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# Property for Lease

2479 18th  
St NW



## ABOUT

2nd and 3rd floor space is available for lease at 2479 18th Street NW in the heart of Adams Morgan. The offering totals approximately 3,154 SF (1,577 SF per floor) and is being delivered with renovations underway.

Located directly on 18th Street NW above Akira Ramen and adjacent to McDonald's, the space benefits from strong pedestrian traffic and neighborhood visibility. Ownership prefers to lease both floors together, creating an ideal opportunity for office, retail, fitness, or service-oriented users seeking a premier Adams Morgan location.





DISCLAIMER: Information contained herein is deemed reliable but is not guaranteed and should be independently verified. Pricing, availability, specifications, and terms are subject to change without notice.

Adams Morgan stands as one of Washington, D.C.'s most energetic and recognizable neighborhood corridors. Centered along 18th Street NW, the district is known for its dynamic mix of restaurants, nightlife venues, neighborhood retail, and service businesses that create steady activity from morning through late evening.

The area attracts a diverse customer base including nearby residents, young professionals, university students, and visitors drawn to its authentic character and walkable streetscape. Historic row buildings house a blend of independent operators alongside established national brands, creating a balance of local charm and everyday convenience.

Adams Morgan functions as a true day-to-night destination. Morning coffee traffic transitions into strong lunchtime activity, followed by consistent afternoon foot traffic and a vibrant evening dining and entertainment scene. The neighborhood's density, accessibility, and proximity to Dupont Circle, U Street, and downtown employment centers further reinforce its position as one of the District's most active retail corridors.



Ongoing reinvestment and new concepts continue to strengthen the corridor, supporting sustained demand for well-located retail and commercial space in the heart of the neighborhood.

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