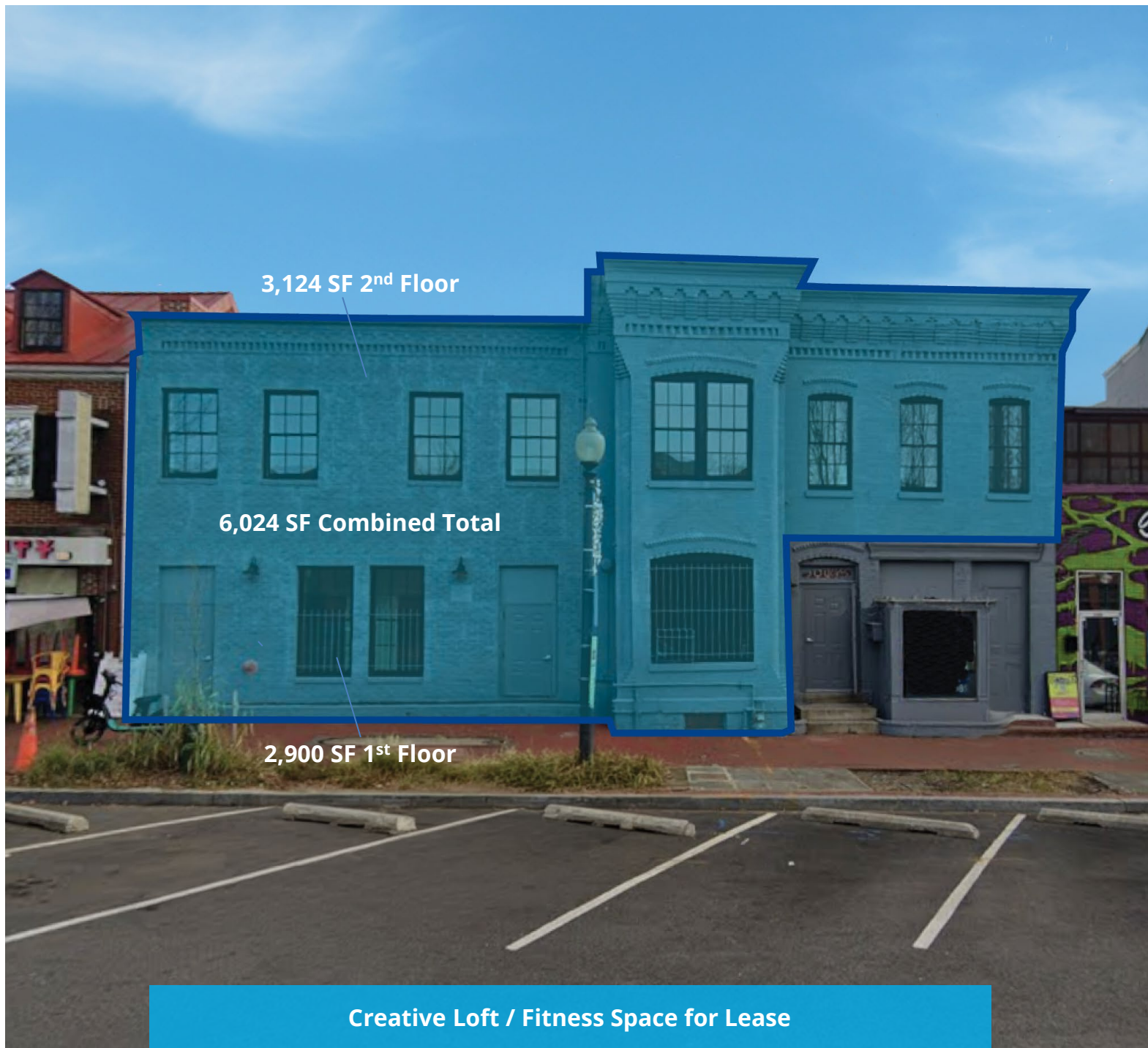




Creative Loft / Fitness Space for Lease

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

	SF
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.

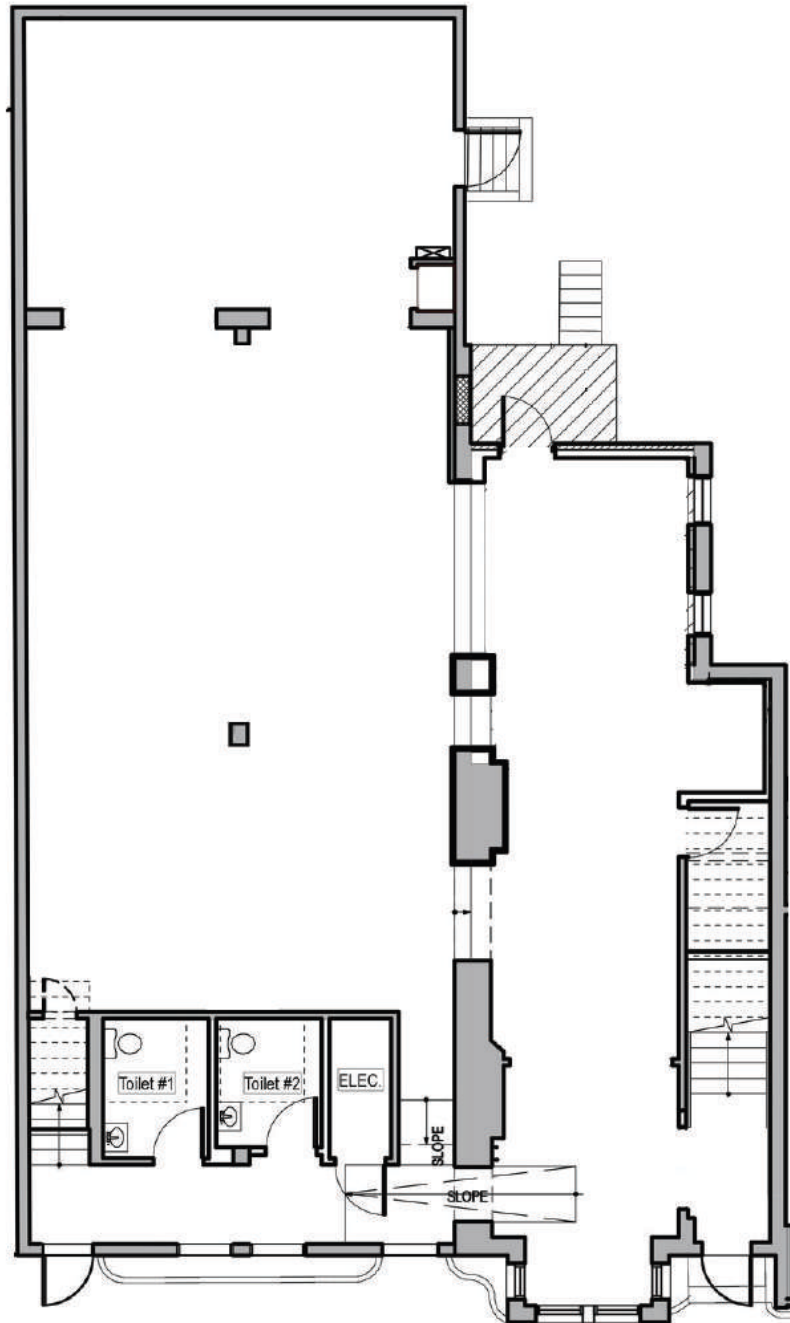
PROPERTY HIGHLIGHTS

- 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

FIRST FLOOR

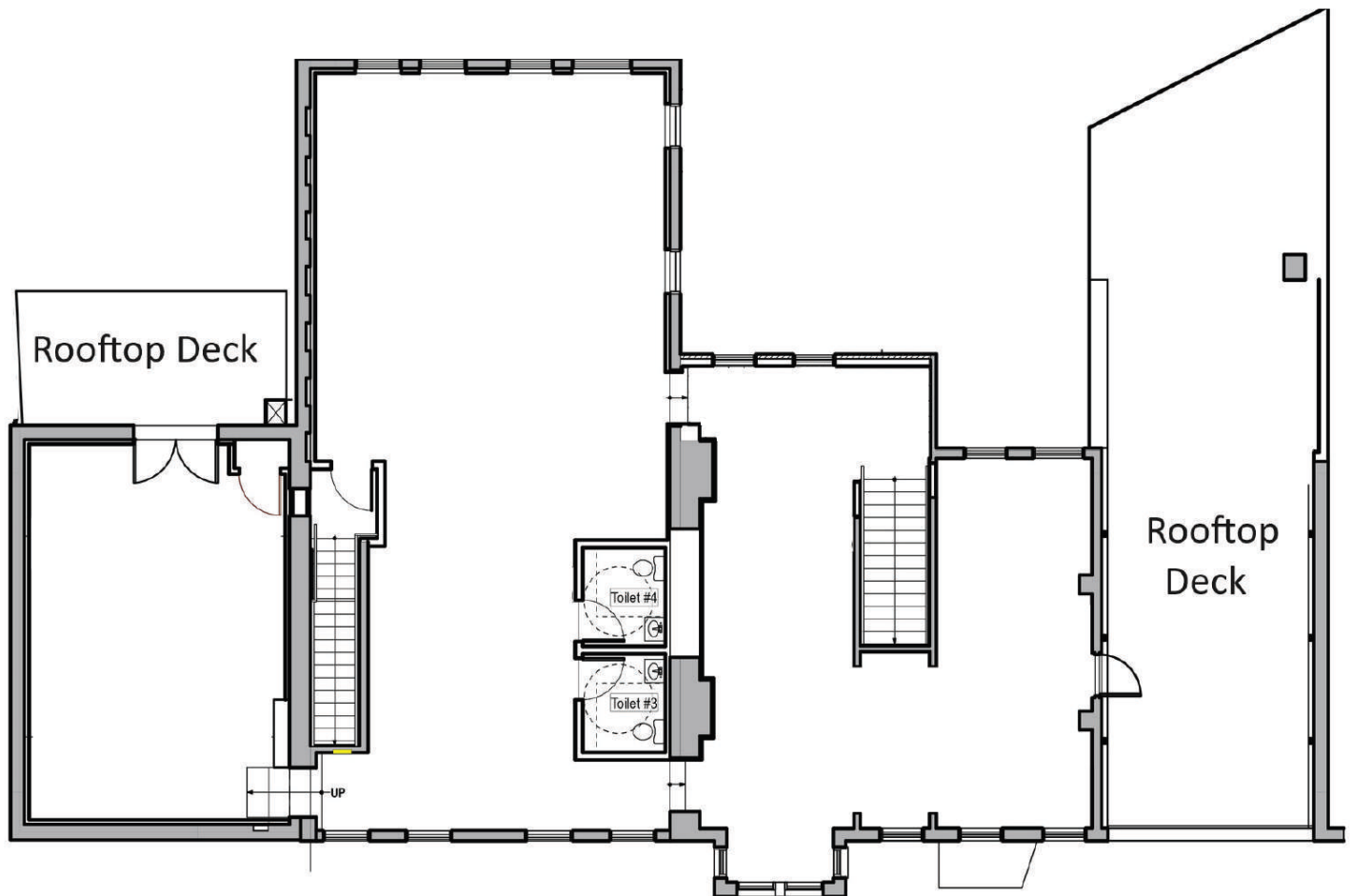


1102-1104 8TH STREET SE

WASHINGTON, DC 20003

Colliers

SECOND FLOOR



LOCAL AREA

Rose's
Luxury

PINEAPPLE AND
PEARLS





Barracks
Row

Marine
Barracks

8th Street SE



108,036 VPD



Virginia Ave SE

8,108 VPD

L Street
Market

Al's Deli

the brig



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

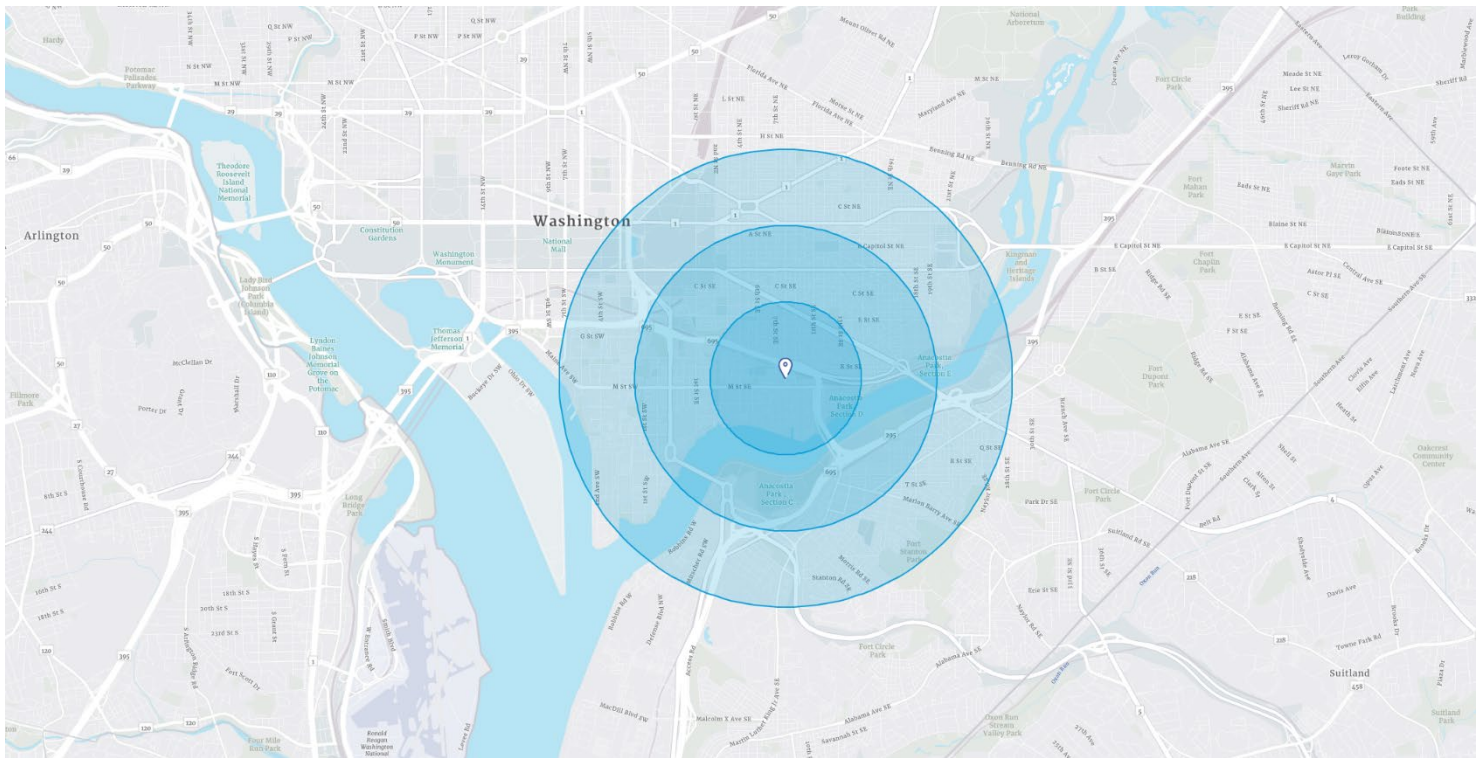
M Street SE

Entrance to
Navy Yard

1102-1104 8TH STREET SE

WASHINGTON, DC 20003

DEMOGRAPHICS MAP & REPORT



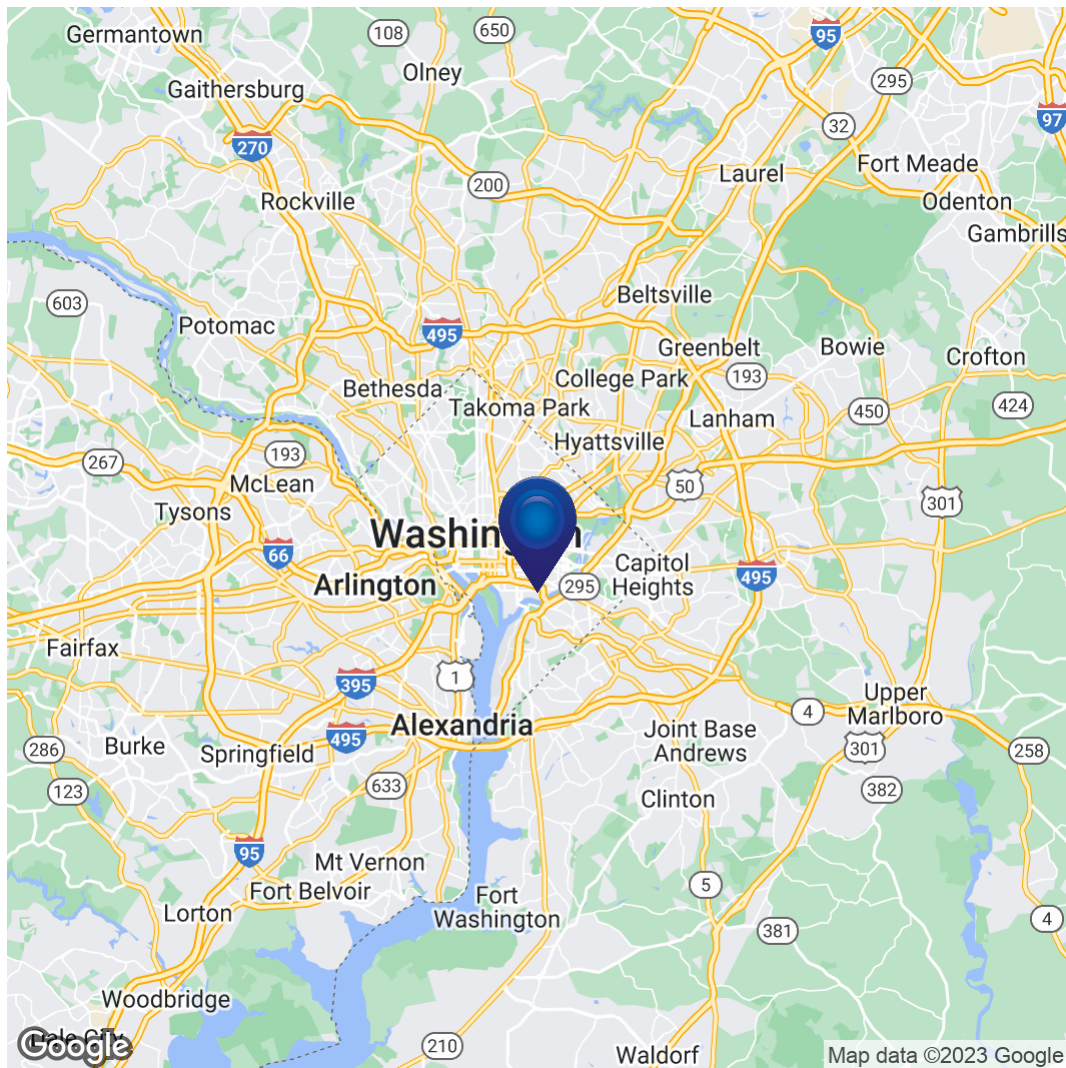
POPULATION

	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

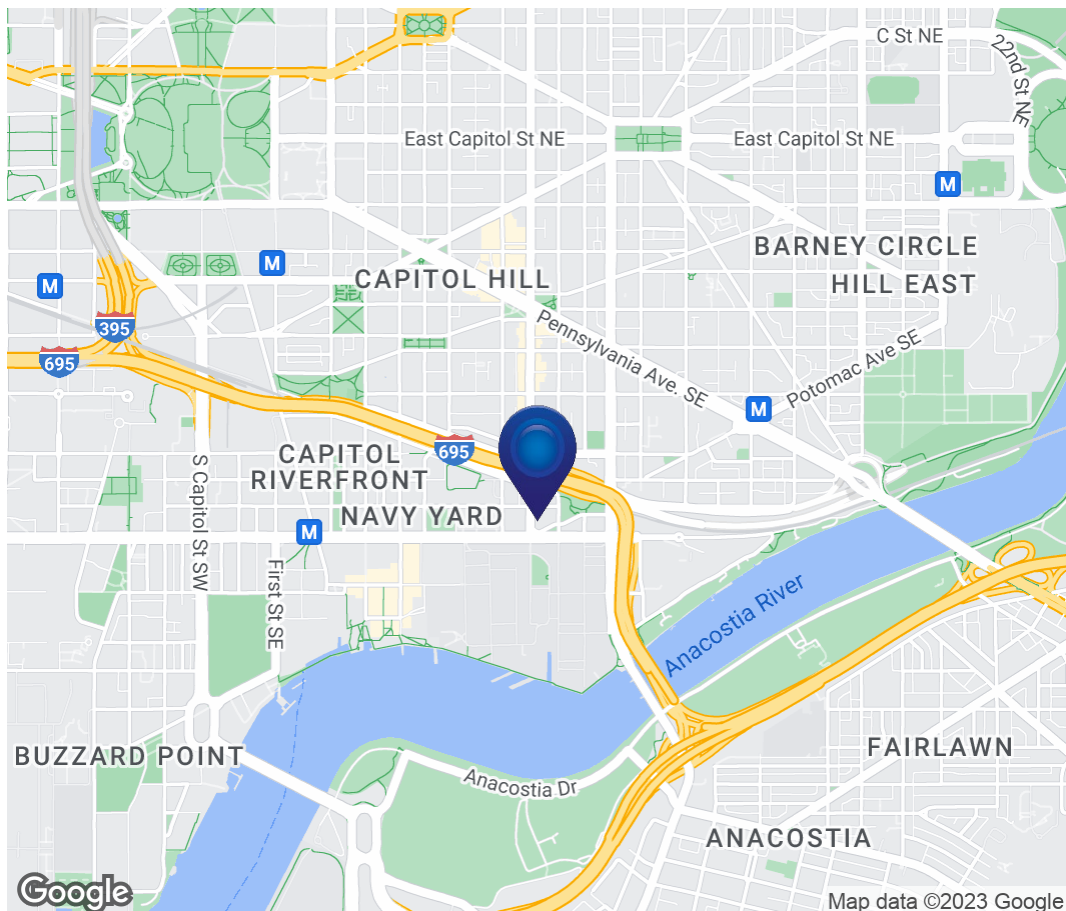
	0.5 MILES	1 MILE	1.5 MILES
Total Households	5,124	26,604	52,706
# of Persons Per HH	1.84	1.79	1.86
Average HH income	\$197,749	\$193,744	\$173,378

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



Rob Gray
 Vice President,
 DC Region Retail
 703.394.4843
r.gray@colliers.com

Christopher Wolf
 Senior Vice President
 703.282.2792
Christopher.wolf@colliers.com



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and / or its licensor(s). © 2025 All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.