

1823 M STREET NW
WASHINGTON, DC 20036

\$3,600,000

COMMERCIAL LISTING

GOLDEN TRIANGLE MIXED-USE INVESTMENT

Stabilized income today. Prime redevelopment potential tomorrow.



Located in the heart of Washington, DC's Golden Triangle commercial district, 1823 M Street NW presents a rare opportunity to acquire a premier asset in one of the city's most dynamic and prestigious corridors. Surrounded by a mix of office, retail, dining, and hospitality, the property offers investors both immediate cash flow and exceptional long-term repositioning potential.

Currently secured by a Triple Net (NNN) lease with annual escalations and approximately five years remaining, the property generates predictable, management-free income while affording investors the time and flexibility to pursue future redevelopment or re-leasing strategies.

With its prime location, strong market fundamentals, and versatile building layout, 1823 M Street NW combines immediate returns with long-term upside, making it a rare opportunity in the DC commercial market.



Please reach out with any questions!

Lee Friedman | REALTOR®

Cell: 301.787.8954 | Office: 410.531.0321

LeeFriedman@NorthropRealty.com

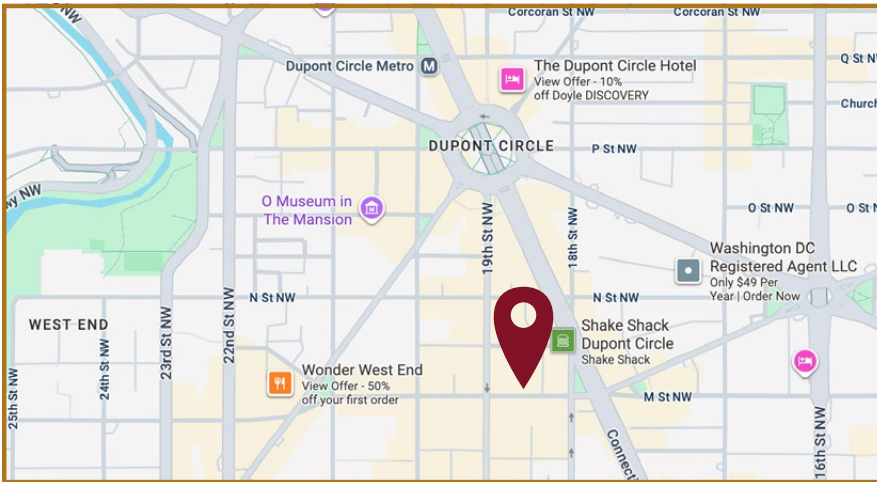
LeeFriedman.NorthropRealty.com

Licensed in MD, DC & VA | Clarksville, MD



LEE FRIEDMAN
OF NORTHROP REALTY

PROPERTY HIGHLIGHTS



Map data ©2025 Google.

The four-story building, boasting 6,400+ sqft, features two levels of hospitality space, including lounges, a commercial kitchen, and multiple bar build-outs, as well as four apartment-style units on the upper floors. This flexible configuration allows for a variety of potential uses — from maintaining the current entertainment or dining format to converting upper levels to residential, boutique office, or extended hospitality.



Building Configuration

- 4-story mixed-use
- 2 hospitality floors (lounges, kitchen, bars)
- 4 upper-level apartment units



Prime Location

- Golden Triangle corridor
- Surrounded by office, dining & hotels
- High pedestrian visibility & transit access



Future Flexibility

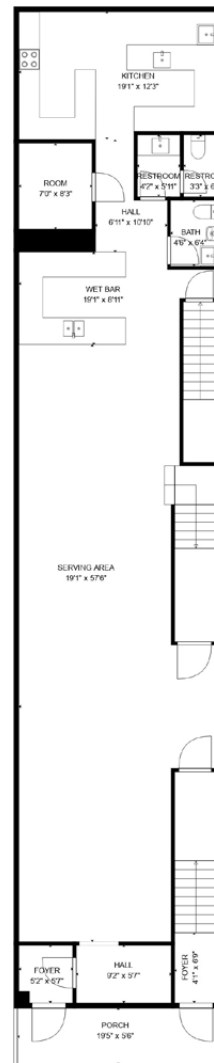
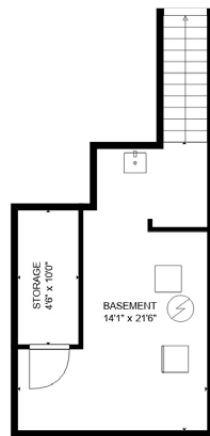
- Renew with proven operator
- Convert upper floors to residential/office
- Redevelopment potential in DC's top submarket



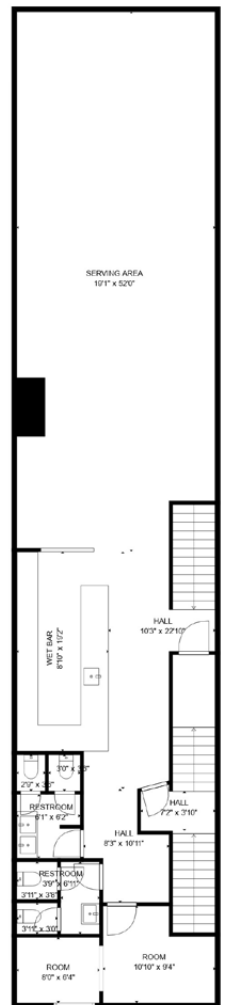
FLOOR 4



FLOOR 5



FLOOR 2



FLOOR 3

Floorplan created by CubiCasa App.