

## JOIN THESE RETAILERS

Bistro 525



CHARLIE PALMER  
**STEAK**



**DUBLINER**

*Kellys*  
**IRISH**  
*times*

## RETAIL FOR LEASE

- 2,244 SF of Second generation restaurant space
- 4,073 SF Retail space
- 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
- 88 Walk Score and Bike Score

**STEVE COMBS**

scombs@klnb.com | 202-420-7776

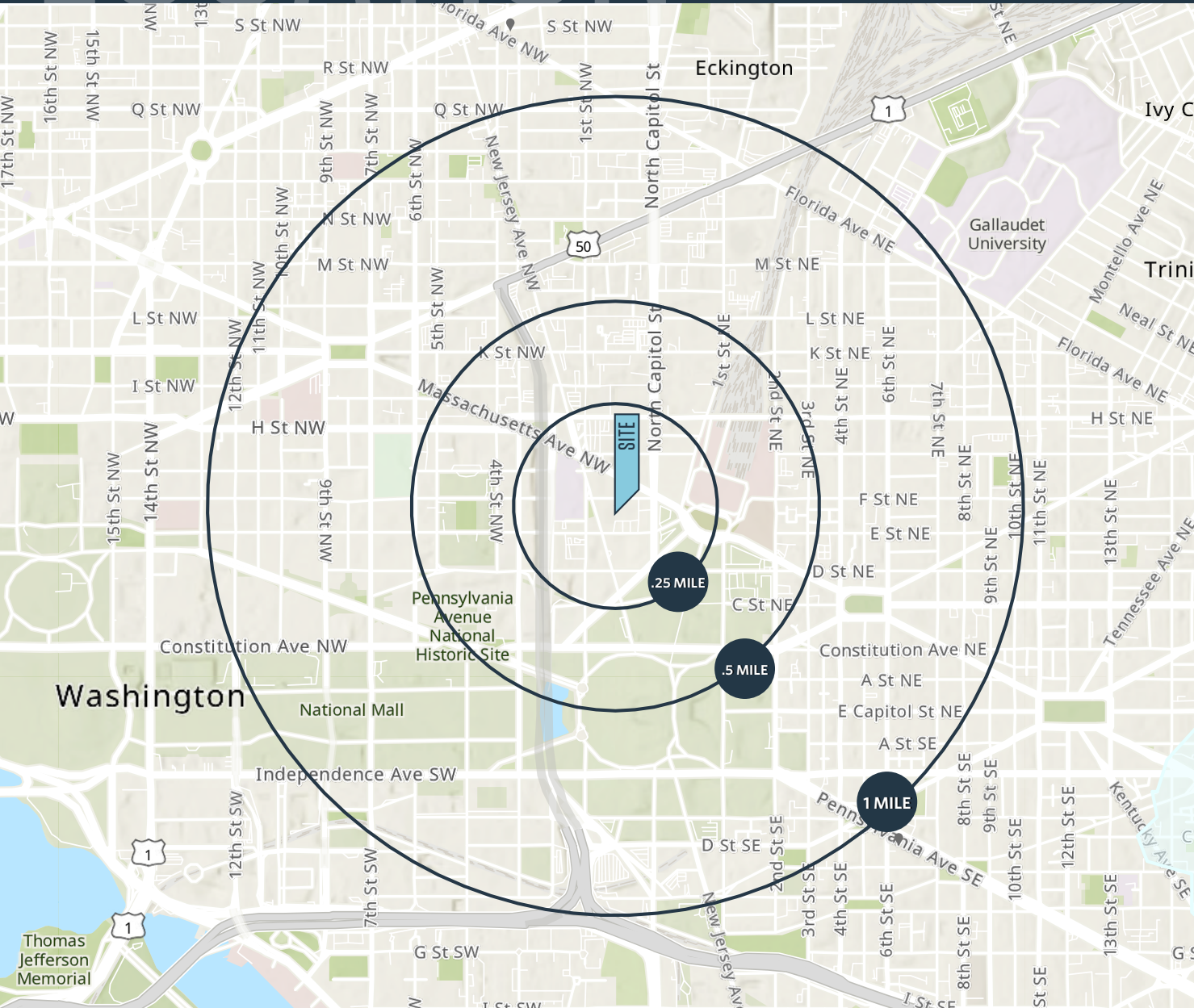
**PHIL RUXTON**

pruxton@klnb.com | 202-420-7777

# LOCATION

# 80 F STREET NW

CAPITOL HILL, WASHINGTON, DC 20001



## AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
2,244 SF	\$48.00 NNN	Built-Out	Immediate
4,073 SF	\$42.00 NNN	Built-Out	Immediate

Triple nets are: \$15.74 psf  
 Taxes: \$6.74 psf  
 CAM/Insurance: \$9.00 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
----------------------	------------

**STEVE COMBS**

scombs@klnb.com | 202-420-7776

**PHIL RUXTON**

pruxton@klnb.com | 202-420-7777



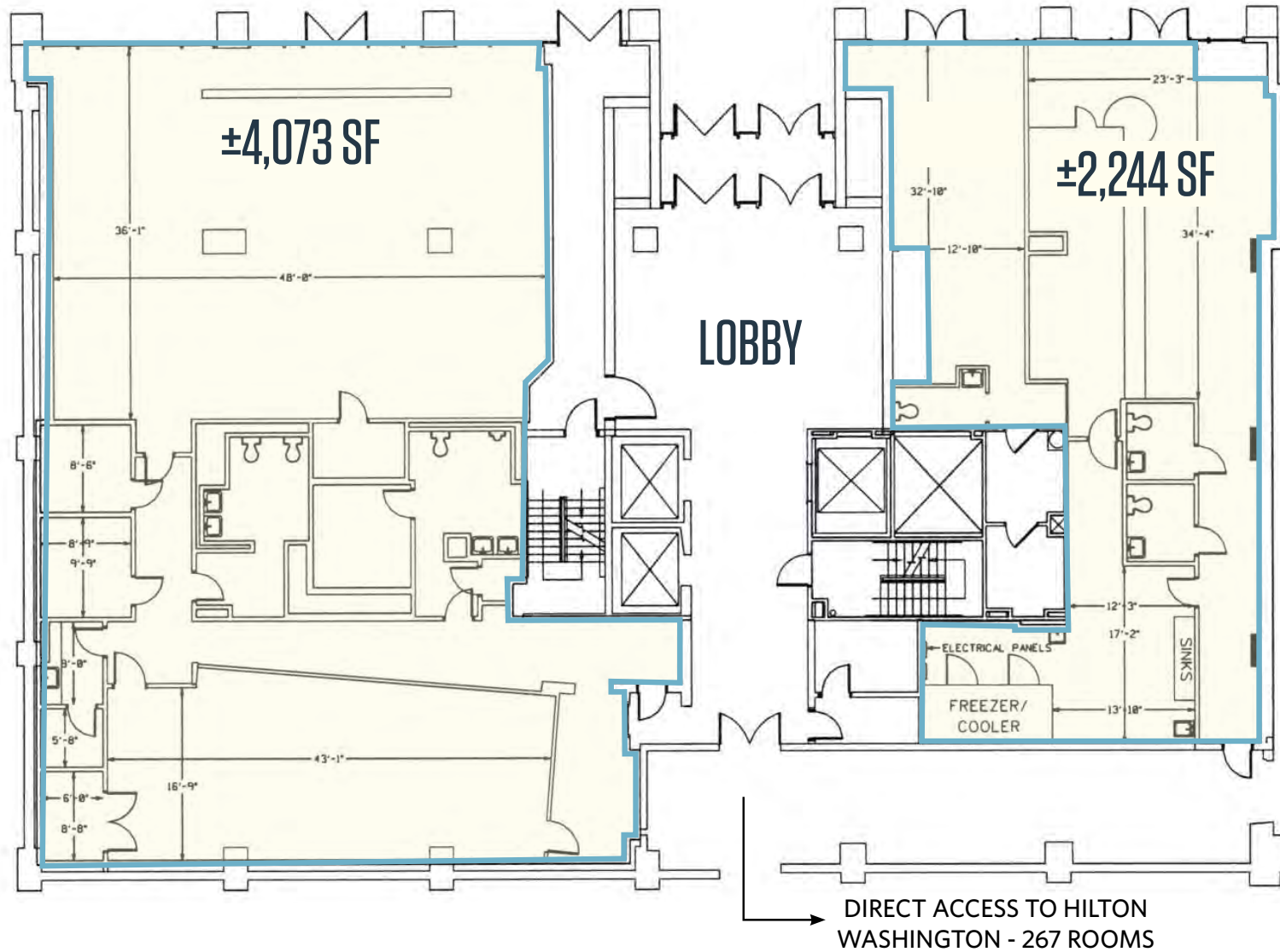


# SITE PLAN

## 80 F STREET NW

CAPITOL HILL, WASHINGTON, DC 20001

F STREET



**STEVE COMBS**

scombs@klnb.com | 202-420-7776

**PHIL RUXTON**

pruxton@klnb.com | 202-420-7777

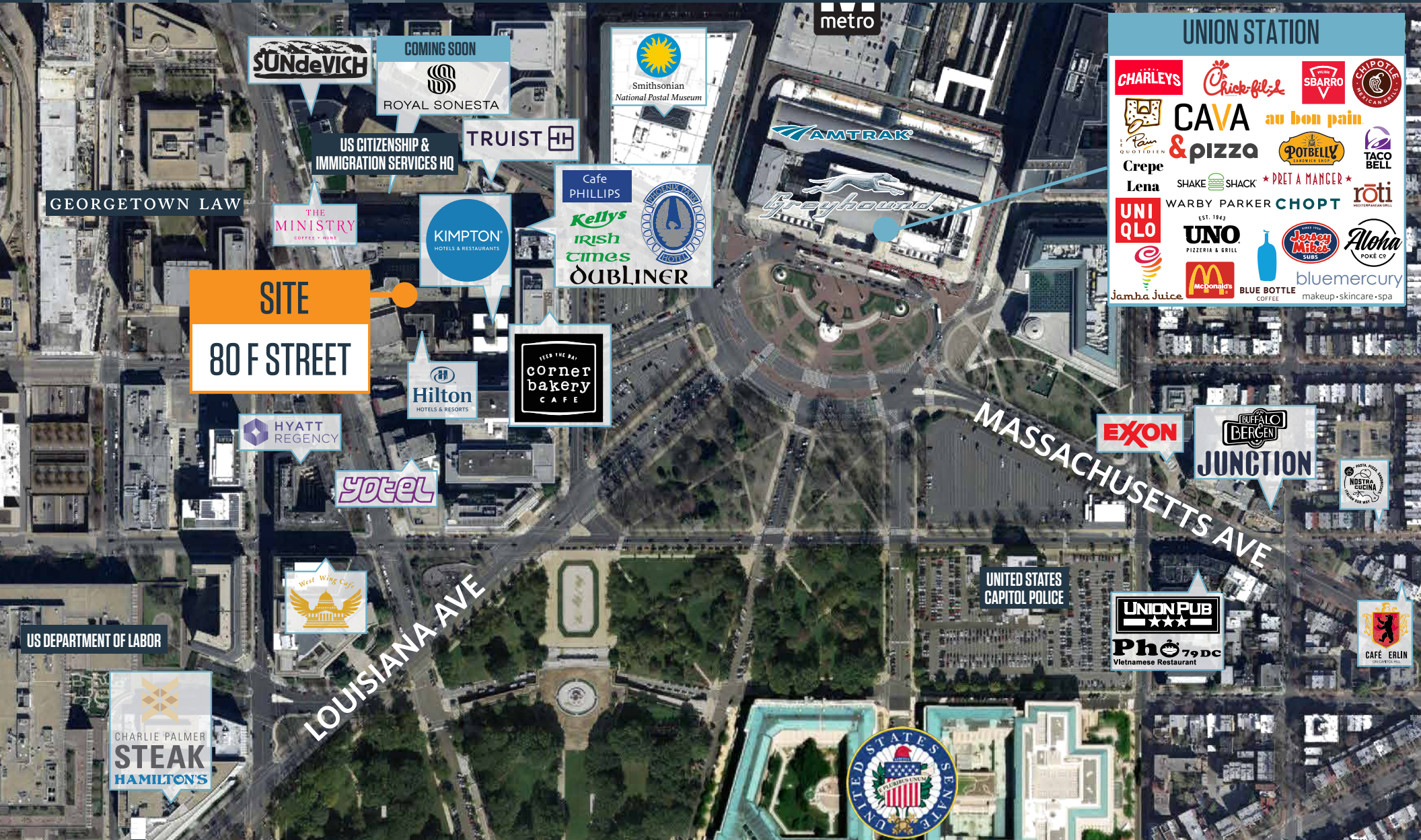




# AERIAL

# 80 F STREET NW

CAPITOL HILL, WASHINGTON, DC 20001



**SITE**  
**80 F STREET**

**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 Mikes SUBS
- Aloha POKE CO.
- UNO PIZZERIA & GRILL
- bluemercury
- Jamba Juice
- McDonald's
- BLUE BOTTLE COFFEE
- makeup • skincare • spa

**STEVE COMBS**  
scombs@klnb.com | 202-420-7776

**PHIL RUXTON**  
pruxton@klnb.com | 202-420-7777





# 80 F STREET NW

CAPITOL HILL, WASHINGTON, DC 20001

## FOR MORE INFORMATION, PLEASE CONTACT:

### STEVE COMBS

scombs@klnb.com  
202-420-7776

### PHIL RUXTON

pruxton@klnb.com  
202-420-7777

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

.....

## klnb.com

 [facebook.com/KLNB](https://facebook.com/KLNB)

 [@KLNBLLC](https://twitter.com/KLNBLLC)

 [linkedin.com/company/klnb](https://linkedin.com/company/klnb)

 [instagram.com/klnbllc](https://instagram.com/klnbllc)

**CLICK TO VIEW PROPERTY WEBSITE**

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.