



JOIN THESE RETAILERS

Bistro 525



CHARLIE PALMER
STEAK



DUBLINER

Kellys
IRISH
times

RETAIL FOR LEASE

- 2,244 SF of Second generation restaurant space
- 4,073 SF Retail space
- Five minute walk from Union Station Metro & Commuter Train Station
- Hotel Pheonix Park and Hyatt Regency Park, and Kimpton hotels within 2 blocks
- Across street from New Royal Sonesta Hotel - 271 rooms
- Across the street from New Office Development 20 - Mass - 200K SF class A office

STEVE COMBS

scombs@klnb.com | 202-420-7776

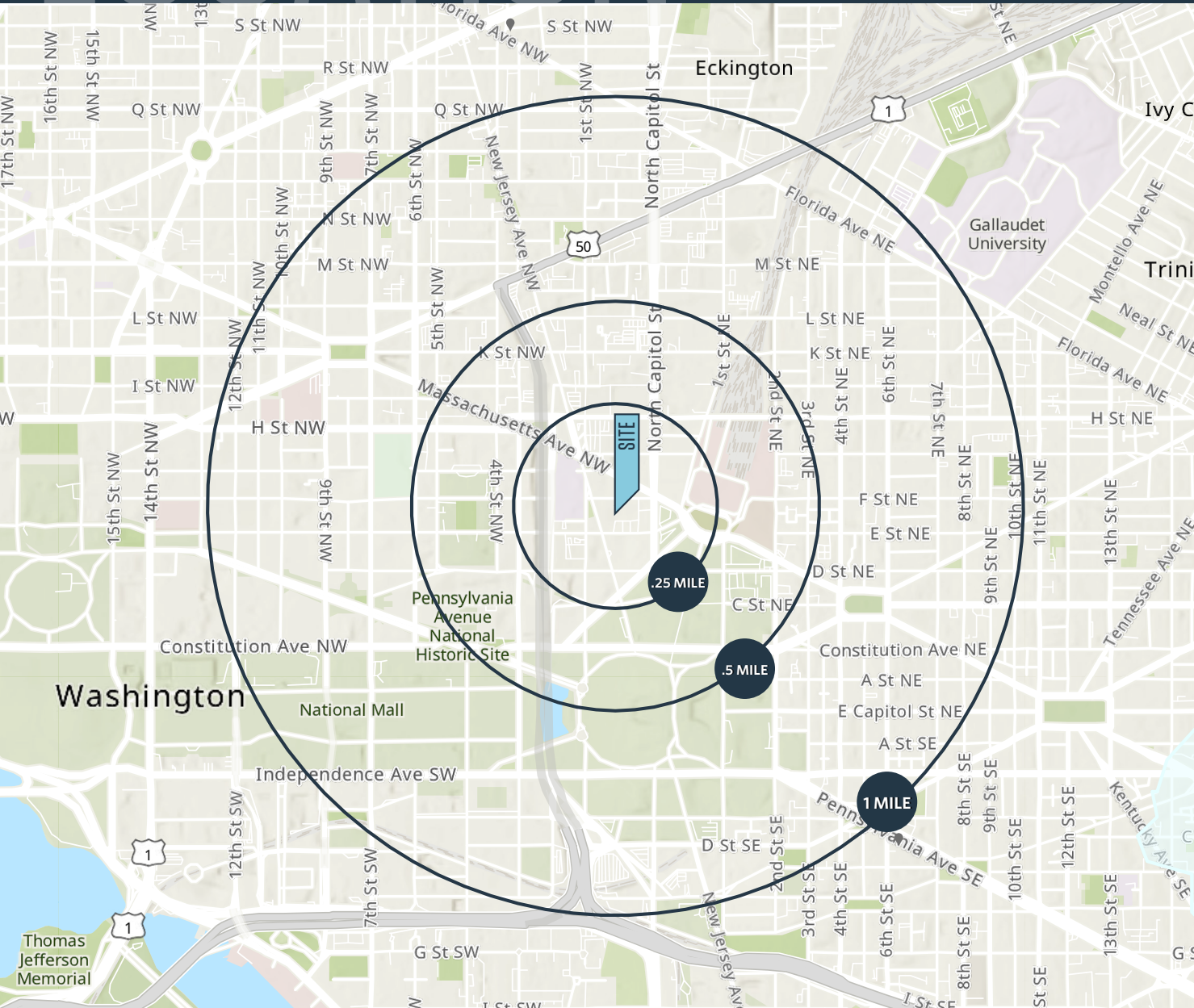
PHIL RUXTON

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LOCATION

80 F STREET NW

CAPITOL HILL, WASHINGTON, DC 20001



AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
2,244 SF	\$48.00 NNN	Built-Out	Immediate
4,073 SF	\$42.00 NNN	Built-Out	Immediate

Triple nets are: \$15.74 psf
 Taxes: \$6.74 psf
 CAM/Insurance: \$9.00 psf

DEMOGRAPHICS | 2021:

	.25-MILE	.5-MILE	1-MILE
Businesses	732	1,997	6,601
Daytime Population	13,336	56,955	177,813
Employees	25,030	69,194	181,303
Average HH Income	\$164,649	\$172,901	\$183,096

TRAFFIC COUNTS | 2019:

Massachusetts Ave NW	16,623 ADT
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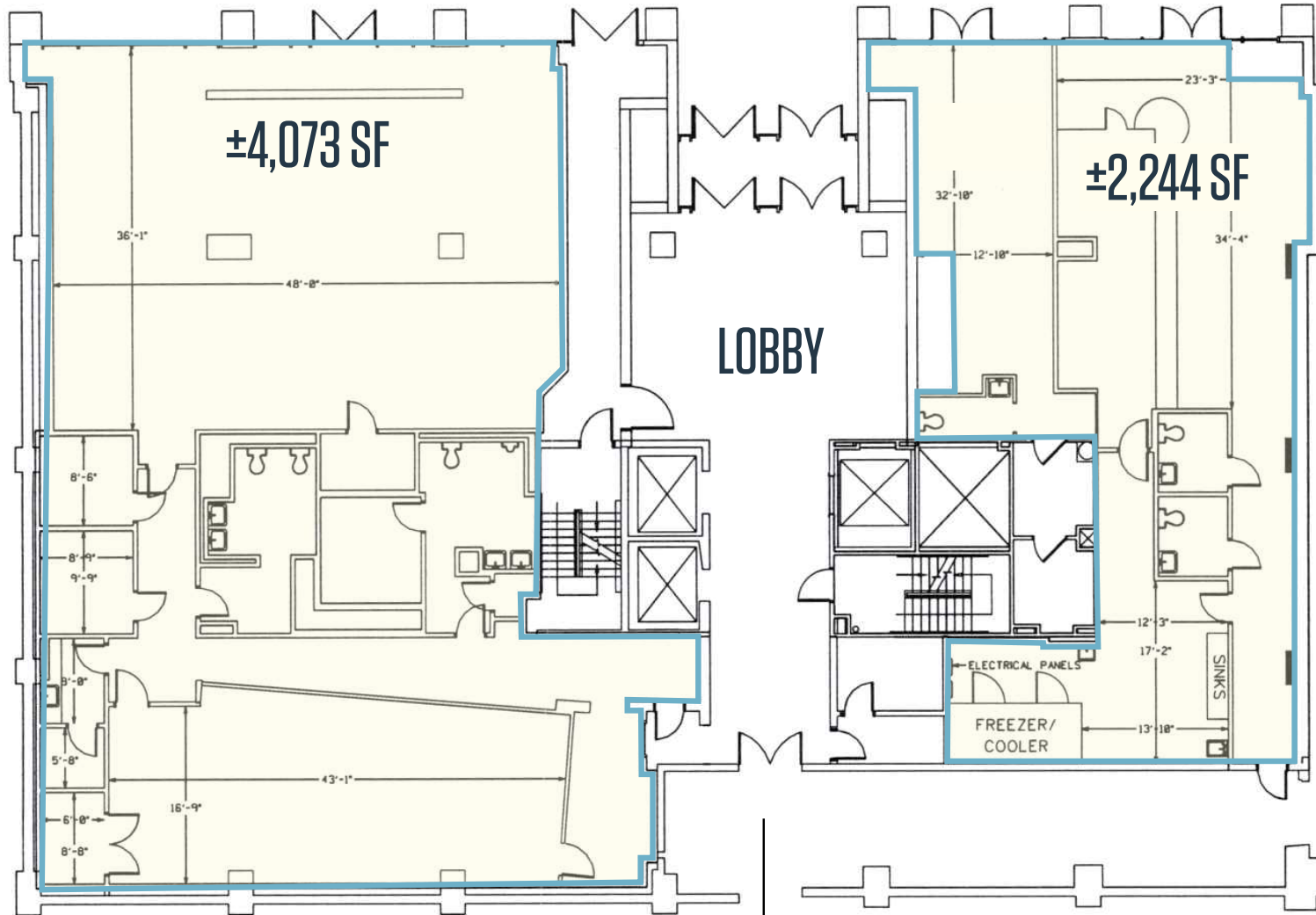


SITE PLAN

80 F STREET NW

CAPITOL HILL, WASHINGTON, DC 20001

F STREET



DIRECT ACCESS TO HILTON WASHINGTON - 267 ROOMS

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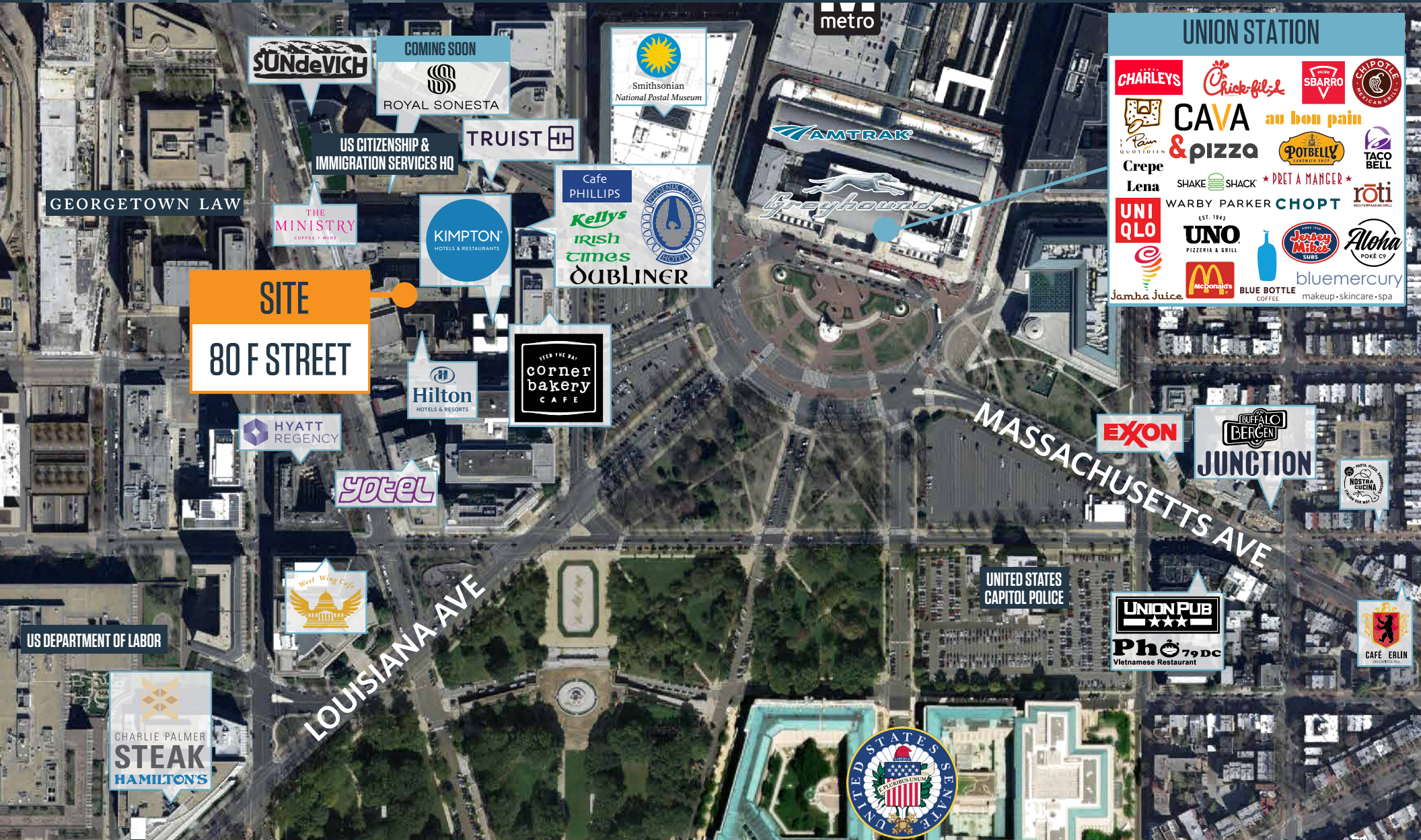
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AERIAL

80 F STREET NW

CAPITOL HILL, WASHINGTON, DC 20001



SITE
80 F STREET

UNION STATION

- CHARLEYS
- Chick-fil-A
- SBARRO
- CHIPOTLE MEXICAN GRILL
- CAVA au bon pain
- Pain QUOTIDIEN & pizza
- POTBELLY SANDWICH SHOP
- TACO BELL
- Crepe Lena
- SHAKE SHACK
- PRET A MANGER
- roTi
- UNI QLO
- WARBY PARKER
- CHOPT
- Jersey Mikes SUBS
- Aloha POKE CO.
- UNO PIZZERIA & GRILL
- bluemercury
- Jamba Juice
- McDonald's
- BLUE BOTTLE COFFEE
- makeup • skincare • spa

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FOR MORE INFORMATION, PLEASE CONTACT:

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