

LAST SPACE REMAINING

FOR LEASE

# 14th & U

1947 14TH STREET NW WASHINGTON, DC

Exceptional Opportunity  
2,473 SF

RETAIL, OFFICE, TECH, FLEX

2nd Floor  
**AMAZING SPACE**

2nd Floor Space  
with dedicated  
separate entrance  
and building  
signage

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WWW.CBRE.US/14ANDU

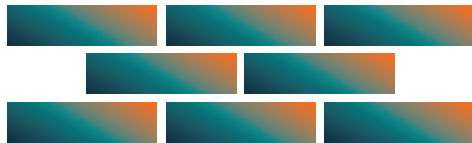
**CBRE**



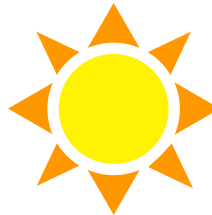
- 2,473 SF ON THE 2ND FLOOR
- SEPARATE TENANT IDENTITY WITH A DEDICATED ENTRANCE
- BUILDING SIGNAGE

## WHY 14TH & U - AMAZING SPACE

EXPOSED BRICK & CEILINGS



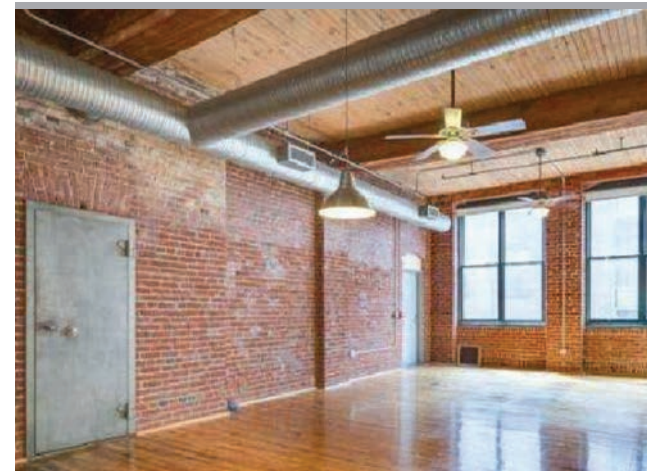
BRIGHT NATURAL LIGHT



POLISHED CONCRETE FLOOR



PRIVATE RESTROOM



## AREA AMENITIES



ONE BLOCK WALK TO THE METRO  
U Street Station



WALKER'S PARADISE  
Every Amenity Imaginable



### NEARBY FITNESS STUDIOS

Including SoulCycle, Orangetheory, Vida, Barre3, [solidcore], & Authenics within 3 Blocks



### GROCERY OPTIONS

Trader Joe's and Yes! Organic Market directly on 14th St



### EXPANSIVE RESTAURANT CENTER

Too Many to Count - Whatever your lunch, dinner, or happy hour needs are! Full Service, Fast Casual, Fine Dining. All within walking distance





# FLOOR PLAN

## 2ND FLOOR SPACE 2,473 SF

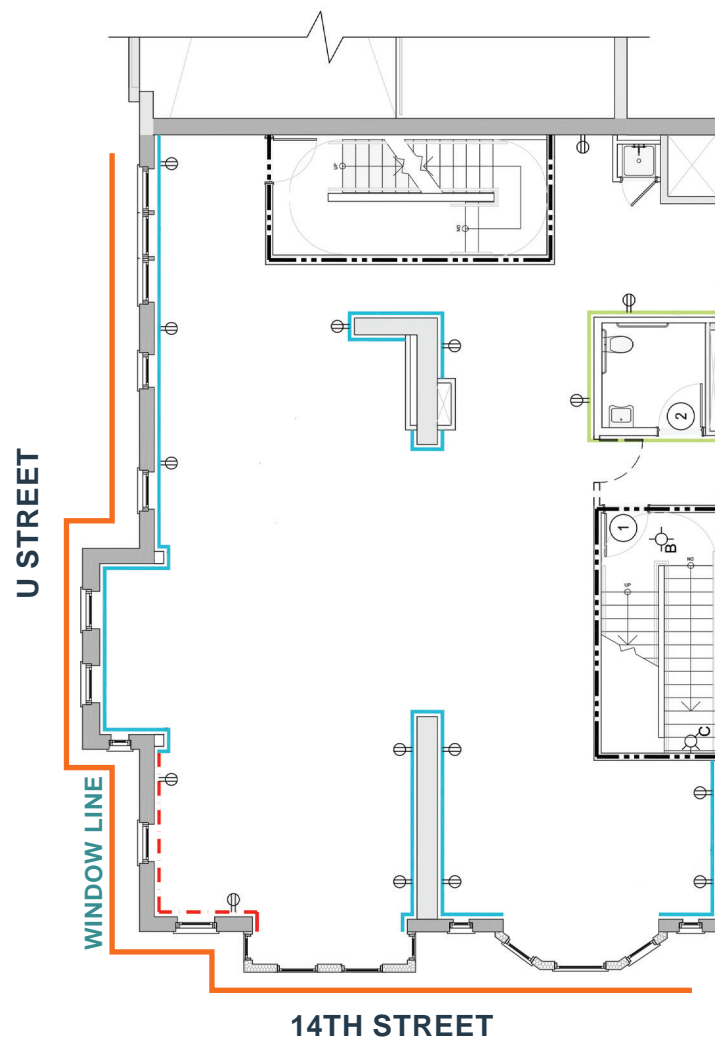
### SPACE HIGHLIGHTS

DEDICATED  
PRIVATE  
RESTROOMS

EXPOSED  
BRICK WALL  
ADJACENT TO  
FINISHED DRYWALL

HIGH  
VAULTED  
CEILINGS

DEDICATED  
SEPARATE  
ENTRANCE WITH  
SIGNAGE ON 14TH  
STREET





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## CONTACT

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# CBRE

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