

1,800 SF Prime Retail Space

2465 18th ST NW
Washington DC

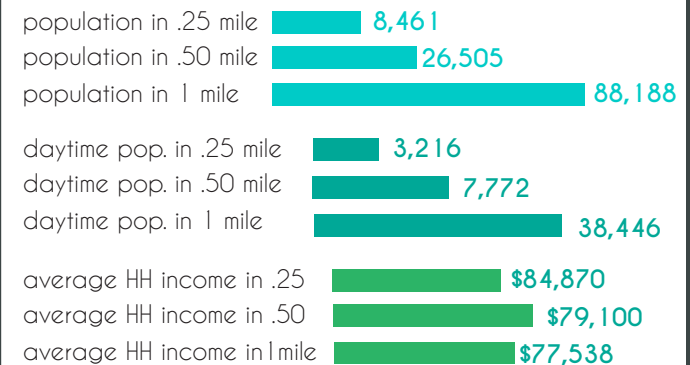


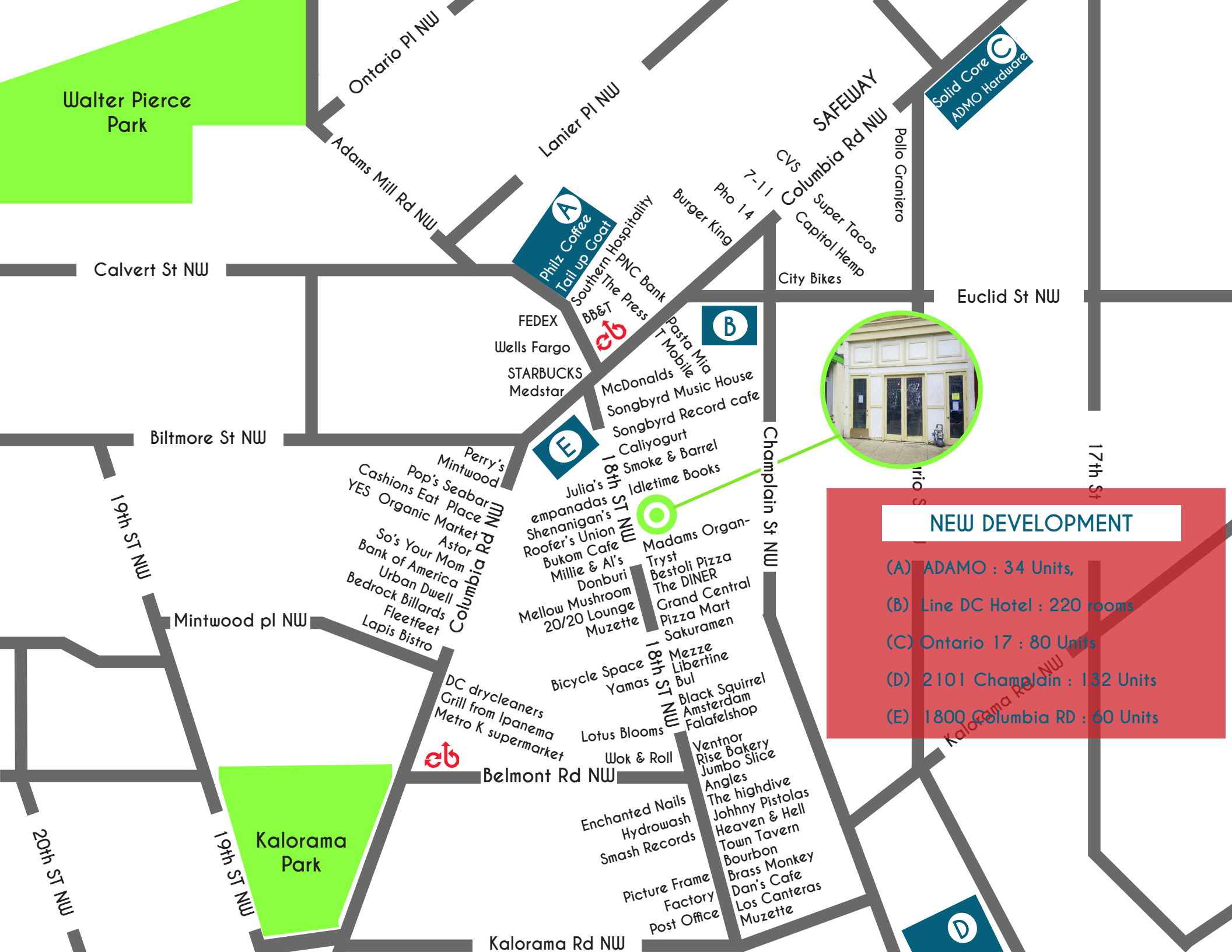
Features:

- Redevelopment in Adams Morgan
- Large Outdoor Patio Seating Area
- Great Window Line
- Excellent Ceiling Height
- Ground Level: approx. 1,400 SF;
Lower Level: approx. 400 SF

Highlights:

- "Main & Main" Location on 18th St
- Bustling retail & residential corridor, surrounded by numerous new residential developments
- 24,000+ people within 10 minute walk
- Walk score: 94/ Bike score: 90





Walter Pierce Park

Calvert St NW

Biltmore St NW

19th ST NW

Mintwood pl NW

20th ST NW

19th ST NW

Kalorama Park

Kalorama Rd NW

Ontario Pl NW
Adams Mill Rd NW

Lanier Pl NW

Philz Coffee
Tail up Coat

FEDEX
Wells Fargo
STARBUCKS
Medstar

E

Perry's
Mintwood
Pop's Seabar
Cashions Eat Place
YES Organic Market
So's Your Mom
Bank of America
Urban Duell
Bedrock Billards
Fleetfeet
Lapis Bistro

eb

DC drycleaners
Grill from Ipanema
Metro K supermarket

Belmont Rd NW

Enchanted Nails
Hydrowash
Smash Records

Picture Frame
Factory
Post Office

Bicycle Space
Yamas
Lotus Blooms
Wok & Roll

Ventnor
Rise Bakery
Jumbo Slice

Angles
The highdive
Johnny Pistolas
Heaven & Hell
Town Tavern
Bourbon
Brass Monkey
Dan's Cafe
Los Canteras
Muzette

Julia's
empanadas
Shenanigan's
Roofers Union
Bukom Cafe
Millie & Al's
Donburi
Mellow Mushroom
20/20 Lounge
Muzette

NEW DEVELOPMENT

18th ST NW

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18th ST NW

Southern Hospitality
The Press
BB&T

PNC Bank
McDonalds
Songbyrd Music House
Songbyrd Record cafe

Caliyogurt
Smoke & Barrel
Idletime Books

Madams Organ-
Tryst
Bestoli Pizza
The DINER
Grand Central
Pizza Mart
Sakuramen

Mezze
Libertine
Bul
Black Squirrel
Amsterdam
Falafelshop

Mezze
Libertine
Bul

Mezze
Libertine
Bul

Mezze
Libertine
Bul

Mezze
Libertine
Bul

Burger King
Pho 14

7-11
CVS
Super Tacos
Capital Hemp

City Bikes

Pasta Mia
T Mobile

Champlain St NW

Champlain St NW

Champlain St NW

Champlain St NW

Champlain St NW

Champlain St NW

Champlain St NW

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Champlain St NW

SAFeway

Columbia Rd NW

Pollo Granjero

Solid Core
ADMO Hardware

Euclid St NW

17th St



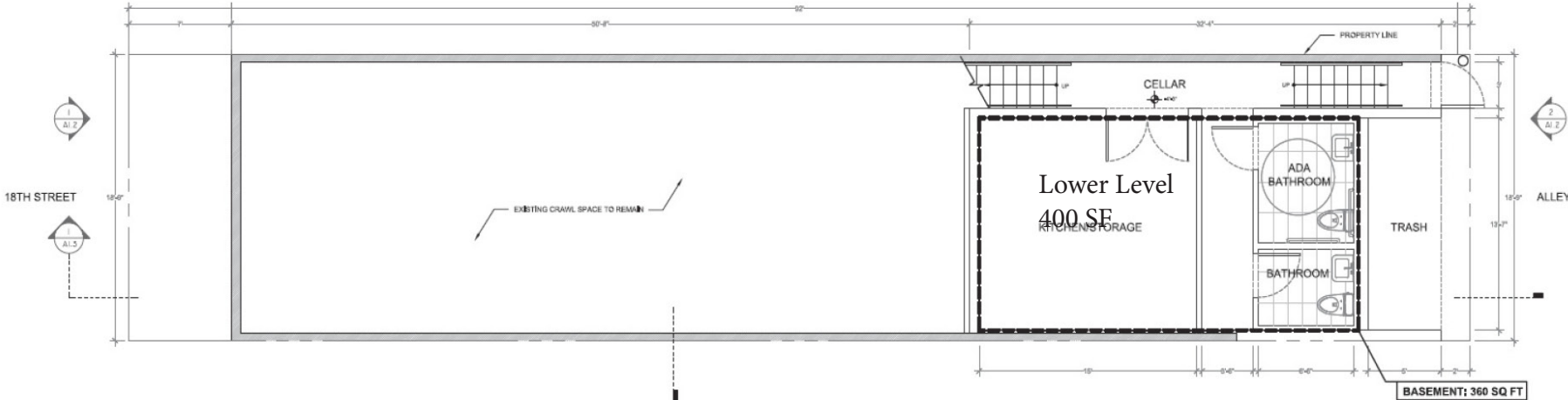
NEW DEVELOPMENT

- (A) ADAMO : 34 Units,
- (B) Line DC Hotel : 220 rooms
- (C) Ontario 17 : 80 Units
- (D) 2101 Champlain : 132 Units
- (E) 1800 Columbia RD : 60 Units

Floor Plans



1 NEW GROUND FLOOR PLAN
A1.0 3/16" = 1/4"



2 NEW BASEMENT PLAN
A1.0 3/16" = 1/4"

BASEMENT: 360 SQ FT