

# 2<sup>nd</sup> Generation Restaurant For Lease

1210-1212 H ST NE  
WASHINGTON, DC 20002

## PROPERTY HIGHLIGHTS

- Existing Restaurant Infrastructure in place
- Roll-up glass bay door into dining room
- Two full bars & two bathrooms on both floors
- Outside deck on 2<sup>nd</sup> Floor
- New roof installed

## LOCATION HIGHLIGHTS

- High demand neighborhood in the Arts & Entertainment sub-zone on H Street Corridor
- Join neighborhood staples like Ben's Chili Bowl, & Pizza, Milk & Honey, Queen Vic, Copycat, Toki Underground, Maketto, Pie Shop, Pow Pow, and many more...

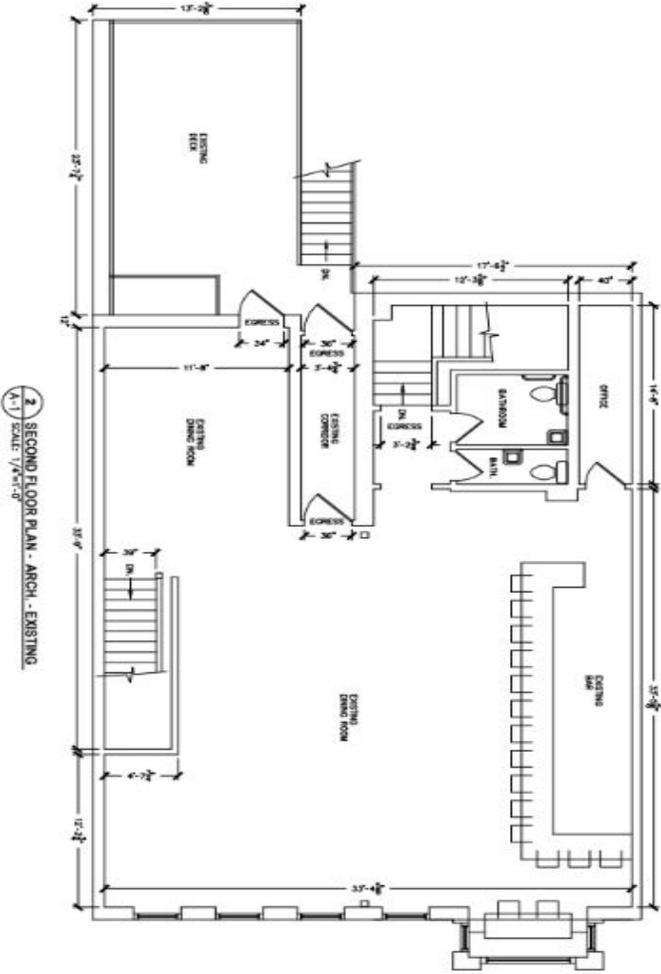
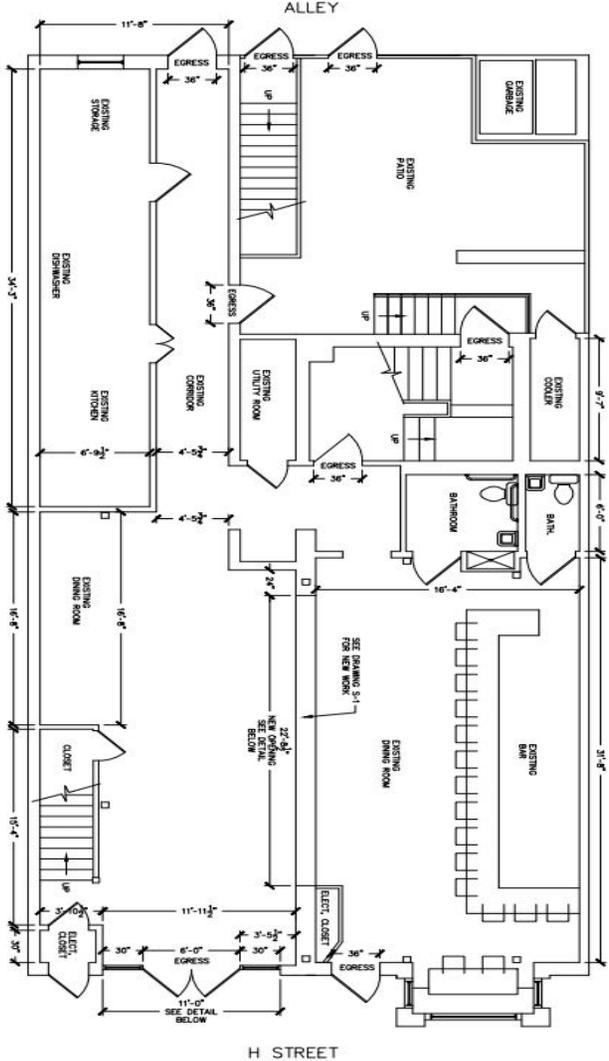


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# FLOOR PLANS



2 SECOND FLOOR PLAN - ARCH - EXISTING  
SCALE: 1/4"=1'-0"

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# ZONING DESCRIPTION

## NMU-4/H-A

The **H Street Northeast Neighborhood Mixed-Use Commercial Arts NMU-4/H-A Zone** is a sub-district of the H Street Northeast Neighborhood Mixed-Use zone district located primarily along H Street, N.E. from Second Street, N.E. to 15th Street, N.E.. The H Street Northeast Mixed Use Zones (NMU-4/H-H - NMU-5A/H-R) seek to encourage the clustering of uses into unique destination sub-districts along the corridor, specifically a housing district from 2nd Street to 7th Street, N.E.; a neighborhood-serving retail shopping district from 7th Street to 12th Street, N.E.; and an arts and entertainment district from 12th Street to 15th Street, N.E.

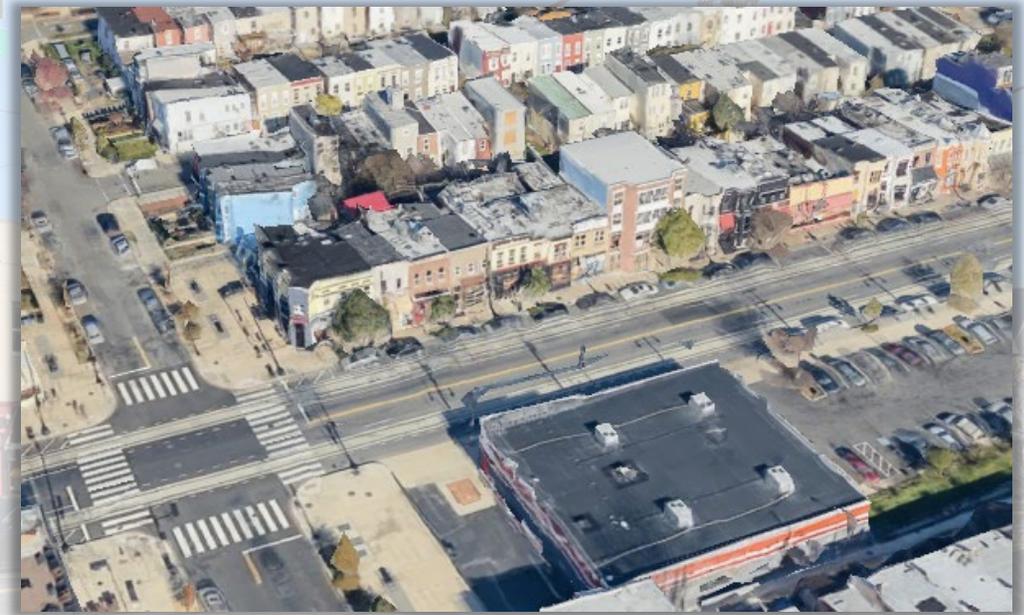
The purposes of the Commercial Arts Sub-district are to:

- Encourage arts and entertainment uses and a scale of development and a mixture of building uses that is generally compatible in scale with existing buildings.

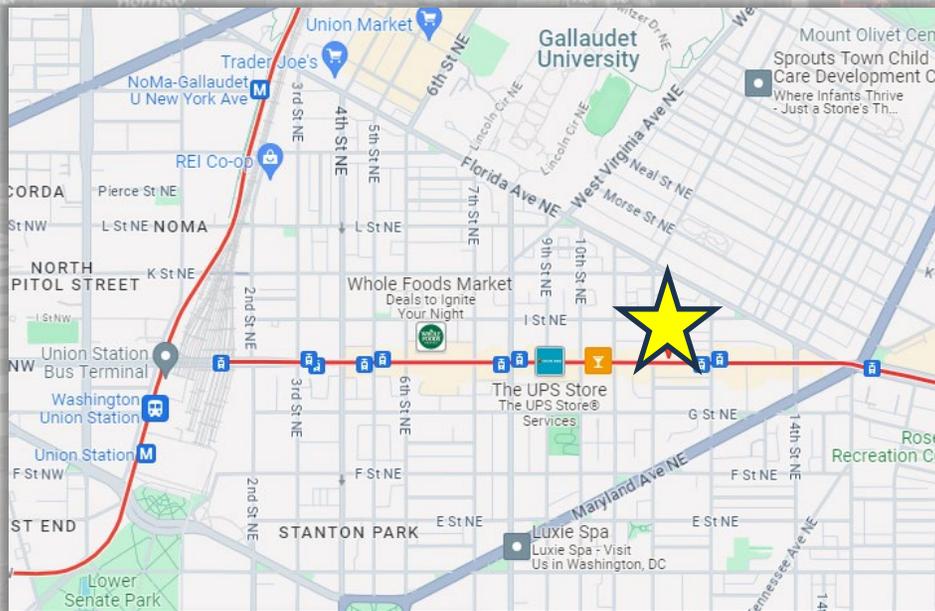
The NMU-4/H-A zone is intended to permit mixed-use development at a moderate density with an emphasis on arts and arts-related uses.

[Neighborhood Mixed-Use \(NC\) Zones | Zoning Handbook \(dc.gov\)](#)

# AERIAL MAP



\*Google Earth



\*Google Maps

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