



**EXCLUSIVE LISTING**





# EXCLUSIVE LISTING

## PROPERTY CONTACTS

### **Matthew Garcia**

Director  
703.873.5760  
mgarcia@LNF.com

### **Shadi Ayyoubi**

Senior Associate  
703.946.6003  
shadi@LNF.com

### **Erik Ulsaker**

Director  
703.861.0373  
eu@LNF.com

[www.ulsakergroup.com](http://www.ulsakergroup.com)

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COMMERCIAL DIVISION





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# EXECUTIVE SUMMARY

14 F St NW || Washington, DC 20001

## OVERVIEW

14 F St NW represents a rare opportunity to acquire a freestanding restaurant/retail building only two blocks from Union Station on the border of the Capitol Hill/East End submarkets. The subject property is approximately 6,000 SF split over two levels. The street-level space features an open dining and seating area with multiple bars and a fully built-out commercial kitchen. The lower level provides additional seating, another full bar, a storage area with a walk-in freezer, and two access points directly to the kitchen. The space could be utilized for private events, standup shows, or other large events. Additionally, there is a covered outdoor patio at the front of the property providing seating for around 20-30 customers. There are two alleys to the rear of the property allowing easy access for deliveries directly into the kitchen. The current tenant Kelly's Irish Times has been at this location for over 40 years. This is an ideal opportunity for a sophisticated operator to renovate and redesign the space to create an attractive bar or restaurant destination in a prominent location in the heart of Washington, DC.

## PROPERTY DETAILS

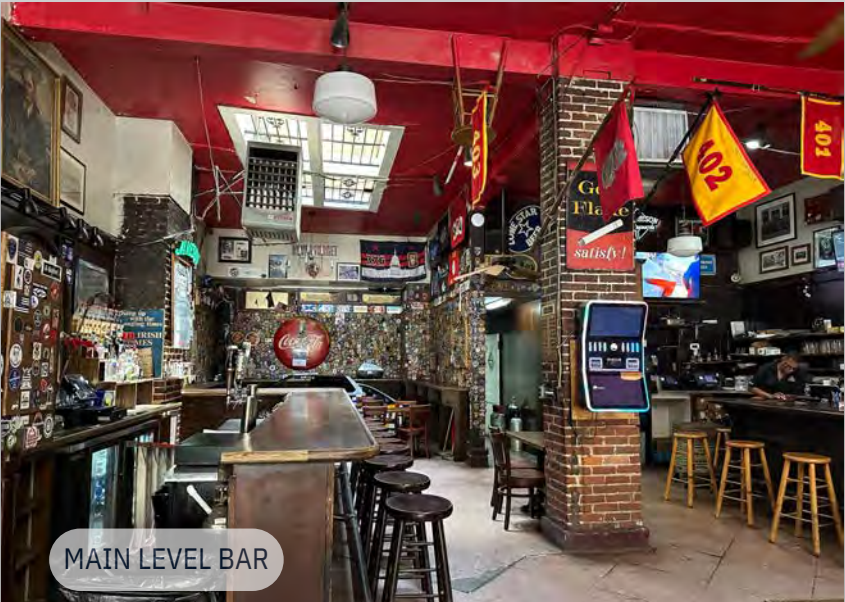
<b>Sale Price</b>	Call Broker
<b>Building Size</b>	5,914 SF
<b>Floor Size</b>	2,957 SF
<b>Zoning</b>	D-3
<b>Submarket</b>	East End / Capitol Hill
<b>Property Type</b>	Retail
<b>Delivery Conditions</b>	Vacant or Short Term Lease
<b>Air Rights</b>	Previously Sold





# MAIN LEVEL PHOTOS

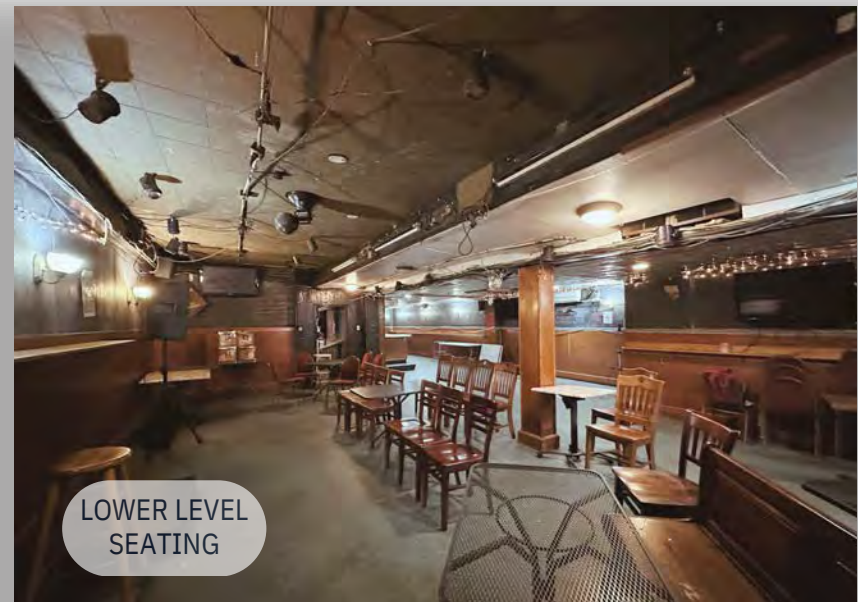
14 F St NW || WASHINGTON, DC 20001





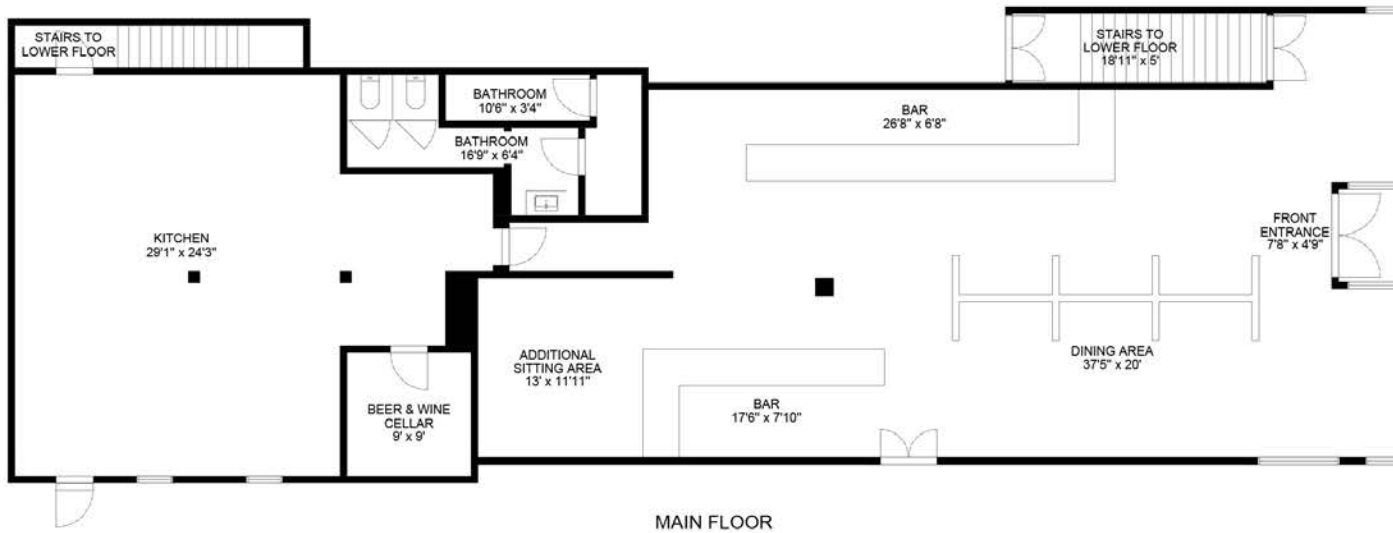
# ADDITIONAL PHOTOS

14 F St NW || WASHINGTON, DC 20001

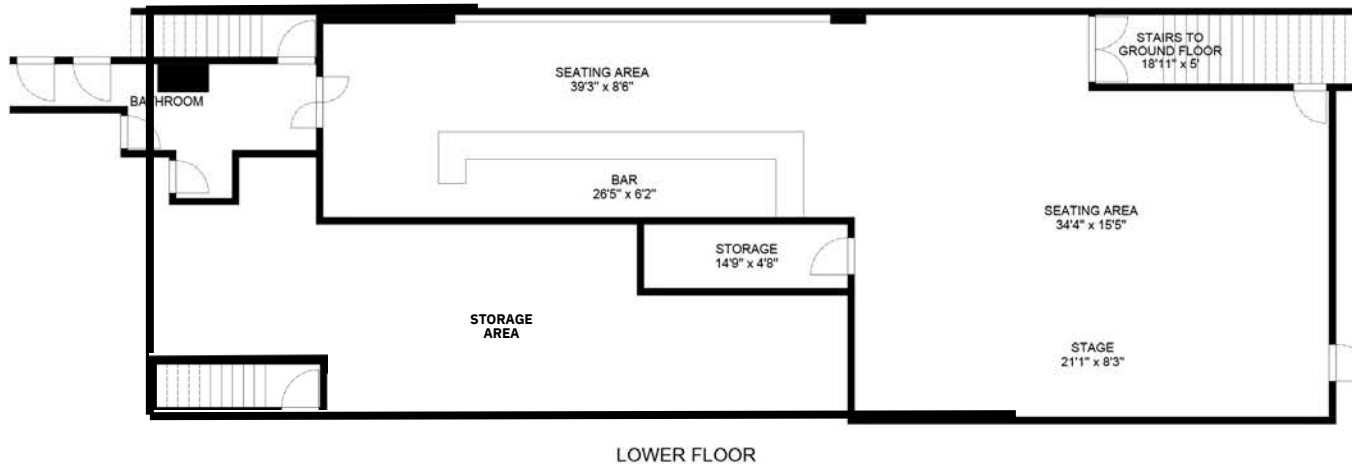


# FLOOR PLANS

14 F ST NW || WASHINGTON, DC 20001



[Click Here For 3D TOUR 1st Floor](#)



[Click Here For 3D TOUR Lower Level](#)

MAIN LEVEL: 2,957 SF, LOWER LEVEL: 2,957 SF  
**TOTAL: 5,914 SF**  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





**14 F ST NW**



**2 Blocks from  
Union Station**



**1.9 Miles from I-395**



**Many Nearby Perks  
and Amenities**





**14 F ST NW**



**Median Home Value**  
**\$789,265**



**Median Household Income**  
**\$119,335**



**Current Population**  
(1 mile radius)  
**55,840**



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Connect With Us

**Erik Ulsaker**  
Director  
703.861.0373  
[eu@lnf.com](mailto:eu@lnf.com)

**Matthew Garcia**  
Director  
703.873.5760  
[mgarcia@lnf.com](mailto:mgarcia@lnf.com)

**Shadi Ayyoubi**  
Associate  
703.946.6003  
[shadi@lnf.com](mailto:shadi@lnf.com)

**Christina Cha**  
Marketing Coordinator  
410.303.5520  
[ccha@lnf.com](mailto:ccha@lnf.com)