

FOR LEASE

Prime Location for Restaurant & Bar

IN THE VIBRANT H STREET CORRIDOR

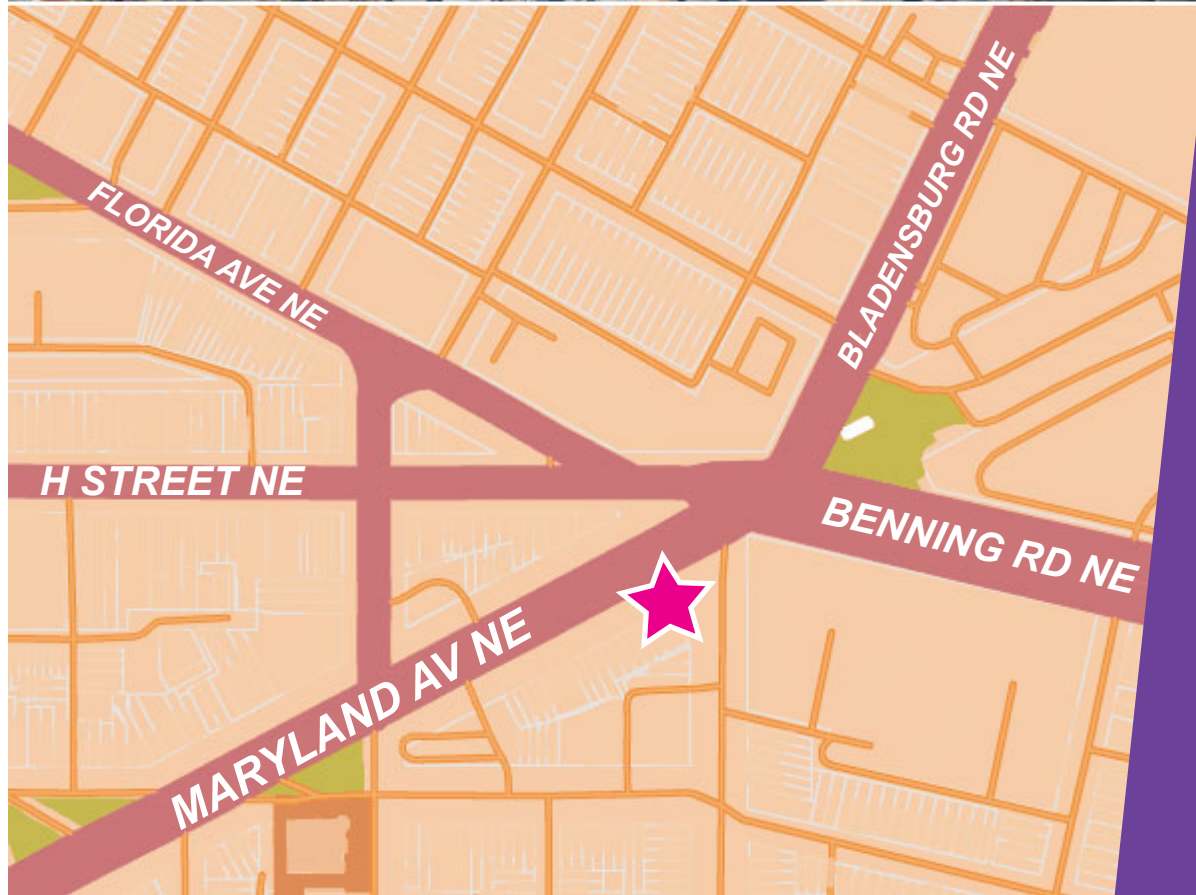
1447 MARYLAND AVE NE, WASHINGTON, DC 20002



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PROPERTY DATA

Welcome to the epitome of culinary and social excellence – a prime restaurant and bar space awaiting your vision at the bustling intersection of Maryland Ave NE, H St, Bladensburg Rd, and Benning Rd NE in the vibrant H Street Corridor.

This brand-new building stands as a testament to modern architecture and is strategically positioned to capture the energy of one of the city's most dynamic neighborhoods. The location is not just a space; it's an opportunity for culinary entrepreneurs to make their mark in an area known for its eclectic mix of culture, arts, and entertainment.

Boasting a spacious layout, the property offers the ideal canvas for your restaurant and bar concept. With a focus on delivering a seamless dining and social experience, the space invites you to bring your unique flair to the heart of this thriving community. The proximity to major intersections ensures that your establishment becomes a focal point for locals and visitors alike.

The potential for value enhancement is evident in the strategic placement of this property. As the H Street Corridor continues to evolve and attract diverse crowds, your restaurant and bar will be at the forefront of this culinary renaissance.

Imagine the possibilities as you plan your buildout to create an atmosphere that resonates with the spirit of the H Street Corridor. The high foot traffic, combined with the dynamic local scene, promises a steady stream of patrons eager to experience what your establishment has to offer.

Seize this opportunity to elevate the culinary landscape of H Street Corridor. This prime location, coupled with a brand-new building, is more than a space – it's an investment in the future of dining and socializing.

Land Area: 2,160 SF

Building Area: 1,600 SF

Zoning: NMU-4/H-A

Asking Price: \$55.00/SF/NNN