

Overview:

EastBanc is redeveloping the West End Public Library on the ground floor of a 164-unit luxury residential building at 23rd and L Street NW in Washington, DC. The space features stunning white sloping columns, which are a signature design element of the building and which make this space easily recognizable. The restaurant will become a destination for the immediate community and D.C. residents alike.

Opportunity:

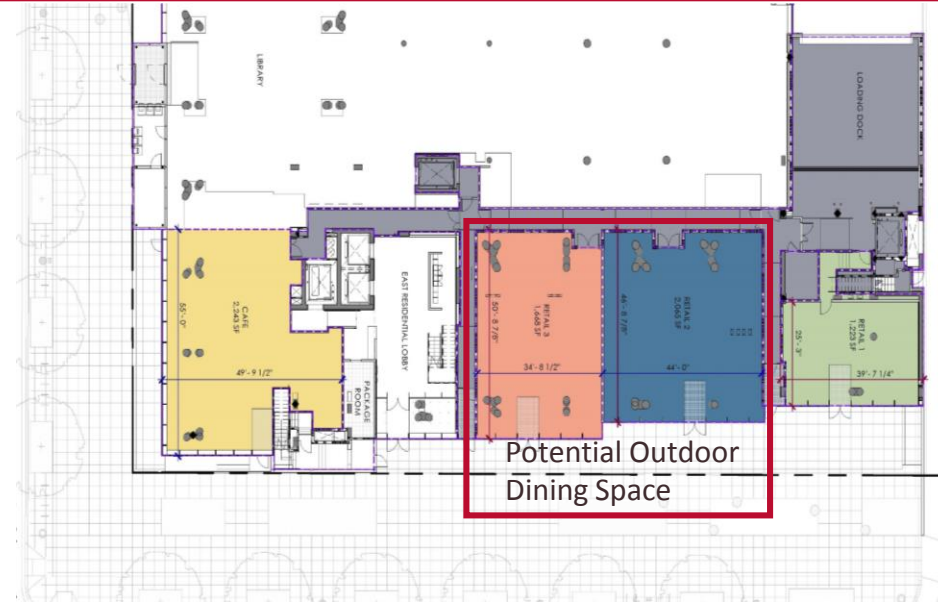
EastBanc is looking for an experienced operator for a full-service restaurant, providing a high level of service and quality food. The retail component of this project will service library patrons, building residents, and the surrounding area. We want this space to:

- Enhance the local restaurant scene by creating an upscale, unique, and creative atmosphere that doesn't yet exist in the community;
- Attract patrons for both special occasions and weeknight dinners;
- Compliment the aesthetic integrity of the development;
- Provide a level of service and quality that is consistent with the standard set by the luxury residences upstairs.



Features:

- Retail 1 - 1,668 SF and Retail 2 - 2,065 SF
- Equipped with exhaust hood ducts
- Delivers 4th Quarter 2017
- On-site loading bay
- Entrance on 23th Street
- 20' sidewalk for outdoor seating
- Approximately 20' ceilings
- Walk Score – 99 “Walker’s Paradise”



West End Neighborhood:

- 4.6 Million SF of Private Office Space
- 3,000 Hotel Rooms
- 19,000 Students at George Washington University
- Average Household Income is \$135,000
- Consumers spend \$56 million dining out annually
- 3 blocks from Whole Foods and 1 block from Trader Joes
- Walking distance to the Kennedy Center, the White House, the World Bank, and the State Department

