

**1228 BLAGDEN ALLEY NW**  
WASHINGTON, DC

**1,355 SF**  
**RETAIL SPACE**  
**FOR LEASE**



**Causa**  
(coming soon)

The Columbia Room, The  
Dabney, Streetsense Offices



**PROPERTY HIGHLIGHTS**

**DETAILS**

- Currently built-out to accommodate a fitness or yoga studio
- Open space layout can be easily reconfigured for any number of retail uses
- 10-12 foot clear ceiling heights
- Great natural light provided by skylights
- Adjacent to Columbia Room, The Dabney and La Colombe Coffee Roasters

**IN THE HEART OF BLAGDEN ALLEY RETAIL SPACE AVAILABLE**

**EAST END**  
WASHINGTON, DC

**1228 BLAGDEN ALLEY NW**  
WASHINGTON, DC 20001

**1,355 SF**  
**TOTAL RETAIL**

**PROUDLY REPRESENTED BY**

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 **POPULATION**  
1 MI 86,659    3 MI 407,687

 **DAYTIME EMPLOYEES**  
1 MI 206,753    3 MI 590,362

 **MEDIAN HHI**  
1 MI \$114,488    3 MI \$104,981

 **EDUCATION**  
1 MI 76,937    3 MI 313,590

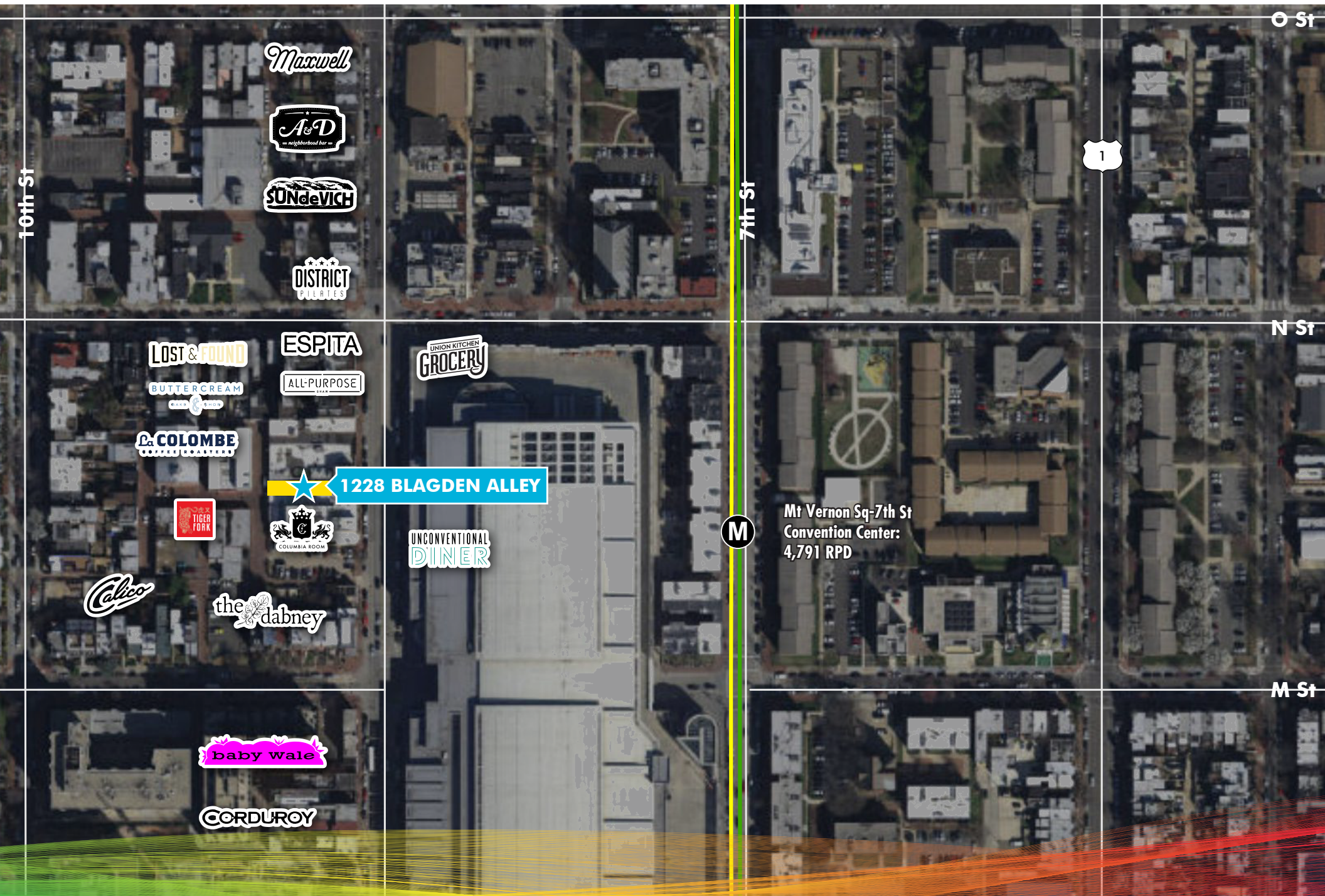
 **MEDIAN AGE**  
1 MI 35.50    3 MI 35.90

 **RIDERSHIP**  
MT VERNON SQUARE/7TH STREET  
-CONVENTION CENTER METRO



# CLOSE IN MAP

1228 BLAGDEN ALLEY NW  
WASHINGTON, DC



10th St

7th St

O St

N St

M St

Maxwell

A&D  
neighborhood bar

SUNdeVICH

DISTRICT  
PIZZERIA

LOST & FOUND

BUTTERCREAM  
CAKE & SMOO

DR. COLOMBE  
COFFEE ROASTERS

TIGER  
FORK

ESPITA

ALL-PURPOSE

UNION KITCHEN  
GROCERY

★ 1228 BLAGDEN ALLEY

COLUMBIA ROOM

UNCONVENTIONAL  
DINER

M

Mt Vernon Sq-7th St  
Convention Center:  
4,791 RPD

Calico

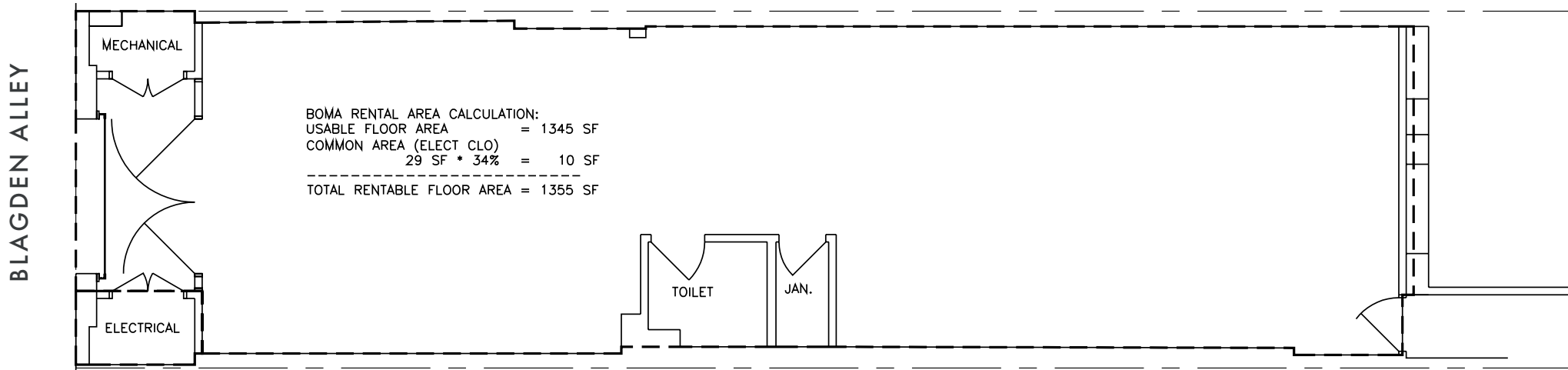
the  
dabney

baby wale

CORDUROY

1

9TH STREET ENTRANCE, BELL ARCHITECTS



1228 9TH STREET NW – REAR STUDIO RENTAL AREA CALCULATION PLAN



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