



RETAIL PROPERTY FOR LEASE

1353 H STREET NE

1353 H STREET, NE, WASHINGTON, DC 20002



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Former Rock N' Roll Hotel venue & nightclub on the H Street corridor of Washington, DC. Each of the two floors offers approximately 3,750 SF for a total of 7,500 SF of interior space. The offering includes an additional 2,500 SF roof deck with full bar and two restrooms.

PROPERTY HIGHLIGHTS

- 7,500 SF for lease plus 2,500 SF roof deck.
- Turnkey nightclub & concert venue
- In the Atlas Entertainment District which has a focus on arts and entertainment.
- Roof deck with with access to covered bar area with seating
- Ground floor full bar and stage area in place
- 2nd floor has full bar and additional private rooms
- Full kitchen on ground floor

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,500 - 3,750 SF
Building Size:	7,500 SF

SPACES

First Floor	3,750 SF
Second Floor	3,750 SF
Roof	2,500 SF

SPACE SIZE

DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Total Households	7,363	22,497	36,236
Total Population	17,271	51,762	84,772
Average HH Income	\$75,345	\$89,497	\$94,584

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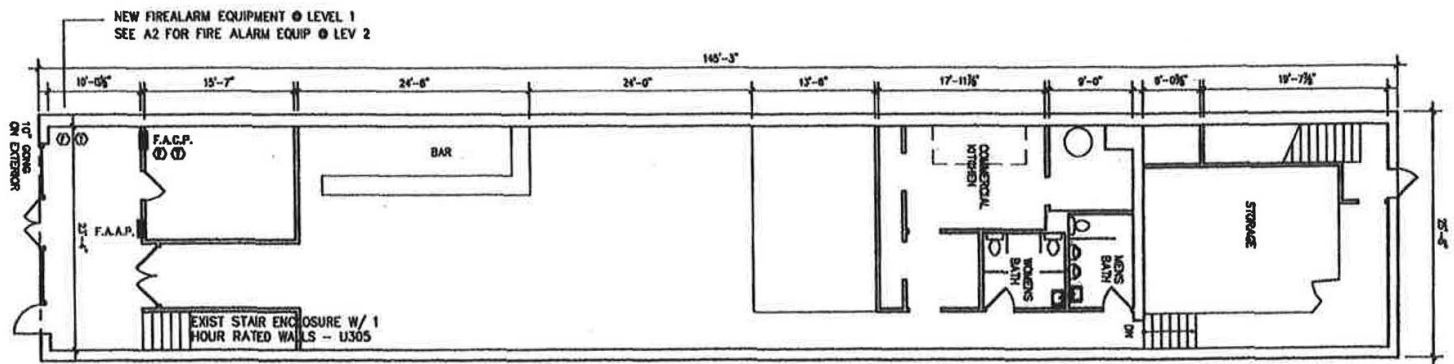
RETAILER MAP



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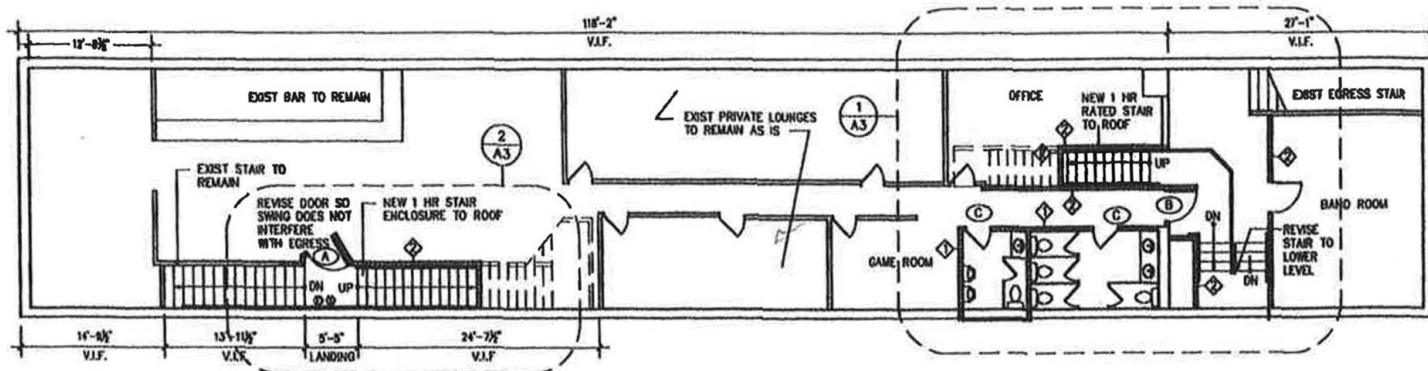
FIRST FLOOR | 3,750 SF



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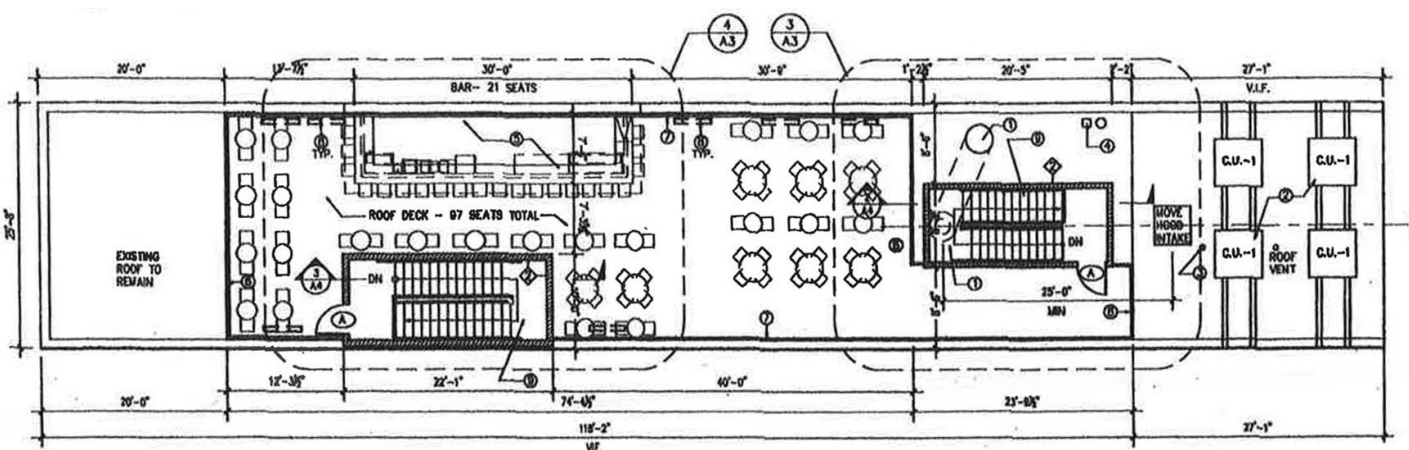
PROPOSED SECOND FLOOR | 3,750 SF

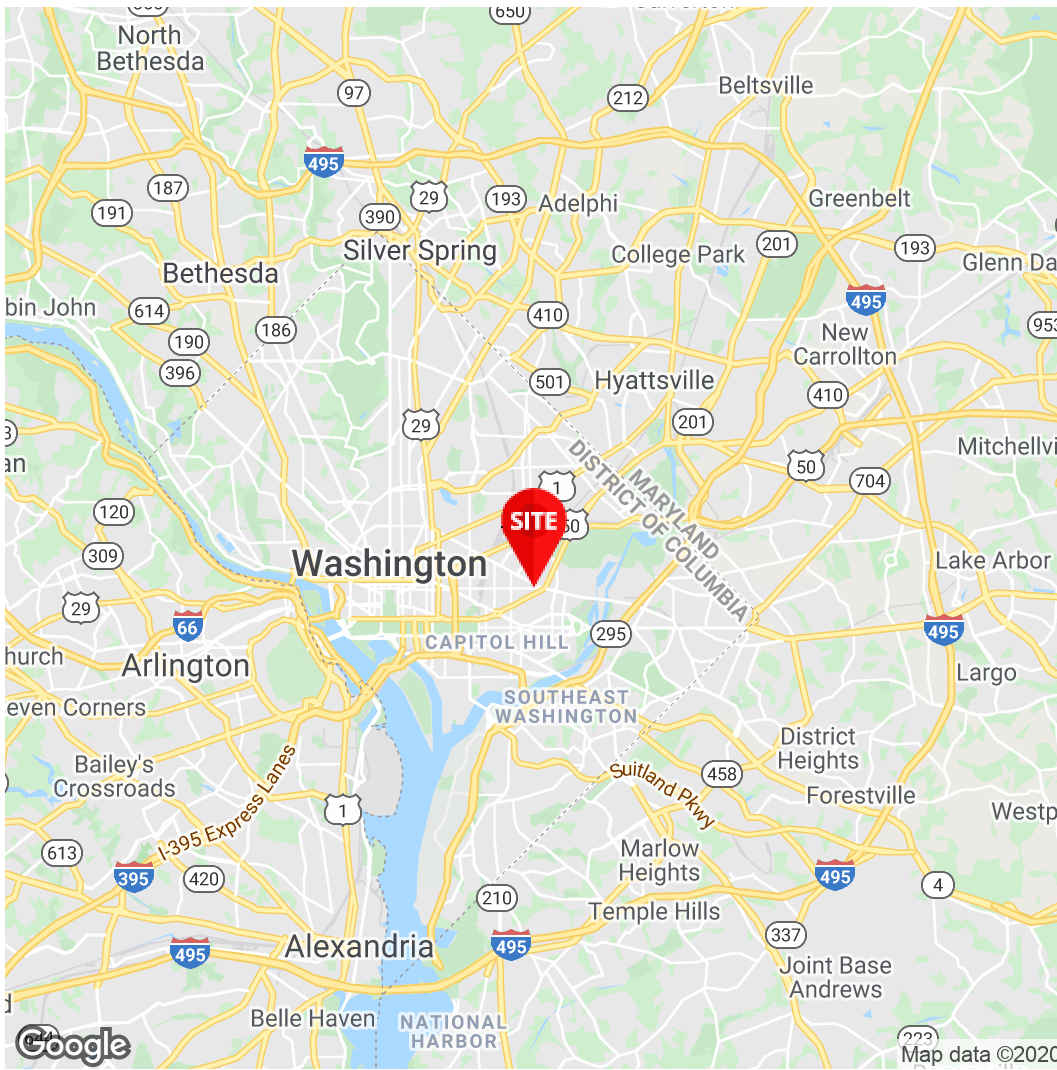


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PROPOSED ROOF PLAN | 2,000 SF





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