

JOIN THESE RETAILERS

Bistro 525



CHARLIE PALMER
STEAK



DUBLINER

Kellys
IRISH
times

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@kl**nb**.com | 202-420-7776

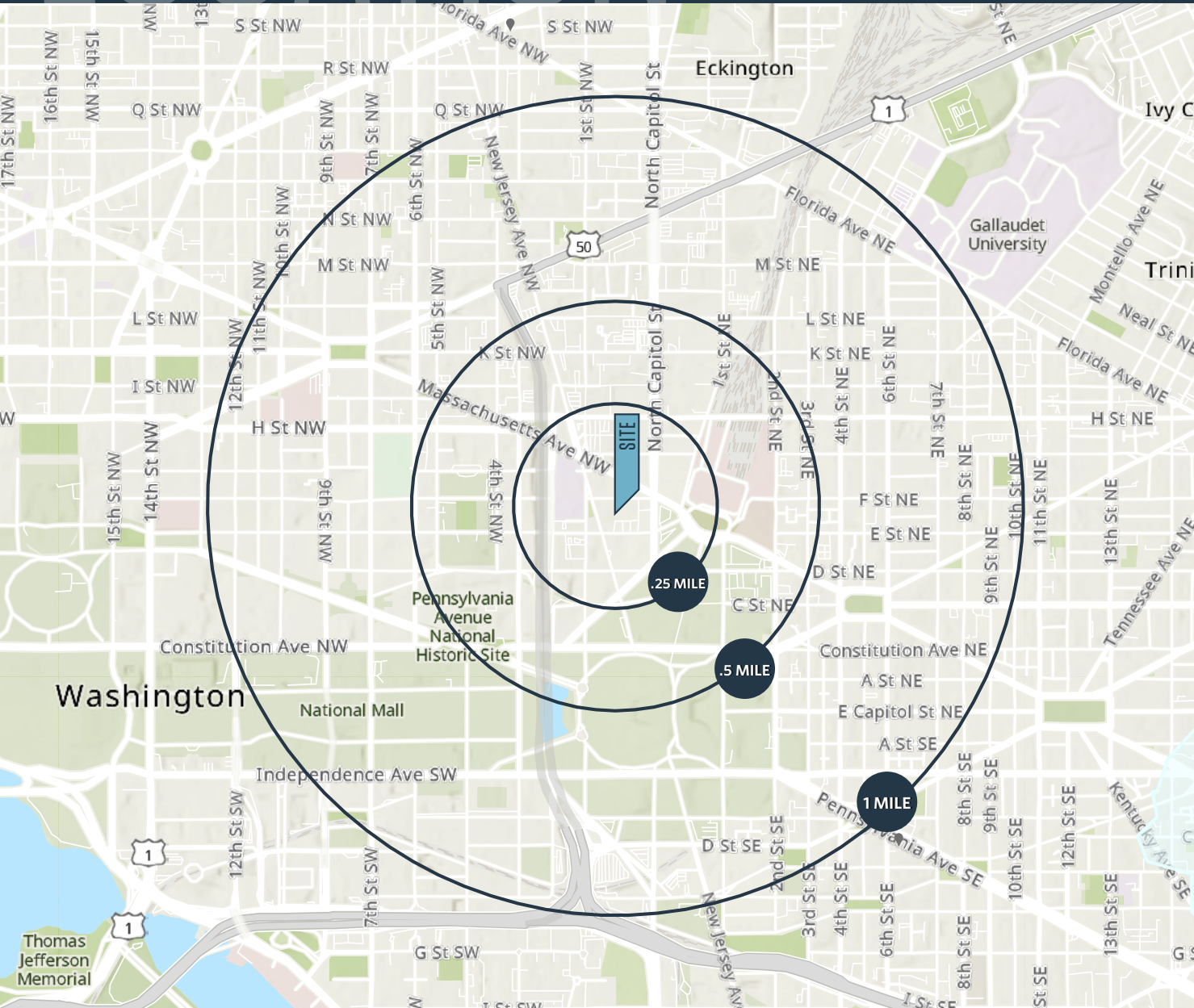
PHIL RUXTON

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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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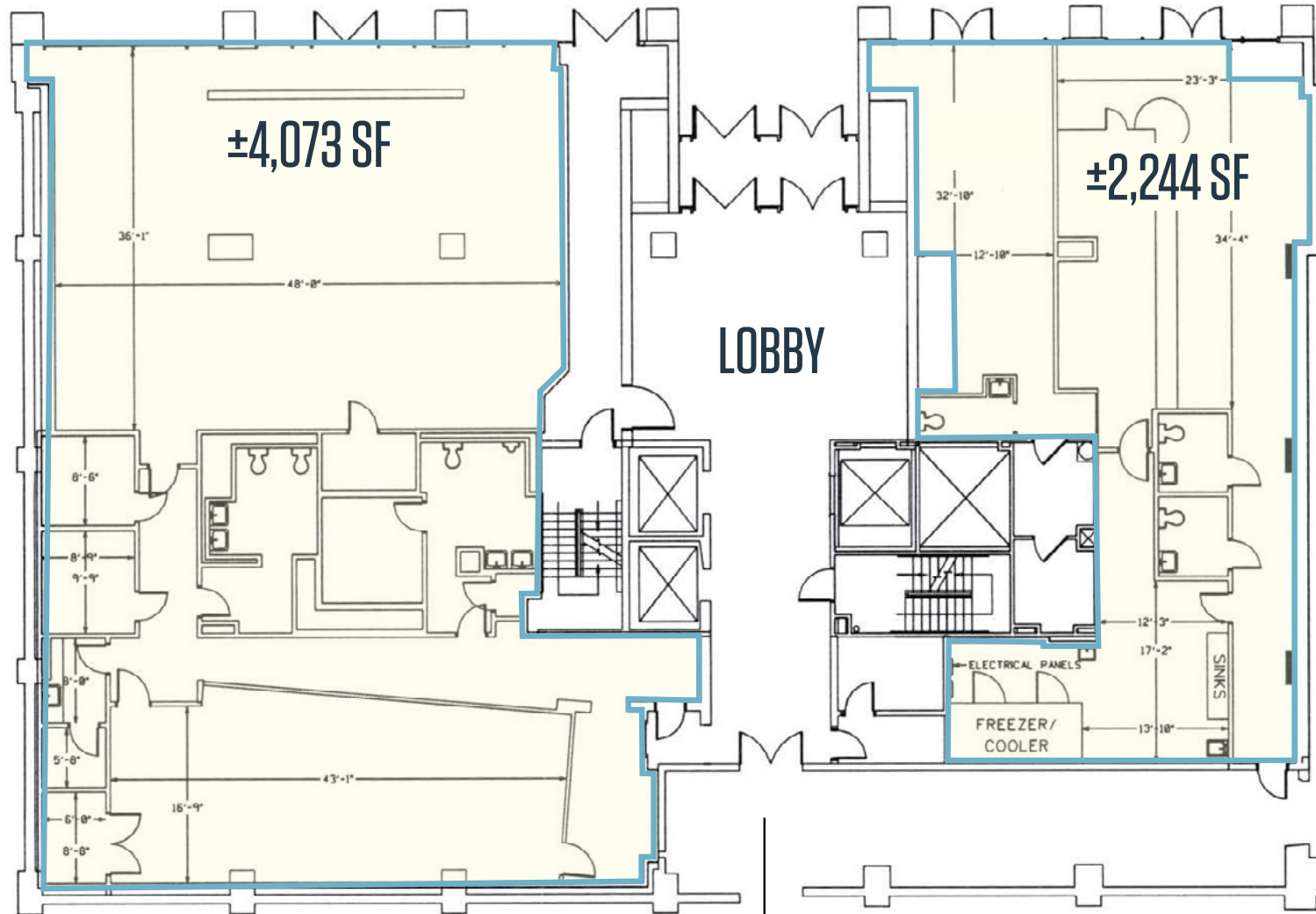
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SITE PLAN

80 F STREET NW

CAPITOL HILL, WASHINGTON, DC 20001

F STREET



DIRECT ACCESS TO HILTON WASHINGTON - 267 ROOMS

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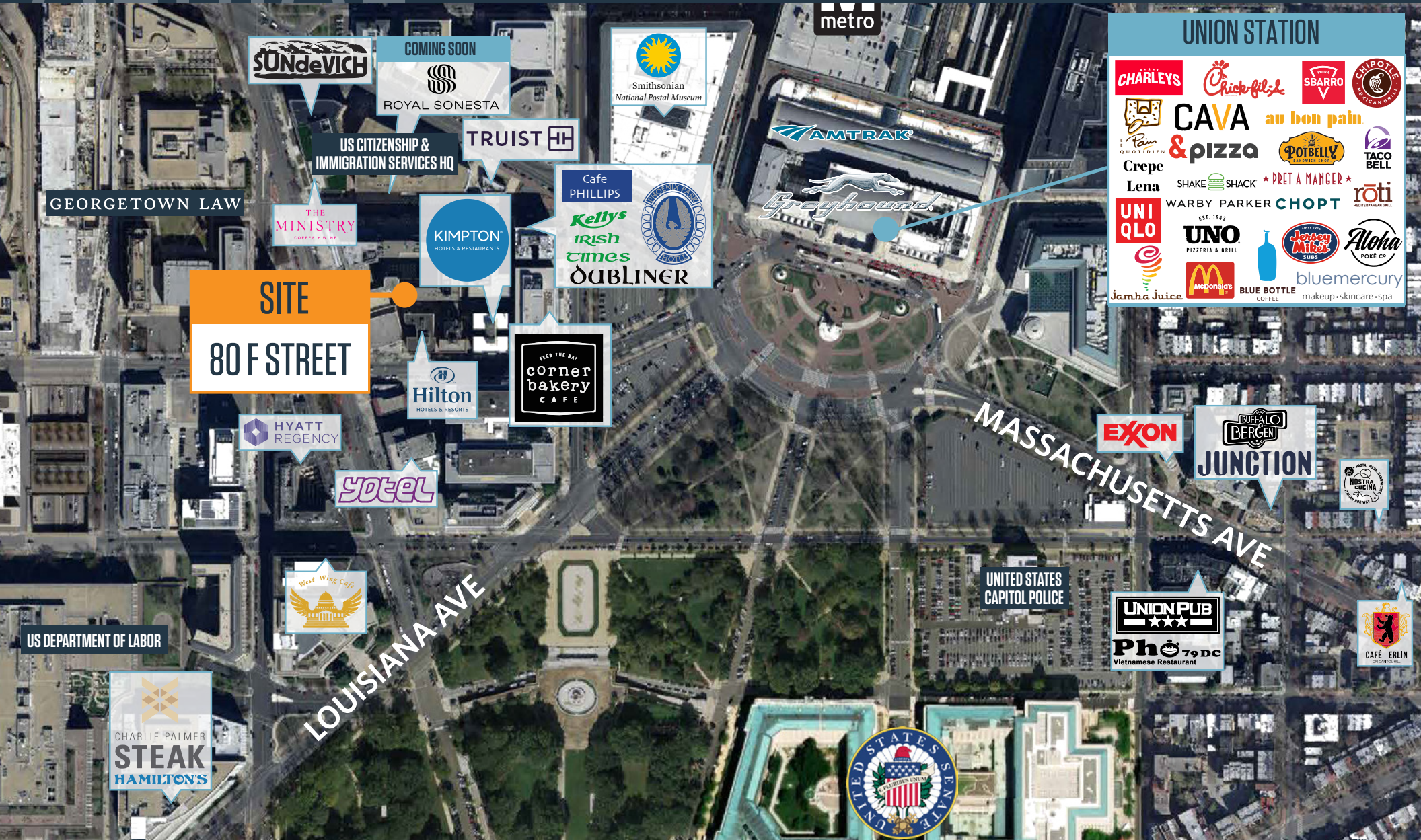
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AERIAL

80 F STREET NW

CAPITOL HILL, WASHINGTON, DC 20001



SITE
80 F STREET

SUNDEVICH

COMING SOON
ROYAL SONESTA

Smithsonian
National Postal Museum

metro

US CITIZENSHIP &
IMMIGRATION SERVICES HQ

TRUIST

AMTRAK

GEORGETOWN LAW

THE MINISTRY
COFFEE + WINE

KIMPTON
HOTELS & RESTAURANTS

Cafe PHILLIPS

Kellys
IRISH
times
DUBLINER

Greyhound

UNION STATION

- CHARLEYS
- Chick-fil-A
- SBARRO
- CHIPOTLE MEXICAN GRILL
- CAVA au bon pain
- & pizza
- POTBELLY SANDWICH SHOP
- TACO BELL
- Crepe Lena
- SHAKE SHACK
- PRET A MANGER
- roti
- UNI QLO
- WARBY PARKER
- CHOPT
- Jersey Mike's
- Aloha POKE CO.
- UNO PIZZERIA & GRILL
- bluemercury
- Jamba Juice
- McDonald's
- BLUE BOTTLE COFFEE
- makeup • skincare • spa

Hilton
HOTELS & RESORTS

FEED THE DAY
corner
bakery
CAFE

HYATT REGENCY

yotel

MASSACHUSETTS AVE

EXXON

BUFFALO BERGEN
JUNCTION

US DEPARTMENT OF LABOR

West Wing Cafe

UNITED STATES
CAPITOL POLICE

UNION PUB
Pho 79 DC
Vietnamese Restaurant

CHARLIE PALMER
STEAK
HAMILTON'S

LOUISIANA AVE



CAFE ERLIN

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