



MIXED-USE BUILDING FOR LEASE

4730 14TH ST NW

WASHINGTON, DC 20011



4730 14TH ST NW

PROPERTY SUMMARY



PROPERTY DESCRIPTION

4730 14th Street NW presents a rare opportunity to lease an entire 6,325 SF freestanding commercial building in one of Northwest Washington, D.C.'s most established neighborhood business corridors. Positioned on a prominent hard corner, the property offers exceptional visibility, strong branding potential, and efficient three-story floor plates of approximately 2,100 SF each. The flexible layout is well suited for a variety of commercial uses, including medical, wellness, childcare, office, retail, and other service-oriented businesses. This is a unique opportunity for an operator seeking a highly visible, full-building presence in a well-established commercial corridor.

PROPERTY HIGHLIGHTS

- Entire 6,325 SF building available for lease
- Three-story building with efficient $\pm 2,100$ SF floor plates
- Prominent hard-corner location with exceptional visibility
- Largest building on the block with excellent signage and branding opportunity
- Positioned along the 14th Street NW commercial corridor with strong traffic exposure and convenient access to major thoroughfares and Metrobus
- Surrounded by dense residential neighborhoods and established local retailers

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	18,639	169,413	355,470
Total Population	45,128	351,312	774,756
Average HH Income	\$165,537	\$177,319	\$174,755

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,100 - 6,325 SF
Zoning:	MU-5A
Building Size:	6,325 SF

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ADDITIONAL PHOTOS



4730 14TH ST NW

LOCATION MAP

