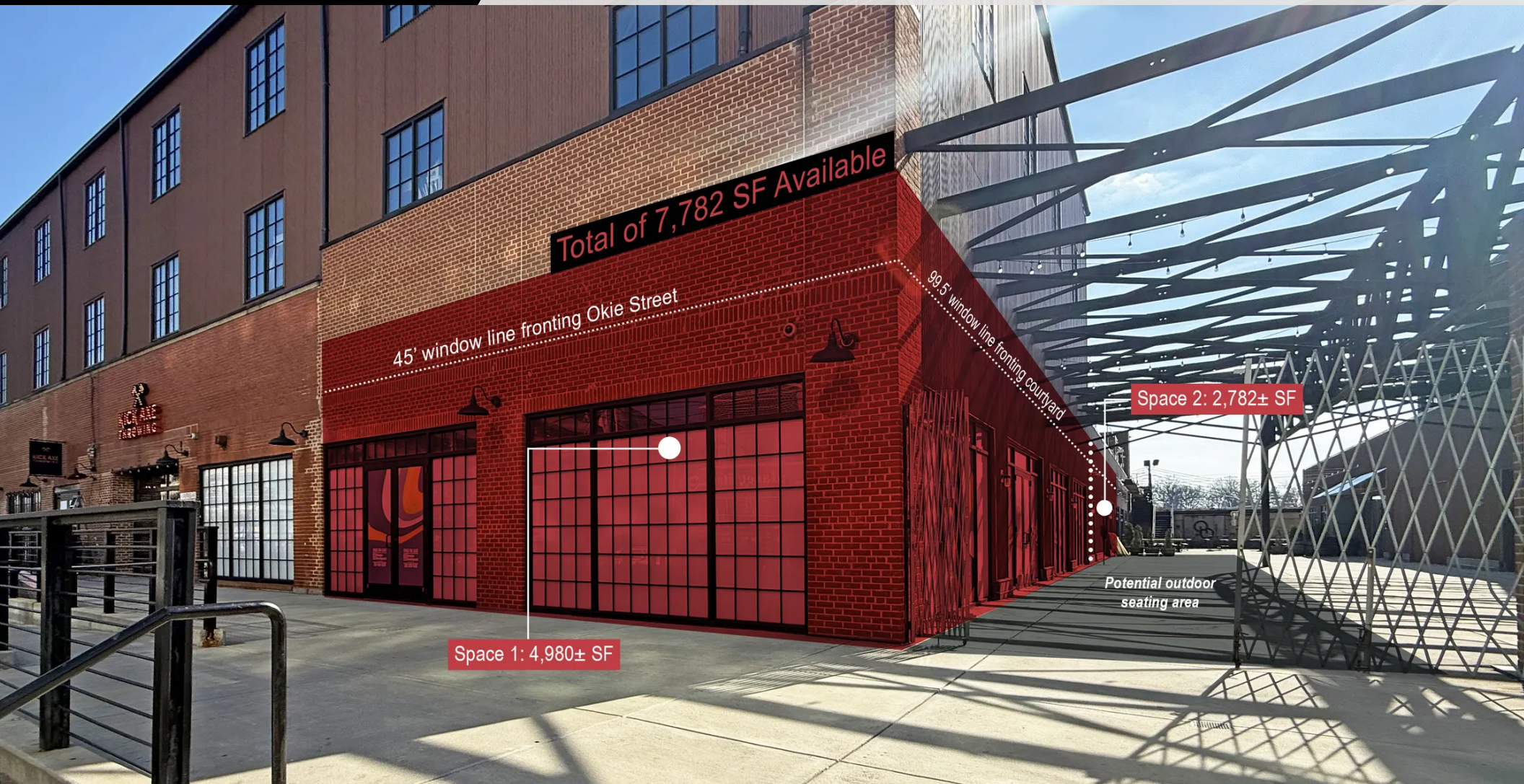
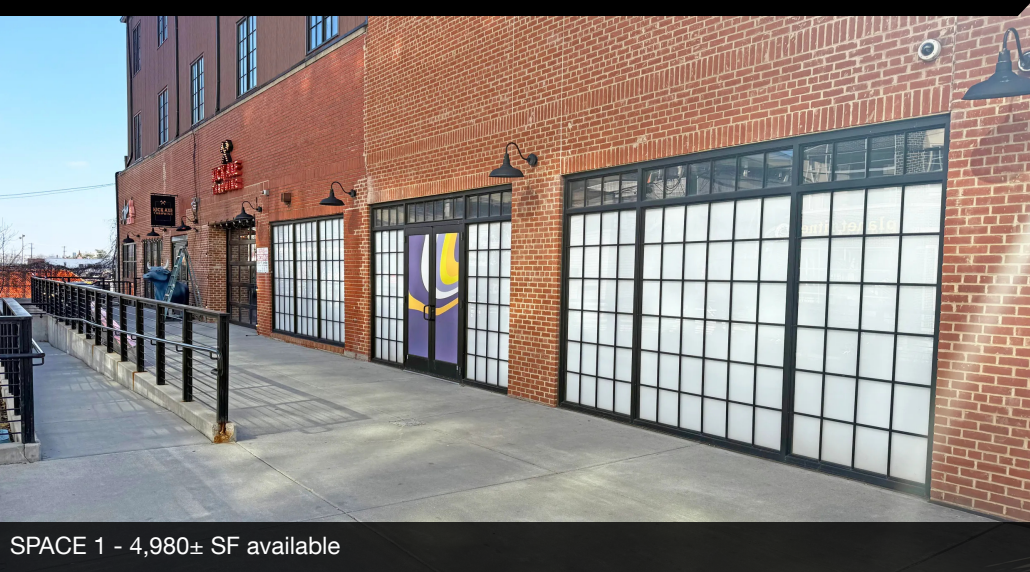


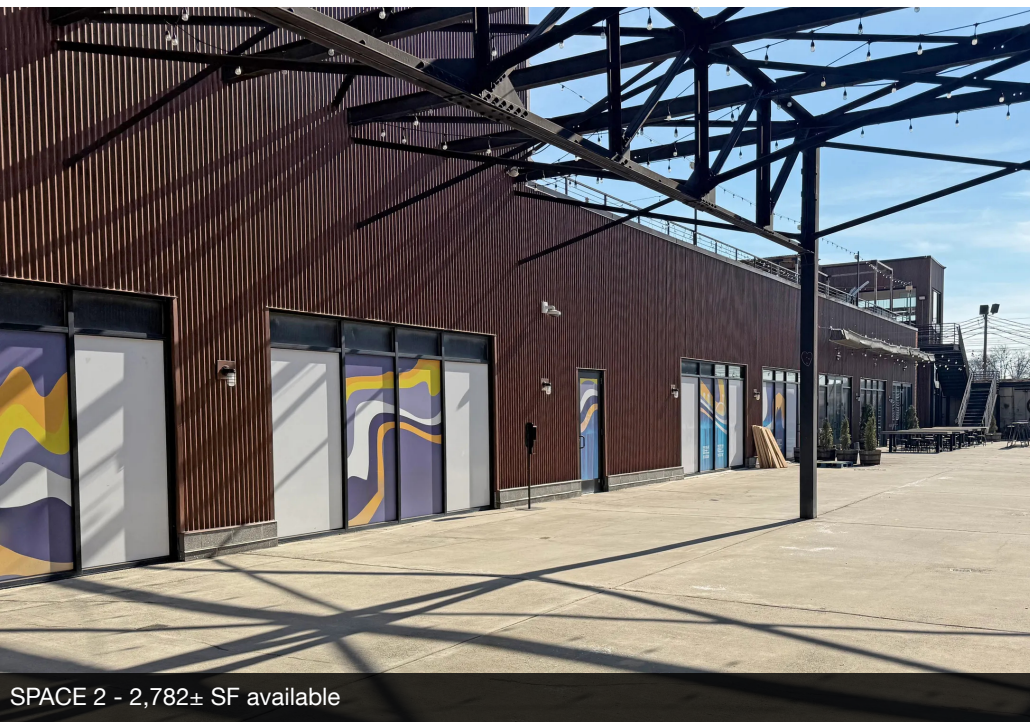
DC RETAIL FOR LEASE
Two Spaces Available

1401 Okie Street NE
Washington, DC 20002





SPACE 1 - 4,980± SF available



SPACE 2 - 2,782± SF available

PROPERTY DESCRIPTION

The stunning & contemporary spaces at 1401 Okie Street offer prime leasing opportunities to elevate your operation. Boasting modern architecture and customizable spaces, this property is designed to meet the diverse needs of tenants. Ample natural light permeates the interior, creating a welcoming and productive environment. With state-of-the-art facilities, this property seamlessly blends comfort and functionality. Additionally, the property is under new, institutional ownership. Its convenient location and excellent accessibility make it an ideal choice for businesses.

LOCATION DESCRIPTION

Discover a vibrant urban community in Washington, DC, where history and modernity converge. Part of the prominent Hecht Warehouse redevelopment, 1401 Okie Street is surrounded by an array of modern dining, retail, and entertainment amenities. Additionally, the property is close to other notable sites, including Union Market, the National Arboretum, and Gallaudet University.

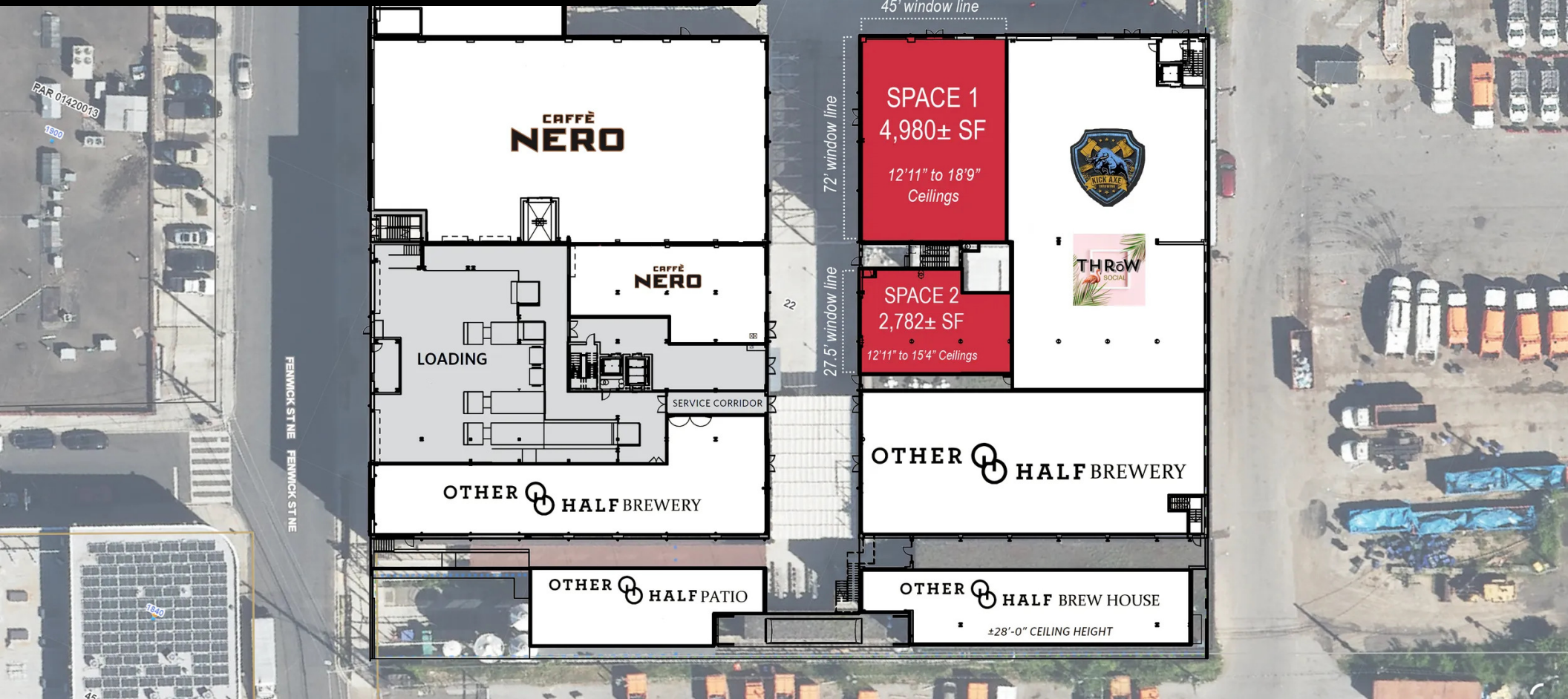
The area boasts convenient transportation options, with immediate access to Route 50 (New York Avenue) and the NoMa-Gallaudet U Metro station just an easy walk away. With a dynamic mix of historic charm and contemporary amenities, the location is an ideal choice for businesses seeking a well-connected and engaging environment in the nation's capital.

HIGHLIGHTS

- Two suites available - total of 7,782 SF - may be leased together
- Modern interiors with great window lines for ample natural light
- Potential for outdoor seating
- Zoned PDR-1, which permits a variety of uses such as restaurants, retail, bakery, entertainment, and more
- Part of the Hecht Warehouse redevelopment; new institutional ownership
- Surrounded by an array of modern dining, retail, and entertainment amenities
- Easy access to convenient transit, including the NoMa-Gallaudet U Metro station and Route 50 (New York Avenue)

Retail Spaces For Lease

1401 OKIE STREET NE, WASHINGTON, DC 20002



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	DESCRIPTION
■ 1401 Okie Street NE - First Floor Corner	4,980 SF	NNN	45'-72' window lines + up to 18'9" ceilings
■ 1401 Okie Street NE - First Floor Courtyard	2,782 SF	NNN	27'6" window lines + up to 15'4" ceilings

Retail Spaces For Lease

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RETAIL SPACES FOR LEASE

1401 OKIE STREET NE, Washington, DC 20002

MICHAEL DIMEGLIO

301.918.2949 | mdimeglio@naimichael.com



Naimichael

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.