UNIQUE LEASE OPPORTUNITY 6833 4th Street, NW

IDEAL FOR OFFICE/RETAIL USER



SPACE DETAILS:

- Building Size: 23,140 SF
- **Lower Level:** 1,145 SF
- 1st Floor: 10,796 SF
- 2nd Floor: 11,199 SF
- Zoned: C-2-A

HIGHLIGHTS:

- Two (2) blocks to Takoma Metro
- Open floor plan/large footprint
- 9' 20' ceiling heights
- Freestanding, historic property, "old meets new"
- Accommodates 150-200 staff
- 17+ Parking spaces
- Ideal for retail, restaurant, office, arts, music, theater

CONTACT INFORMATION:

TRICIA MANGUM

(O) 202-835-1206 | (C) 301-767-7327 tmangum@rockcreekpg.com Walk Score

Very Walkable





Metro Accessible

Parking Available

| Demographics | .5 Mile | 1 Mile | 3 Mile |
|-----------------------------|----------|----------|-----------|
| Population | 10,819 | 17,956 | 261,369 |
| Average Household Income | \$97,172 | \$97,637 | \$101,110 |

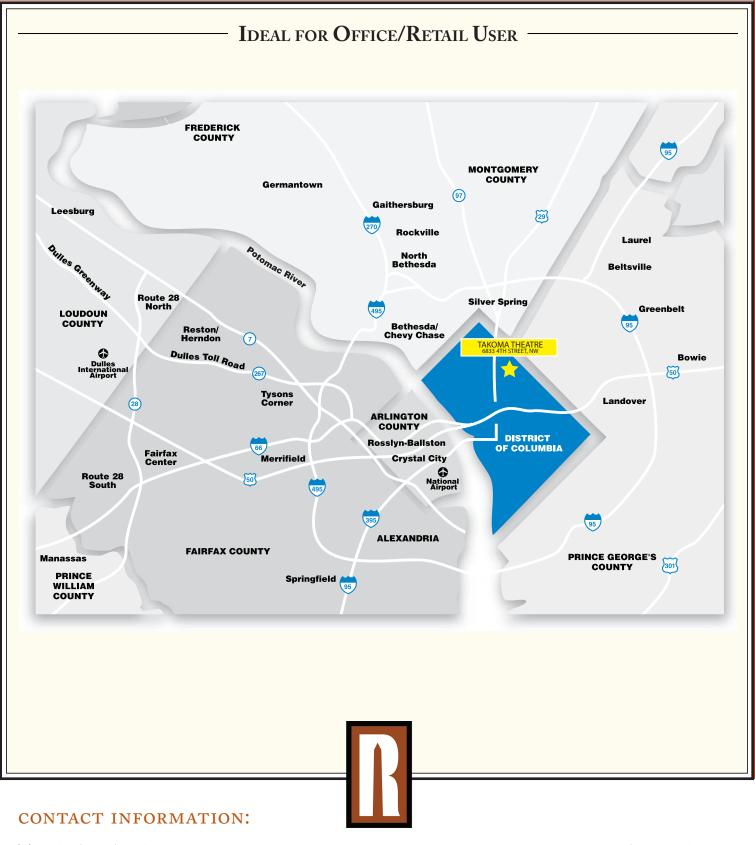


 $\underset{\text{property group}}{ROCK} CREEK$

JARED OKUN (O) 202-835-1209 | (C) 202-246-0993 jokun@rockcreekpg.com

Developers of Value®

UNIQUE LEASE OPPORTUNITY 6833 4th Street, NW



TRICIA MANGUM

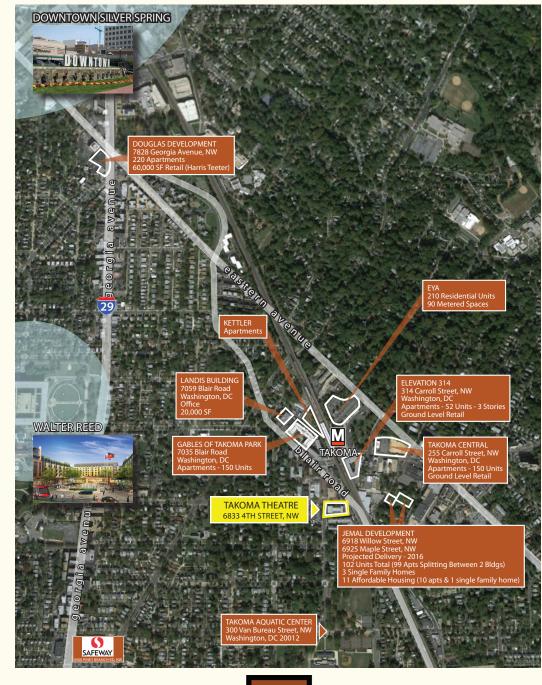
(O) 202-835-1206 | (C) 301-767-7327 tmangum@rockcreekpg.com ROCK CREEK

JARED OKUN (O) 202-835-1209 | (C) 202-246-0993 jokun@rockcreekpg.com

Developers of Value®

UNIQUE LEASE OPPORTUNITY 6833 4TH STREET, NW

IDEAL FOR OFFICE/RETAIL USER



CONTACT INFORMATION:

TRICIA MANGUM (O) 202-835-1206 | (C) 301-767-7327

tmangum@rockcreekpg.com

 $\underset{\text{property group}}{ROCK} CREEK$

Developers of Value®

JARED OKUN (O) 202-835-1209 | (C) 202-246-0993 jokun@rockcreekpg.com