

# The West End Flyer

Serving the West End Neighborhood of Washington, D.C.

September 2020

## Office Space Getting a Think-Over *Working in the Post-Pandemic Neighborhood*

The seven-story office building at 2550 M Street looks abandoned. For the past four months, only occasionally has anyone appeared in a window facing the street. Yet this is the Washington address of Squire Patton Boggs, one of the country's largest law firms, and a D.C. lobbying power-house since the Lyndon Johnson administration.

The lawyers are still working, but not at the office. The building has 207,081 square feet of Class A space, which in our neighborhood rents for \$52.63 per square foot per year. That's the average for the nine Class A buildings in the West End's sub-market. Office rental is our second largest industry.

Our top-flight space is not in much demand at present. Will it be a year from now, or two?

"It's the most uncertain market we've had in a generation," Adam Biberaj of Lincoln Property Company told the *Flyer*. His firm owns the renovated 2300 N Street building, now 85 per cent leased.

Another West End building, 2445 M Street, just

completed renovations on September 1st, after beefing up the tenant amenities, including a snazzy lounge area on the roof and a two-story fitness center. Plans to add



Roof deck lounge at 2445 M Street as conceived.

retail tenants, including Compass Coffee and a Union Kitchen mini-grocery are being rethought.

"In the post-Covid world, retail looks a lot differ-

*Continued on Reverse*

## Ballot Petition Challenge Filed in ANC-2A Election

The only contested election on the November ballot for the Foggy Bottom and West End Advisory Neighborhood Commission appeared to be in single-member-district 2A03, which is known as the Foggy Bottom Historic District.

But will it be fought on the ballot? The race has already become interesting. In 2018, the incumbent commissioner, Trupti Patel, a 25th Street resident, ran unopposed by successfully challenging her opponent's ballot petition signatures.

This year she has a potential opponent, John George, a long-time 26th Street resident. She has now challenged his petitions. The matter has not yet been settled at the D.C. Board of Elections.

For five of the seats on the unpaid, eight-mem-

ber commission, no one will be on the ballot. Write-in candidates are likely to emerge. Meanwhile, ANC-2A is getting smaller. A second member has left before the end of the two-year term which runs to December 31.

William Kennedy Smith, who had represented the Watergate area well since 2015, resigned on August 22nd stating that he no longer resides in the 2A04 district. A nephew of former President John F. Kennedy, Smith has not sold his family's spacious Watergate apartment, but has moved to their country house in Maryland for the school year, friends tell the *Flyer*.

One relatively new West End homeowner has qualified for a higher office on the same November ballot. Kamala Harris and her husband bought a unit at the Westlight Condominium on 24th Street in 2017. She is running for Vice President of the United States.



# West End Restaurants and Retail Getting Support

“We all thrive if we support one another,” was the subject line of an August email from Jeri Epstein to her West End neighbors. An attachment listed 14 restaurants where they could get take-out food.

Since January 2019, Epstein has been the Advisory Neighborhood Commissioner for the 2A06 district, which is the eastern half of the West End.

She agreed to update her list for inclusion in a two-page “Listings” section in this issue of the *Flyer*, which also includes other businesses and services.

The idea is to remind neighbors that there is an interdependency with our local businesses, which provide needed services and employment.

We’ve been glad to see Ris Lacoste and other top restaurateurs stay open, and we welcome Chef Geoff and the new Tatte Bakery and Café that opened August 26 in the former Meiwah space. (See photo at right and listings section.) It is tough to run a business now.

Our neighborhood has never had a vibrant business improvement organization. Epstein and others

are beginning to discuss forming one. The Covid 19 situation has spurred interest as well as the realization



Tatte, now open, is the newest West End café. (Austin Graff photo.)

that local retail is more crucial now that everyone is staying closer to home.

The *Flyer* hopes to be reporting more on those efforts to foster local businesses in the future.

## Repopulating Empty Offices May Not Happen Soon

*Continued from Front Page*

ent,” says Shane McLaughlin, of Beacon Capital Partners. “We are working with our retail partners to find the best use to service the building and neighborhood.”

Two years ago, Lincoln Property also announced it would have a restaurant at its 2300 N Street building, at the corner of 24th and N Streets, with a “rosé wine garden” on a patio. That has not happened yet.

Both companies may be fortunate, however, to be able to rethink first-floor retail space now—and their unleased space upstairs—to fit the new reality.

KMPG, the international management consulting firm, released a survey on August 24, indicating that 69 per cent of global CEOs agree with the statement: “We will be downsizing office space.”

Ford Motor Company recently told everyone at its Dearborn, Michigan, headquarters to clean out their desks and take their possessions home so it can redo office layouts for the new era. The days of commuting to the office five days a week may already be over.

On the other side of the West End, at 2050 M Street, a shiny new 11-story Tishman Speyer office building is also open now, with 336,000 square feet. It, too, has a ritzy roof lounge, a high-end fitness center,

other Class A amenities—and unleased space.

Its anchor tenant, the Paul Hastings law firm, founded in Los Angeles in 1951, took four floors and began moving in around the first of March. Most of its lawyers are now working from home.

With decision-making spread out among corporate brass, state governments, and local school districts, small and large businesses alike are not in a hurry to “repopulate” empty offices, and are even less eager to sign new leases or implement former plans.

Office space “hasn’t taken nearly the hit as retail,” says Kari Blanco, a property manager for Washington REIT. “But nobody has a crystal ball for this.”

### Friends of Francis Field

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This PDF edition is condensed from the FFF website,  
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# Restaurants and Carry-Out in the West End

Edited by Jeri Epstein  
September 2020

So, here we are in month five of self-quarantine and living at home for both work and the near-future rest of our lives.

This was the first time most of us learned we could serve our country by just staying home. None of us thought that cooking every night was a personal dream. We can't fix staying home but we can surely fix "cooking every night."

There are some wonderful options for restaurant pick-up and delivery in our neighborhood. To follow are some suggestions that help our local businesses thrive and keep you well fed. There is something for everyone.

(Please consider listings as suggestions, not professional reviews or endorsements.)

## Aroma Café

Inexpensive. A small, pleasant "mom and pop" coffee shop that makes sandwiches to order. 2401 Pennsylvania Avenue, but the entrance is on 24th Street. 202-296-6383.

## Blue Duck Tavern

Upscale. Breakfast, lunch, dinner, 7 days a week. Now has on-line ordering, pickup and delivery options. 1201 24th Street NW, at the Park Hyatt Hotel. Website: [blueducktavern.com](http://blueducktavern.com). 202-419-6755.

## Bluestone Lane Café West End

Shares a home with the West End Library. They bring coffee drinks, healthy snacks and entrees as well as pastries. 1100 23rd Street NW. Open weekdays 7:30 am to 4:00 pm. Saturday and Sunday open until 5:00 pm. Outdoor seating. 718-374-6858.

## Bourbon Coffee

Features coffee varieties from Rwanda, also croissants, sandwiches, bagels. 2101 L Street NW. Some outdoor seating. 202-525-1886.

## Bread and Chocolate

A friendly neighborhood bistro. They offer full breakfasts, fresh pastries, baguettes for purchase and varietal coffees. 2300 M Street NW. Open every day from 7:00 am to 5:00 pm. Indoor and outdoor dining. 202-833-8360.

## Casta's Rum Bar

Serves very tasty Cuban food. The interior has tables that are socially distanced

and serves both alcoholic and non-alcoholic beverages, with an emphasis on rum drinks. There is a cigar menu. 1121 New Hampshire Ave., in the Residence Inn. Open 5:00 pm to midnight. 202-660-1440.

## Char Bar

A kosher alternative. Online reviews say that this is the best kosher burger place in the DMV. The atmosphere is casual. 2142 L Street NW. Open until 9 pm. DoorDash delivers. 202-785-4314.

## Chef Geoff's West End

Brings a menu that satisfies burger eaters, vegetarians, flatbread lovers, has full dinner options, kid's food pasta, and desserts. It's hard to turn down skillet chocolate chip cookies with vanilla ice cream. Menu available at [chefgeoff.com](http://chefgeoff.com). 2201 M Street NW. (202) 524-7815. DoorDash delivers.



Outdoor dining space at the Blue Duck Tavern.

## Mercy Me, at Yours Truly Hotel

A South American café, restaurant and cocktail bar by D.C.'s award winning restaurateurs Andrew Dana and Daniela Moreira of Call Your Mother and Timber Pizza. Features homemade pastries, Call Your Mother Bagel, grilled pizza and craft beer served for dine-in and on two spacious patios. 1143 New Hampshire Ave NW. Full service brunch on Saturday and Sunday 8:00-10:00 am. Takeout and delivery through: [mercyme.com](http://mercyme.com). 202-828-7762.

## Nobu

Upscale Japanese restaurant with sushi. Now has on-line ordering, pick-up and delivery, Wednesday to Sunday only. Dine-in also. 2525 M Street NW. Website: [nobu-restaurants.com](http://nobu-restaurants.com). 202-871-6565.

## One Fish, Two Fish

A traditional Chinese restaurant with carry-out and delivery within 3 miles. Affordable prices. 2423 Pennsylvania Ave. On-line menu: [onefishtwofishdc.com](http://onefishtwofishdc.com). 202-822-0977.

## Popa John's Pizza

Local outlet of national chain. Delivery and carryout. On-line ordering. 2525 Pennsylvania Ave. 202 293-7272.

## Potbelly's Sandwich Shop

Their toasted sandwiches, salads, and pastries are available for take out and delivery. 1200 New Hampshire Ave. Open 10:30 am to 5:00 pm. GrubHub, DoorDash and Uber Eats all deliver. 202-349-1613.

## Rasika West End

Has upscale, modern Indian cuisine. In 2014, chef Vikram Sunderam was awarded the James Beard Award for best chef in the Mid-Atlantic. Is an Ashok Bajaj restaurant that reflects his ability to provide upscale dining and be comfortably casual at the same time. 1190 New Hampshire Ave. Open for patio or indoor dining 7 days a week, serving their regular menu. For pickup and delivery, see [rasikarestaurant.com](http://rasikarestaurant.com). 202-466-2500.

## Ris

Ris Lacoste is one of the most respected chefs in D.C. She made her reputation on using high-quality ingredients and innovative techniques that made familiar foods simply delicious. Her Wednesday night spaghetti and meatballs dinner has a dedicated, loyal following. Ris now has dine-in, take out and delivery. The menu changes daily with soup and salad, more substantial dinners, fresh farmer's market vegetables, baked goods, and wine delivery. You can sign up with [sami@risdc.com](mailto:sami@risdc.com) to receive daily menus and to order. 2275 L Street NW. 202-730-2500.

## Soi 38

A restaurant dedicated to Thai market foods. The owners were from Bangkok, Thailand, where Soi 38 is a night market that is a high-energy, open-air venue that serves Thai food favorites until early-morning hours. They are showcasing the best of these foods in their modern restaurant. Accepts reservations. 2101 L Street. 202-558-9215.

## Starbucks

The two coffee houses in the neighborhood are at 2109 M Street and 2400 M Street NW. Open at 6:30 am and close at 6:00 pm. See menu at [starbucks.com](http://starbucks.com) and order from [ubereats.com](http://ubereats.com).

## Stoney's

Home to the best grilled cheese sandwich in D.C. This restaurant and bar hosts fami-

*Continued on Reverse*

**RESTAURANTS & CARRY OUT**

*Continued*

lies during the day and a younger crowd at night. They have soups, salads, burgers and multiple variations on grilled cheese. They offer home delivery, online pickup and dining in the restaurant. 2101 L Street NW. Open Tue-Fri noon to 11:00 pm. Saturday 3:00 pm to 11:00 pm. Closed Sun-Mon. For take out or delivery see stoneysonl.com. 202-721-0019.

**Subway**

Local outlet of the well-known counter-serve chain, where you can order sandwiches made-to-order. 2517 Pennsylvania Ave. 202-885-0451,

**Sweetgreen**

Specializes in fresh, local food. They serve salads, warm bowls, plates and sides. Their menu provides a wide array of healthy food options. 2238 M Street NW. Delivery from sweetgreen.com, grubhub.com, uber-eats.com, postmates.com, seamless.com. 202-629-2100.

**Tatte Bakery and Café**

This Boston chain of individually designed outlets has just opened in the previous Meiwah space. Breakfast sandwiches and Israeli-inspired pastry are well-liked by the Bay State critics. Has multiple locations in Massachusetts. This is the first location for Washington, D.C., although a Dupont Circle location is scheduled to open in October. Large outdoor seating area. 1200 New Hampshire Ave., at M Street. 202-804-4950.

**Upper West Side Café**

A casual, Mediterranean-themed restaurant with a bar. Diners can watch squash matches while dining. There is a Smoothie and Juice Bar. Curbside pickup and delivery. 2233 M Street NW, upstairs at Squash on Fire. Opens daily at noon. 202-241-2233.

**Uptowner Café**

Specializes in fresh, over-stuffed sandwiches that are made while you wait. This deli-style restaurant and take-out has omelets, sandwiches and pastries. There are also dine-in and delivery options. 2400 M Street NW, but actually located on 24th Street. Open until 9:00 pm. GrubHub, UberEats and DoorDash delivery. 202-775-0520.

**West Wing Café**

Inexpensive, with counter service. 2400 M Street NW. Asian cuisine, eat-in and carry-out. 202-525-4442.

*Support our West End businesses!*

**GENERAL LISTINGS**

**GROCERIES**

**Trader Joe's.** Since it opened in 2006, this has been a place that many residents rely on for basic groceries. Has fresh produce, fresh meat and fish, staples, and beer and wine. Neighborhood friendly, with good service. 1101 25th Street NW. Open 9:00 am-9:00 pm (Mon-Sun). Holds senior hours from 8:00 am to 9:00 am for those over 60 years of age or with disabilities. 202-296-1921.

**Streets Market.** Relatively new. Has groceries, produce, staples, beer and wine. 1255 22nd Street NW. Open 8:00 am to 10:00 pm (Mon-Sun). 202-652-0843.



Hours may now vary at local businesses.

**PHARMACIES**

**CVS Pharmacy.** Good selection, including food items, milk, ice. No beer, wine, or liquor. Self-service checkout. Has a Minute Clinic for minor illnesses, injuries, appointments are now necessary. Does not test for Covid 19. Location: 2440 M Street NW. Store open to 10:00 pm. Pharmacy open to 8:00 pm. 202-296-9876.

**Walgreens Pharmacy.** Large store with good selection, including food items and milk. Photo services. FedEx pickup and dropoff. No beer, wine, or alcohol. Does have cigarettes and tobacco. Vaccinations and some health service, but no clinic. Does not test for Covid 19. Location: 1217 22nd Street at the corner of M. Store may be open 24 hours, but check. Pharmacy hours till 9 pm (Mon-Fri), till 6 pm (Sat-Sun). 202-776-9084.

**DRY CLEANERS & LAUNDRY**

**Gold Star Dry Cleaners.** Listing to come. 2136 L Street NW. 202-466-4881.

**LeValet Cleaners.** Changes in hours due to pandemic but it is now open four days a week, including Saturday. Reliable service. 2311 M Street NW. 202-466-7122.

**Penn Cleaners.** Listing to come. 2501 M Street NW. 202-659-0207.

**OTHER SERVICES**

**Louis' Barber Shop**

A traditional four-chair shop that has been here for years. 1120 20th Street NW in Lafayette Centre. Call for appointment, 202-659-1668.

**Venus Nail Salon**

Extremely careful with current regulations. Quality work done by very nice people. 2138 L Street NW. Make a reservation to be pampered, Mon-Sat. 202-293-7777.

**PNC Bank**

Full service bank, with separate, enclosed 24-hour ATM. 2501 Pennsylvania Ave., at 25th Street. 202-835-4935.

**SunTrust Bank**

Full service bank with 24-hour ATM outside. 2250 M Street NW. 202-350-6339.

**FedEx Office**

Small store location, but most services, including express and ground shipping, packaging supplies, printing, copying, fax, computer workstations. Self-service copying and printing. 2400 M Street NW, between 24th and 25th Streets. Shorter hours now: 9:00 am to 6:00 pm (Mon-Fri), 10:00 am to 6:00 pm (Sat) closed Sunday. Phone: 202-689-8945.

**M Street Exxon**

A gas station with a convenience store. Has 24-hour pay-at-the-pump. 2150 M Street NW. 202-296-1907.

**U.S. Postal Service**

Location: 1255 22nd Street NW. Open 9:00 am to 5:00 pm (Mon-Fri). Closed (Sat-Sun). 202-466-1972.

**Note:** Please notify the *Flyer* of changes, inaccuracies, or West End establishments that should be added. Descriptions are supplied only as a guide. Listings are not endorsements. The listings are a work in progress.

*Support our West End businesses!*