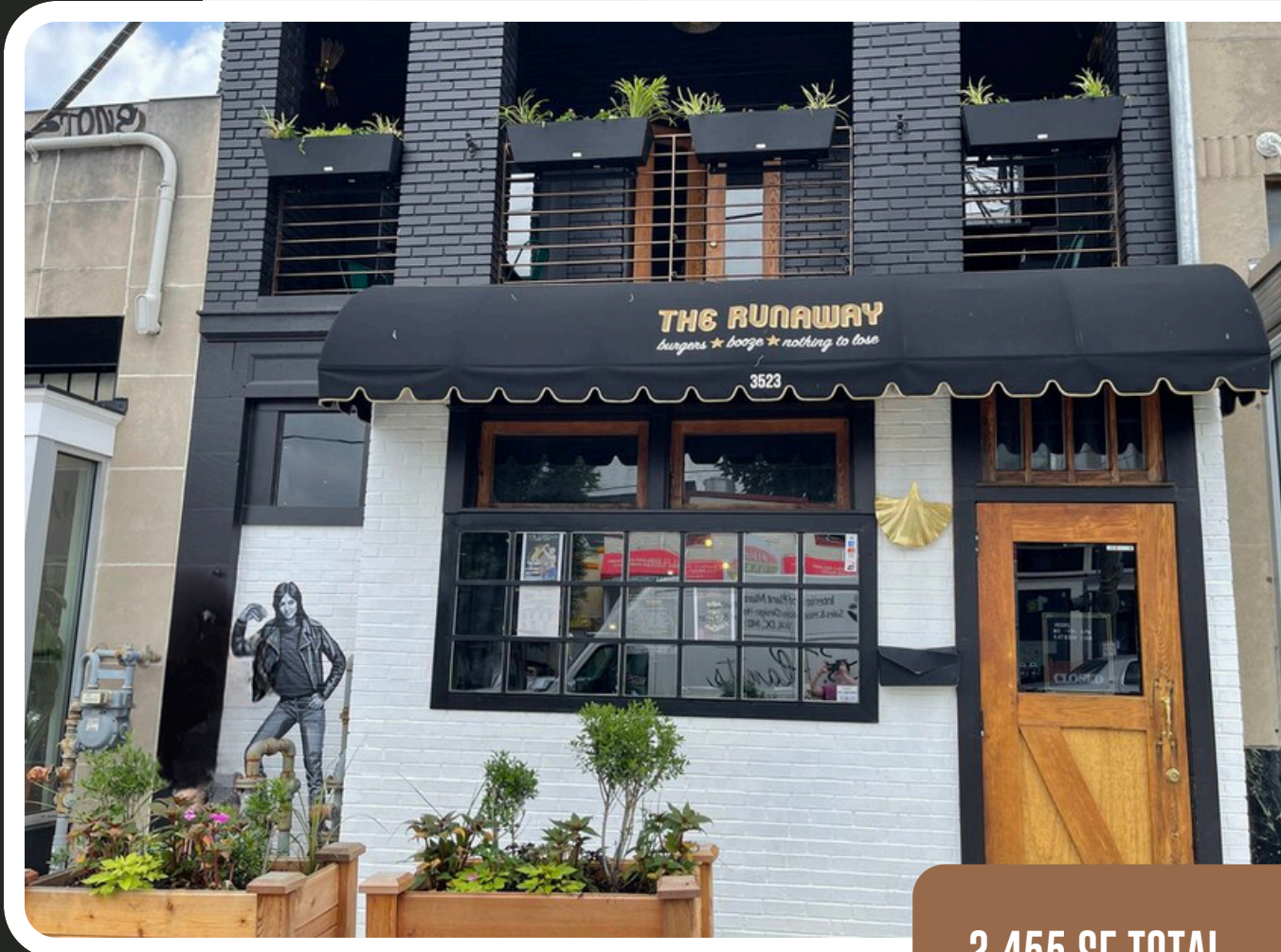


DONOHUE

3523 12TH ST. NE

RETAIL SPACE FOR LEASE IN BROOKLAND, DC



**2,455 SF TOTAL
(1ST & 2ND FLOOR)**

PROPERTY HIGHLIGHTS

- Existing 2-Story Restaurant Space
- Full Bar on 1st & 2nd Floor
- Fully Sprinklered
- Located in the Heart of Brookland (93 Walk Score + 72 Transit Score)
- Minutes from Brookland-CUA Metro station (Red Line)

**FINISHED
LOWER LEVEL**

**ROOFTOP PATIO +
PRIVATE BALCONY**

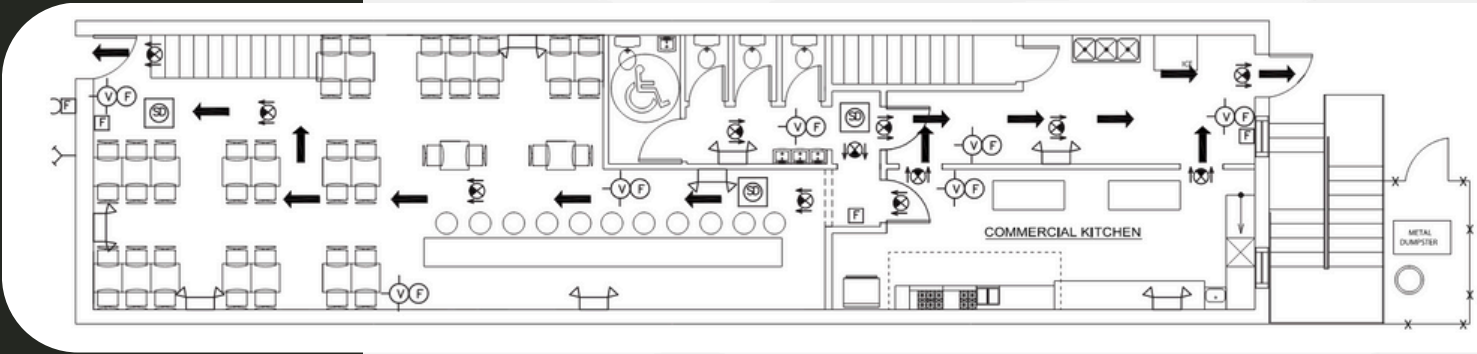
MICHAEL BORGER

202.898.2935

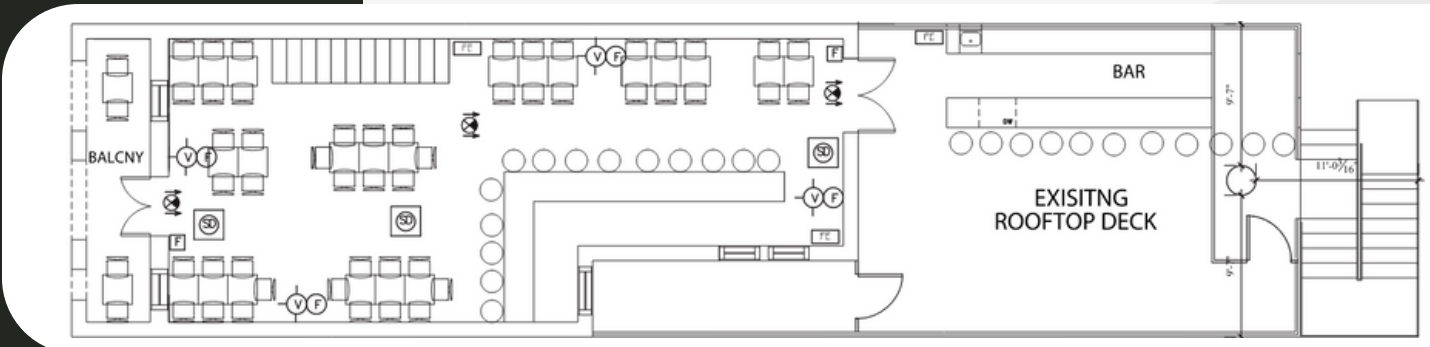
michaelb@donohoe.com

FLOOR PLANS

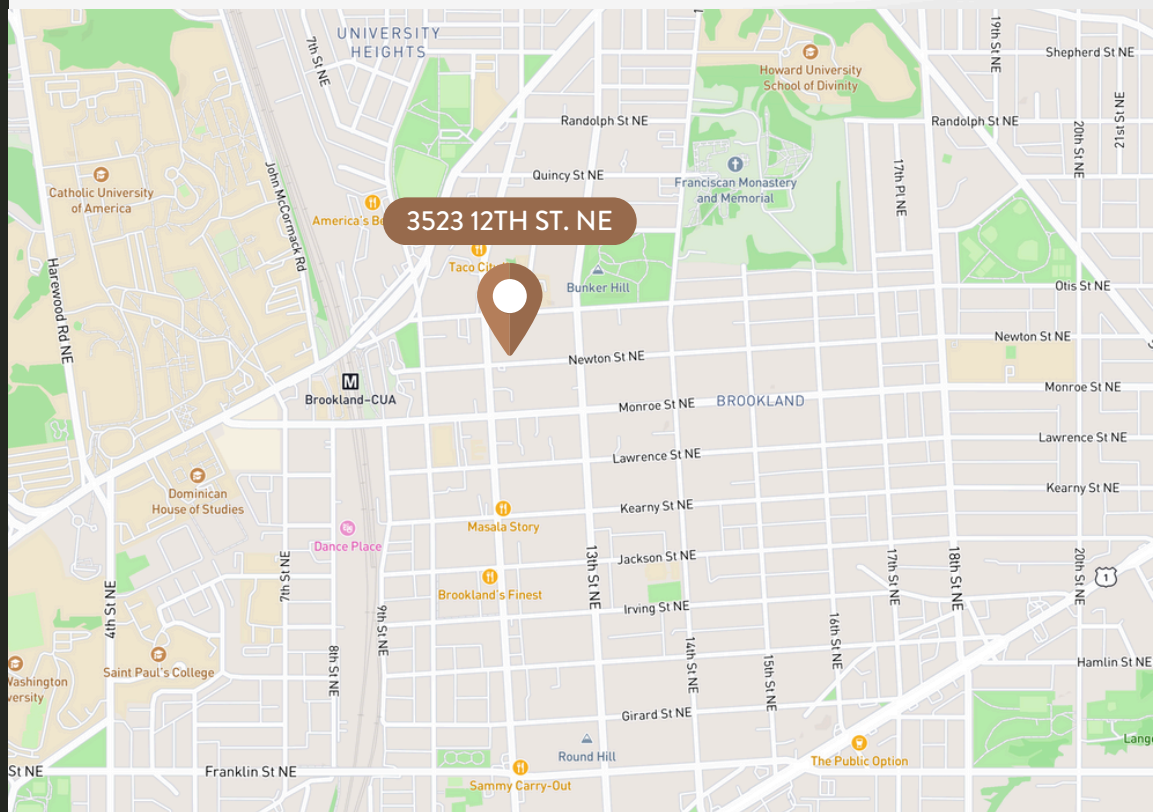
PROPOSED 1ST FLOOR PLAN



PROPOSED 2ND FLOOR PLAN



LOCATION DETAILS



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