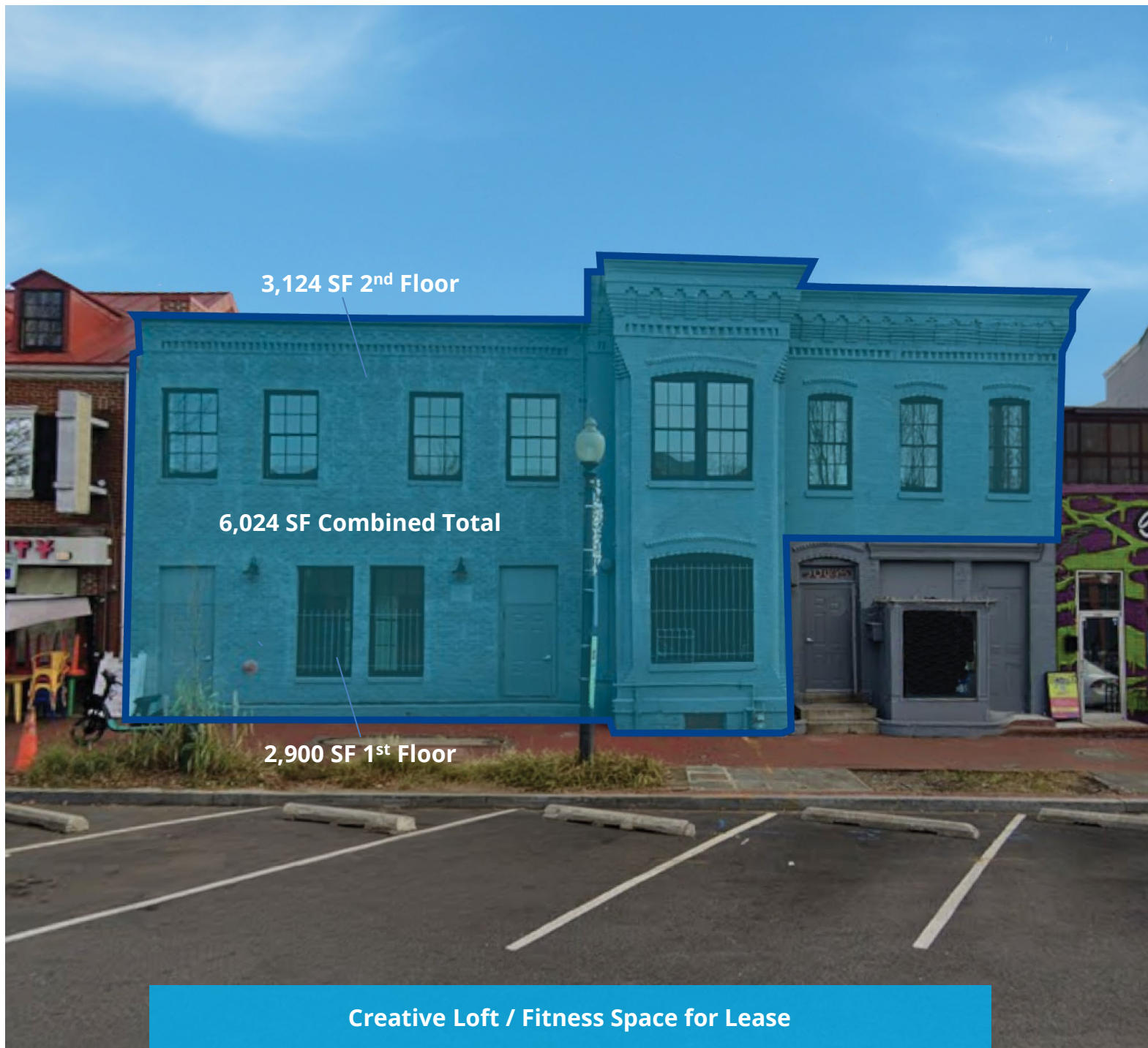




Creative Loft / Fitness Space for Lease

1102-1104 8TH STREET SE

WASHINGTON, DC 20003



1102-1104 8TH STREET SE

WASHINGTON, DC 20003

Colliers

PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF: 2,900 - 6,024 SF

Lease Rate: Negotiable

Building Size: 8,403 SF

AVAILABLE SPACES

Ground Floor 2,900 SF

Second Floor With
Two Roof Decks 3,124 SF

PROPERTY OVERVIEW

1102-1104 8th Street SE is in a prime location within blocks of the Navy Yard, Eastern Market and the Navy Yard Metro station. Join the nearby tenants: Las Placitas, Taco City, The Brig, Capital Turnaround and Classy Corks Wine & Spirits.

PROPERTY HIGHLIGHTS

- Join Las Placitas, Taco City, The Brig, Capital Turnaround, Classy Corks Wine & Spirits, and Navy Yard Reside – Wyndam Residence
- Barracks Row to the North and Navy Yard/Ballpark to the West
- 10-minute walk to the Navy Yard and Barracks Row Metro
- Great Potential for Lunch, Dinner and Late Night traffic
- Legacy nightclub space
- \$1M interior renovation complete including plumbing, electric HVAC & exterior window upgrades
- Premises includes 2 roof decks and a patio area
- 11,013 Riders per day on the nearest metro stations
- High walk score of (96)

1102-1104 8TH STREET SE

WASHINGTON, DC 20003

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PROPERTY PHOTOS

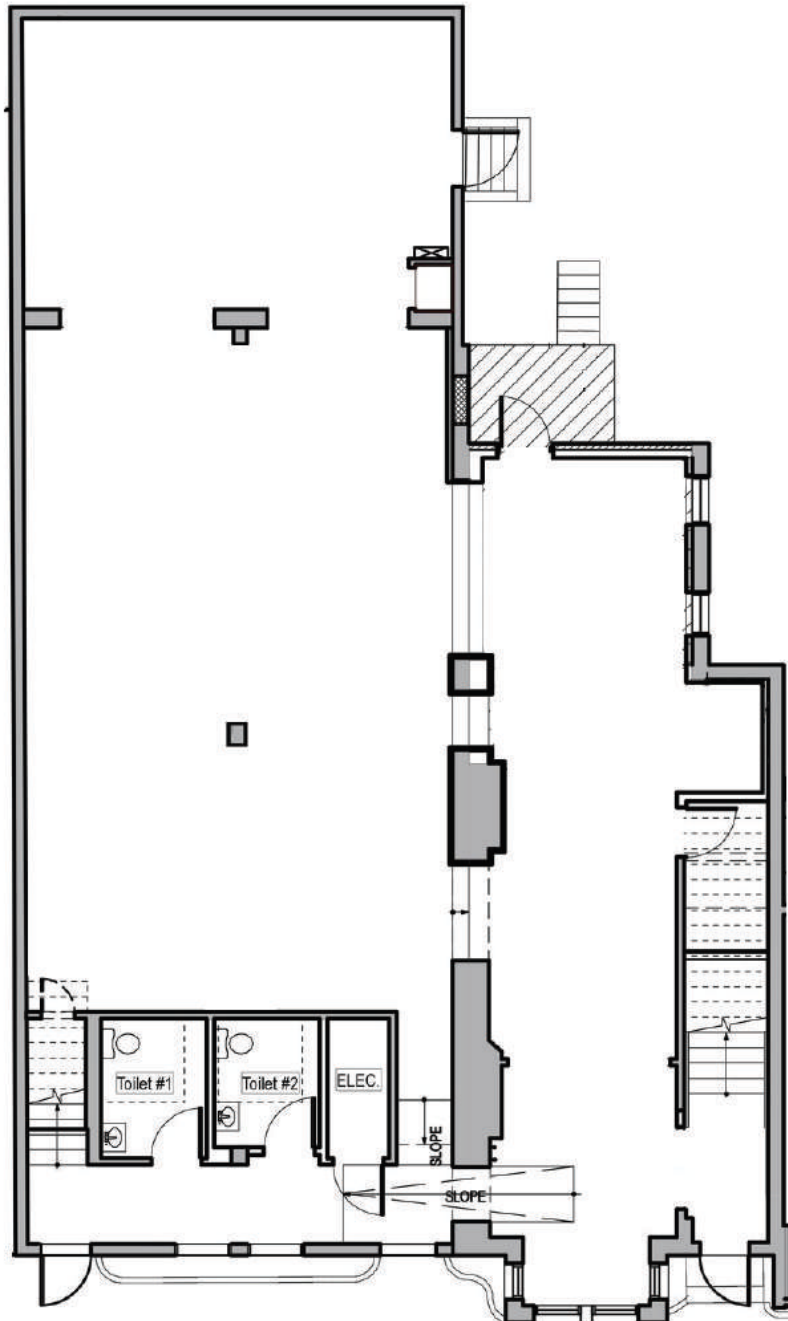
[CLICK HERE TO VIEW MORE PHOTOS](#)



1102-1104 8TH STREET SE

WASHINGTON, DC 20003

FIRST FLOOR

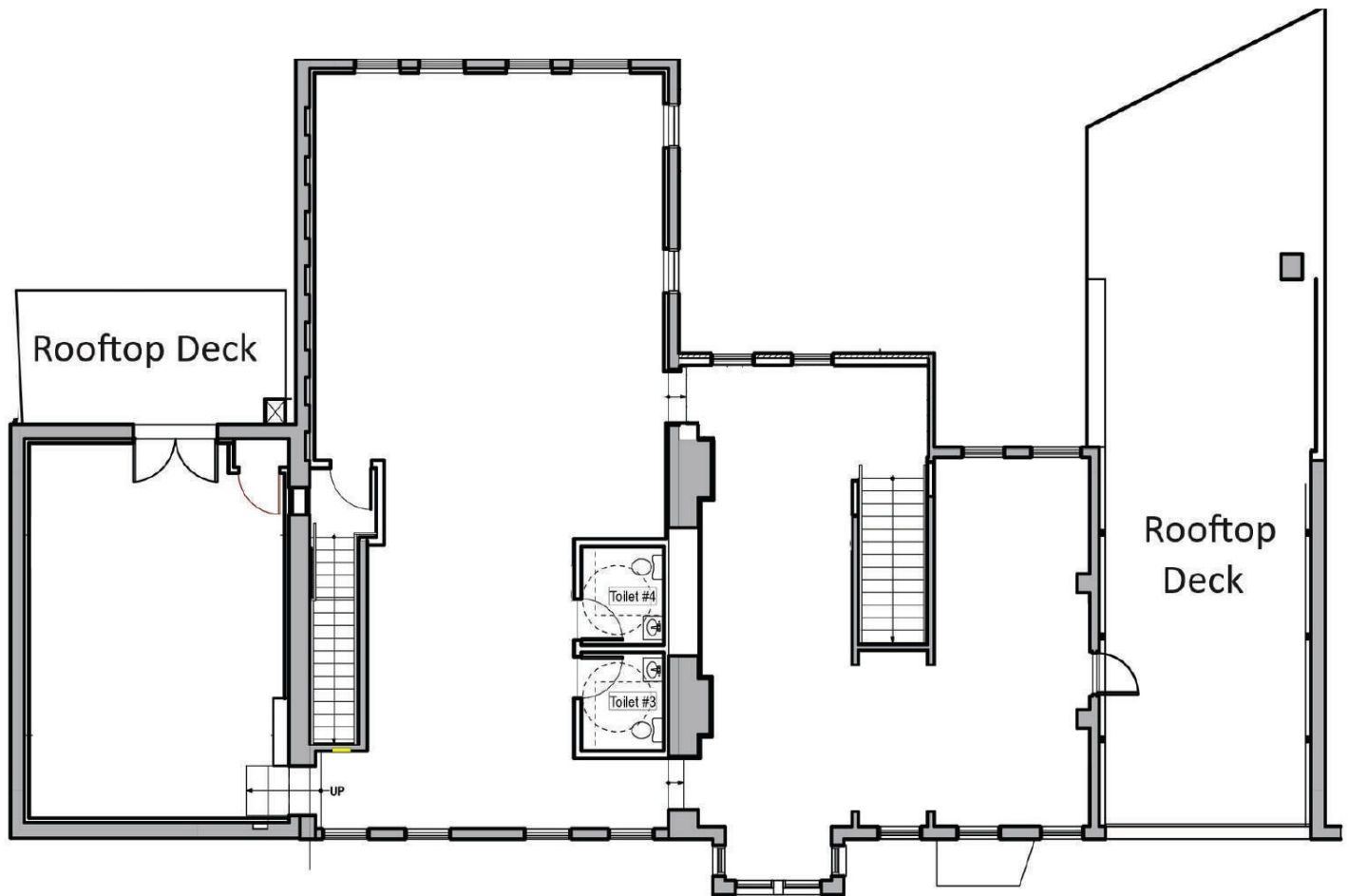


1102-1104 8TH STREET SE

WASHINGTON, DC 20003

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SECOND FLOOR



LOCAL AREA

Barracks Row

Marine Barracks

Rose's
Luxury

PINEAPPLE AND
PEARLS





8th Street SE



108,036 VPD



Virginia Ave SE

8,108 VPD

L Street
Market

Al's Deli









L Street SE

Phase Family
Learning Center



7th Street SE

8th Street SE

9th Street SE

Virginia Ave
Park

Reside by
Wyndham



Ovation
Eye Institute.







Sticky Meds
M Barber





M Street SE

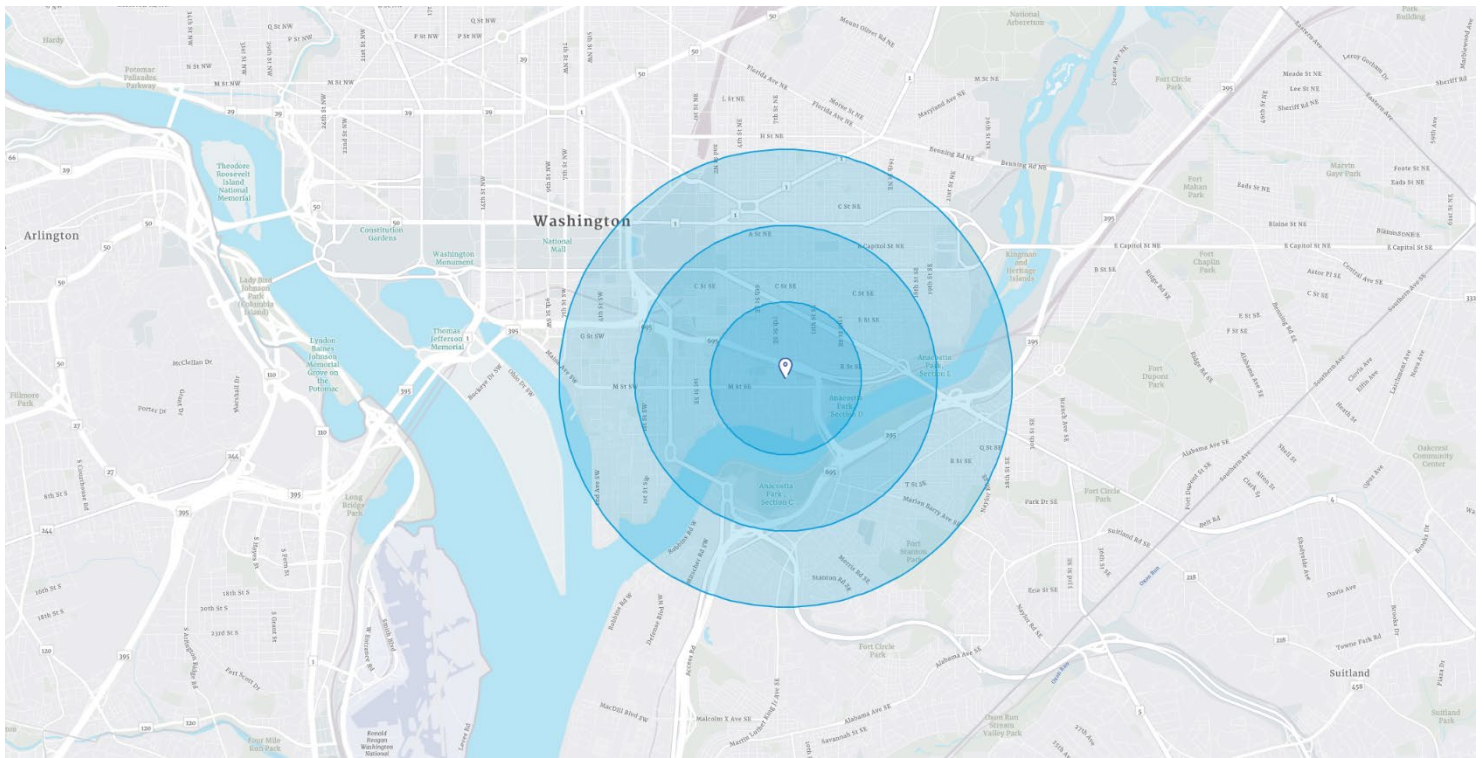
M Street SE

Entrance to
Navy Yard

1102-1104 8TH STREET SE

WASHINGTON, DC 20003

DEMOGRAPHICS MAP & REPORT



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	9,908	48,307	101,476
Daytime Population	24,881	73,810	136,635
Daytime Population (Workforce)	21,326	57,149	97,931
Median Age	34.9	35.0	35.8

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	5,124	26,604	52,706
# of Persons Per HH	1.84	1.79	1.86
Average HH income	\$197,749	\$193,744	\$173,378

* Demographic data derived from 2026 Esri, Esri-Data Axle, U.S. Census



Vice President,
DC Region Retail

Senior Vice President

