



AVAILABLE FOR LEASE

2439 18TH STREET NW

1,400 SF SECOND-GENERATION RESTAURANT OPPORTUNITY

ADAMS MORGAN | WASHINGTON, DC

Well-maintained former sushi restaurant with an existing Type II hood, outdoor seating, and prominent bay-window frontage along 18th Street NW.

\$9,500/MONTH | INCLUSIVE OF NNNs

Midland Commercial Advisors

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Existing Restaurant Buildout

A finished dining room, established sushi counter, and existing restaurant infrastructure provide a strong starting point for a similar food-and-beverage concept.



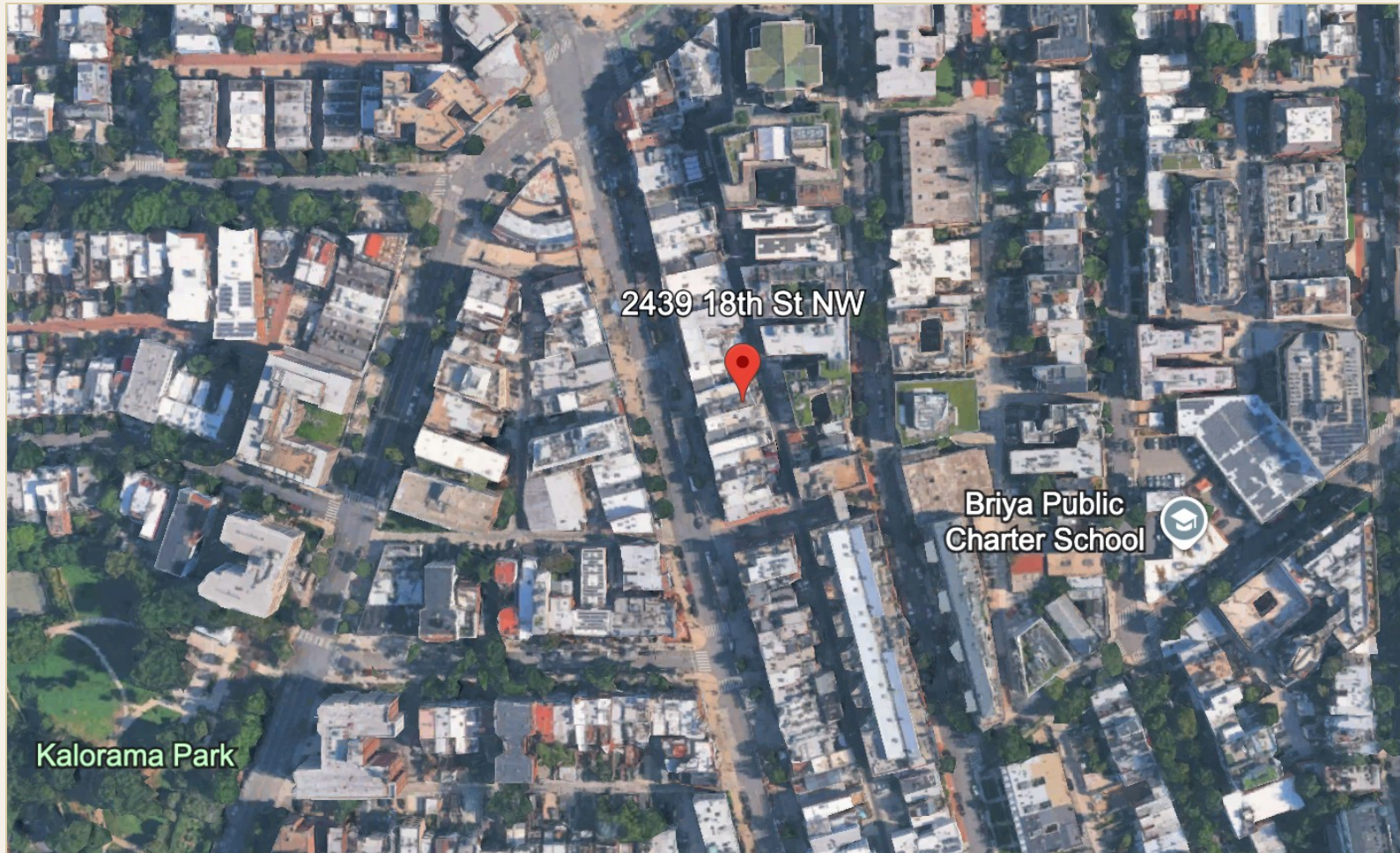
PROPERTY HIGHLIGHTS

- 1,400 SF available for lease
- \$9,500/month, including NNNs
- Delivered as-is in good condition
- Second-generation sushi restaurant
- Existing Type II hood
- Two restrooms
- Outdoor seating available
- Active liquor license in place
- C of O occupant load: 46

Prominent bay-window frontage, built-in seating, decorative lighting, and an existing service counter create an attractive, readily adaptable restaurant environment.

Adams Morgan Location

Directly positioned along 18th Street NW, Adams Morgan's established dining, nightlife, and neighborhood retail corridor.



IN THE HEART OF ADAMS MORGAN

The property sits within one of Washington, DC's best-known restaurant and entertainment districts, surrounded by a dense mix of neighborhood residents, visitors, independent businesses, and established food-and-beverage operators.

LOCATION HIGHLIGHTS

- Direct 18th Street NW frontage
- Steps from Columbia Road NW
- Dense, walkable mixed-use neighborhood
- Established restaurant and nightlife destination
- Outdoor seating and storefront visibility