



2,244 SF VENTED RESTAURANT

4,073 SF RETAIL

TENANT SIGNAGE

TENANT SIGNAGE

LARGE OUTDOOR PATIO

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

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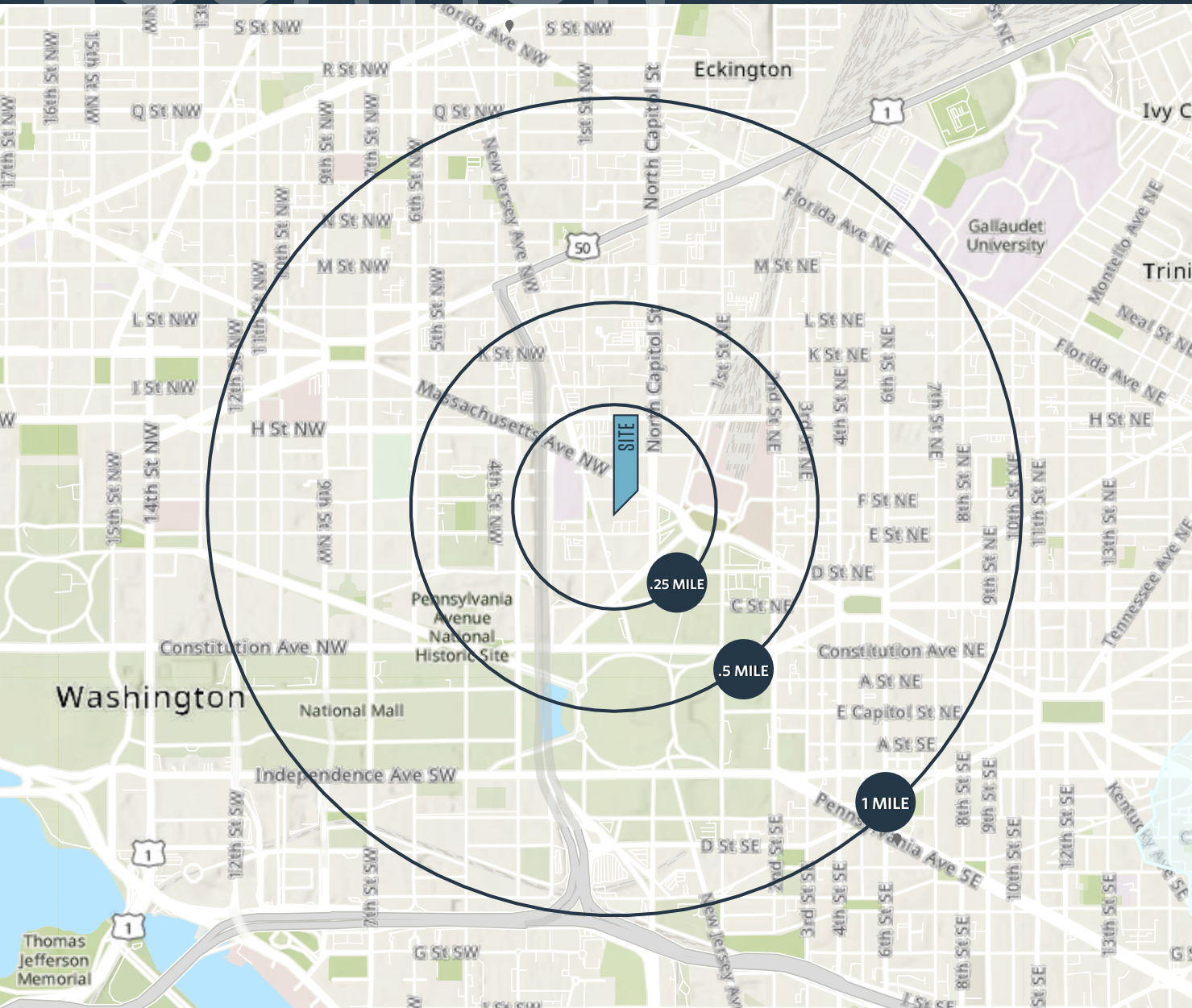
PHIL RUXTON

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LOCATION

80 F STREET NW

CAPITOL HILL, WASHINGTON, DC 20001



AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
2,244 SF	\$42.00 NNN	Built-Out	Immediate
4,073 SF	\$35.00 NNN	Built-Out	Immediate

Triple nets are: \$15.74 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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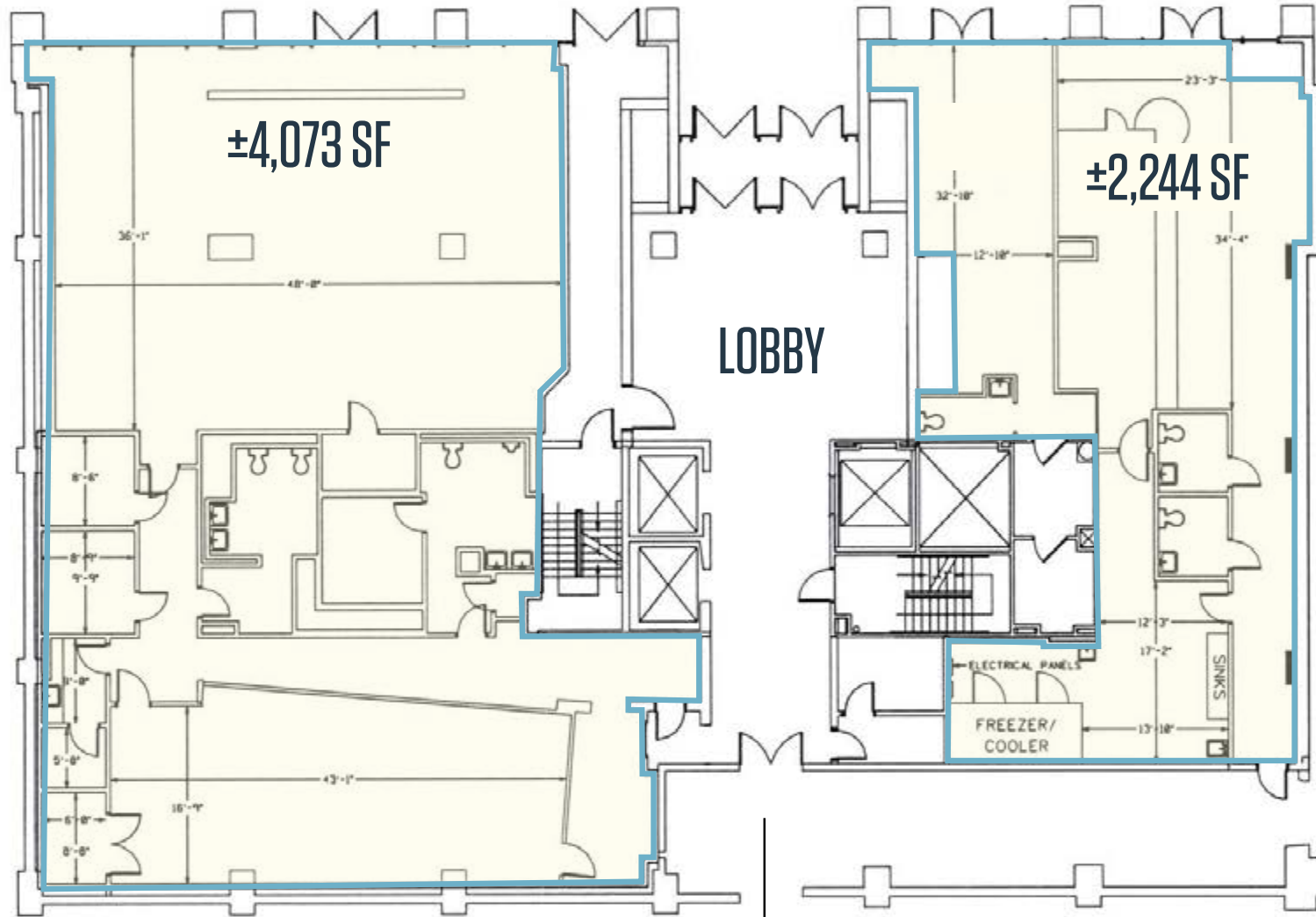
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SITE PLAN

80 F STREET NW

CAPITOL HILL, WASHINGTON, DC 20001

F STREET



DIRECT ACCESS TO HILTON WASHINGTON - 267 ROOMS

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AERIAL

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CAPITOL HILL, WASHINGTON, DC 20001



SITE
80 F STREET

GEORGETOWN LAW

SUNDEVICH

COMING SOON
ROYAL SONESTA

Smithsonian
National Postal Museum

metro

US CITIZENSHIP &
IMMIGRATION SERVICES HQ

TRUIST

AMTRAK

Greyhound

THE MINISTRY
COFFEE + WINE

KIMPTON
HOTELS & RESTAURANTS

Cafe PHILLIPS
Kellys
IRISH times
DUBLINER

80 F STREET

Hilton
HOTELS & RESORTS

FEED THE BAY
corner
bakery
CAFE

HYATT
REGENCY

YOTEL

MASSACHUSETTS AVE

EXXON

BUFFALO
BERGEN
JUNCTION

US DEPARTMENT OF LABOR

West Wing Cafe

CHARLIE PALMER
STEAK
HAMILTON'S

LOUISIANA AVE

UNITED STATES
CAPITOL POLICE

UNION PUB
Pho 79 DC
Vietnamese Restaurant

CAFE ERLIN

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