



1224 H STREET NE

ICONIC SECOND GENERATION RESTAURANT FOR LEASE

2,400 SF AVAILABLE

WALK SCORE®: 96
TRANSIT SCORE®: 71
BIKE SCORE®: 89

H STREET NE
TRAFFIC COUNT (ADV)

30,000+

HOUSEHOLDS (.5 MILE): 9,076
AVERAGE HOUSHOLD INCOME (.5 MILE): \$221,070
AVERAGE HH DISPOSABLE INCOME (.5 MILE): \$126,766

STARTING FROM

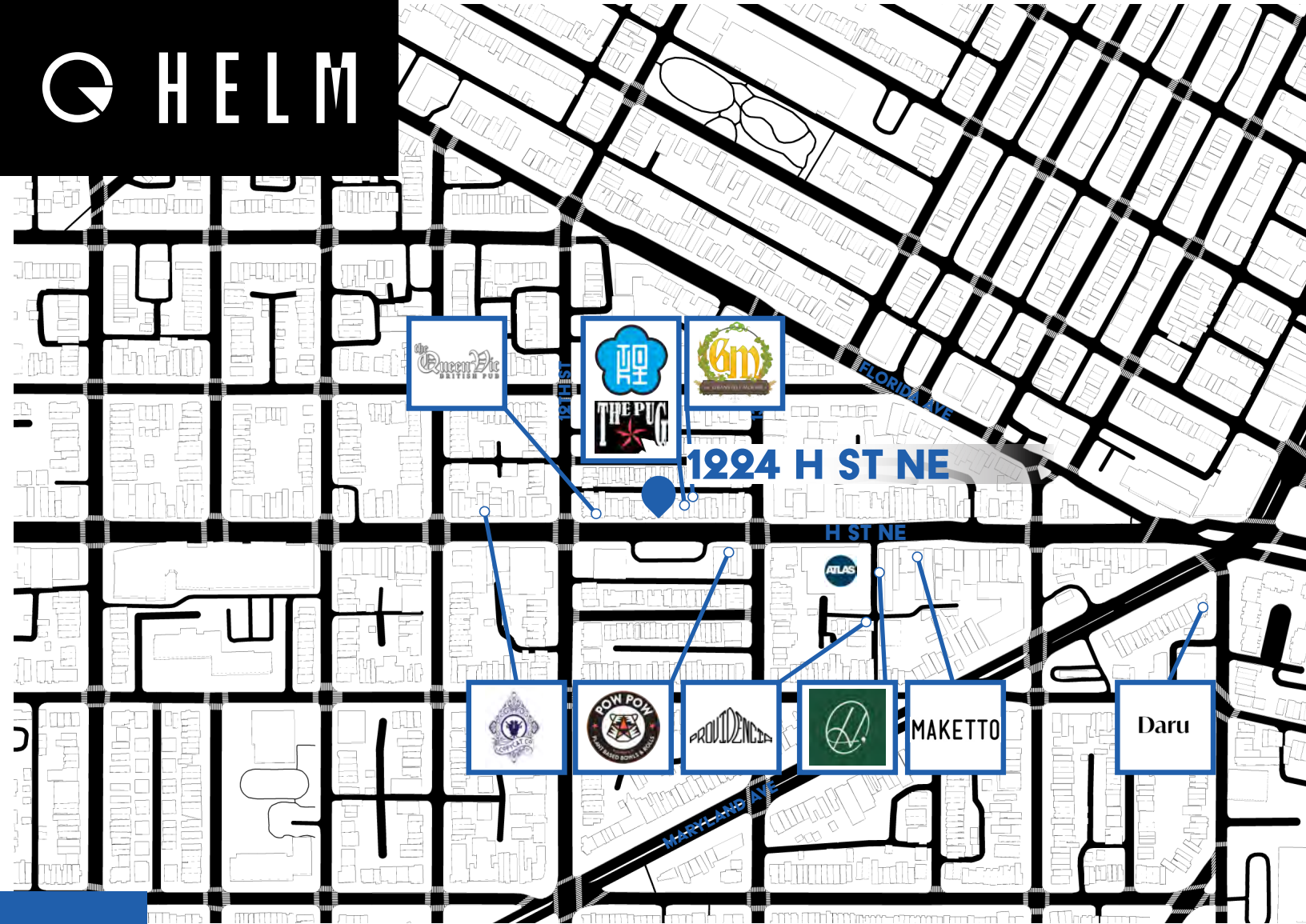
\$ 7500 PER MONTH
(TRIPPLE NET)



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Step into one of H Street's most iconic restaurant spaces.

Formerly home to Sticky Rice, this two-story property was originally built in 1930 and has been a cornerstone of the corridor's food and nightlife scene for years.

Occupancy: Up to 199 (160 seats)

Layout: Flexible two-story restaurant configuration with kitchen, dining, and bar potential.

Character: Historic façade with modern updates, ideal for a new concept seeking a ready-made footprint. A rare opportunity to lease a turnkey restaurant space in one of Washington's most dynamic neighborhoods.

Ideal User

- Chef-Driven Restaurant
- Wine or Cocktail Bar

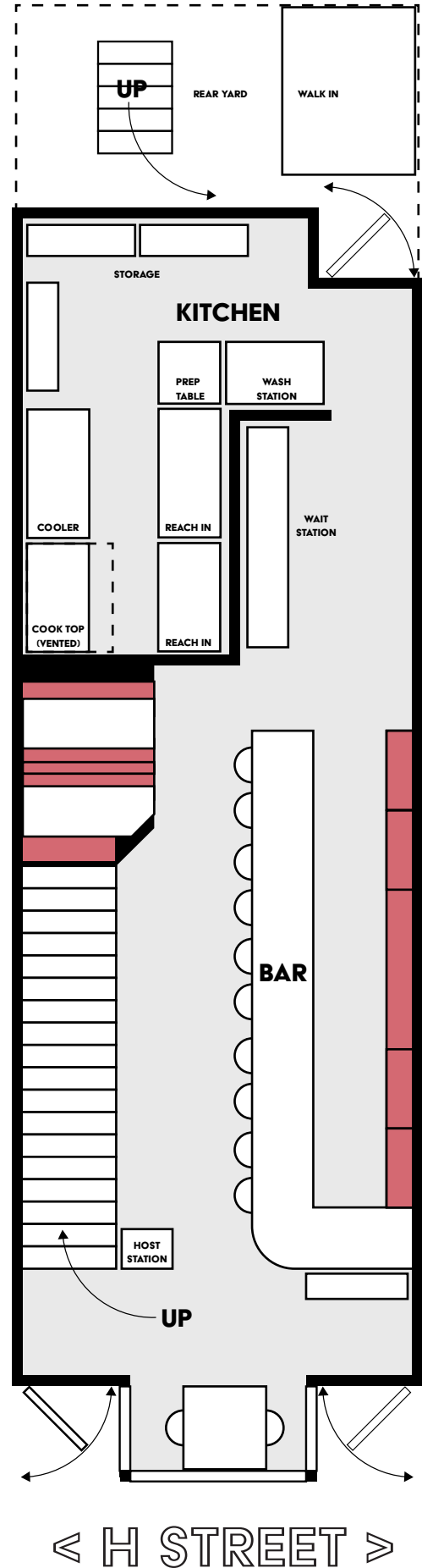




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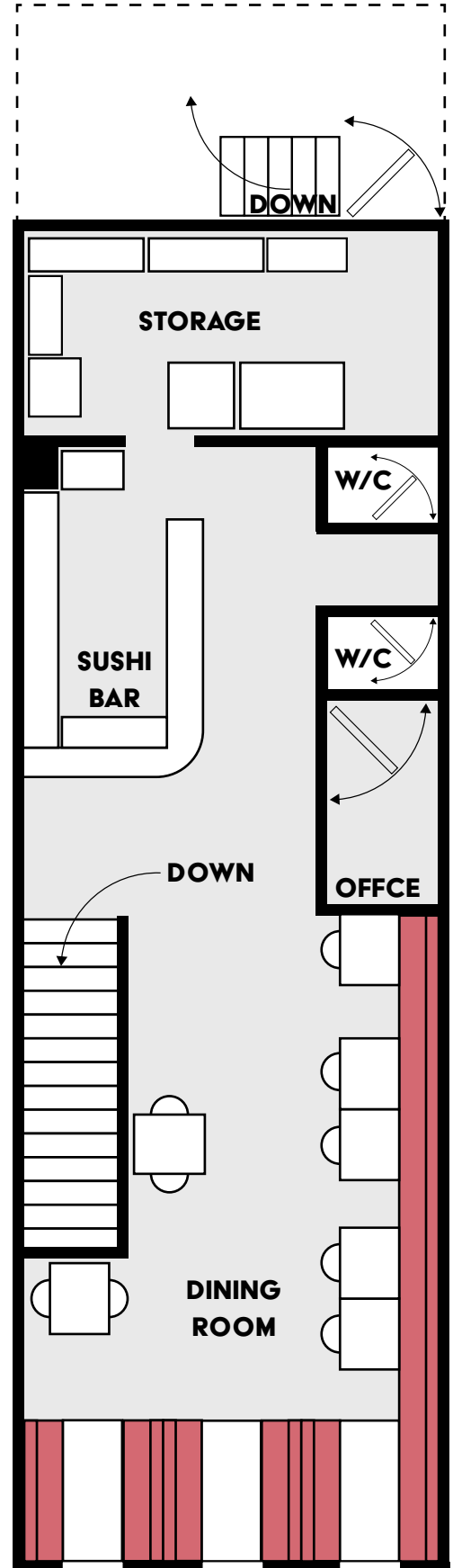
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SECOND FLOOR

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