

1200 18th St NW

6,446 SF RESTAURANT
SPACE FOR LEASE +

ADDITIONAL **1,052 SF**
BASEMENT SPACE

ICONIC CORNER OF 18TH & M ST IN DUPONT CIRCLE

OFFICE TO RESIDENTIAL CONVERSION
DELIVERING Q4 2026

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JENNIFER PRICE

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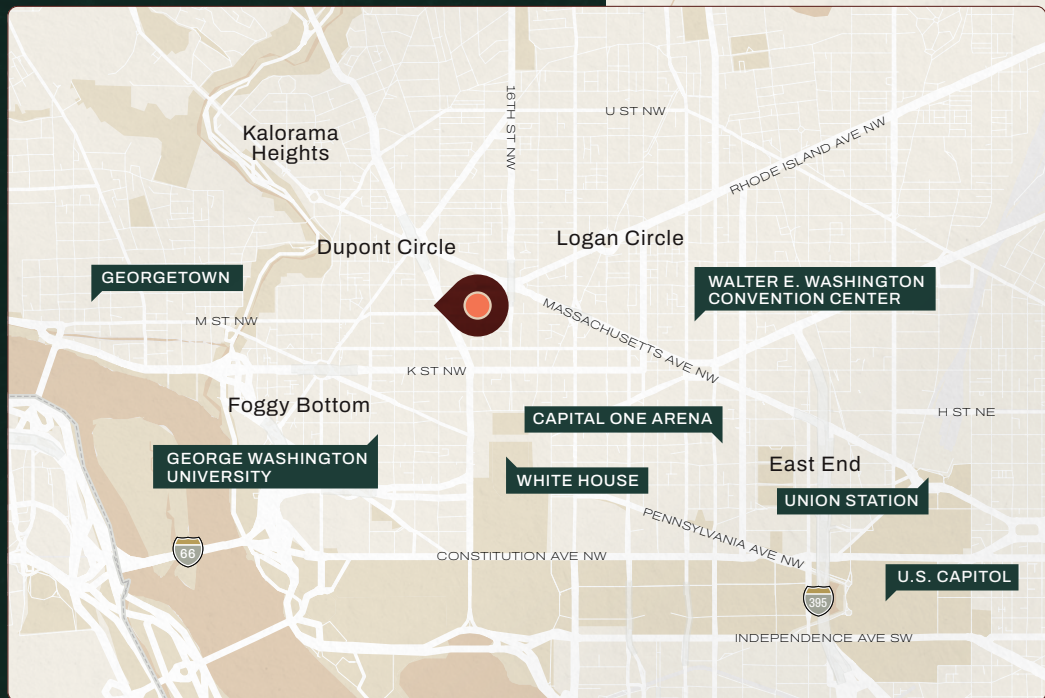
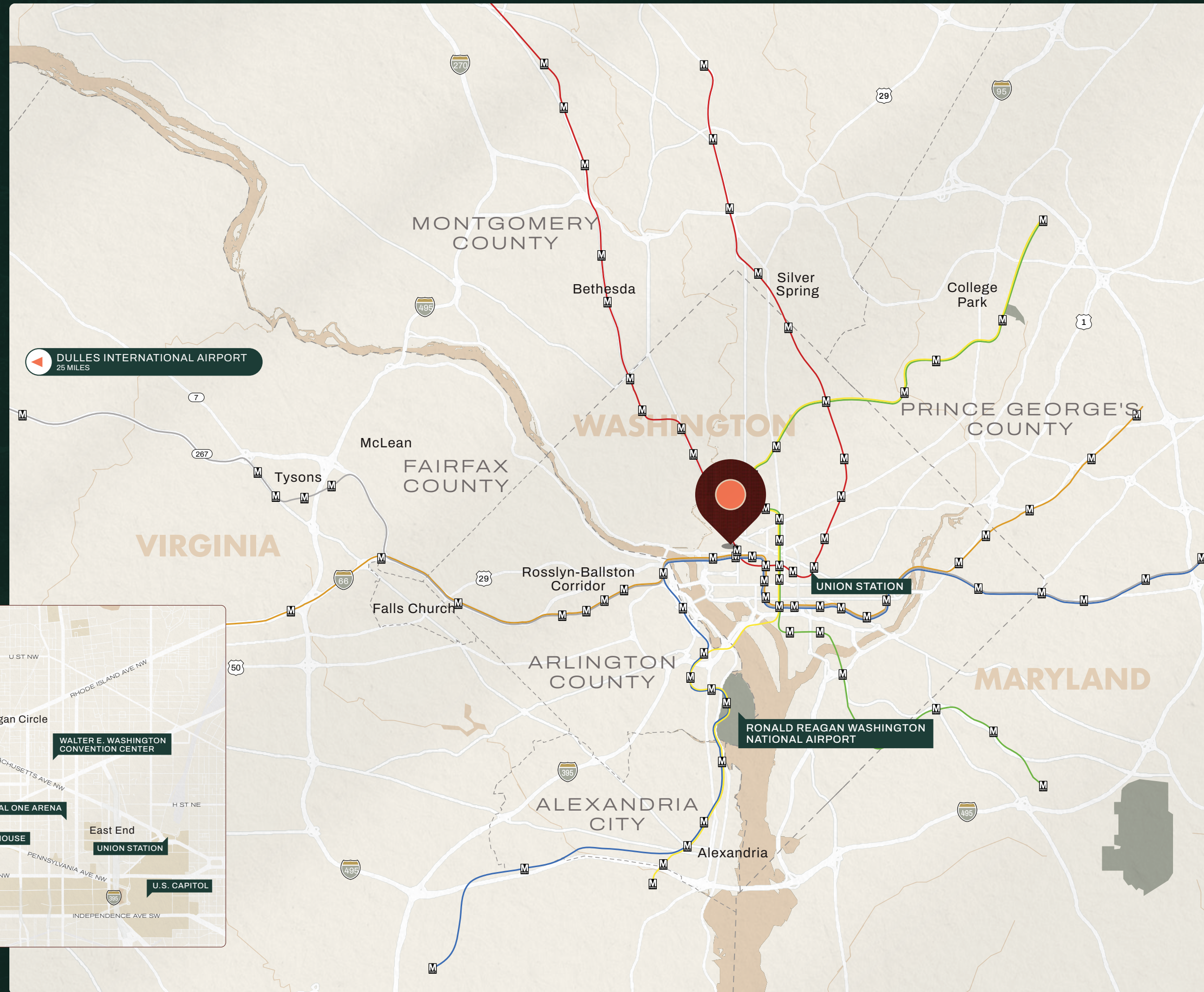
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THE HEART OF IT ALL

1200 18th St NW is centrally located in the Golden Triangle—a captivating hub of history, culture, and human connection. The neighborhood buzzes with civic professionals, nightlife connoisseurs, and world-class cuisine, offering energy and access at every turn.



THE CITY WITHIN REACH

Just steps from major Metro stations and transit lines, 1200 18th St NW is easily accessible from every corner of the city—making it a seamless and connected destination for all.

NEARBY METRO STATIONS

WALK TIME/ DAILY RIDERSHIP

DUPONT CIRCLE

5 MIN / 9,658

FARRAGUT NORTH

4 MIN / 8,580

ACCESSIBILITY INDEX

WALK SCORE:

WALKER'S PARADISE

Daily errands do not require a car

99

TRANSIT SCORE:

RIDER'S PARADISE

World-class public transportation

100

BIKE SCORE:

VERY BIKEABLE

Biking is convenient for most trips

88



HOTELS WITHIN 10-MIN WALK

25

TOTAL HOTELS

4,200

TOTAL ROOMS APPROXIMATE

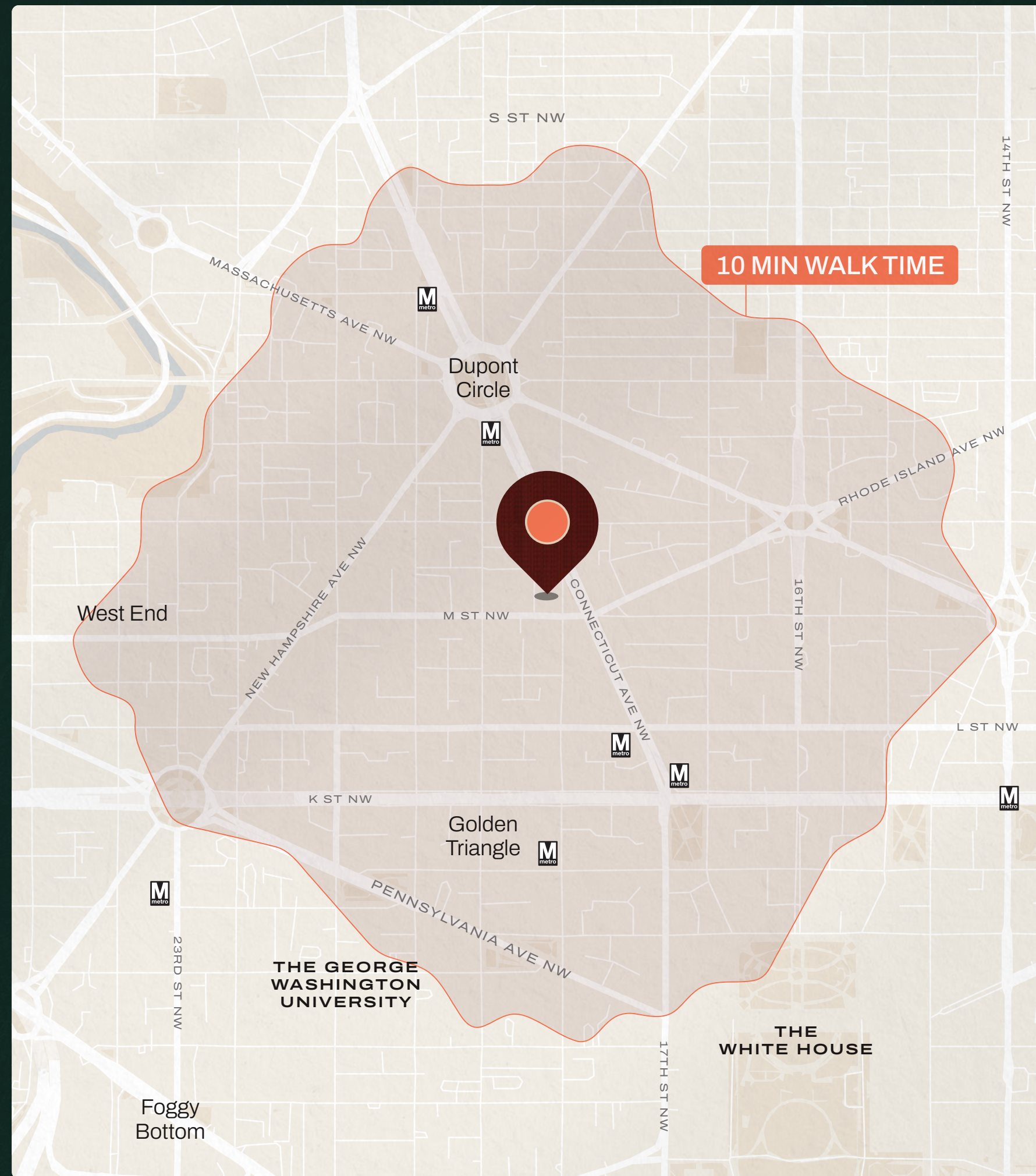
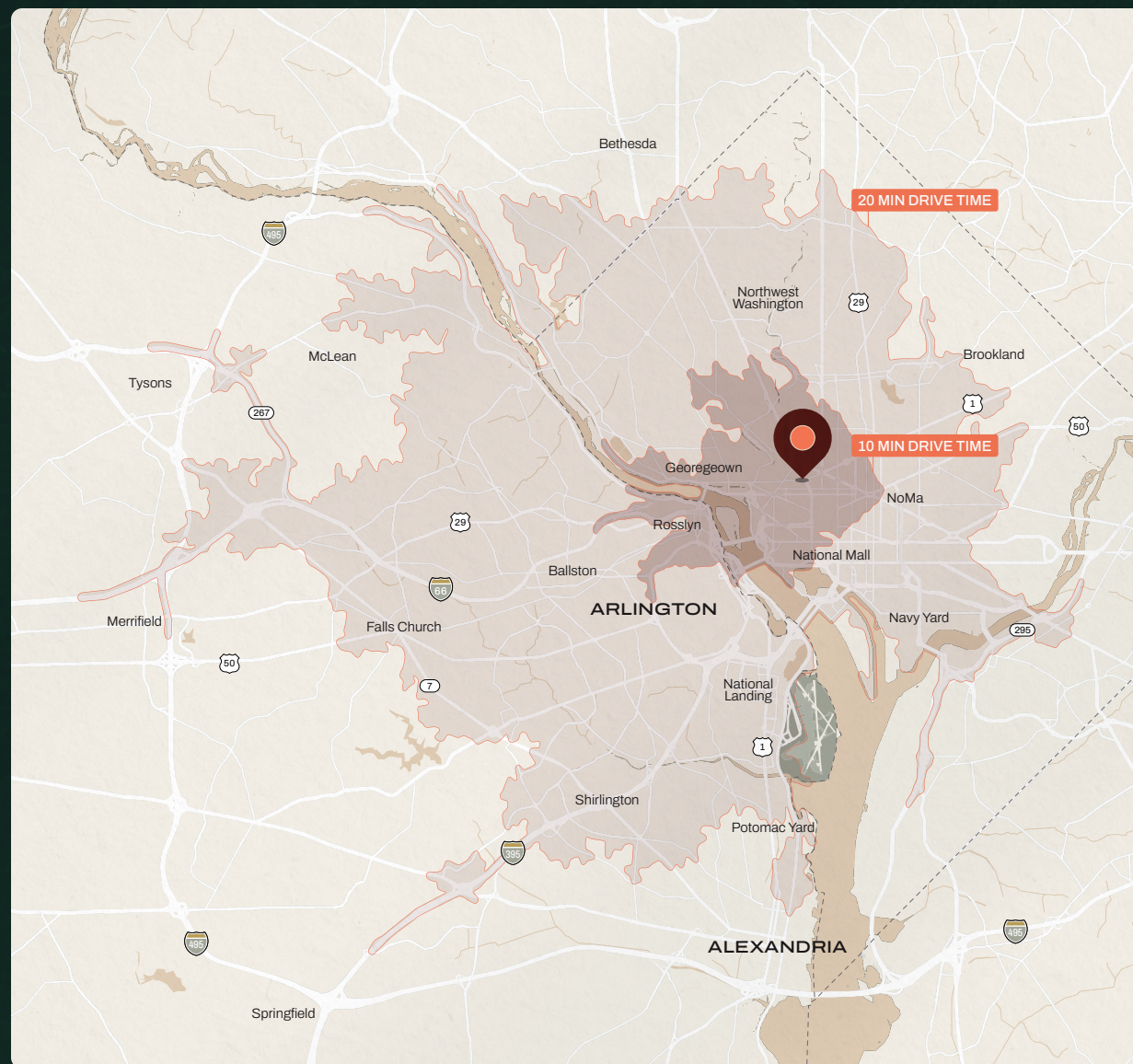


THE JEFFERSON
WASHINGTON DC



DEMOGRAPHICS

	10 MIN WALK TIME	10 MIN DRIVE TIME	20 MIN DRIVE TIME
POPULATION	14,287	127,748	840,368
DAYTIME POPULATION	122,820	409,472	1,301,080
AVG. HH INCOME	\$161,663	\$195,951	\$195,783
BACHELOR'S DEGREE OR HIGHER	90.9%	89.1%	77.8%
\$ SPENT ON FOOD AWAY FROM HOME	\$61.06 M	\$545.30 M	\$2.98 B

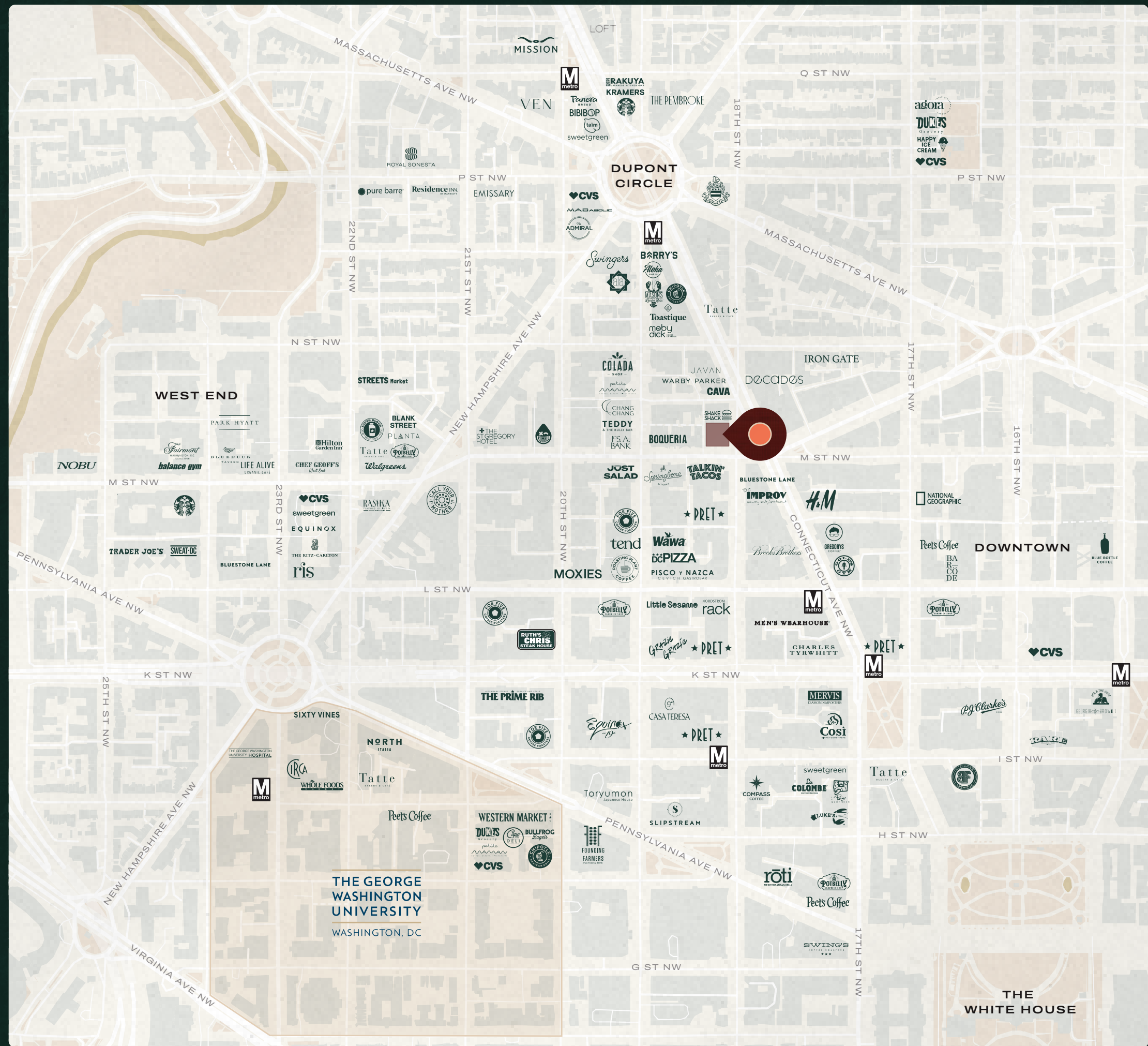


LIFE AT EVERY TURN

The pedestrian-friendly neighborhood of Dupont Circle is celebrated for its tree-lined streets, immaculate gardens, and sense of safety. Just steps away, you'll find a vibrant mix of fitness studios, casual and upscale dining, lively nightlife, breweries, and world-class museums.

Community-driven events—like farmers markets, public art installations, seasonal festivals, and open-air cinema nights—create a dynamic, welcoming energy. It's a neighborhood where every corner brings something new, and city life thrives just outside your door.

Photo: FRESHFARM farmers market in the Dupont Circle.



RETAIL SPACE

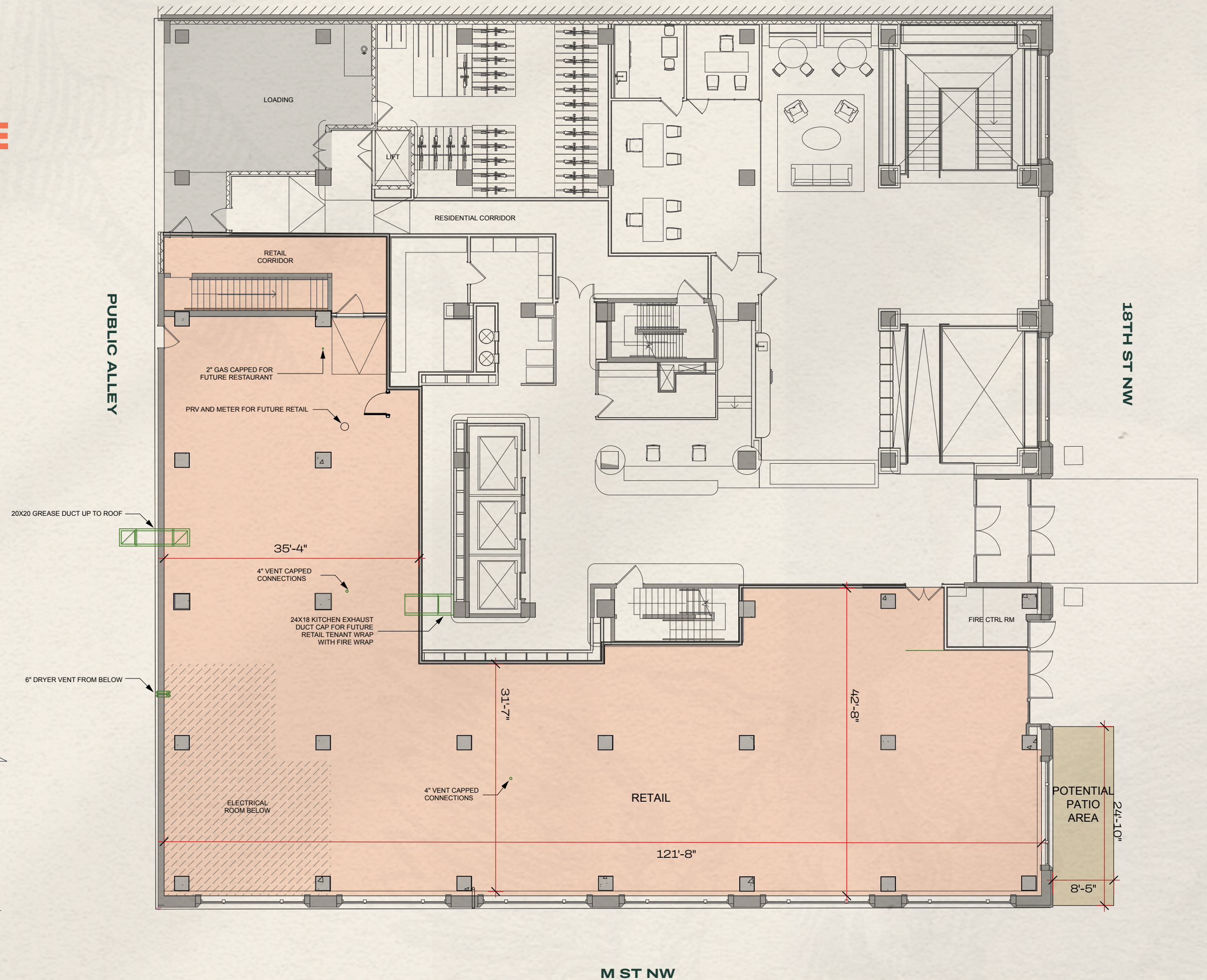
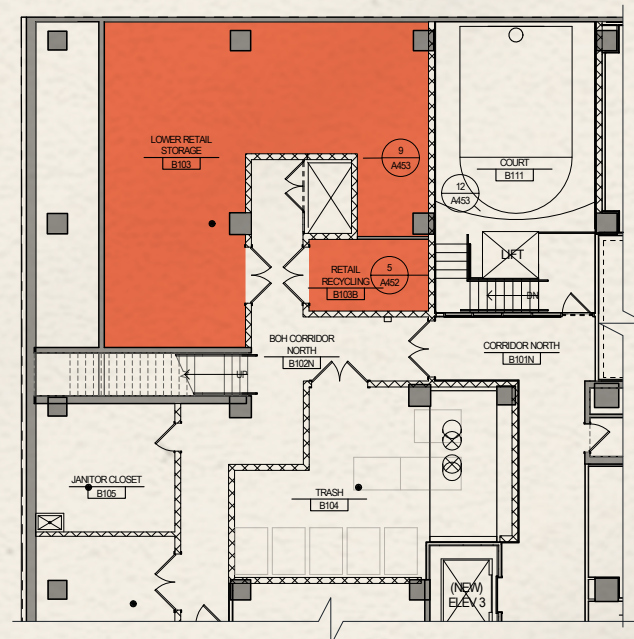
6,446 SF

PATIO ≈ 209 SF

Two Vent Shafts
accommodating dual
fuel concepts

Targeting an all day
full service restaurant with
robust bar program

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BASEMENT SPACE: 1,052 SF





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FOR LEASING INFORMATION:

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