

Prime Retail & Office Space

646-654 H Street, NE | Washington, DC 20002



Best Corner in H STREET CORRIDOR

WALK SCORE
95

HOUSEHOLD INCOME (1 MILE)
\$110,535

TRAFFIC COUNT
21,387

POPULATION (1 MILE)
21,387

Location & Building Details:

- **Class A mixed-use project**
- Located adjacent to The Apollo, Whole Foods Market, and WeWork in **amenity-rich** H Street Corridor
- Emerging submarket in DC booming with new businesses and **significant residential growth**
- **Conveniently located** by trolley to Metrorail, Metrobus, Circulator, Amtrak, VRE, MARC, Megabus, Boltbus and the Capital Bikeshare
- **Private entrance** for 2nd floor and lower level
- **Prominent signage** for retail and office tenants
- Large outdoor retail **patio space**
- **12' - 14' ceiling heights**

Space Available:

1st Floor: 3,930 SF*

*Suites sized 2,272 SF and 1,658 SF

2nd Floor: 5,579 SF

Lower Level: 4,859 SF

Developed By:



Epicenter of H Street Corridor

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Restaurants & Entertainment:

- | | |
|---|--|
| 1 Ethiopic
401 H Street | 11 Taylor Gourmet
1116 H Street |
| 2 Bikram Yoga
410 H Street | 12 Vendetta
1210 H Street |
| 3 Sidamo Coffee & Tea
417 H Street | 13 Sticky Rice
1224 H Street |
| 4 New Citipizza
504 H Street | 14 The Pug & Toki Underground
1234 H Street |
| 5 The Big Board
421 H Street | 15 Granville Moore's
1238 H Street |
| 6 Le Grenier
502 H Street | 16 Smith Commons
1245 H Street |
| 7 Yoga District
526 H Street | 17 Sol Mexican Grill
1251 H Street |
| 8 Hikari Sushi
644 H Street | 18 H Street Country Club
1335 H Street |
| 9 Ben's Chili Bowl
1001 H Street | 19 Rock & Roll Hotel
1353 H Street |
| 10 Two Boots Pizza
1025 H Street | 20 The Pursuit Wine Bar
1421 H Street |

Residential:

- | |
|--|
| A Burnham Place
1st and G Street |
| B The Loree Grand
250 K Street |
| C Aria On L
300 L Street |
| D Stationhouse
701 2nd Street |
| E Senate Square & Giant Food
701 2nd Street |
| F 501 H Street |
| G Whole Foods & The Apollo
616 H Street |
| H The Anthology
625 H Street |
| I H Street Connection
901 H Street |
| J The Maryland
1350 Maryland Avenue |

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Greater H Street Market

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