

2ND GENERATION  
RESTAURANT SPACE

SIZE  
4,799 SF

RENT  
NEGOTIABLE

TIMING  
IMMEDIATE

# 1351

CONNECTICUT AVENUE, NW

## JOIN NEIGHBORHOOD CO-TENANTS

- Barry's Bootcamp
- Blank Street Coffee
- Madhatter
- CAVA
- Tatte
- Shake Shack
- City Tap House
- Decades

## LOCATION FACTS

- Outdoor patio seating available
- Two doors down from new boutique 80 key hotel
- **2nd generation restaurant** opportunity in prime **Dupont Circle** market location
- Great visibility on **Connecticut Avenue (27,000 Vehicles Per Day)**
- Existing **restaurant infrastructure** including two shafts, bathrooms, and kitchen
- Across the street from **Dupont Circle Metro Station** (18,000 riders daily)
- Can be demised

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## DEMOGRAPHICS

*Dupont Circle Station*

0.5 mi

1 mi.

2 mi.

DAYTIME  
POPULATION

135,253

348,860

704,093

RESIDENTIAL  
POPULATION

19,905

82,405

217,522

HOUSEHOLD  
INCOME

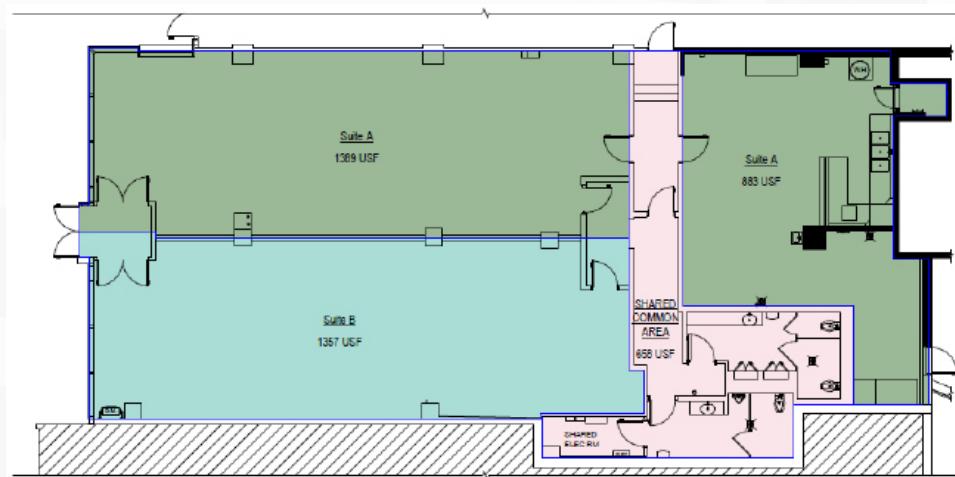
\$98,968

\$105,294

\$97,254



## DEMISING SCHEME 1



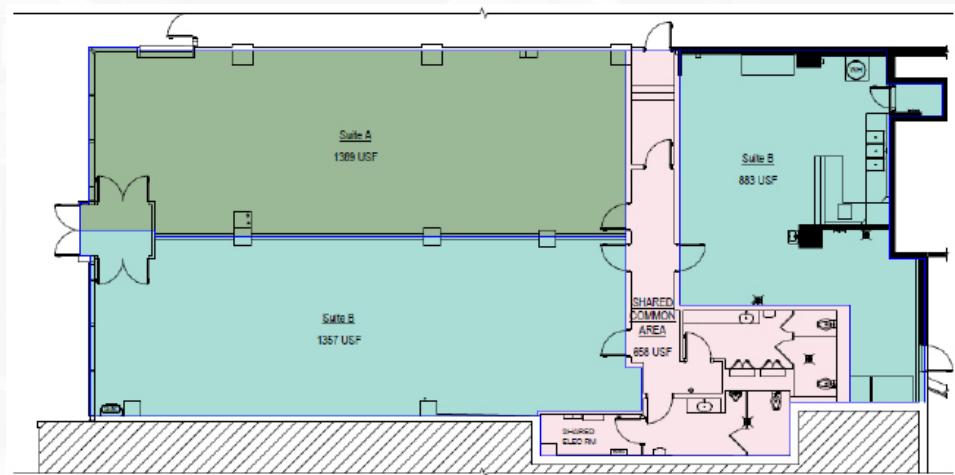
**SUITE A:**  
 $2,272 \text{ USF} + 415 \text{ USF} (\text{PRO-RATA COMMON SPACE}) = 2,687 \text{ USF}$   
**3,007.6879 RSF**

**SUITE B:**  
 $1,357 \text{ USF} + 243 \text{ USF} (\text{PRO-RATA COMMON SPACE}) = 1,600 \text{ USF}$   
**1,790.9567 RSF**

**TOTAL: 4,799 RSF**

SHARED  
COMMON  
AREA  
Suite A  
Suite B

## DEMISING SCHEME 2



**SUITE A:**  
 $1,389 \text{ USF} + 250 \text{ USF} (\text{PRO-RATA COMMON SPACE}) = 1,639 \text{ USF}$   
**1,834.6112 RSF**

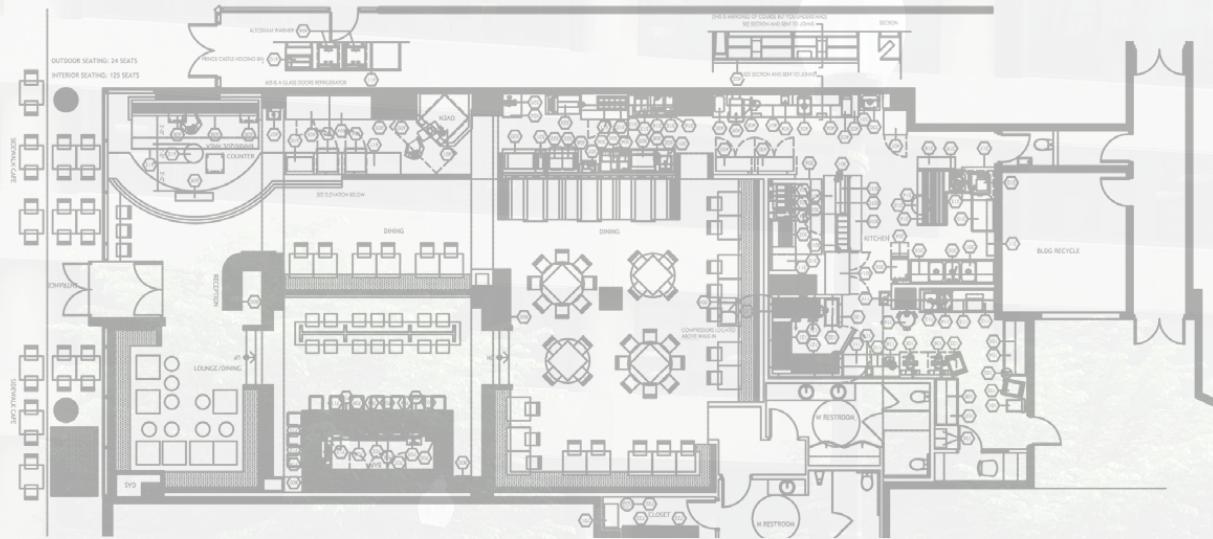
**SUITE B:**  
 $2,240 \text{ USF} + 408 \text{ USF} (\text{PRO-RATA COMMON SPACE}) = 2,648 \text{ USF}$   
**2,964.0333 RSF**

**TOTAL: 4,799 RSF**

SHARED  
COMMON  
AREA  
Suite A  
Suite B

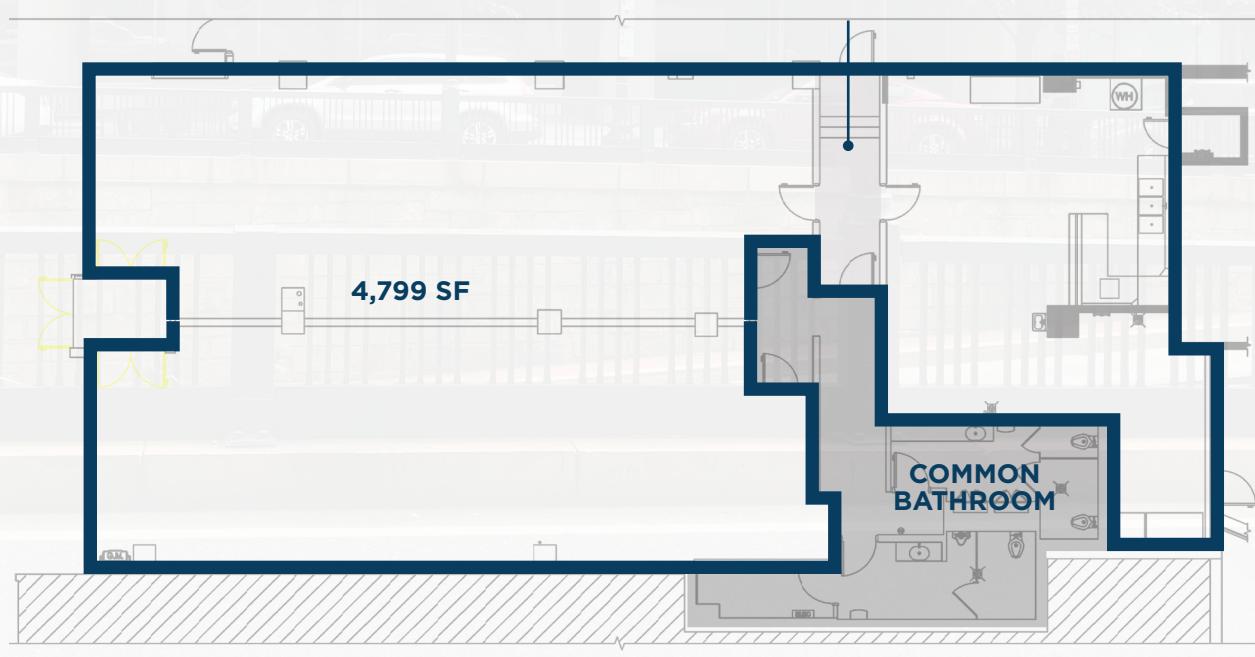
## PREVIOUS RESTAURANT AS-BUILT

CONNECTICUT AVENUE



COMMON  
EGRESS

CONNECTICUT AVENUE



# 1351

CONNECTICUT AVENUE, NW



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FOR MORE INFORMATION PLEASE CONTACT:

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