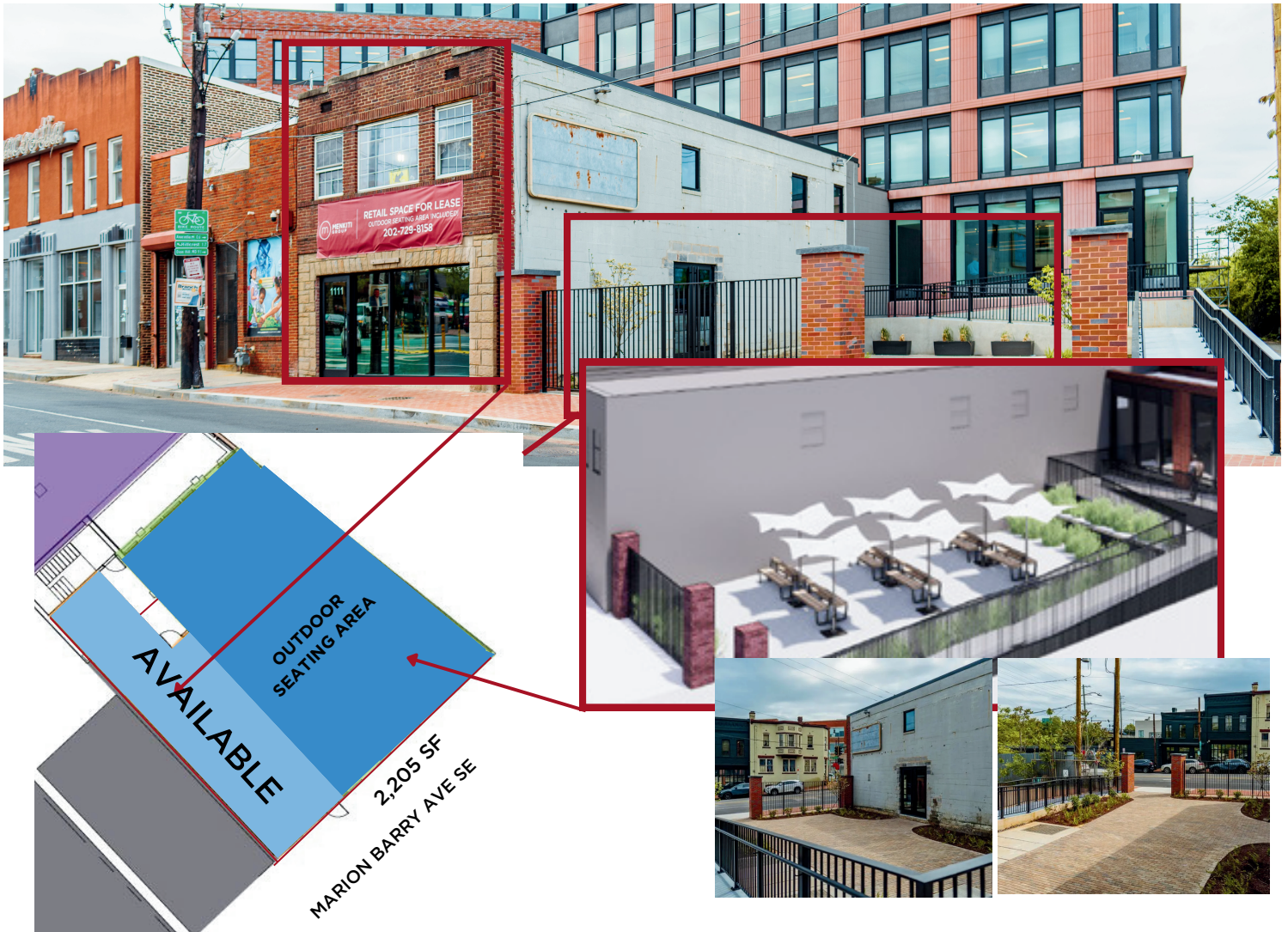


# 1111 MARION BARRY SE & OUTDOOR SPACE AVAILABLE FOR LEASE



## Prime End-Unit Visibility

- Dual-street frontage along the Good Hope Road / Marion Barry Avenue corridor with exceptional exposure and branding potential.

## Expansive Indoor/Outdoor Footprint

- ±3,350 SF combined space ideal for restaurant, bar, entertainment, or hospitality concepts.
- Industrial-Style Interior
- Featuring soaring 12+ foot ceilings and a striking industrial aesthetic.

## Private Outdoor Patio

- Exclusive ±1,100 SF patio perfect for outdoor dining, events, live music, or activations.

## Flexible Concept Potential

- Ideal for full-service restaurants, lounges, pop-ups, food halls, and creative hospitality experiences.

## Exceptional Lease Value

- Competitive \$20 PSF NNN asking rate for a high-visibility patio-equipped space in DC.
- Tenant Improvement Opportunity
- Landlord willing to provide a Tenant Improvement Allowance for qualified operators.

## Growing Trade Area

- Positioned within a rapidly developing corridor with increasing residential and workforce density.

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