

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:** NC-2



84

WALK SCORE

Very Walkable



Takoma Station



Parking Available

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
- HUB Zone

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



CONTACT INFORMATION:

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ROCK CREEK
property group

Developers of Value®

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