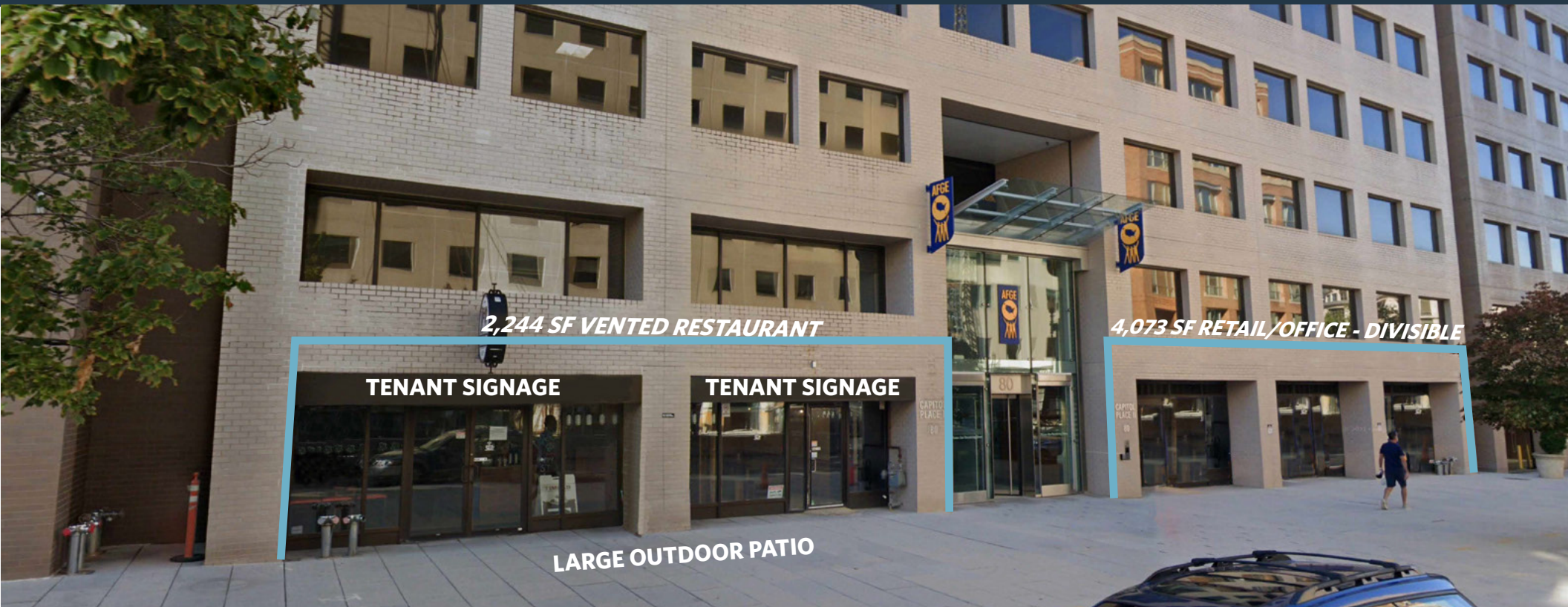




80 F STREET NW

CAPITOL HILL, WASHINGTON, DC 20001



2,244 SF VENTED RESTAURANT

4,073 SF RETAIL/OFFICE - DIVISIBLE

TENANT SIGNAGE

TENANT SIGNAGE

LARGE OUTDOOR PATIO

JOIN THESE RETAILERS

Bistro 525



BISTRO bis

SUNdevICH

DUBLINER

Kellys
IRISH
times



CHARLIE PALMER
STEAK



RESTAURANT AND RETAIL/OFFICE FOR LEASE

- 2,244 SF of Second generation vented restaurant space
- 4,073 SF Retail/Office (divisible)
- 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

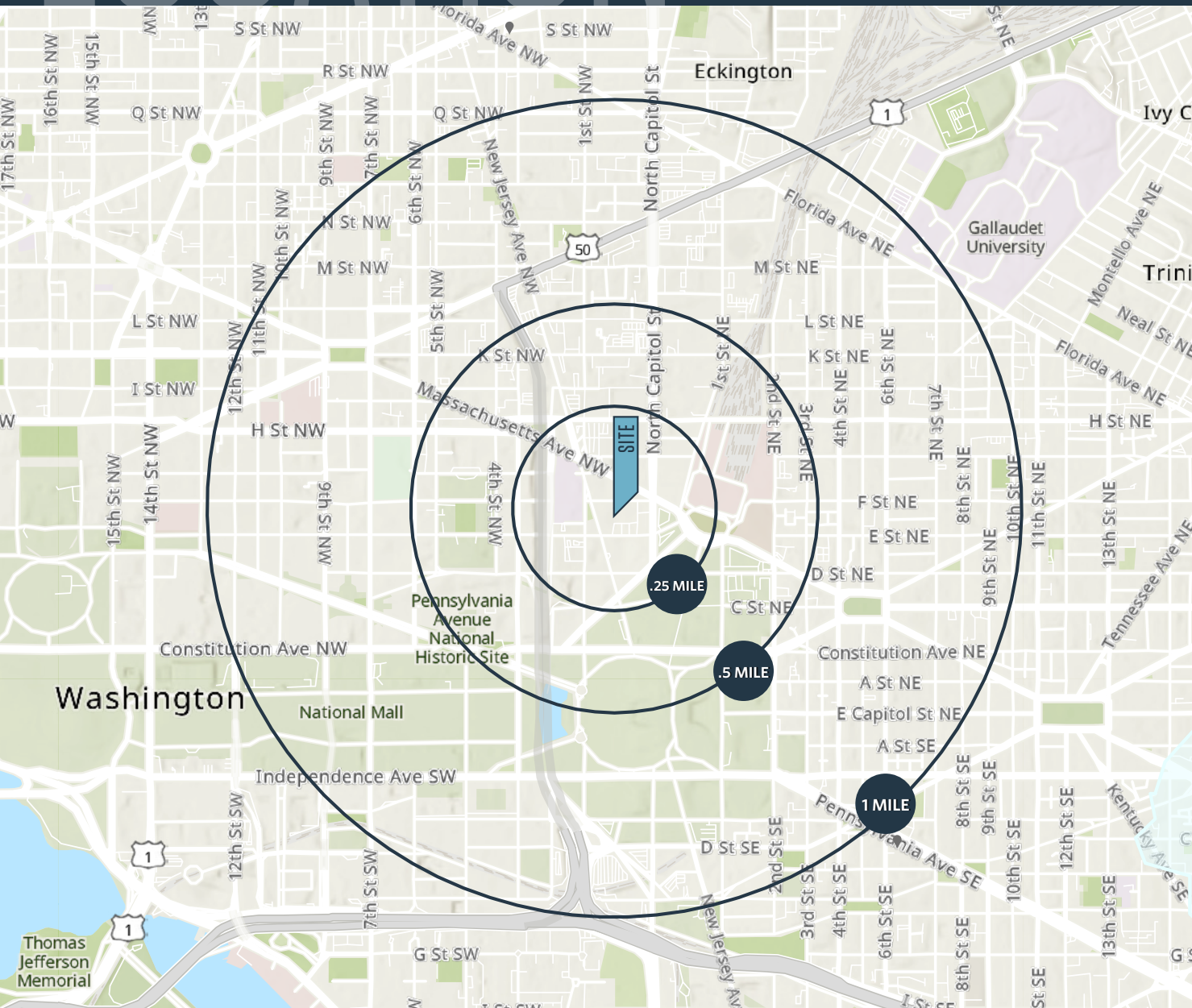
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klnb.com

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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STEVE COMBS

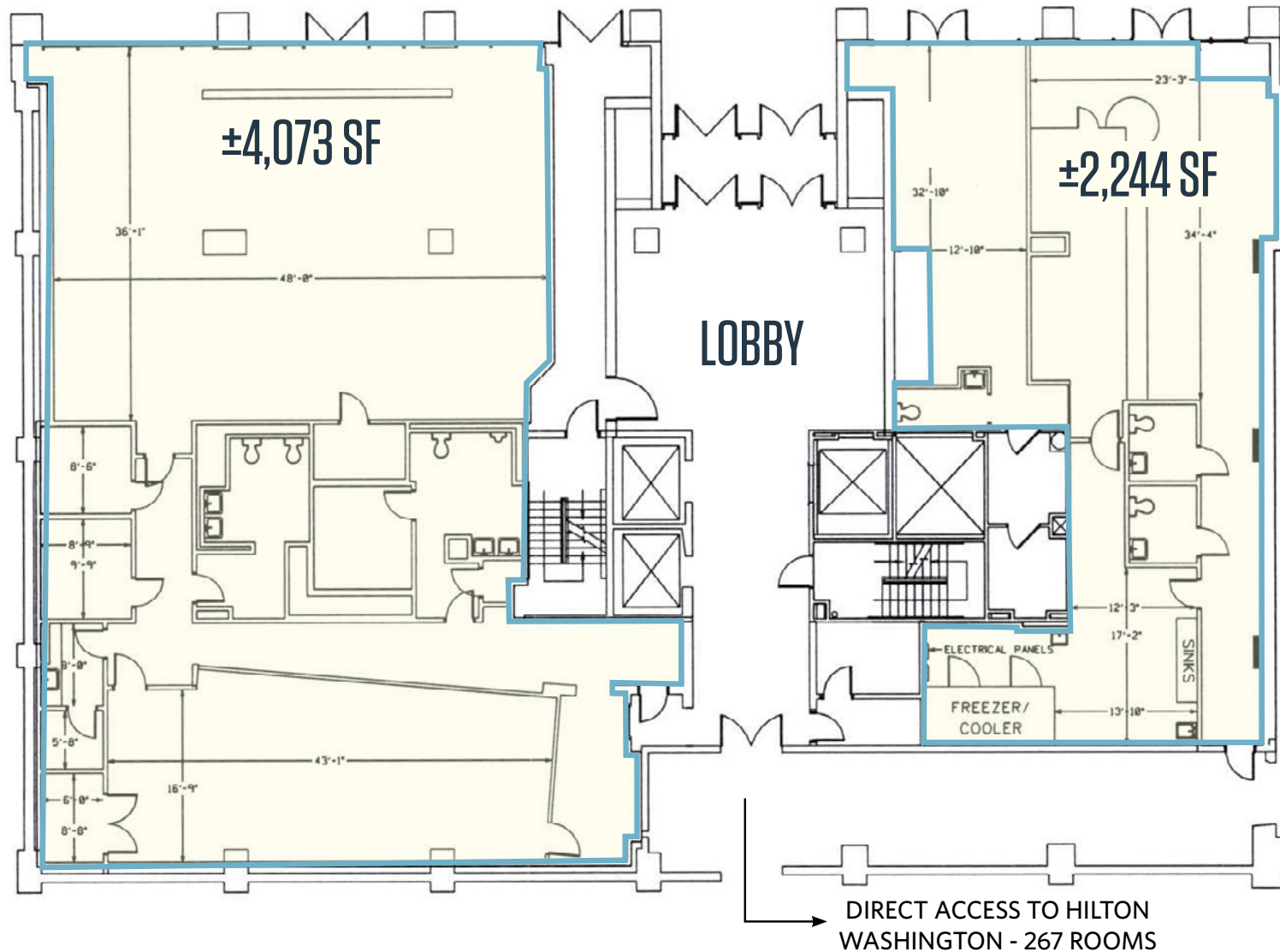
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pruxton@klnb.com | 202-420-7777

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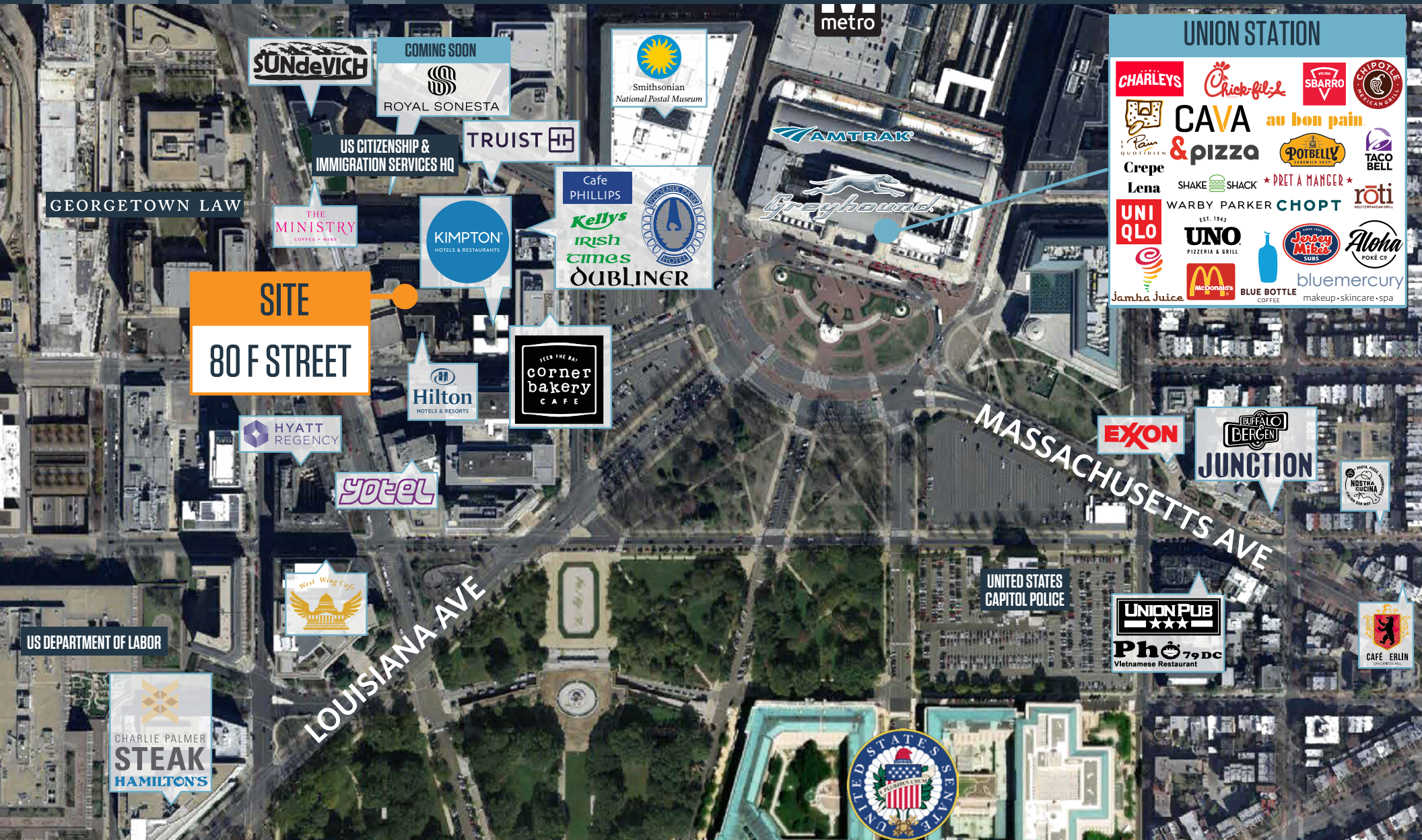
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AERIAL

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STEVE COMBS

scombs@klnb.com | 202-420-7776

PHIL RUXTON

pruxton@klnb.com | 202-420-7777

klnb



80 F STREET NW

CAPITOL HILL, WASHINGTON, DC 20001

FOR MORE INFORMATION, PLEASE CONTACT:

STEVE COMBS

scombs@klnb.com
202-420-7776

PHIL RUXTON

pruxton@klnb.com
202-420-7777

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

klnb.com



instagram.com/klnbcre



linkedin.com/company/klnb



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