

# For Lease

## FULLY BUILT-OUT RESTAURANT SPACE



**633 Pennsylvania ave. SE  
Washington DC, 20003**

**1,858 SF | ASKING RATE: UPON REQUEST**

Position your concept in the heart of Capitol Hill, one of DC's most established and high-demand dining corridors. Located along Pennsylvania Avenue SE, this fully built-out and equipped restaurant space offers a rare turnkey opportunity in a premier neighborhood setting just steps from Eastern Market.

Ample seating and bar space. Large kitchen with Type 1 & Type 2 hoods. FF&E Included.

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 **COMMERCIAL DIVISION™**

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### DETAILS

- Turnkey restaurant space
- Ready for immediate occupancy
- 24,000–40,000 vehicles per day
- Minimal startup costs and buildout time
- Suitable for a wide range of food concepts
- Zoning: MU-4/CHC
- Utilities: Gas, Electricity, & Water
- Approximately 1,858 Square Feet
- Net Lease



### LOCATION

- Capitol Hill, Washington, DC
- Surrounded by residential, retail, and dining activity
- Strong foot & car traffic
- Close to local offices, government buildings, and cultural landmarks
- Vibrant neighborhoods attracting residents and visitors
- Easy access to metro and major thoroughfares
- Situated near Eastern Market

### PROPERTY HIGHLIGHTS

- TYPE 1 & TYPE 2 HOOD
- WALK-IN REFRIGERATOR
- SINKS & GREASE TRAP
- KITCHEN
- DINING ROOM
- BAR AREA
- RECEPTION
- FF&E (Furniture, Fixtures & Equipment)
- OFFICE
- BATHROOM

**Contact Us for More Details and Private Tours.**



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