



NEARBY RETAILERS



SALAMANDER
HOTELS & RESORTS

OFFICINA *Rappahannock*
— OYSTER BAR —

Evans Brothers
Seafood



STARBUCKS



TURNKEY RESTAURANT SPACES FOR LEASE

- 2 Restaurant spaces available in Portals Complex in SW DC
- 2,891 SF & 4,550 SF that can be combined
- Restaurants will serve the entire Portals Complex containing 1.8 million SF of underserved office and residential space
- Adjacent to the Salamander Hotel
- Interior spaces face the courtyard with unlimited outdoor seating available
- Aggressive lease terms are available

STEVE COMBS

scombs@klnb.com | 202-420-7776

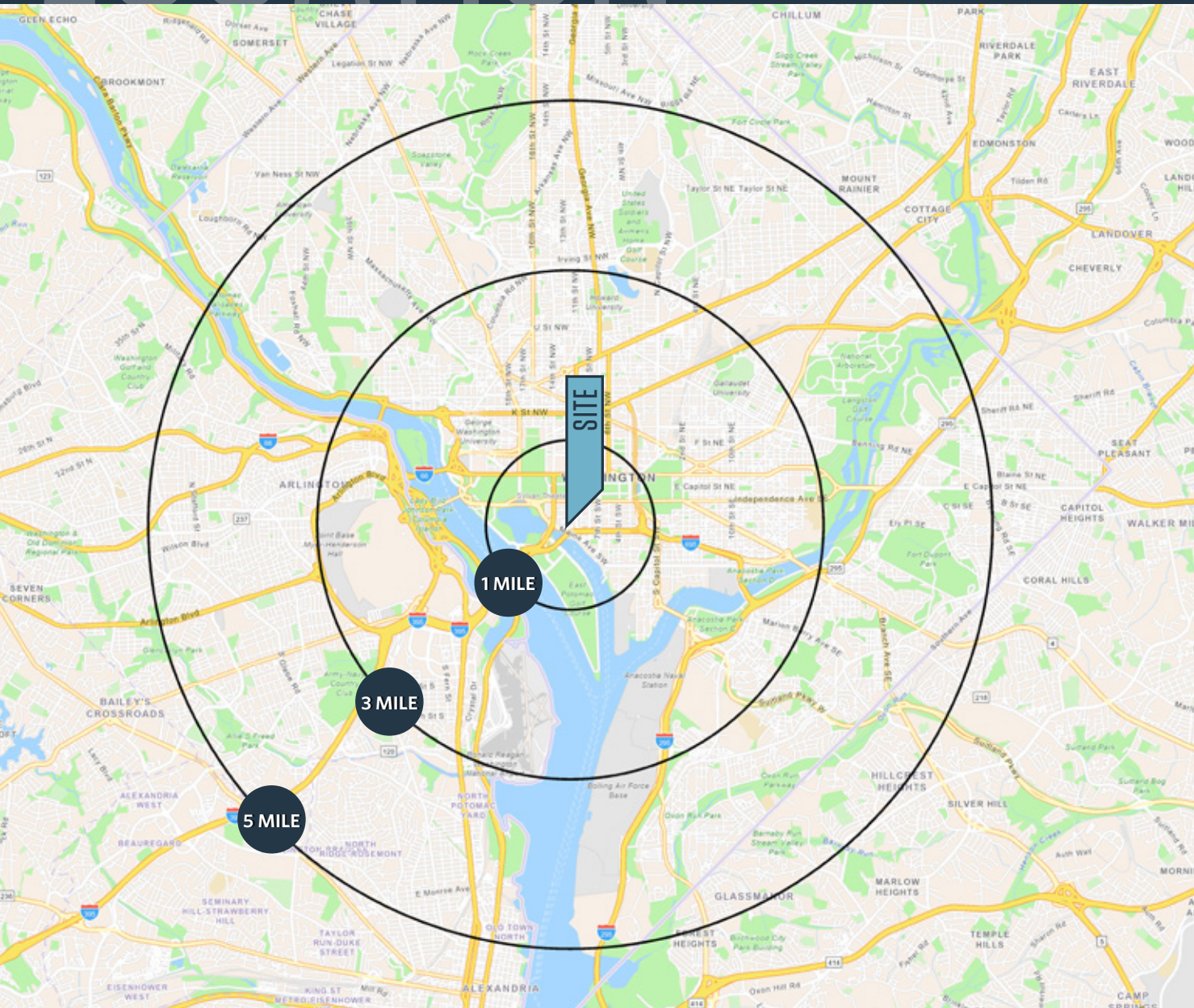
PHIL RUXTON

pruxton@klnb.com | 202-420-7777

LOCATION

THE PORTALS

445 12TH STREET, SW, WASHINGTON, DC 20024



DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
17,086	347,687	837,436
Daytime Population		
133,044	813,362	1,298,146
Households		
11,119	181,467	399,324
Average HH Income		
\$153,193	\$174,607	\$164,820

TRAFFIC COUNTS | 2023:

I-395	177,100 ADT
12th Street	29,200 ADT

STEVE COMBS

scombs@klnb.com | 202-420-7776

PHIL RUXTON

pruxton@klnb.com | 202-420-7777

klnb

MARKET

THE PORTALS

445 12TH STREET, SW, WASHINGTON, DC 20024



STEVE COMBS

scombs@klnb.com | 202-420-7776

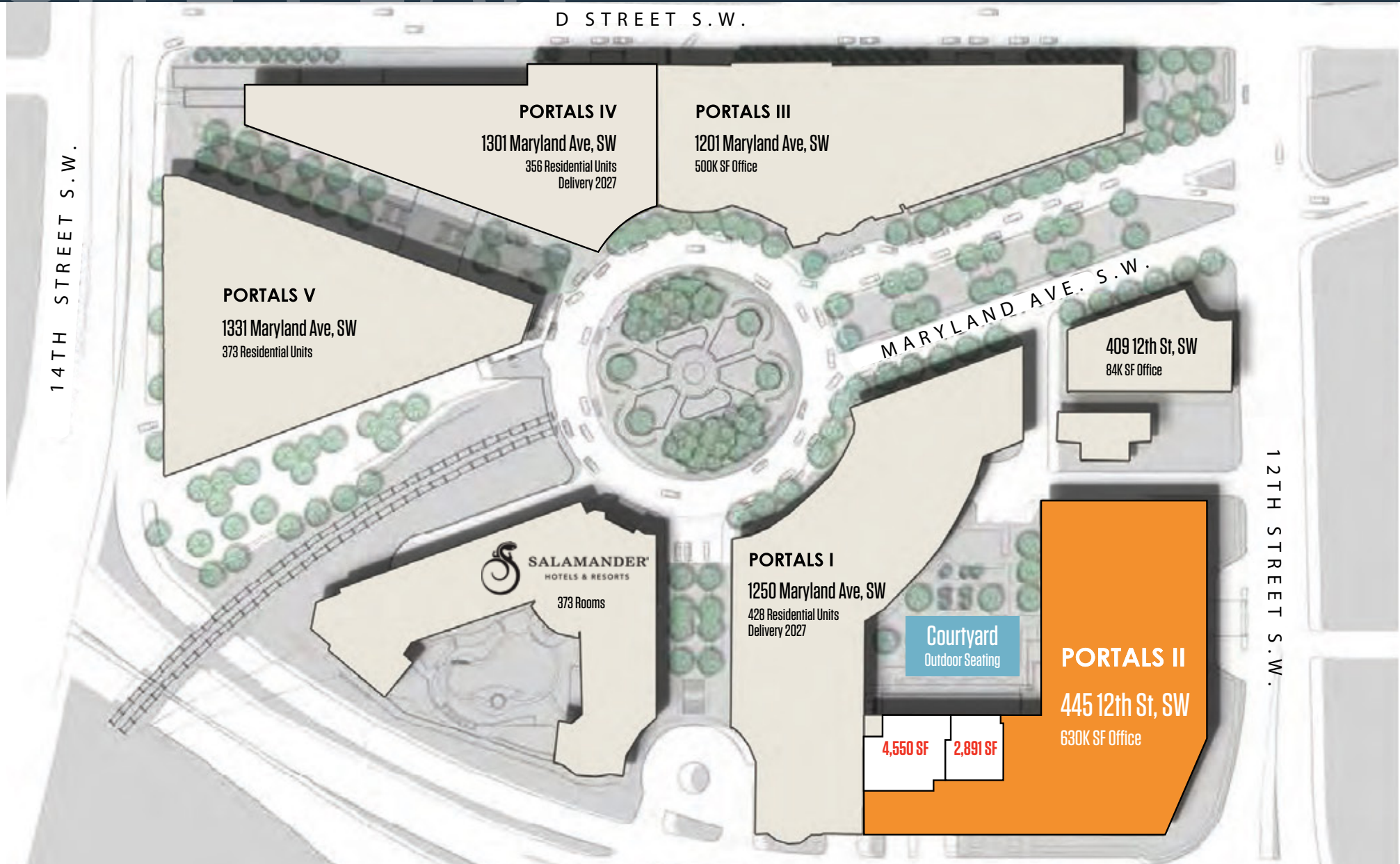
PHIL RUXTON

pruxton@klnb.com | 202-420-7777

klnb

SITE PLAN | THE PORTALS

445 12TH STREET, SW, WASHINGTON, DC 20024



STEVE COMBS

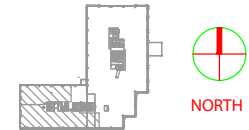
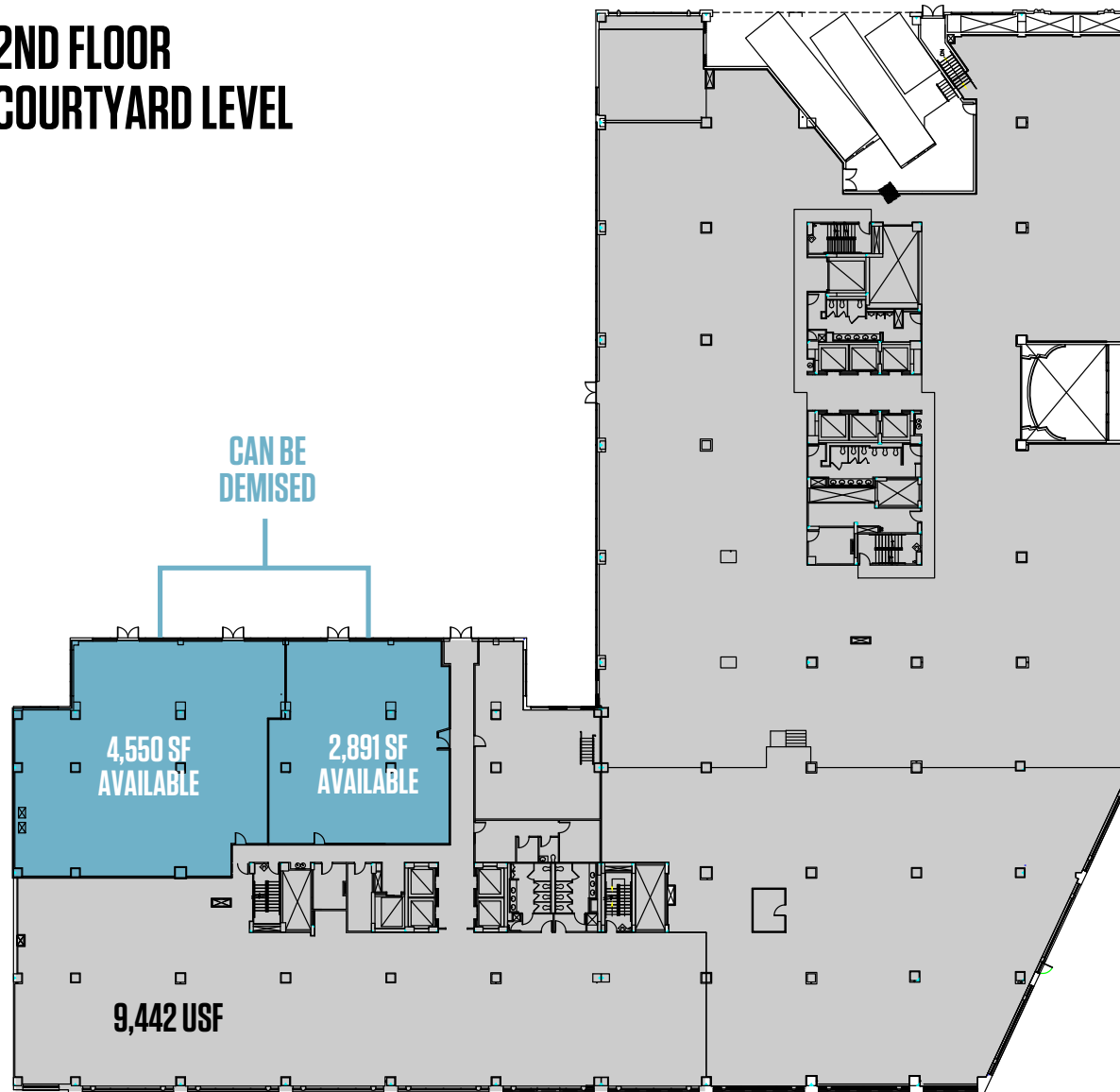
scombs@klnb.com | 202-420-7776

PHIL RUXTON

pruxton@klnb.com | 202-420-7777

klnb

2ND FLOOR COURTYARD LEVEL





THE PORTALS

445 12TH STREET, SW, WASHINGTON, DC 20024

FOR MORE INFORMATION, PLEASE CONTACT:

STEVE COMBS

scombs@klnb.com

202-420-7776

PHIL RUXTON

pruxton@klnb.com

202-420-7777

1130 Connecticut Ave NW, Suite 600, Washington, DC 20036

.....

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.