



# 1300H STREET

NORTHEAST | WASHINGTON, DC 20002

2ND GENERATION RESTAURANT SPACE AVAILABLE

# THE BALDWIN

**HR**  
RETAIL





## H STREET

This corridor is a vibrant DC neighborhood that embraces the live, work, play community concept. Its blend of historic townhouses and contemporary apartment buildings encircle a thriving commercial district. The Atlas Performing Arts Center anchors the eastern end of the street, bringing activity to shops and restaurants for 18 hours a day, year-round. On the western edge, office buildings are concentrated near Union Station, offering convenient bus and rail connections to both local and distant destinations.

### Details

- Space B is a built out space with two ADA restrooms in place
- Space A is a second generation restaurant space on the corner of H Street NE and 13th Street NE
- 33 residential units located above retail spaces
- Eight parking spaces dedicated for retail use
- Alley access for loading/unloading
- Approximately 120' of frontage on 13th Street
- Located in the heart of the H Street corridor—a true live/work/play trade area
- Average household income of \$200,000+ within a 10-minute walk







# THE BALDWIN

1300H STREET

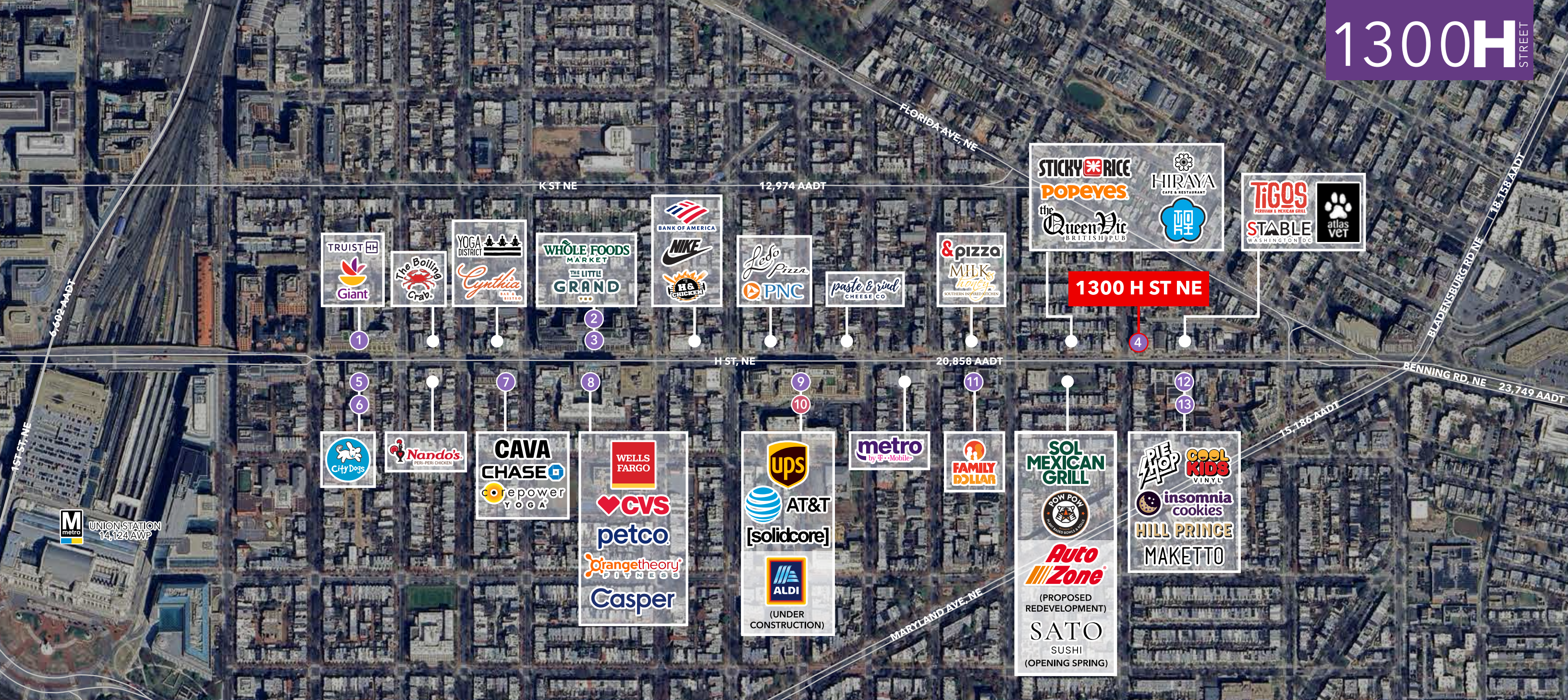
The Baldwin stands at the crossroads of history and modernity, situated at the corner of 13th and H Streets NE. Steeped in history, this site once housed a popular DC public library and was a central gathering place for the local community.

The Baldwin’s striking architecture complements the lively spirit of the H Street corridor, a dynamic mile-and-a-half stretch in Northeast DC. The neighborhood is renowned for its thriving arts scene, lively nightlife, diverse restaurants, pop-ups, festivals, and sense of community. Located less than two miles from Union Station, DC’s central transportation hub, The Baldwin is conveniently connected by the X1 Metro Bus line, a Capital Bikeshare station, and a DC Streetcar stop just outside.

Demographics	.25 Miles	.5 Miles	.75 Miles
Population	4,163	17,766	40,323
Daytime Population	4,854	15,340	31,977
Median HHI	\$143,563	\$125,826	\$121,161
Average HHI	\$198,663	\$186,750	\$182,620
Education (Bachelors 25+)	41.7%	32.9%	31.3%
Median Age	34.8	34.9	34.3







● Mixed Use
 ● Residential

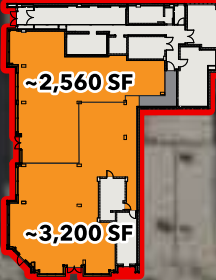
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|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| <b>1 360 H STREET</b><br>370 Apartment Units<br>72,000 SF Retail                       | <b>2 THE APOLLO</b><br>600 H Street, NE<br>Insight Property Group<br>430 Apartment Units<br>72,000 SF Retail | <b>3 SEVEN H</b><br>626-654 H Street, NE<br>23 Condo Units<br>13,750 SF Retail           | <b>4 THE BALDWIN</b><br>1300 H Street, NE<br>33 Apartment Units<br>5,950 SF Retail | <b>5 301 H STREET</b><br>25 Condo Units<br>5,000 SF Retail | <b>6 CODA ON H</b><br>315 H Street, NE<br>MRP Realty<br>112 Apartment Units<br>6,000 SF Retail              |
| <b>7 501 H STREET</b><br>Douglas Development<br>28 Apartment Units<br>21,953 SF Retail | <b>8 ANTHOLOGY</b><br>625 H Street, NE<br>370 Apartment Units<br>10,000 SF Retail<br>120,000 SF Office       | <b>9 AVEC ON H STREET</b><br>901 H Street, NE<br>419 Apartment Units<br>44,373 SF Retail | <b>10 CAPITOL HILL TOWERS</b><br>900 G Street, NE<br>204 Apartment Units           | <b>11 1115 H</b><br>16 Condo Units<br>8,200 SF Retail      | <b>12 THE LUCILLE CONDOMINIUM</b><br>1301 H Street, NE<br>9 Condo Units<br>5,661 SF Retail                  |
|                                                                                        |                                                                                                              |                                                                                          |                                                                                    |                                                            | <b>13 LINDEN COURT</b><br>1313-1323 Linden Court, NE<br>Monarch Urban<br>4 Townhomes<br>Ground Floor Retail |



FLORIDA AVE NE

14,902 AADT

1300 H ST NE



2,676 AADT

20,858 AADT

H ST NE

13TH ST NE

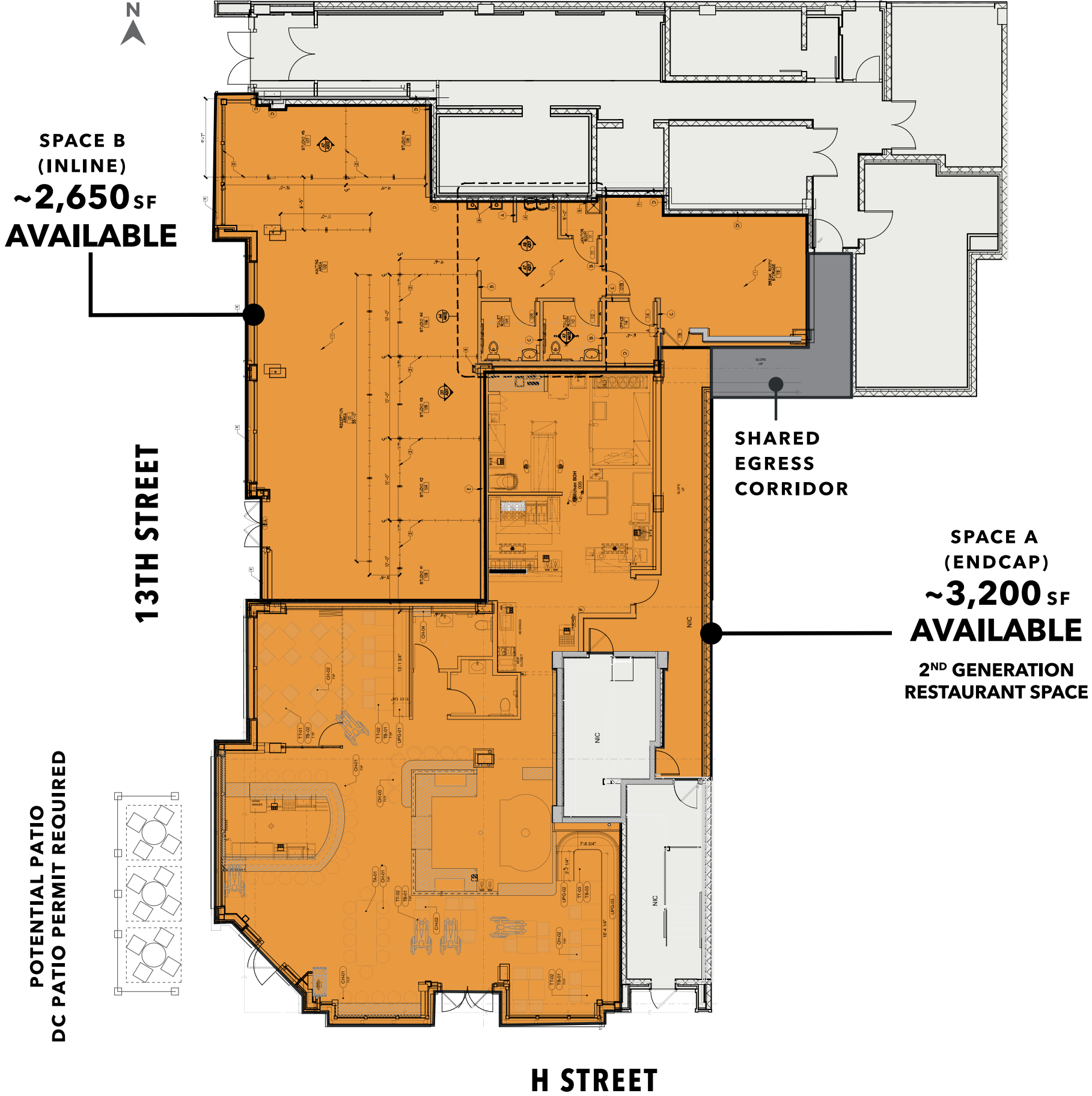
ATLAS PERFORMING  
ARTS CENTER  
HOSTS OVER  
100 EVENTS ANNUALLY



PLANNED  
FOOD HALL









## 1300 H STREET NE

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