

1345-1347 CONNECTICUT AVE NW
WASHINGTON, DC 20036

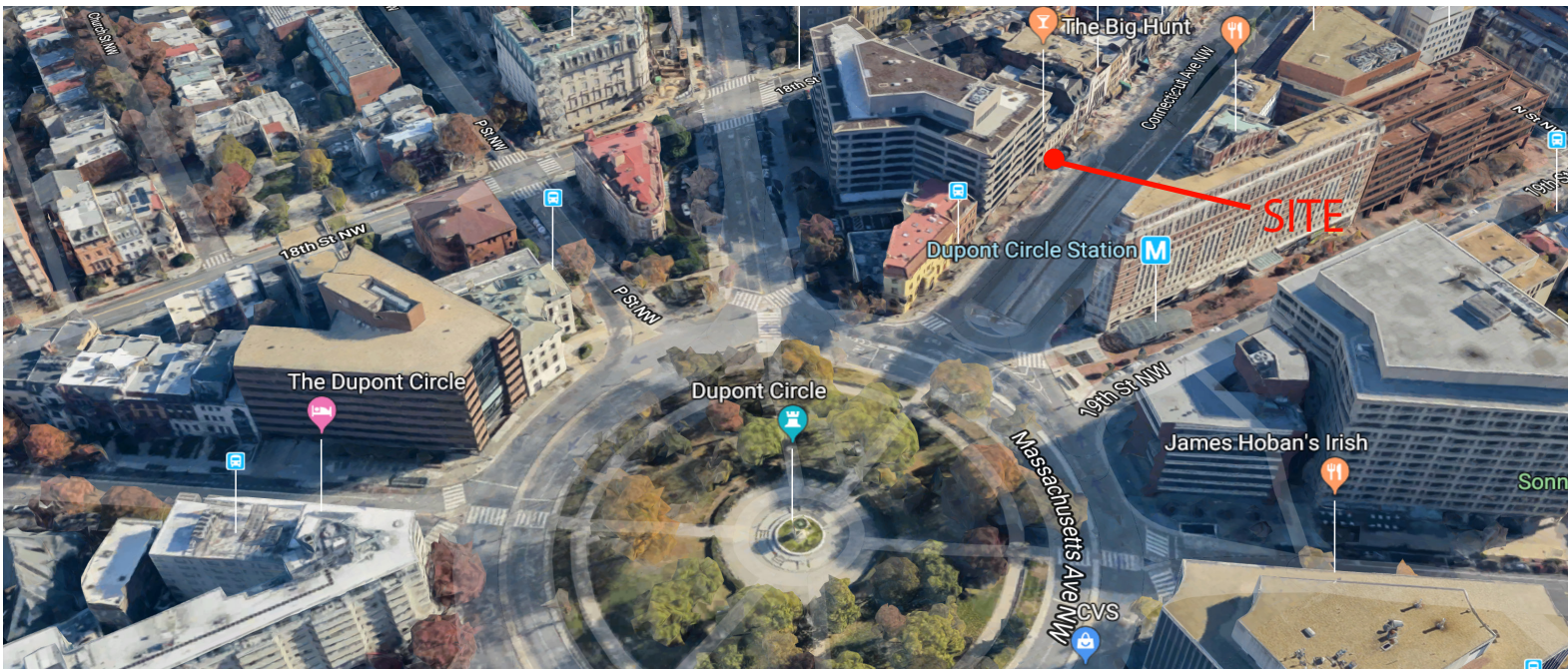


Restaurant/Bar - Office/Retail Potential Rare Opportunity in Dupont Circle Corridor

- Total of \pm 9,738 sqft of improvements - CAN BE DIVIDED!
- \pm 3,595 sqft of land Zoned MU-21
- Great proximity to Dupont Circle Metro Station and Park
- Tentatively occupied by "The Big Hunt" bar (until Oct 31); has separate units believed to be built-out Air bnb rentals
- **Asking Rental Rate: Contact broker**
- **Asking Sales Price: \$12,000,000**

JOSEPH FRIEND
Broker

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