



1145 19th Street, NW

For Lease

Two excellent retail opportunities on 19th Street

- 1,347 s.f. former frame shop.
- 1,688 s.f. former pharmacy space
- Located in a 129,742 s.f. medical office building
- Building recently completed renovations including new storefront facades
- Well located on 19th Street, just steps away from the M and 19th intersection
- In the heart of the Golden Triangle with 85,000 professionals
- 2 blocks from Farragut North Metro (23,125 RPD)
- 8 million s.f. of office space within 2 blocks

Surrounding retailers



JOS. A. BANK

TAYLOR
GOURMET

Wawa

CHOPT



rōti
MODERN MEDITERRANEAN

**For more information,
please contact:**

Andy Corno

O: +1 202 719 6137

M: +1 301 520 2620

andy.corno@jll.com

Thomas Jackman

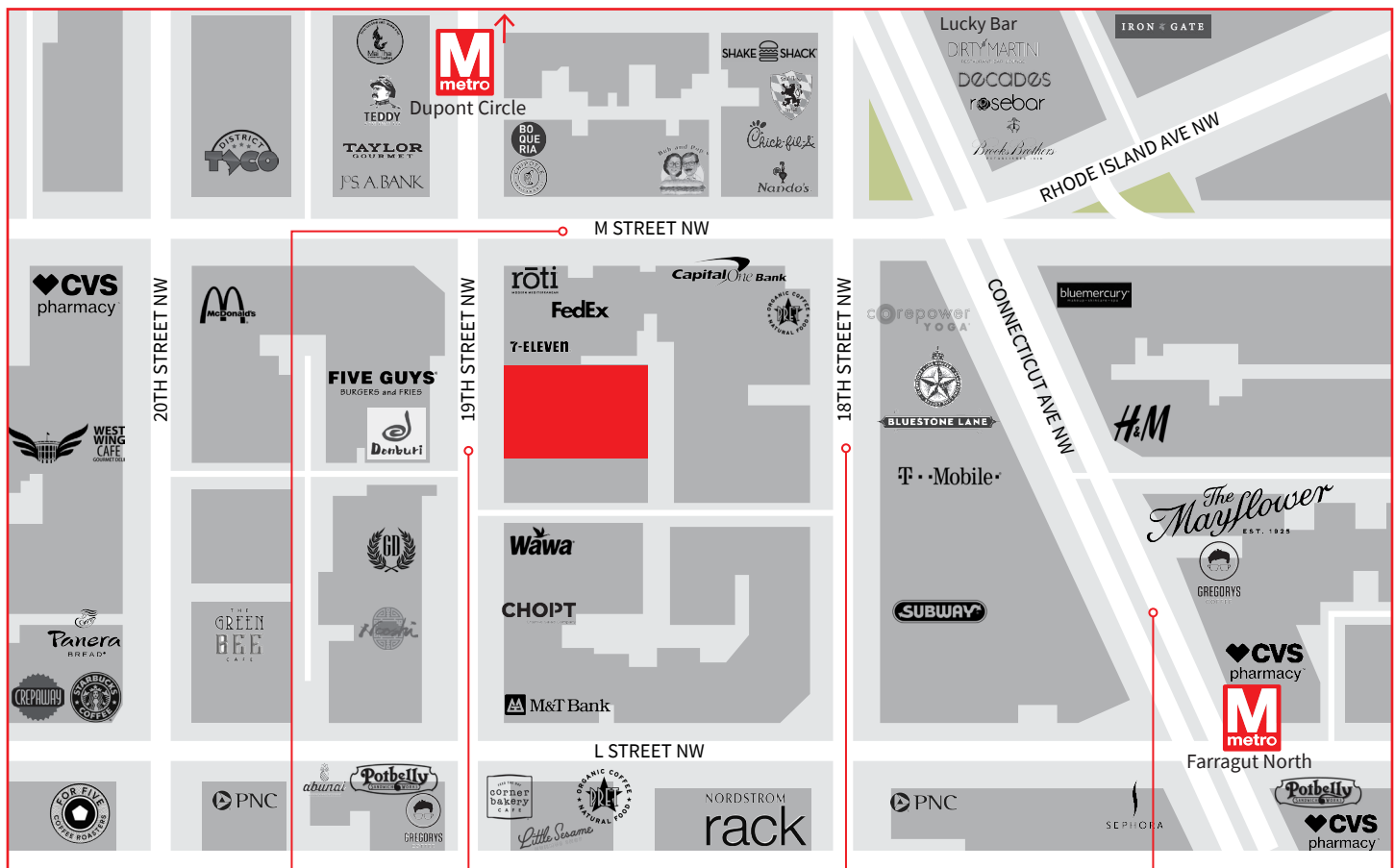
O: +1 202 719 5624

M: +1 301 580 1512

thomas.jackman@jll.com



Washington, DC by the numbers



VEHICLES
PER DAY

M Street

21,800

19th Street

12,600

18th Street

14,300

Connecticut Ave

27,200



RIDERS
PER DAY

Farragut West

20,408

Farragut North

23,125

Dupont Circle

17,132

Foggy Bottom

18,528

Demographics from subject site

	.25 mi	.5 mi	1 mi
Population	1,631	14,581	71,356
Average HH Income	\$108,817	\$127,081	\$152,494
Employees	53,978	129,472	255,472

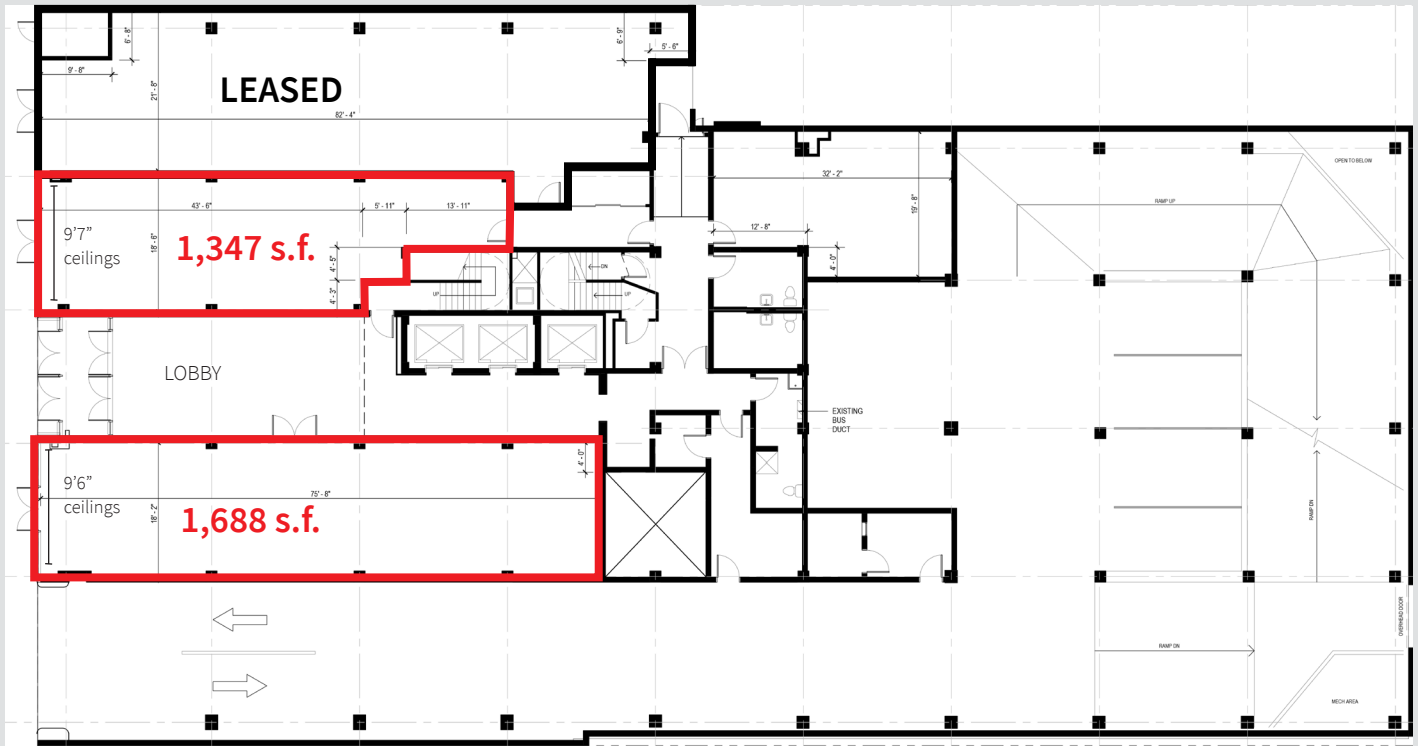
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The space



↑ M Street NW (21,800 VPD)

19th Street NW (12,600 VPD)



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