

THE MANHATTAN

LAUNDRY BUILDING

1328-1348 Florida Avenue NW





3,292 SF

AVAILABLE

The complex originally housed the traction facility for a streetcar company. The oldest building on the site, the West building at 1346 Florida Ave, was built in 1877. The complex became a printing plant in 1892 and it was converted into a laundry in 1905. It is part of the expansion of Washington's urban core and industrial development along Florida Avenue. This historic property features three buildings with ideal space for office or retail in the heart of the U Street neighborhood. The building is just 3 blocks to the U Street Metro Station.

- Final retail space in project surrounded by mixed-use two and three story buildings
- Ideal for restaurant or retail user
 - Venting in place
 - Ability for Indoor/Outdoor activation along alley
- Metro Access: Three blocks from U Street (Green/Yellow Lines)

RETAIL CO-TENANTS



OFFICE CO-TENANTS



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LAUNDRY BUILDING



97 WALKSCORE:
a walker's paradise



A vibrant
MILLENNIAL
COMMUNITY



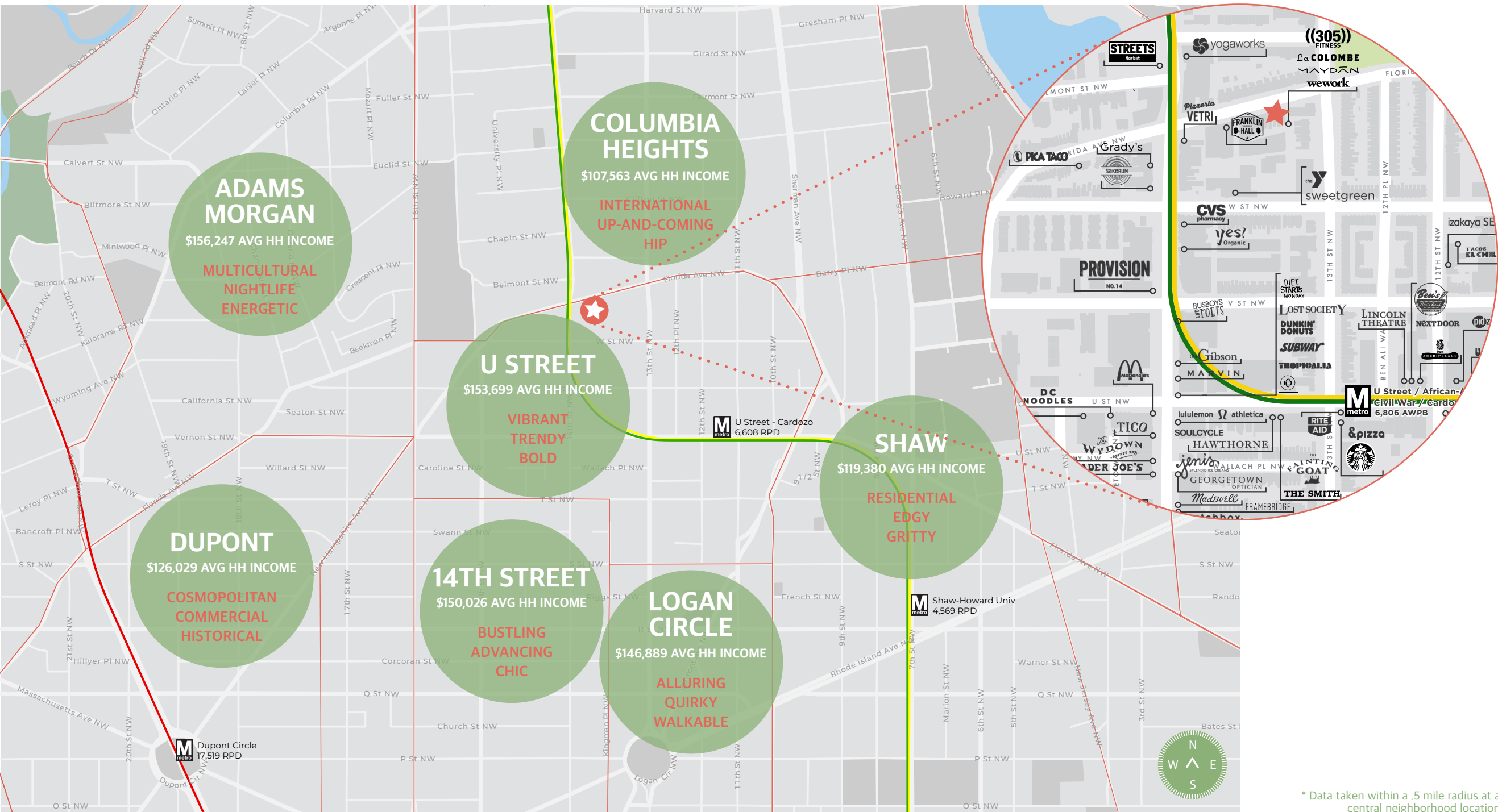
31,138 POPULATION
within a .5 mile radius



Home to
AMERICA'S #2 BEST
NEW RESTAURANT 2018
as nominated by
bon appétit



Welcome to DC's most
INTRIGUING
CORRIDOR



* Data taken within a .5 mile radius at a central neighborhood location

((305))
FITNESS



FRANKLIN
HALL



mothership
STRATEGIES

wework



3,292 SF
AVAILABLE



W STREET NW



14TH STREET NW



13TH STREET NW

FLORIDA AVENUE NW 6,900 VPD

3,292 SF
AVAILABLE

3,292 SF
AVAILABLE

360 TOUR
Click here to view the
interior available space



LEASING INQUIRIES

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