

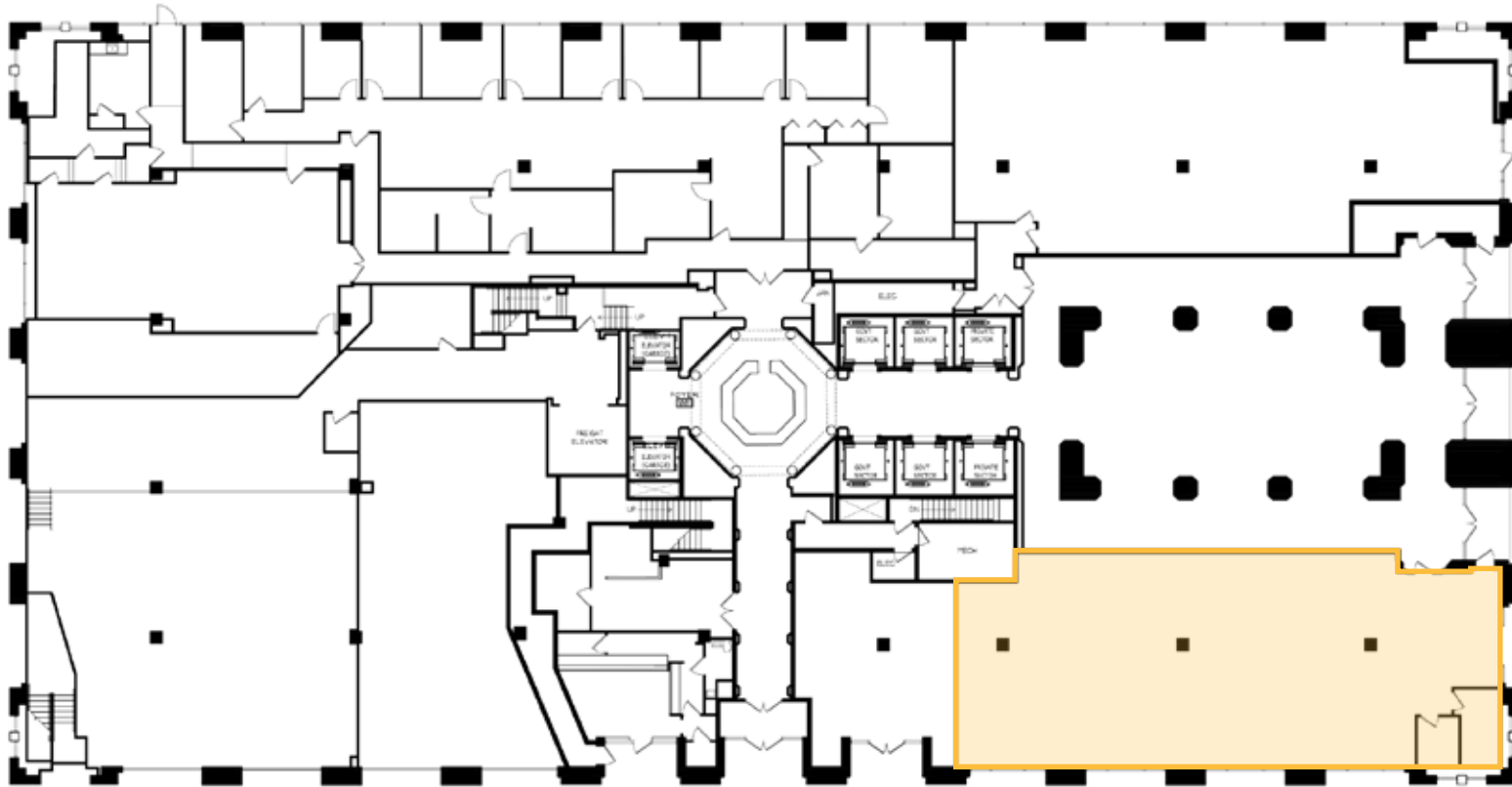
SECOND GENERATION

Prime Corner Café Space Available

BUSTLING NOMA STREET CORNER

800 NORTH CAPITOL ST NW, WASHINGTON, DC

 TRANSWESTERN® | RETAIL GROUP



THE NEIGHBORHOOD

800 North Capitol Street NW is strategically located at the intersection of North Capitol and the H Street corridor in the hip and exciting NoMa neighborhood. NoMa is one of the fastest-growing neighborhoods in DC — and is known for its modern convenience and connectedness. The property is located three blocks from Union Station (Metro, Amtrak, Marc, VRE) and is a walker's paradise, with easy access to 40 Shops and restaurants in the area. Nearby offices include Google, Georgetown University Law Center, US Government Publishing Office, and the World Resource Institute.

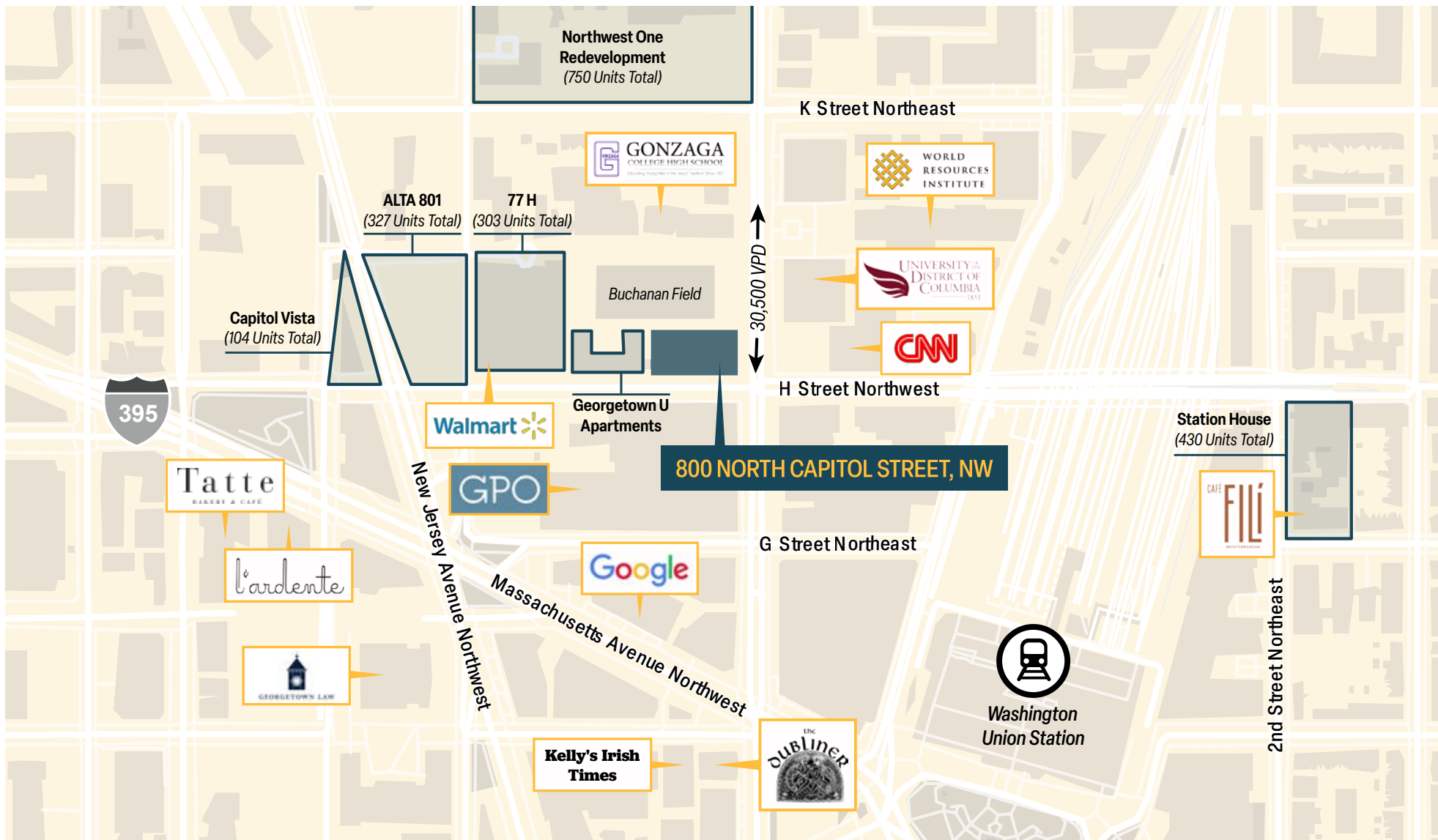
SQUARE FOOTAGE: 3,861

VENTING: HEAT EXHAUST

AVAILABILITY: IMMEDIATE

RENT: \$50.00 NNN

IDEAL USES: CAFÉ, PERSONAL SERVICES, BANK BRANCH



Traffic Counts

26,855
on H St NW



Transit Score

89
Excellent Transit



Walk Score

92
Walker's Paradise



Median HH Income

\$123,281
Within one mile



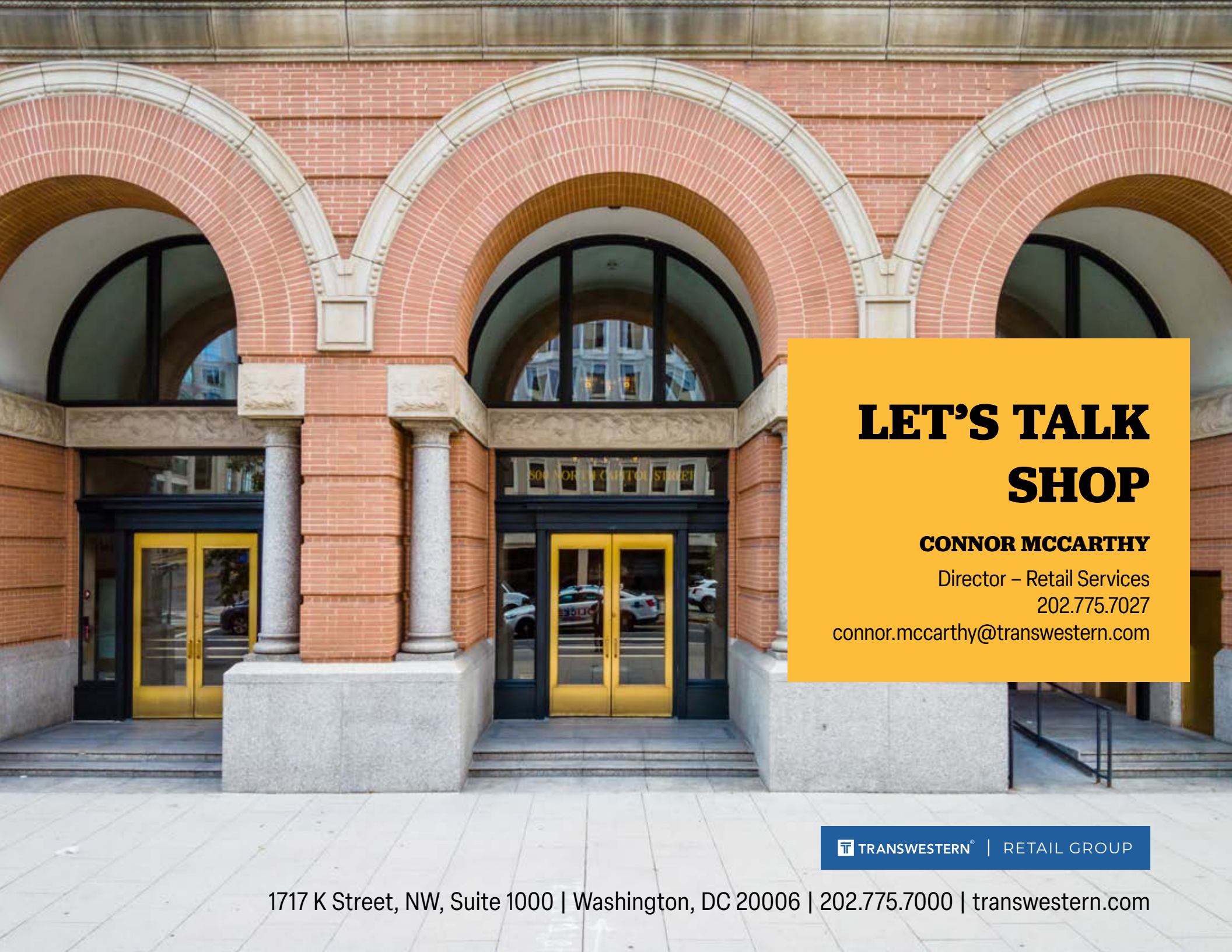
Population Growth (21'-26)

+8.37%
Within one mile



Daytime Employees

127,349
Within one mile



LET'S TALK SHOP

CONNOR MCCARTHY

Director – Retail Services

202.775.7027

connor.mccarthy@transwestern.com

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