

# FOR LEASE

Prime Location for a Sports Bar

IN THE VIBRANT H STREET CORRIDOR

705 H STRET NE, WASHINGTON, DC 20002



Contacts:

Ken Noroozi

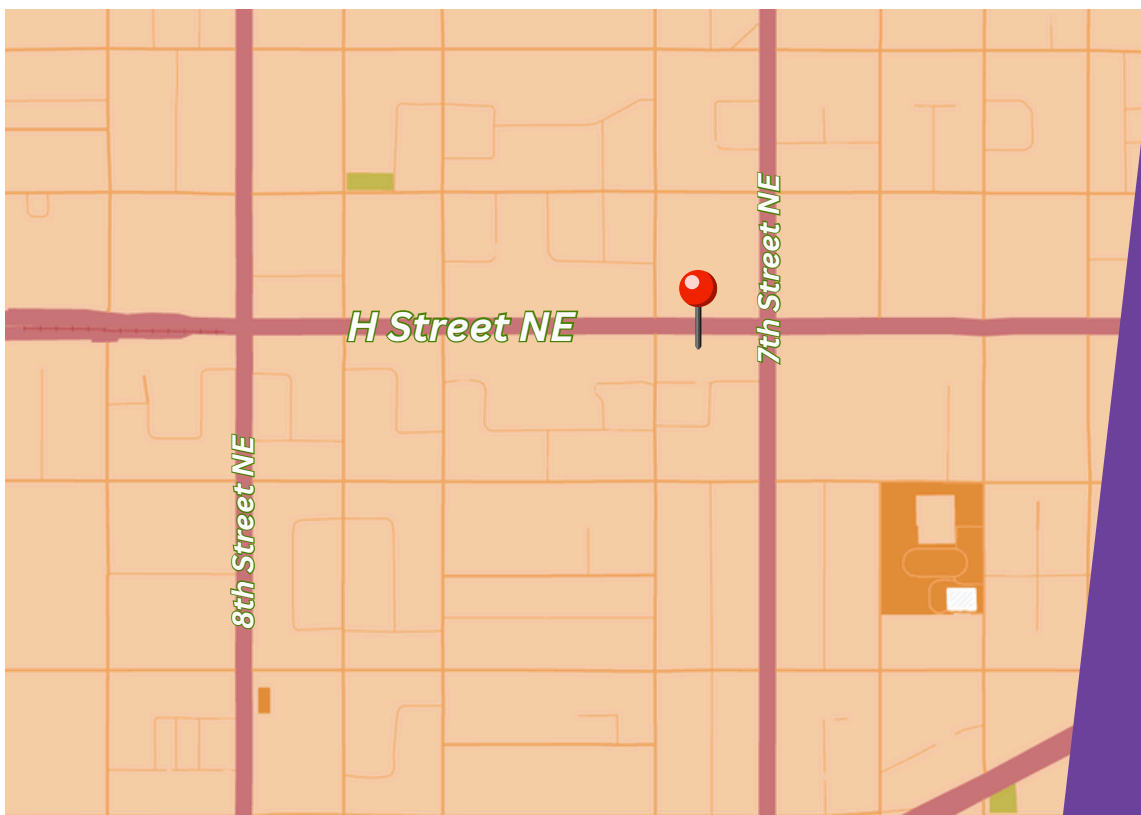
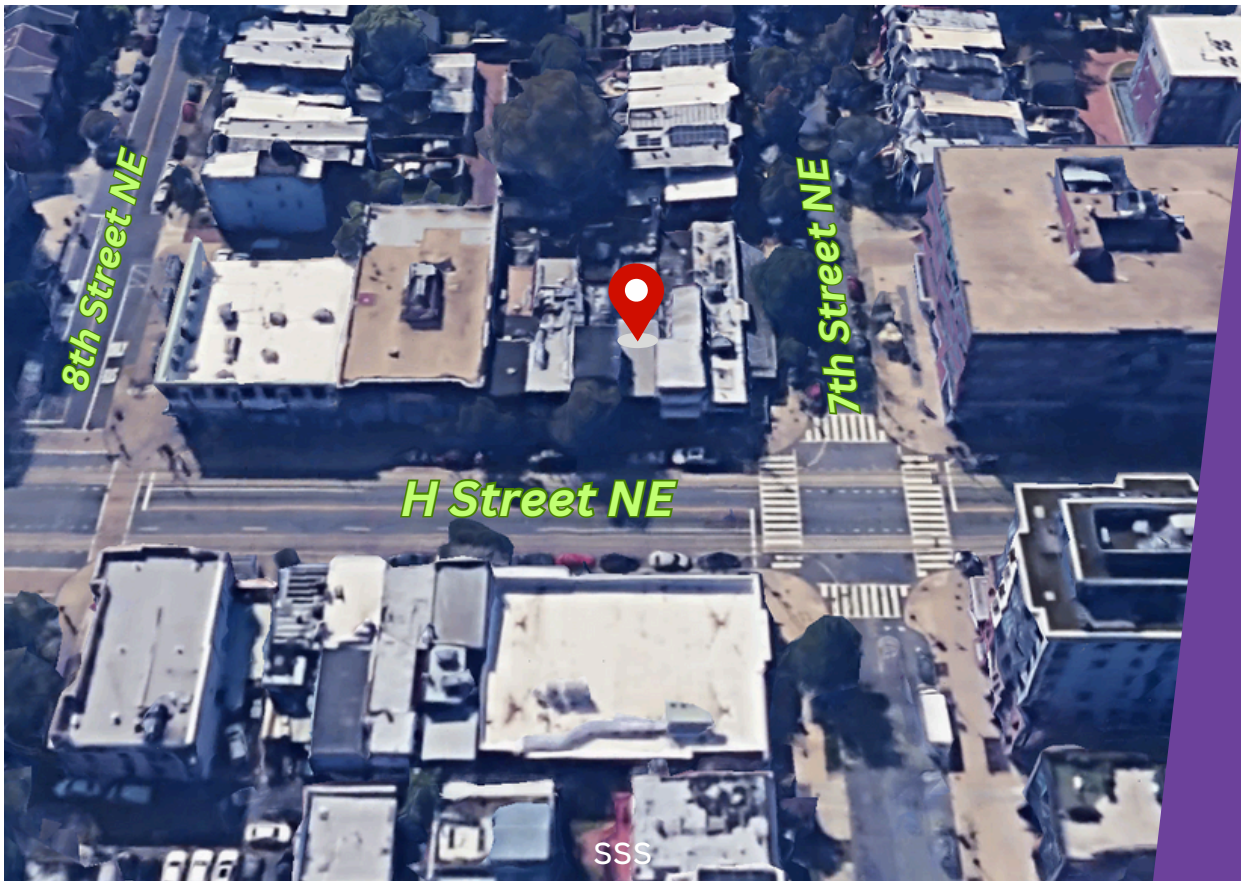
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# PROPERTY DATA

A prime retail space located in the heart of Washington DC's vibrant H Street Corridor.

This location offers an exceptional opportunity for retailers seeking high visibility and foot traffic.

## Location Highlights:

- Benefits:
  - Excellent foot traffic of commuters, shoppers, and locals
  - Surrounded by businesses, cafes, and cultural attractions
  - At dusk, the neighborhood transforms into a lively nightlife
  - Walking distance to a 38,000 SF Whole Foods Market
  - Upcoming over 1,400 luxury residential units along the corridor along with many national retailers and restaurants
- Nearby Landmarks:
  - Union Station
  - Gallaudet University
  - Atlas Performing Arts Center

Land Area: 2,136 SF

Building Area: 1,862 SF

Zoning: NMU-4/H-R

Asking Price: \$35-55.00/SF/NNN

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