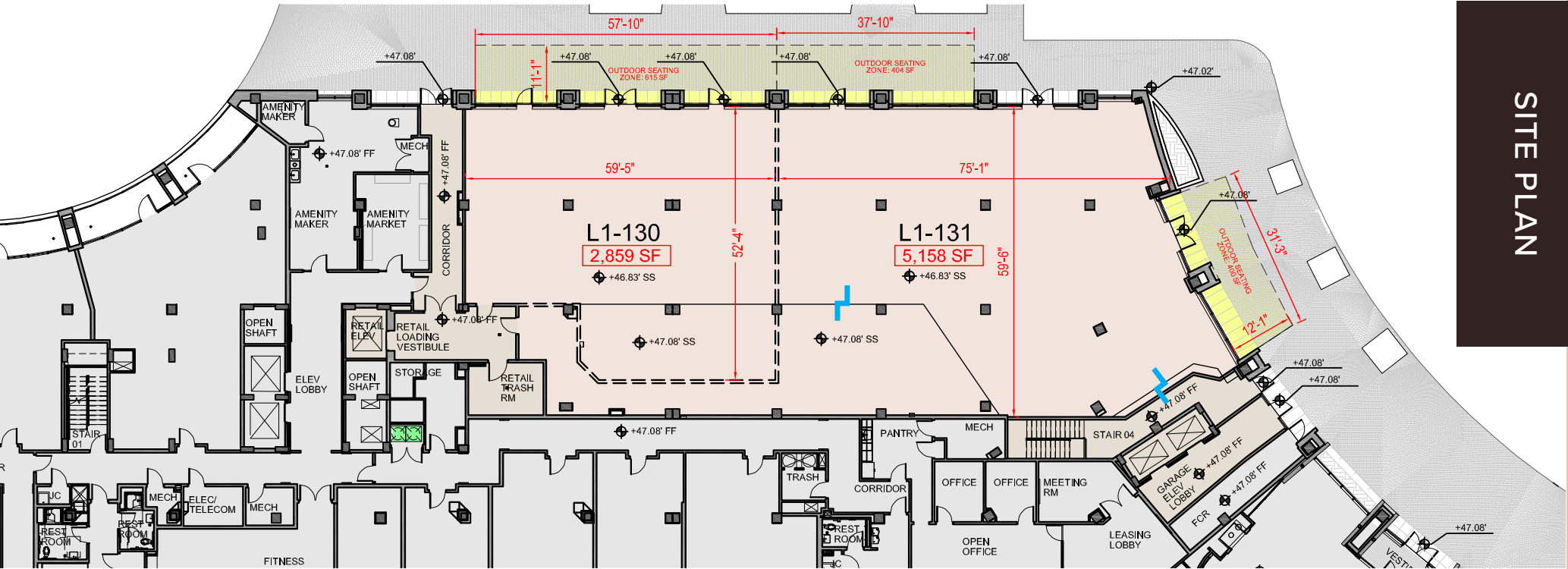


FACING SALAMANDER ALLEY



FACING MARYLAND AVE SW

LEVEL 1



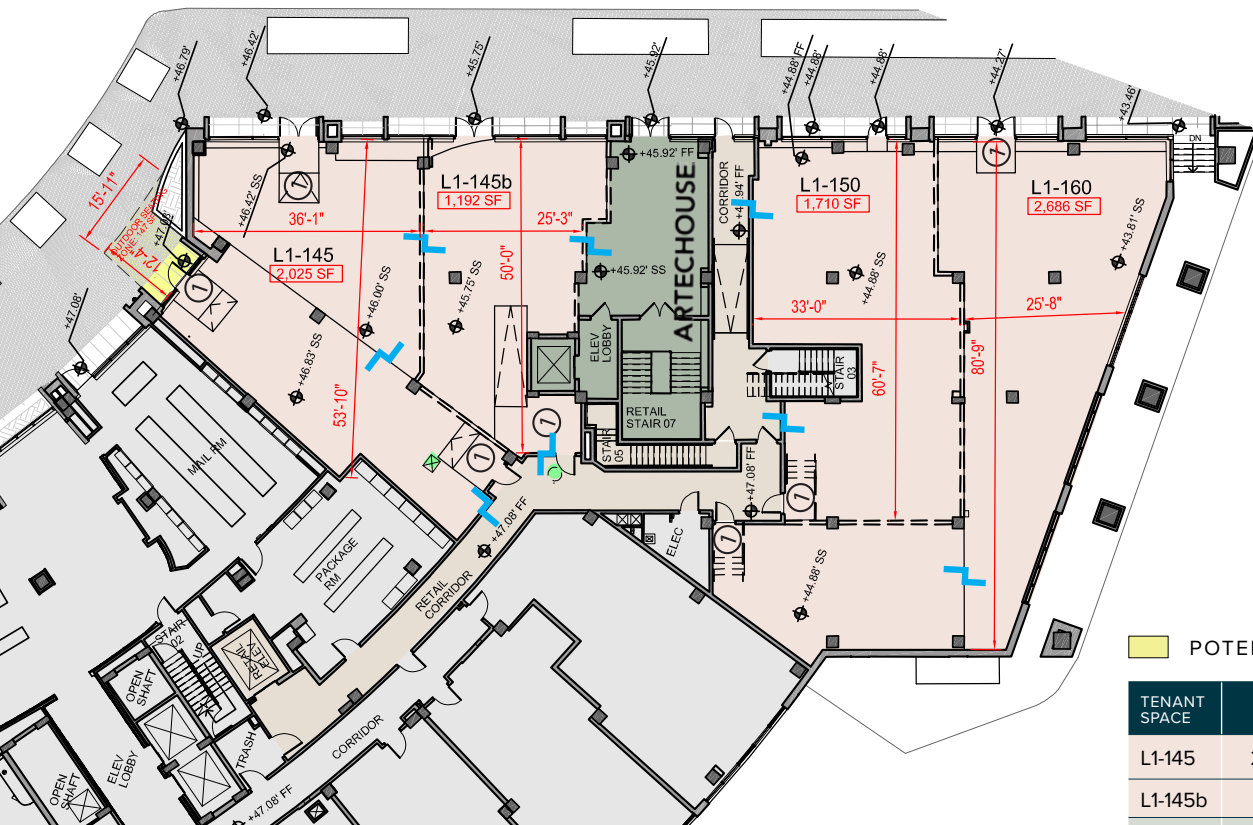
SITE PLAN

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 ¹	No
L1-147b	968	~20'-5"	~16'-8"	~13'-6"	No	No
L1-150	1,710	~45'-0"	~28'-6"	~14'-6"	No ²	No
L1-160	2,686	~54'-11"	~45'-0"	~14'-6" to ~15'-7"	Yes	Yes

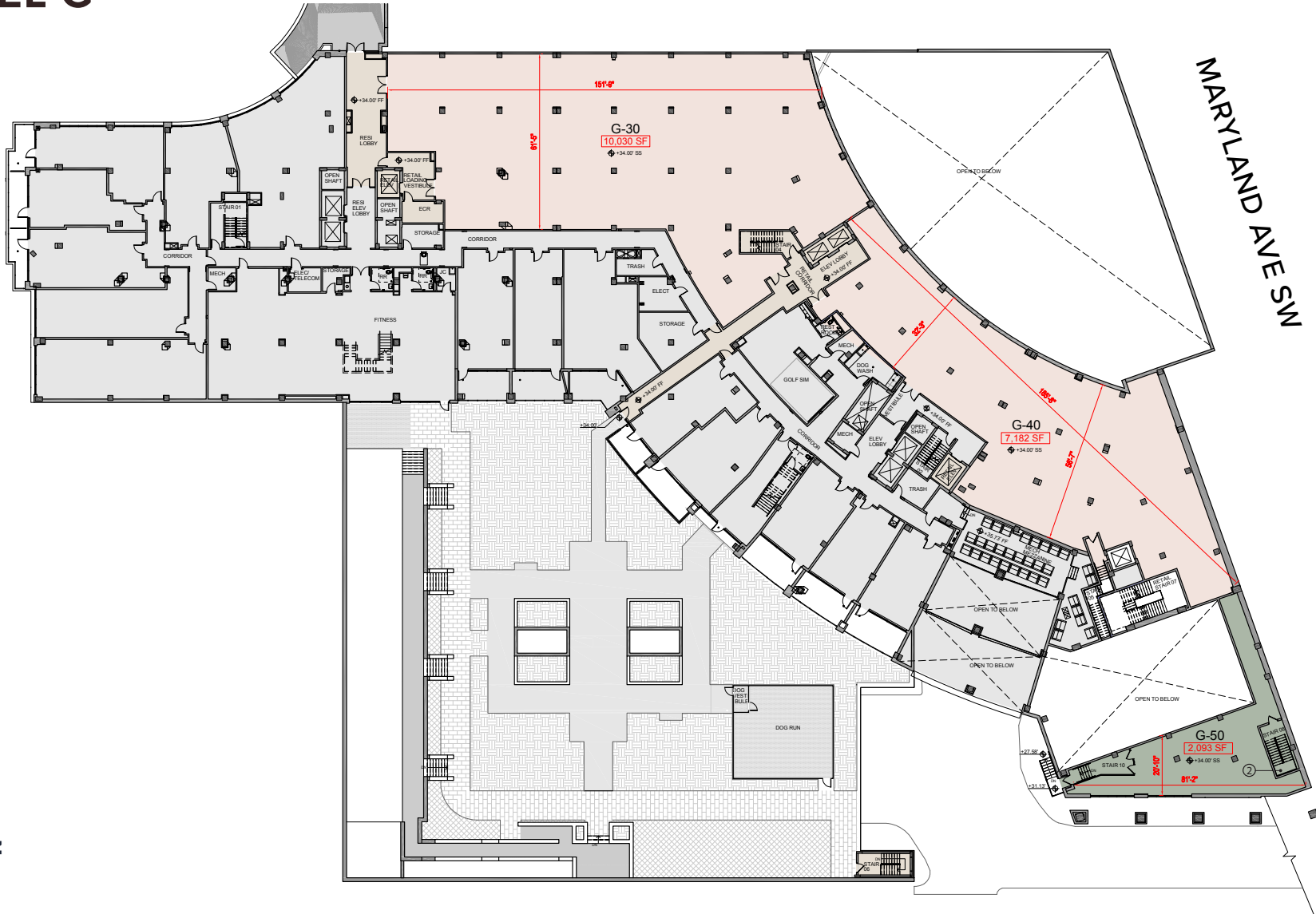
¹KE shaft can be dedicated to either L1-145 or L1-145b. ²KE shaft can be dedicated to either L1-150 or L1-160.



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

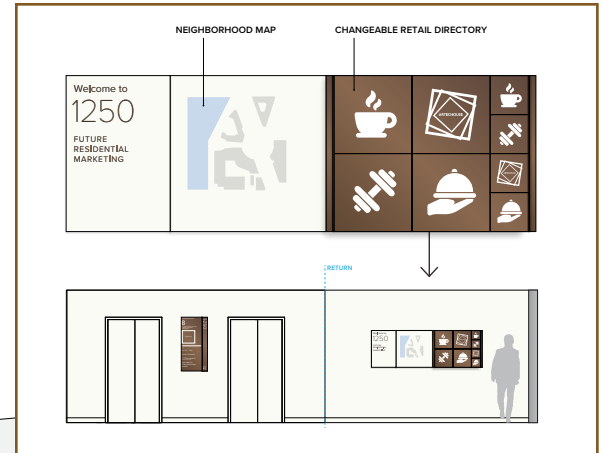
PARKING SPACES: 92

MAINE AVE SW

MARYLAND AVE SW



RETAIL ELEVATOR LOBBY SIGNAGE SAMPLE



SITE PLAN

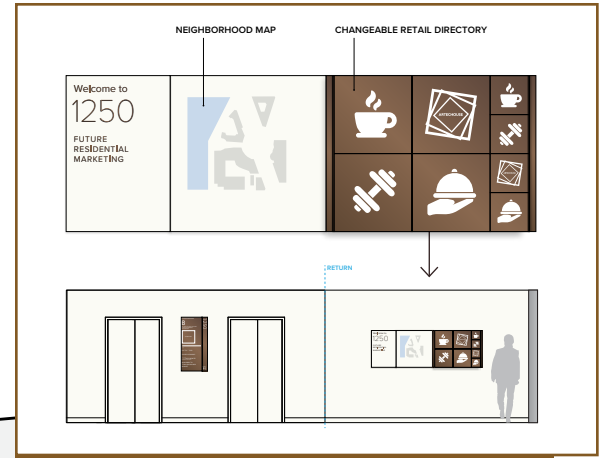
P-2

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 DEVELOPMENT BY DOGON BY REPUBLIC PROPERTIES

373 Keys

VALET PARKING AVAILABLE

MARYLAND AVE SW

12TH ST SW

445 12TH ST SW

634,000 SF Office

PBCC Pension Benefits Guaranty Corporation

388 PUBLIC PARKING SPACES

MAINE AVE SW

19,650 [2023 VPD]

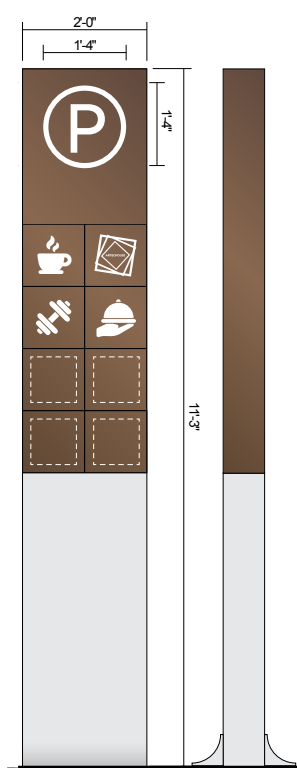
ACCESS TO ONSITE PARKING GARAGE

STREET PARKING

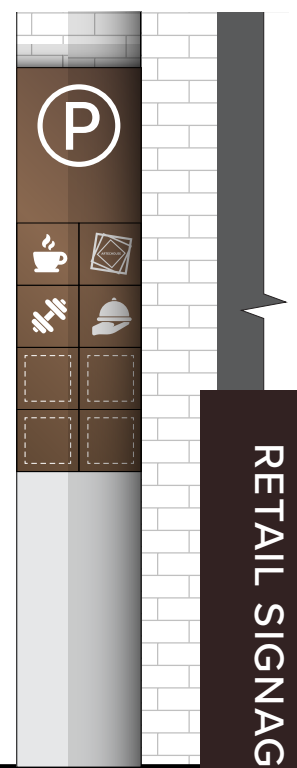
RETAIL ELEVATORS

GARAGE ENTRANCE

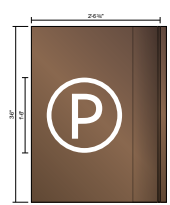
A 12TH ST PARKING ENTRANCE



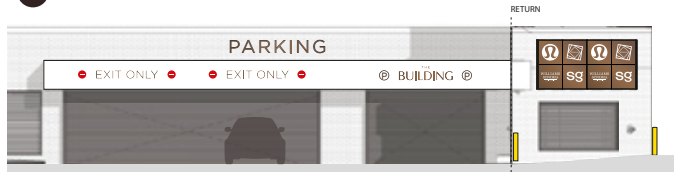
B MAINE AVE PARKING ENTRANCE



C PARKING ID - MARYLAND AVENUE PARKING ENTRANCE



D P1 PARKING ENTRY



1250 MARYLAND AVE SW

WASHINGTON, DC 20024

FOR LEASING INFO:

KIM STEIN

KSTEIN@KLNB.COM
202.652.2338

MATT SKALET

MSKALET@KLNB.COM
202.420.7775

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

klnb