



PROPERTY DETAILS

AVAILABLE SPACE:

- Up to 7,969 SF – Prime ground floor retail with 100 ft of frontage on 14th Street, NW

PROPERTY HIGHLIGHTS:

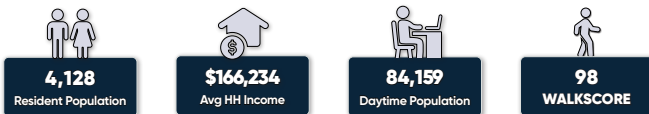
- Exceptional visibility and signage potential along one of Downtown DC's most trafficked retail corridors.
- Prominent location **steps from the White House, McPherson Square, and City Center**, surrounded by a dynamic mix of office, hospitality, and residential demand drivers.
- High pedestrian and vehicular traffic with strong daytime population from nearby federal agencies, law firms, and corporate headquarters.

NEARBY ATTRACTIONS:

- Surrounded by landmark hotels including **The Hay-Adams, Sofitel, Willard InterContinental** and **The JW Marriott Hotel**.
- Walking distance to an array of dining destinations from full-service restaurants (**Joe's Stone Crab, The Cheesecake Factory, Old Ebbitt Grill, Del Frisco Double Eagle**) to quick-service favorites (**Tatte Bakery, Five Guys, Starbucks, Potbelly**).
- **Immediate access to McPherson Square Metro (Blue, Orange, and Silver Lines)** and within minutes of Metro Center and Farragut North.
- Proximity to key cultural and civic institutions such as **The National Theatre, Warner Theater, The Treasury Building, and The National Mall**.

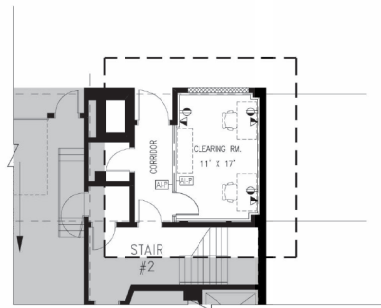


BY THE NUMBERS



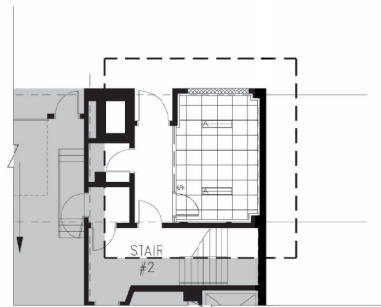
*Demographics based on a 10-minute walk radius.(2025v)





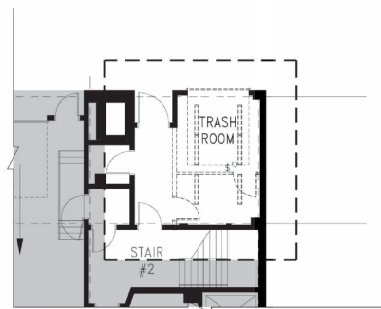
PROVIDE POWER & COMMUNICATION CONNECTIONS AS SHOWN.
PROVIDE AI-PHONE ADJACENT DOOR.

1 POWER & COMMUNICATION PLAN - NEW WORK
SCALE: 1/8" = 1'-0"



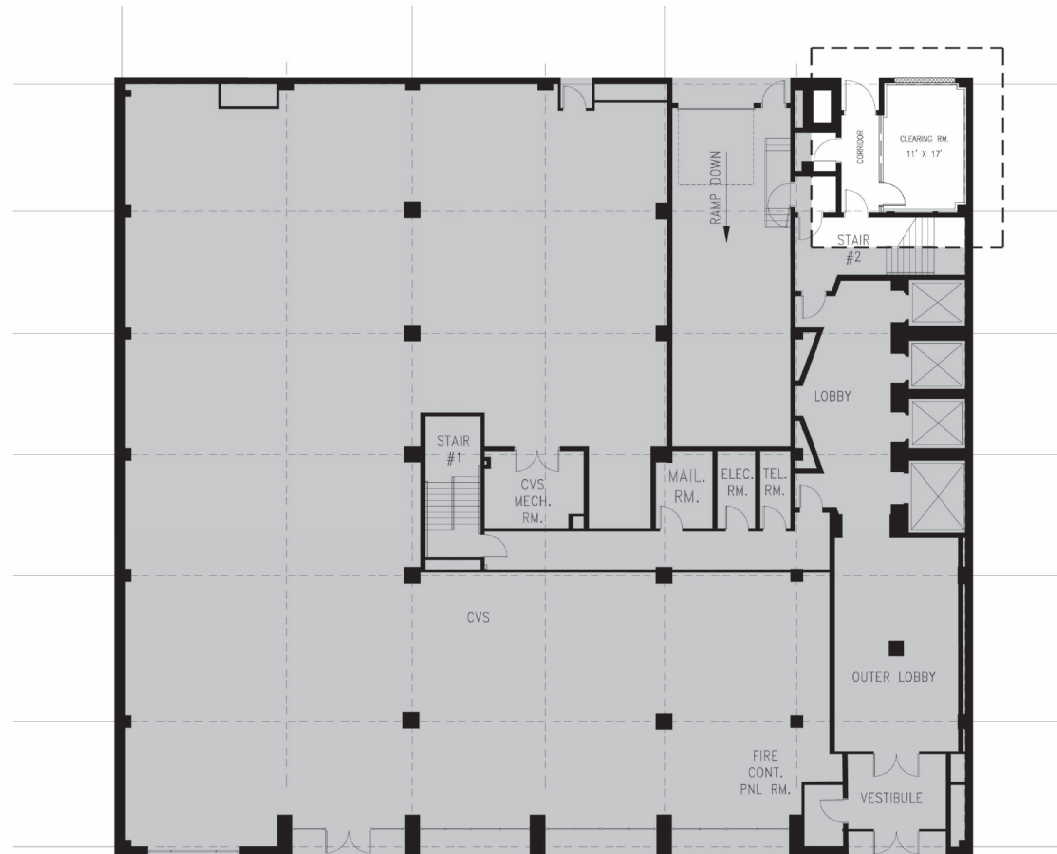
PROVIDE NEW 2X2 ACOUSTIC TILE CEILING GRID @ 5'-0" A.F.F.
PROVIDE NEW LIGHT FIXTURES AS SHOWN.

2 REFLECTED CEILING PLAN - NEW WORK
SCALE: 1/8" = 1'-0"



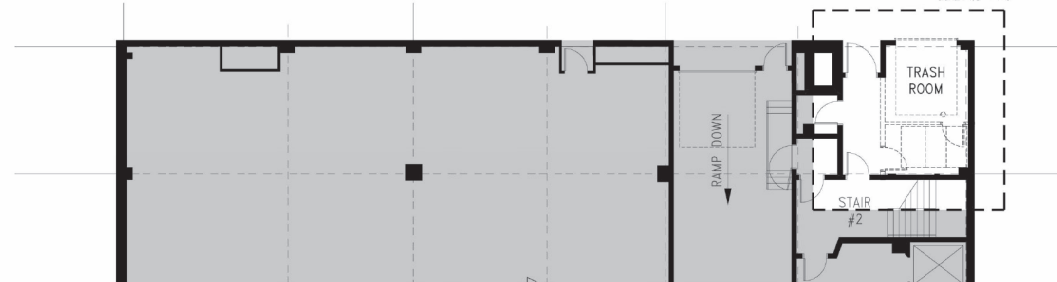
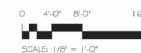
EXISTING LIGHTING FIXTURES TO BE REMOVED SHOWN DASHED.

3 REFLECTED CEILING PLAN - DEMOLITION
SCALE: 1/8" = 1'-0"



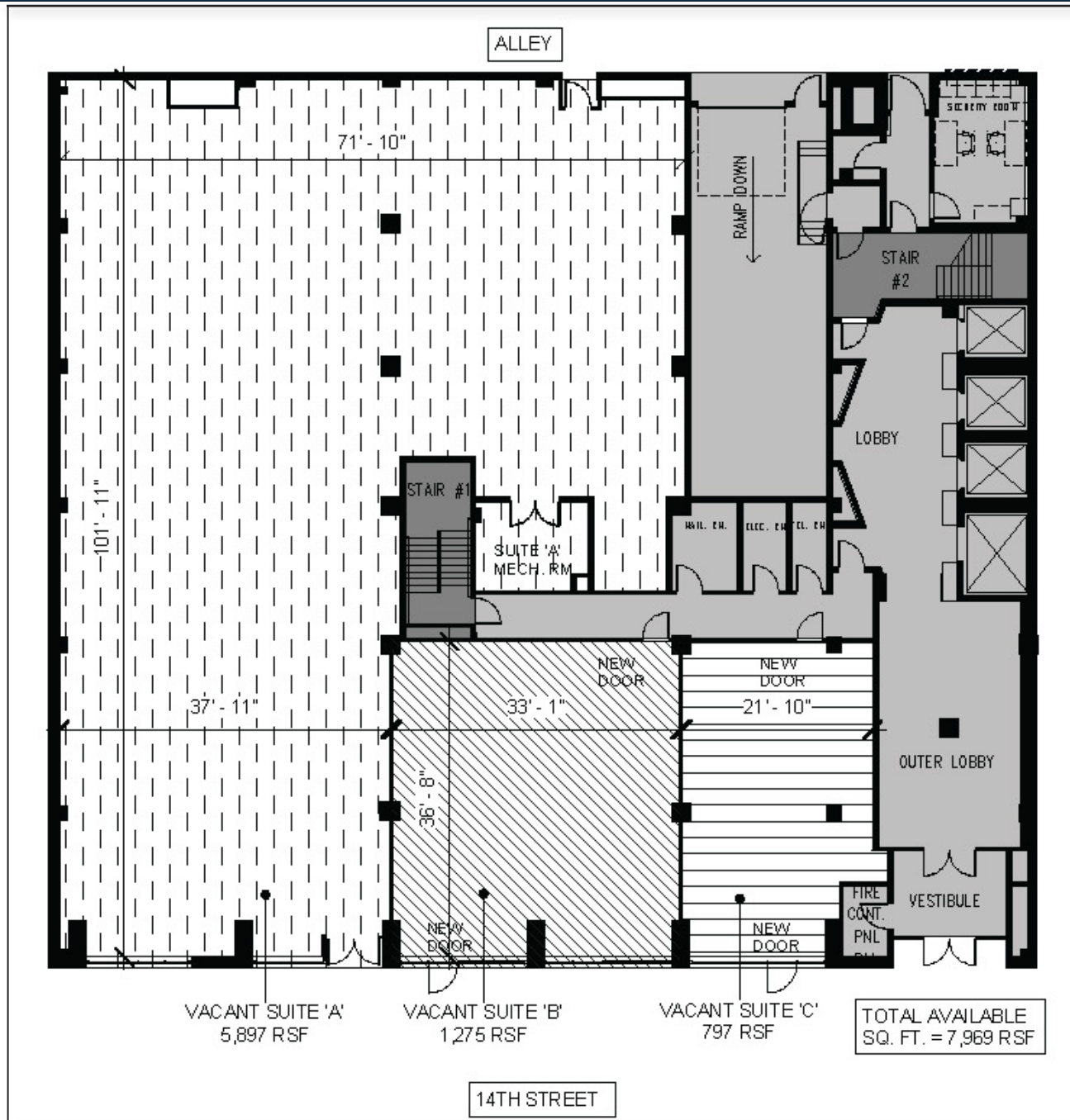
ENCLOSE EXTERIOR OPENING TO MATCH EXISTING.
PROVIDE 100' WALL SYSTEMS & DOOR AS SHOWN.
GSA "SEASURY" TO PROVIDE BALLISTIC RATING FOR WALLS & DOOR.

4 NEW CONSTRUCTION
SCALE: 1/8" = 1'-0"



REMOVE EXISTING OVERHEAD EXTERIOR DOOR.
REMOVE EXISTING WALLS & DOORS AS SHOWN.

5 DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



717 14TH Street, NW - DC
Washington, DC

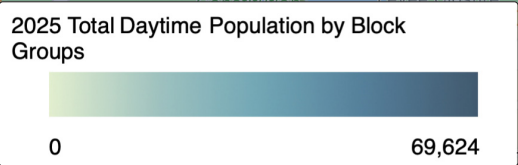
MILLER WALKER
RETAIL REAL ESTATE





DEMOGRAPHICS

WALK TIME	5 MIN WALK	10 MIN WALK	15 MIN WALK
2025 Daytime Population	19,480	84,159	173,626
2025 Resident Population	45	4,128	16,323
2025 Average Household Income	\$215,305	\$166,234	\$184,249



15 minutes

5 minutes

10 minutes