UNIQUE LEASE OPPORTUNITY 6833 4th Street, NW

Ideal for Office/Retail User



/erv Walkable

SPACE DETAILS:

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

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

R





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:

JENNA JACOBSON

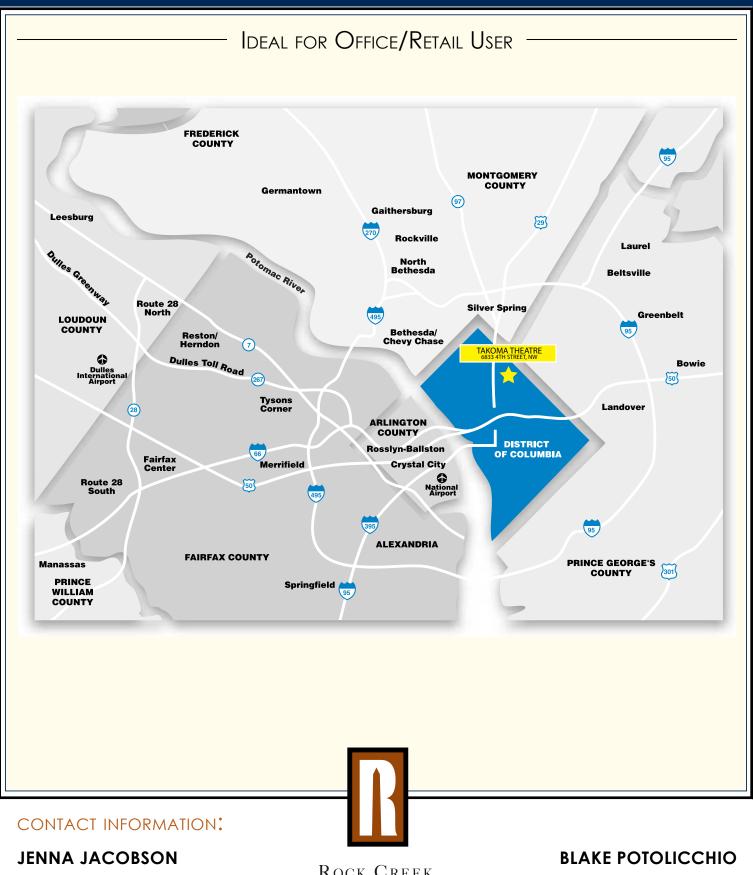
(O) 202-835-1207 | (C) 301-758-0167 jjacobson@rockcreekpg.com ROCK CREEK property group

Developers of Value®

BLAKE POTOLICCHIO

(O) 202-835-7229 | (C) 301-602-7244 blake@rockcreekpg.com

UNIQUE LEASE OPPORTUNITY 6833 4TH STREET, NW



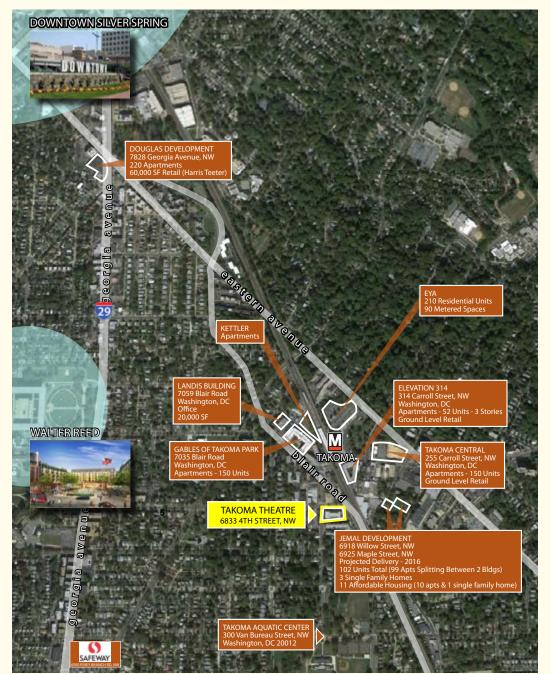
(O) 202-835-1207 | (C) 301-758-0167 jjacobson@rockcreekpg.com ROCK CREEK

(O) 202-835-7229 | (C) 301-602-7244 blake@rockcreekpg.com

Developers of Value®

UNIQUE LEASE OPPORTUNITY 6833 4th Street, NW

Ideal for Office/Retail User



CONTACT INFORMATION:

JENNA JACOBSON

(O) 202-835-1207 | (C) 301-758-0167 jjacobson@rockcreekpg.com ROCK CREEK

BLAKE POTOLICCHIO

(O) 202-835-7229 | (C) 301-602-7244 blake@rockcreekpg.com

Developers of Value®