

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:

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JOIN



ARTEHOUSE



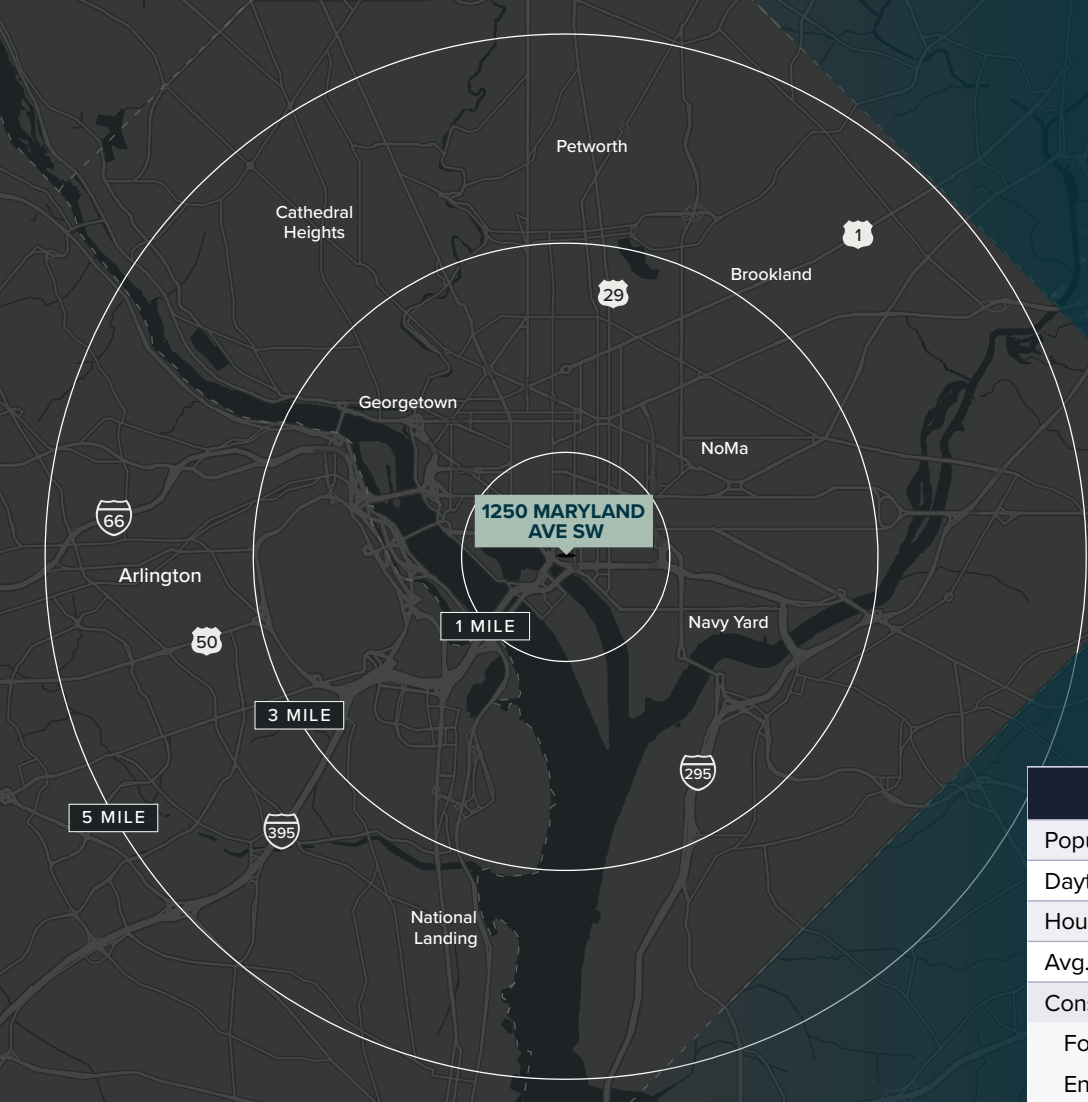
DŌGON
BY KWAME ONWUACHI



SALAMANDER
WASHINGTON DC

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



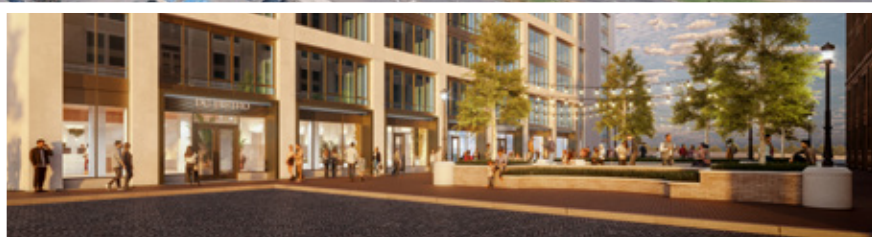
Pronounced “Doh-gon,” this Afro-Caribbean restaurant is inspired by the Dogon tribe of West Africa and honors D.C. Surveyor Benjamin Banneker, whose ancestry traces to Dogon heritage. The concept weaves together Onwuachi’s Nigerian, Jamaican, Trinidadian, and Creole roots—creating a culinary map from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



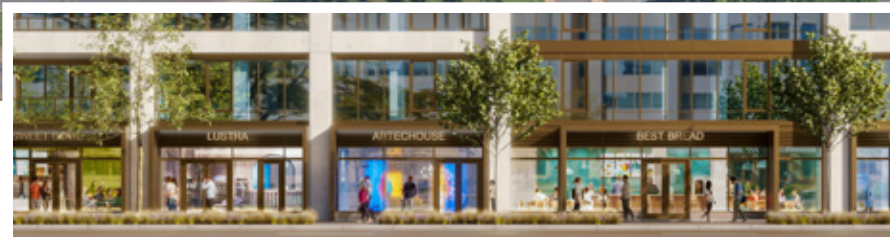
The Salamander Washington DC opened in 2022 after rebranding from the Mandarin Oriental. The hotel offers 373 rooms, including 51 suites, with city and waterfront views. Recent renovations introduced updated guest spaces, an expanded two-level spa, and the exclusive Monument Club, featuring VIP concierge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





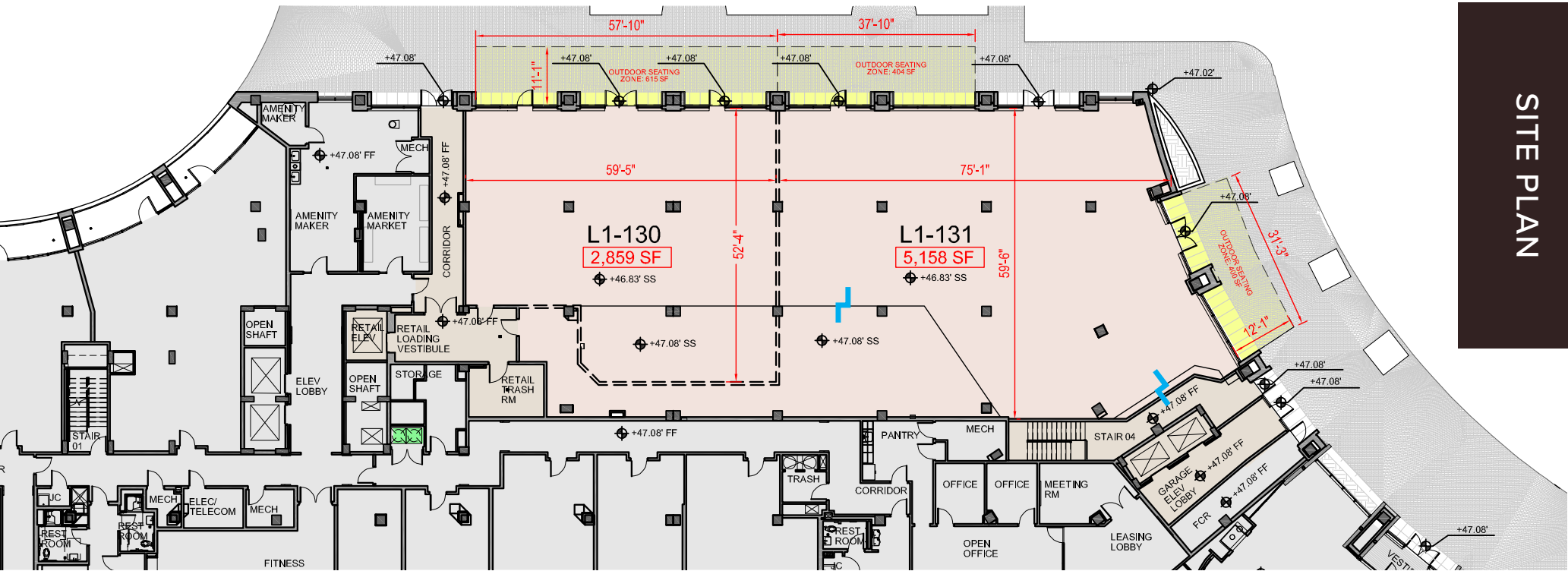


FACING SALAMANDER ALLEY



FACING MARYLAND AVE SW

LEVEL 1



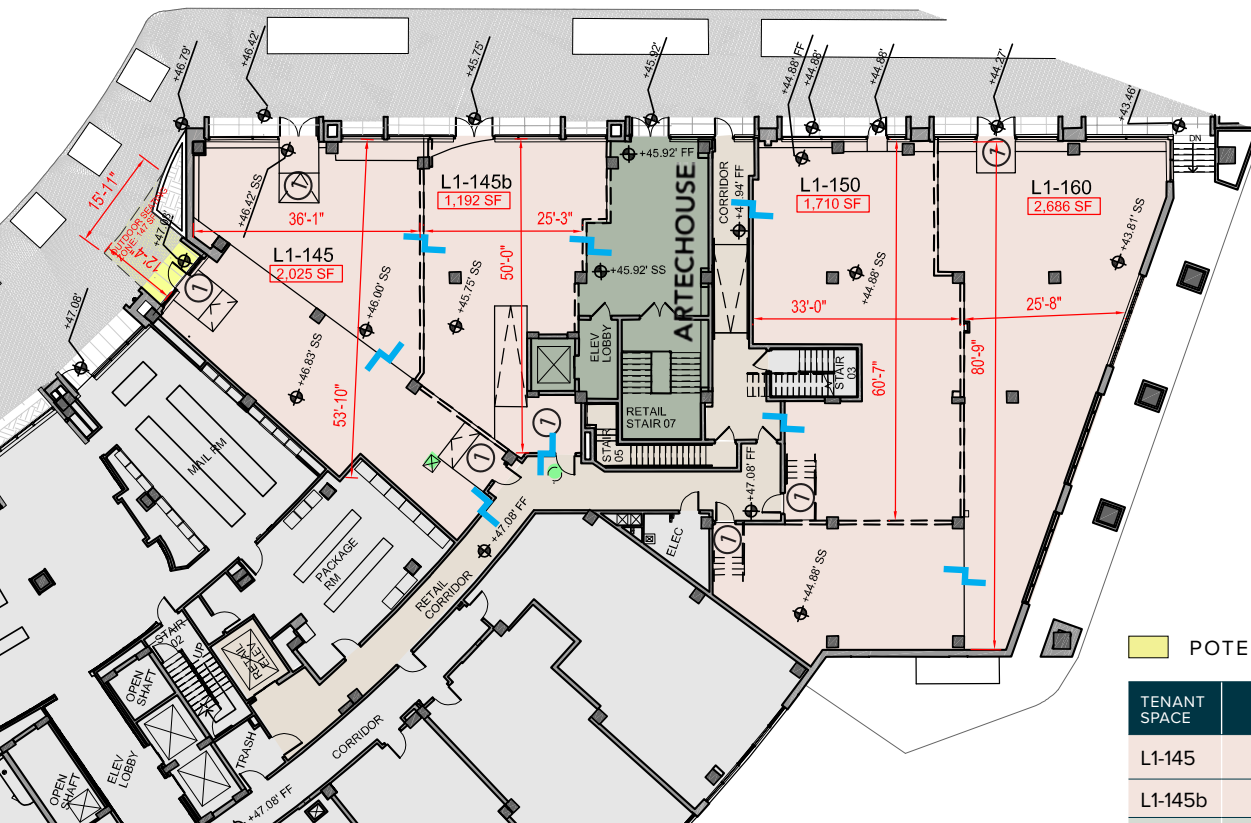
SITE PLAN

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.

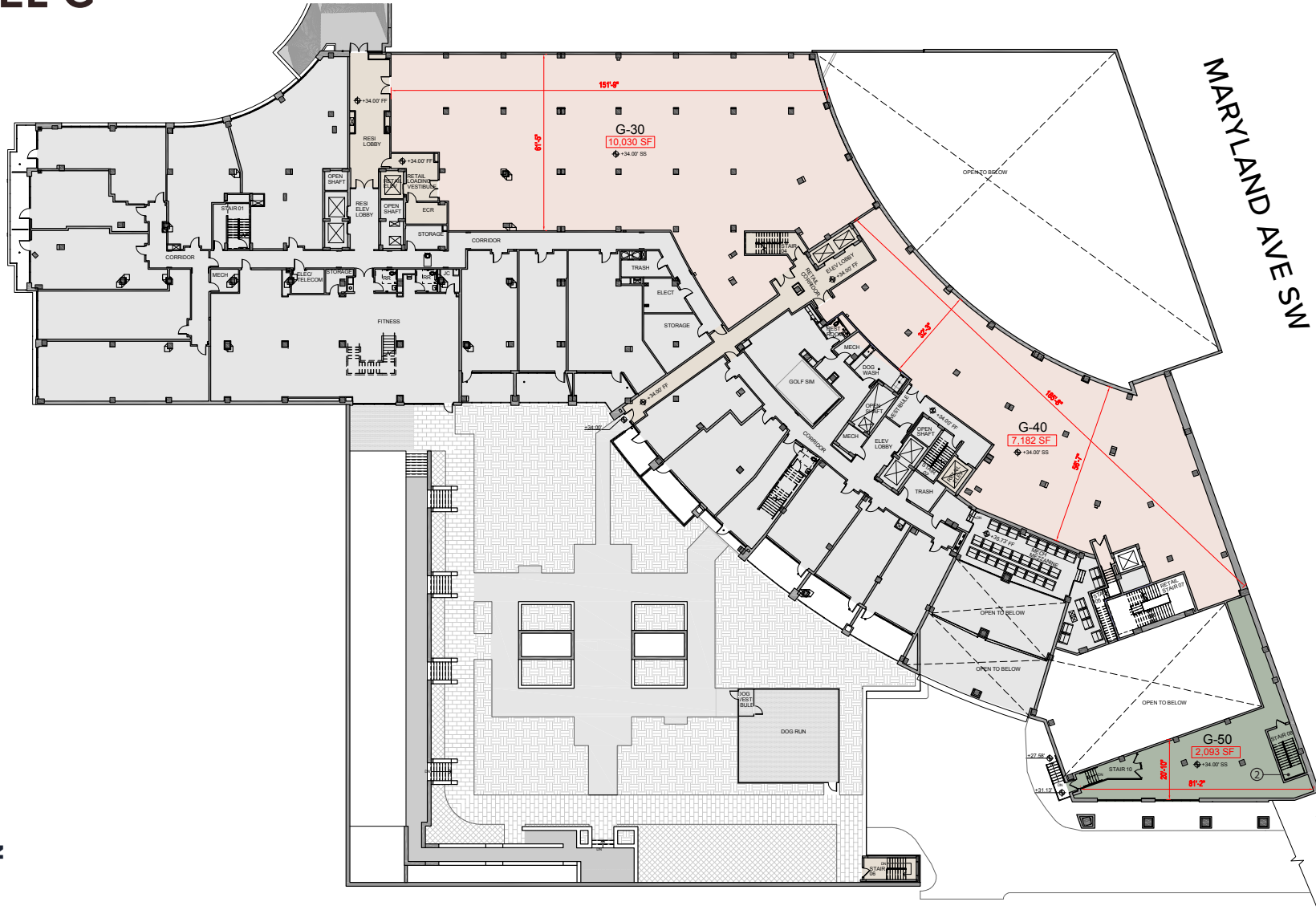


LEVEL G

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

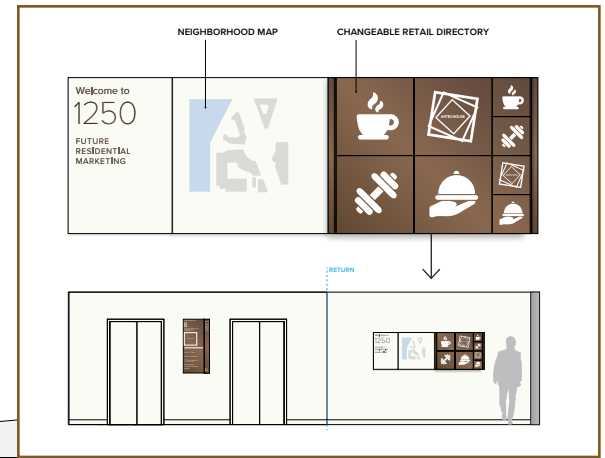


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PG. 09 | 1250 MARYLAND AVE SW



RETAIL ELEVATOR LOBBY SIGNAGE SAMPLE



SITE PLAN

MARYLAND AVE SW

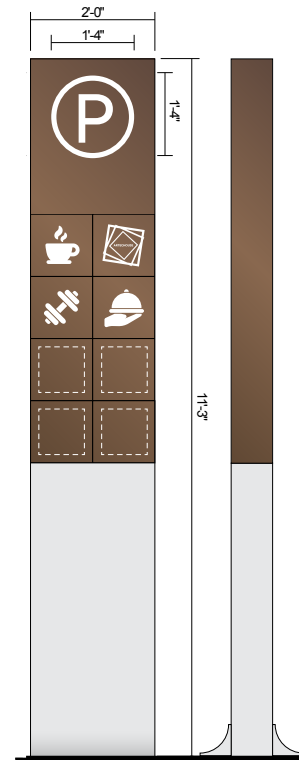
ARTEHOUSE

PARKING SPACES: 93

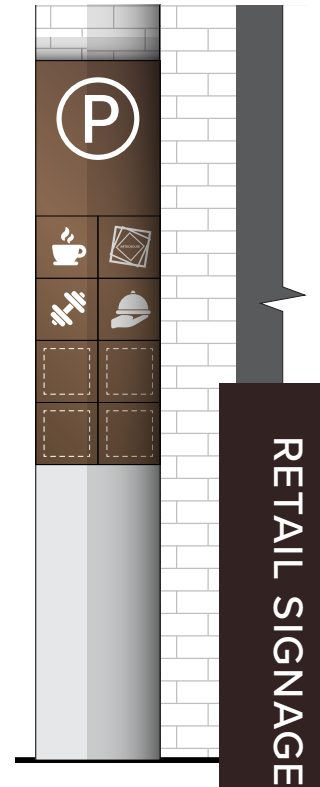




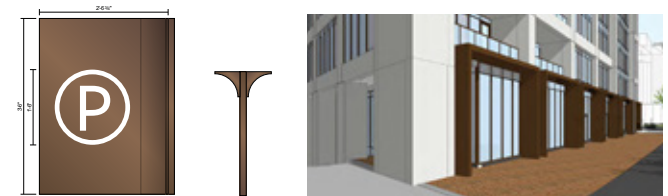
A 12TH ST PARKING ENTRANCE



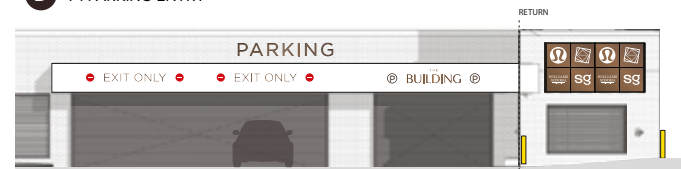
B MAINE AVE PARKING ENTRANCE



C PARKING ID - MARYLAND AVENUE PARKING ENTRANCE



D P1 PARKING ENTRY



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