

# FOR LEASE

## 810 H Street NE Washington, DC



EXCLUSIVE ADVISORS:

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# 810 H Street NE Washington, DC

First & Second Floor Can Be Leased Separately



## PROPERTY HIGHLIGHTS:



SIZE	1,900 SF (1st Floor)   780 SF (2nd Floor)
TRAFFIC	18,209 VPD
ZONING	NC-16
WALK SCORE	96 (Very Walkable)
CEILING HEIGHT	+/- 18'
LEASE RATE	\$45 PSF NNN (1st Floor)   \$40 PSF (2nd Floor)

<u>WALK TIME</u>	<u>1 MIN:</u>	<u>5 MIN:</u>	<u>10 MIN:</u>
<b>TOTAL EMPLOYEES:</b>	581	2,168	6,325
<b>TOTAL BUSINESSES:</b>	59	193	512
<b>AVG HH INCOME:</b>	\$106,748	\$117,754	\$111,951
<b>HOUSEHOLDS:</b>	2,441	8,085	14,353



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## LOCATION SUMMARY

810 H Street represents an opportunity to lease approximately 1,900 SF of storefront retail space & 780 SF of second floor office space along the H Street Corridor. This property is surrounded by plenty of amenities which include restaurants, shopping, entertainment and more. Along with the daily foot traffic on H Street, there are multiple new apartment complexes nearby (AVEC), making this a growing and sought after neighborhood in Northeast, DC.

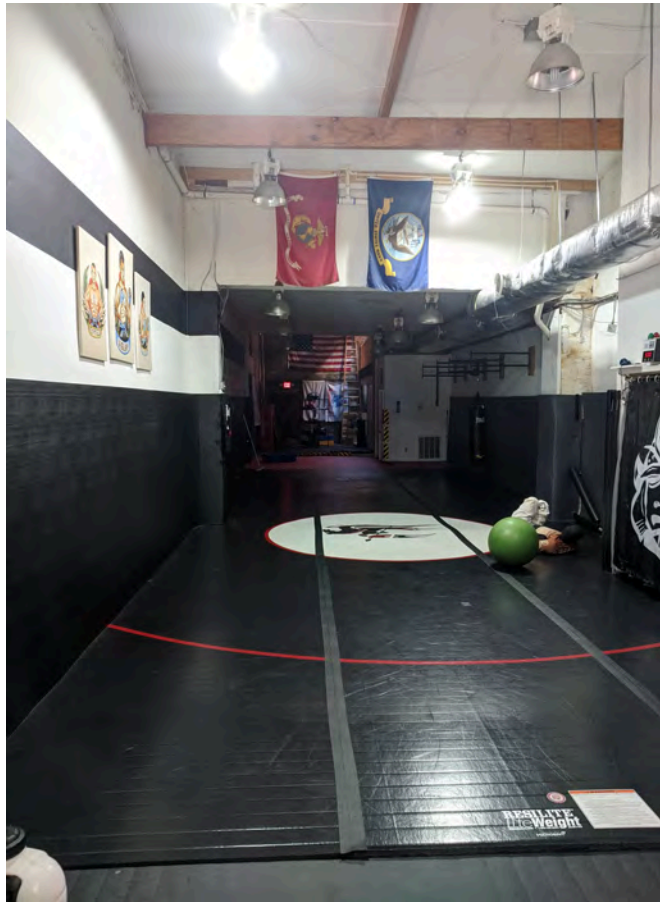


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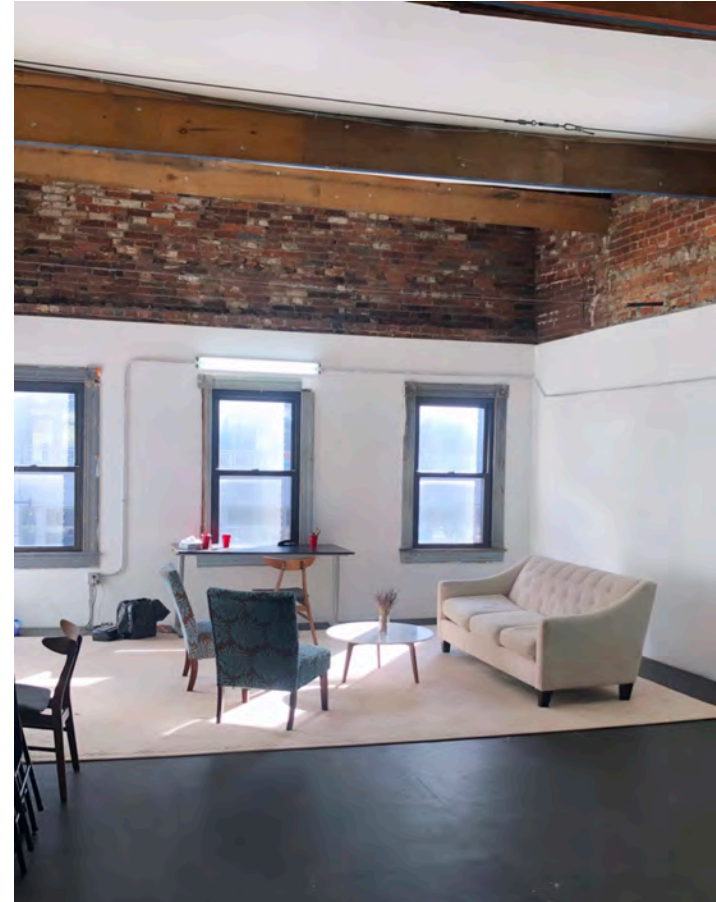
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1,900 SF (First Floor)



780 SF (Second Floor)



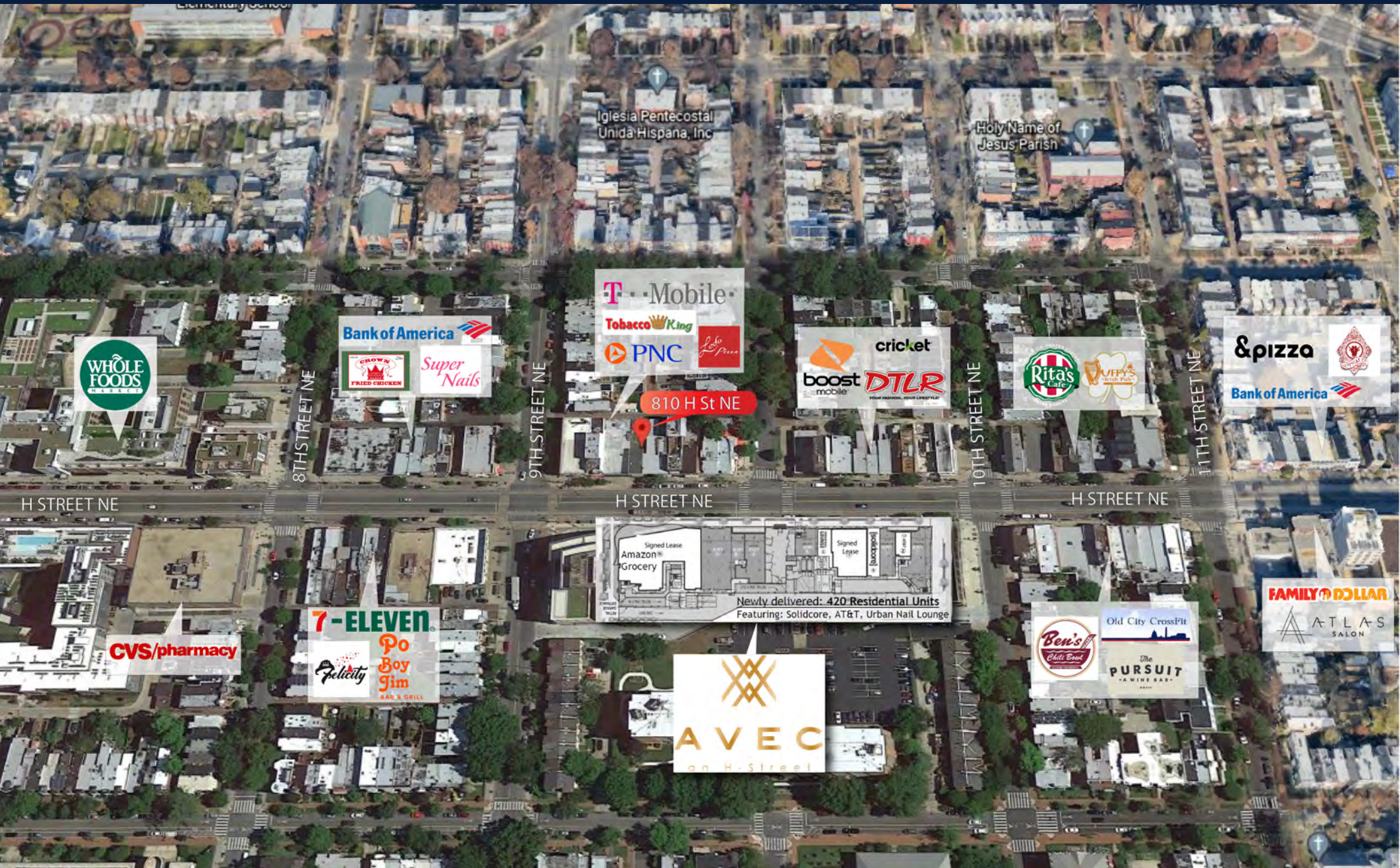
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