

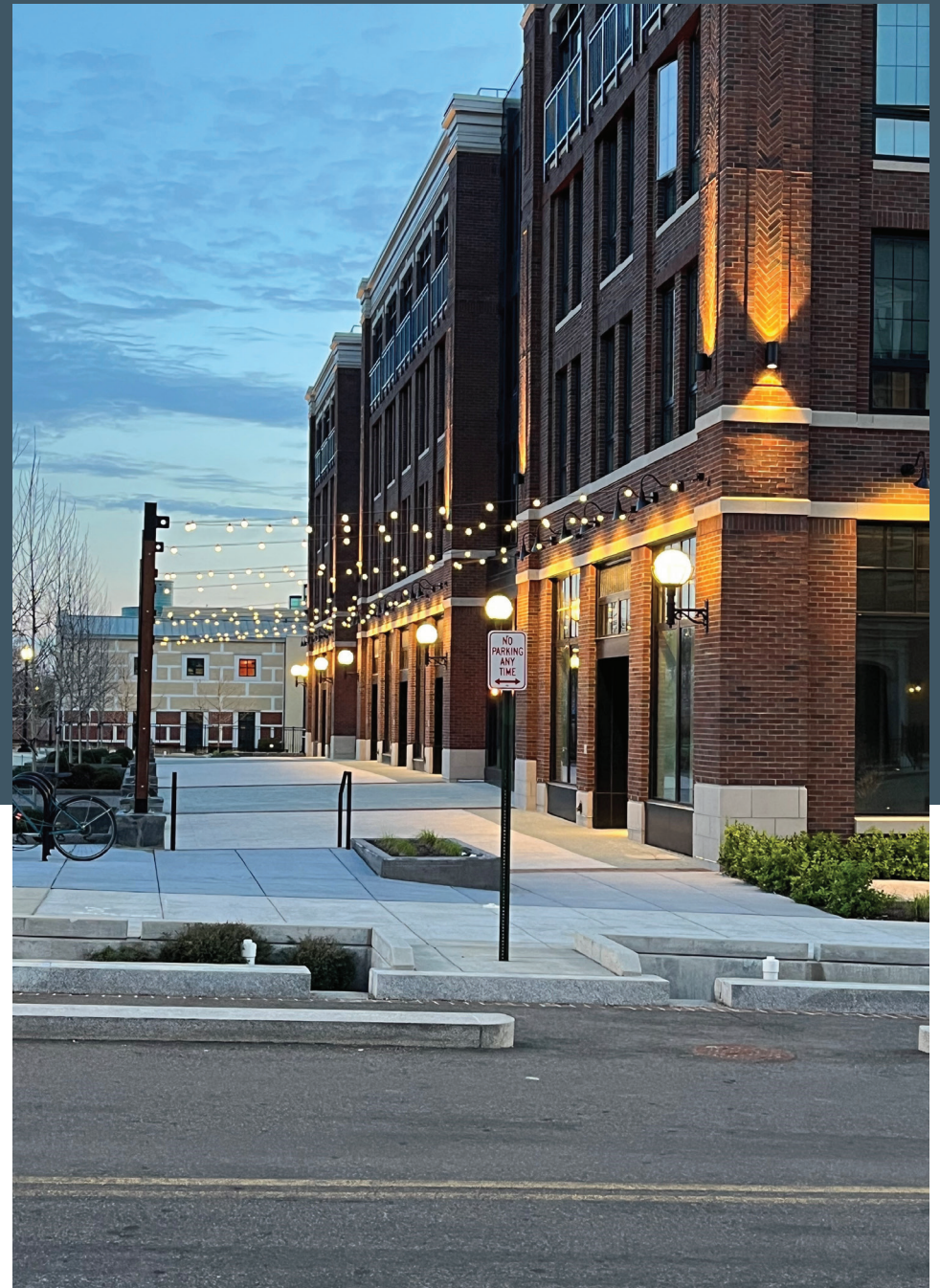
1900 C Street, SE

Washington, DC 20003

The Ethel

Space for Lease

- Up to 11,107 SF
- Adjacent to the Stadium-Armory Metro Station Entrance
- The Entry Point to the RFK Campus



THE PROPERTY



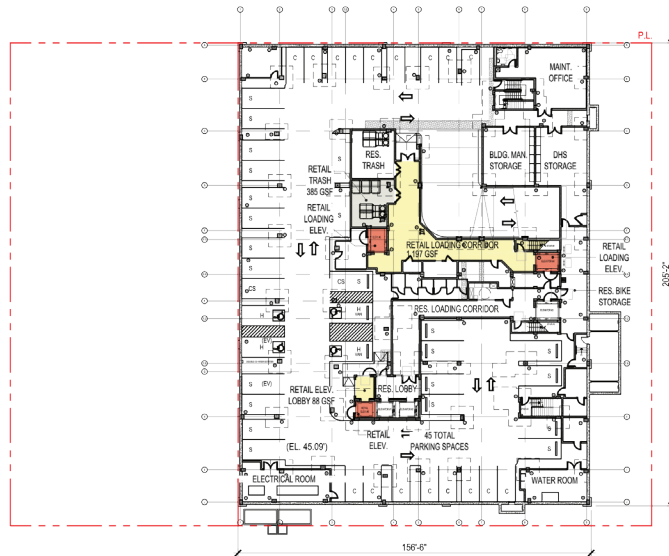
100 units of housing, adjacent to the 262 unit Park Kennedy and the thriving Capitol Hill and Kingman Park neighborhoods

THE SPACE

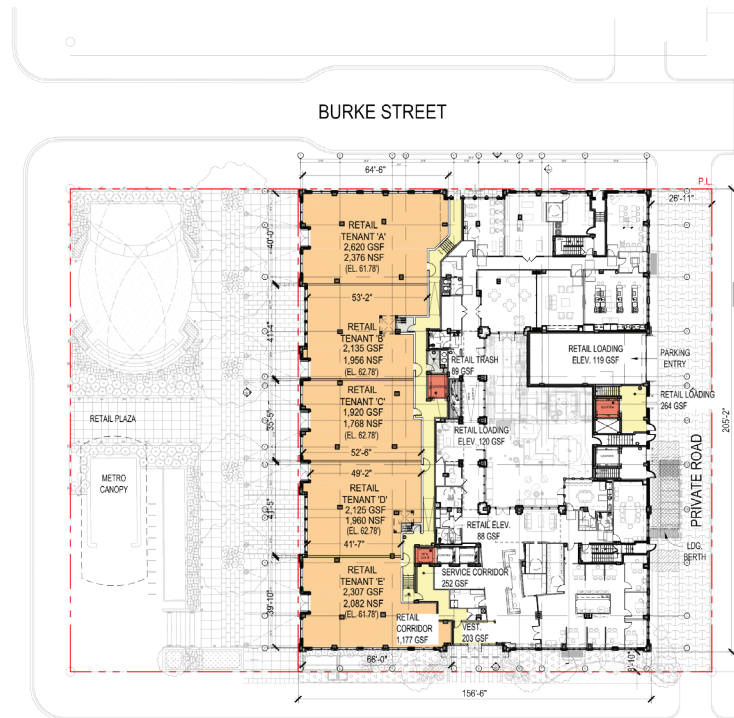
- RETAIL - SEE CHART FOR SFs
- RETAIL CIRCULATION = 3,181 GSF
- VERTICAL CIRCULATION = 327 GSF
- RETAIL TRASH & MECH = 474 GSF

	(NSF)	(GFS)
RETAIL TENANT 'A'	2,376	2,620
RETAIL TENANT 'B'	1,956	2,135
RETAIL TENANT 'C'	1,768	1,920
RETAIL TENANT 'D'	1,960	2,125
RETAIL TENANT 'E'	2,082	2,307
TOTAL =	10,142	11,107

NOTE:
1) RETAIL GROSS SQUARE FOOTAGES INCLUDE THE FULL WIDTH OF EXTERIOR AND CORRIDOR WALLS, AND ARE TAKEN TO THE CENTERLINE OF DEMISING WALLS AND THE INTERIOR FACE OF CORE WALLS.



1 F1 - PARKING LEVEL
Scale: 1" = 50'-0"



2 F1 - 1ST FLOOR
Scale: 1" = 50'-0"



GTM

GTM ARCHITECTS

HILL EAST BUILDING F-RETAIL EXHIBIT

WASHINGTON, DC PROJECT NO.13.0376 10-19-2020

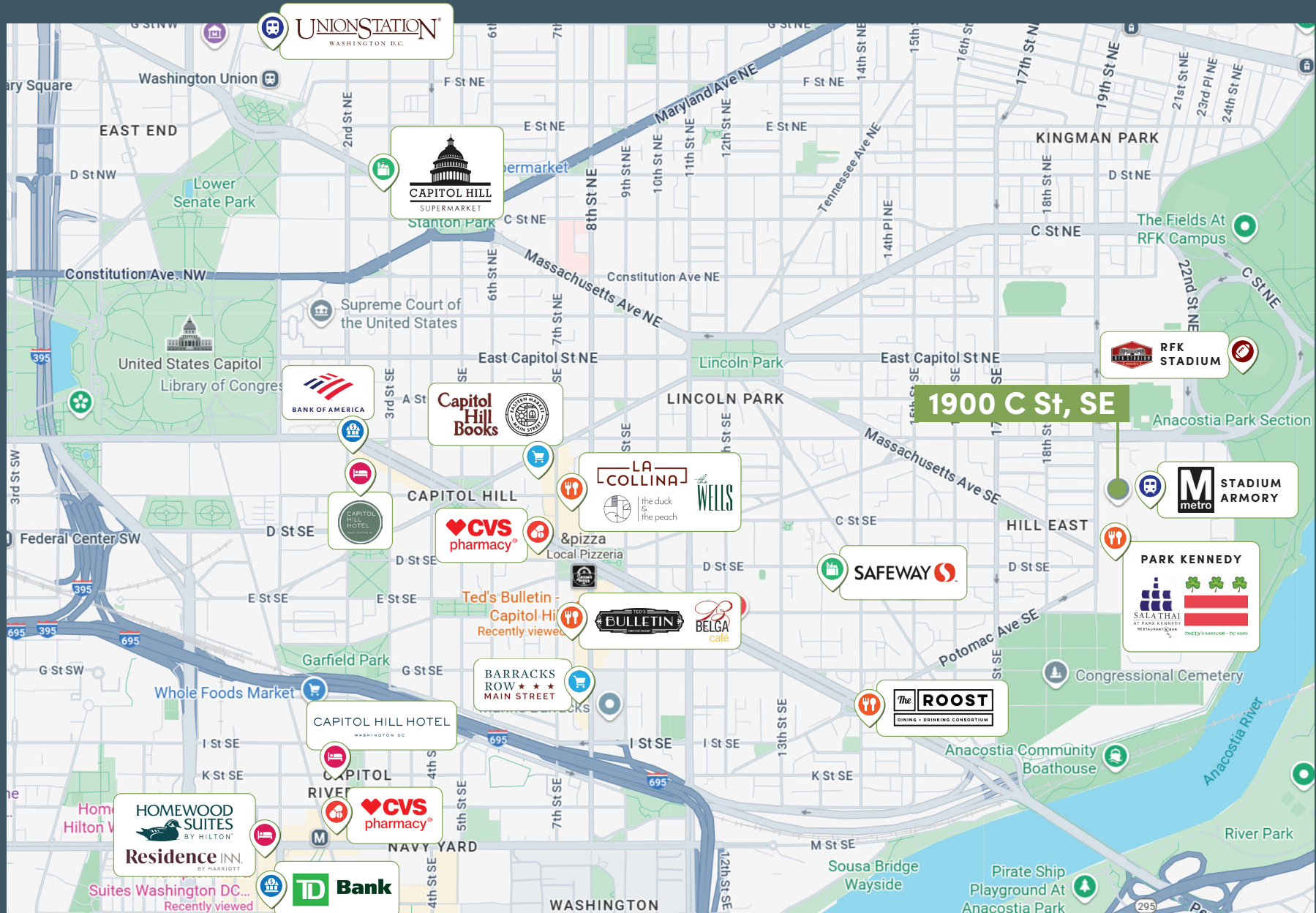
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Up to 11,1107 square feet of interior space that can be divided.
Additional outdoor space for outdoor cafe runs continuous along the frontage.

Offered at \$45/sf

THE AREA

1900 C Street, SE



While Metro rail ridership was up systemwide in June 2025 by 22% (compared to June 2024), the **Stadium-Armory** experienced a **32% increase**



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TTR | **Sotheby's**
INTERNATIONAL REALTY

FOR INQUIRIES CONTACT

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