

FOR LEASE H STREET END CAP SPACE

924 H St NE, Washington, DC



EXCLUSIVE ADVISORS:

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ERIK ULSAKER

Director
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PROPERTY HIGHLIGHTS

1st Floor Retail Space	2,070 SF
2nd Floor	1,300 SF
Lower Level	1,980 SF
ZONING	NC-16
TRAFFIC	18,209 VPD



Population
(3 Miles)
340,048



Lease Price For
Entire Building:
\$35 PSF NNN

DEMOGRAPHICS (3 Mile Radius):

AVG HOUSEHOLD INC	\$82,455
PER CAPITAL INCOME	\$53,446
TOTAL BUSINESSES	25,769
TOTAL EMPLOYEES	472,574
WALK SCORE	96



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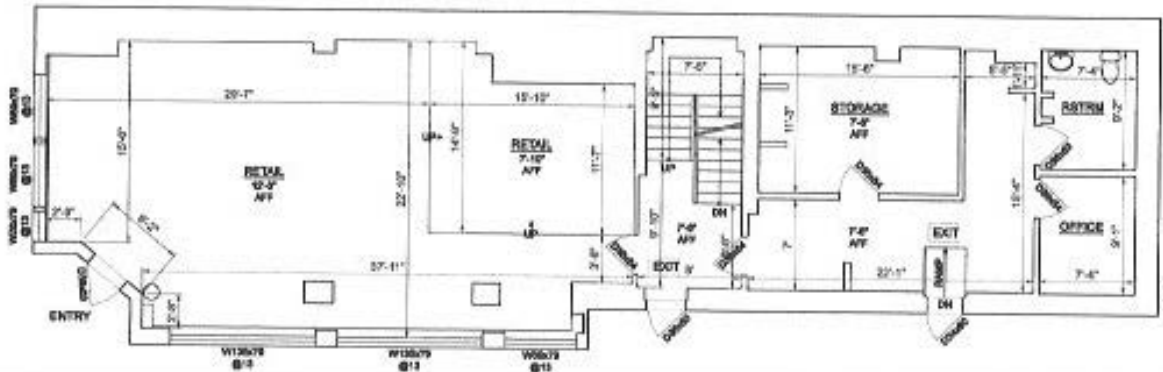
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LOCATION SUMMARY

924 H Street represents an opportunity to lease approximately 2,070 SF of ground floor retail space with tremendous exposure on the corner of H and 10th Streets NE. Situated in the center of the vibrant H Street corridor the property is surrounded by a unique mix of dining, shopping, arts and entertainment and more. Across the street is the new Avec mixed-use development bringing 420 apartments, street front retail and parking in direct proximity to the space. Coupled with daily heavy foot traffic, 924 H Street is an excellent opportunity to be part of one of Washington DC's fastest growing and sought after neighborhoods.

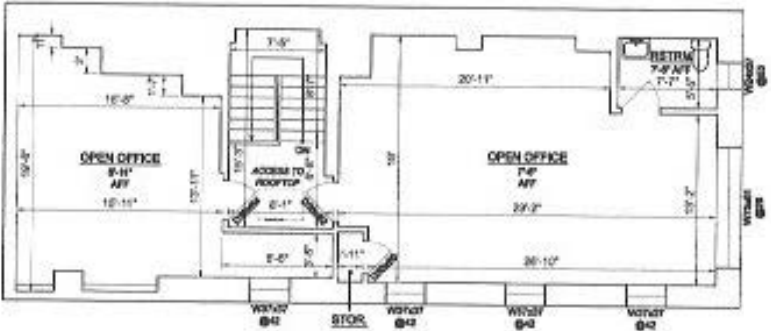


FLOOR PLAN

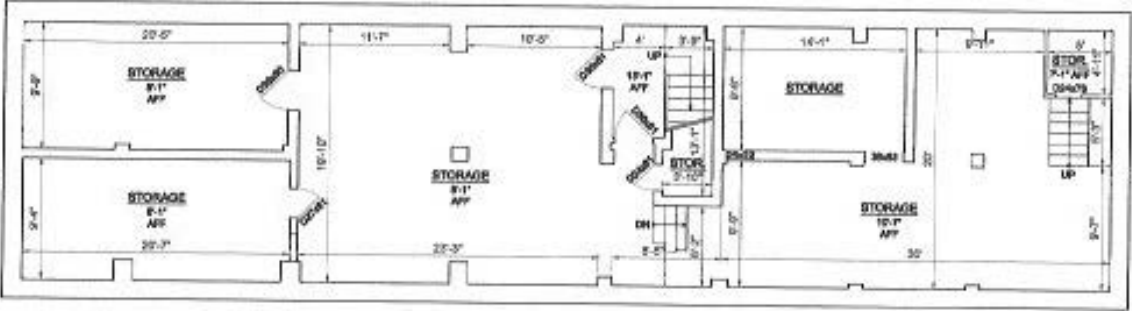


First Floor Retail Space 2,070 SF

ESTIMATED TOTAL SQUARE FOOTAGE: 5,350 SQ FT
CALCULATED FROM OUTSIDE FACE OF EXTERIOR WALLS



Second Floor Office Space 1,300 SF



Lower Level Storage Space 1,980 SF



FLOOR PLAN VISUALS
ARC GROUP LLC

Tel: 202-459-6028
Email: info@fpcplan-visuals.com

924 H STREET, NE
WASHINGTON, DC 20002

Notes: All measurements are approximate. Bldg. shown relative to information on these floor plans should be used only without independent verification.

DATE: 04/05/2010

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

AERIAL VIEW



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