

CLASS A OFFICE/RETAIL FOR SALE

1413-1415 22ND STREET, NW

UNIQUE SALES OPPORTUNITY • 9,600 SF • \$8M



SPACE DETAILS:

- **Building Size:** 9,604 SF
- **1st Floor:** 5,880 SF
- **2nd Floor:** 3,724 SF
- **Zoned:** MU-17
- **Enterprise Zone Incentives**



97

WALK SCORE

Walker's Paradise



84

TRANSIT SCORE

Excellent Transit



88

BIKE SCORE

Very Bikeable

HIGHLIGHTS:

- Office and Retail Uses
- Three blocks to Dupont Circle Metro with easy access to Georgetown
- Freestanding building with glass frontage
- Open floor plan/large footprint
- 700 SF State-of-the-Art Rooftop Terrace
- Accommodates 50-75 staff
- 10' - 15' foot ceiling heights
- Skylights on 2nd floor
- Historic Landmark



CONTACT INFORMATION:

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ROCK CREEK
property group

Developers of Value®

BLAKE POTOLICCHIO

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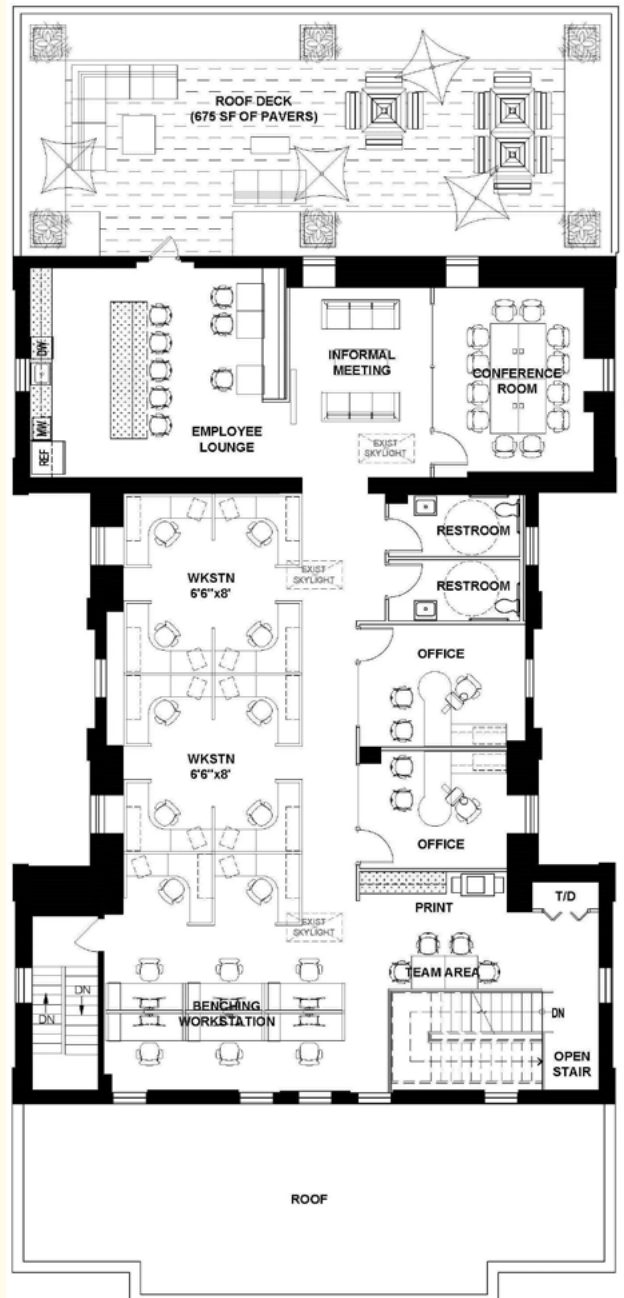
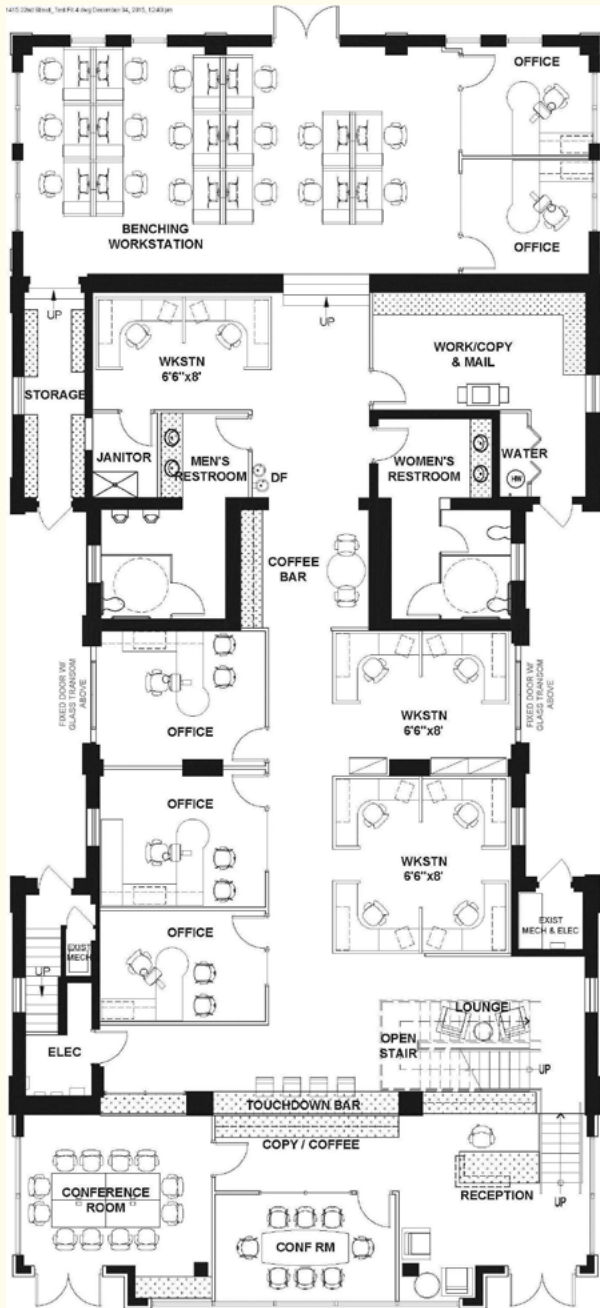
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OFFICE USE

1ST FLOOR - 5,880 GSF

2ND FLOOR - 3,724 GSF



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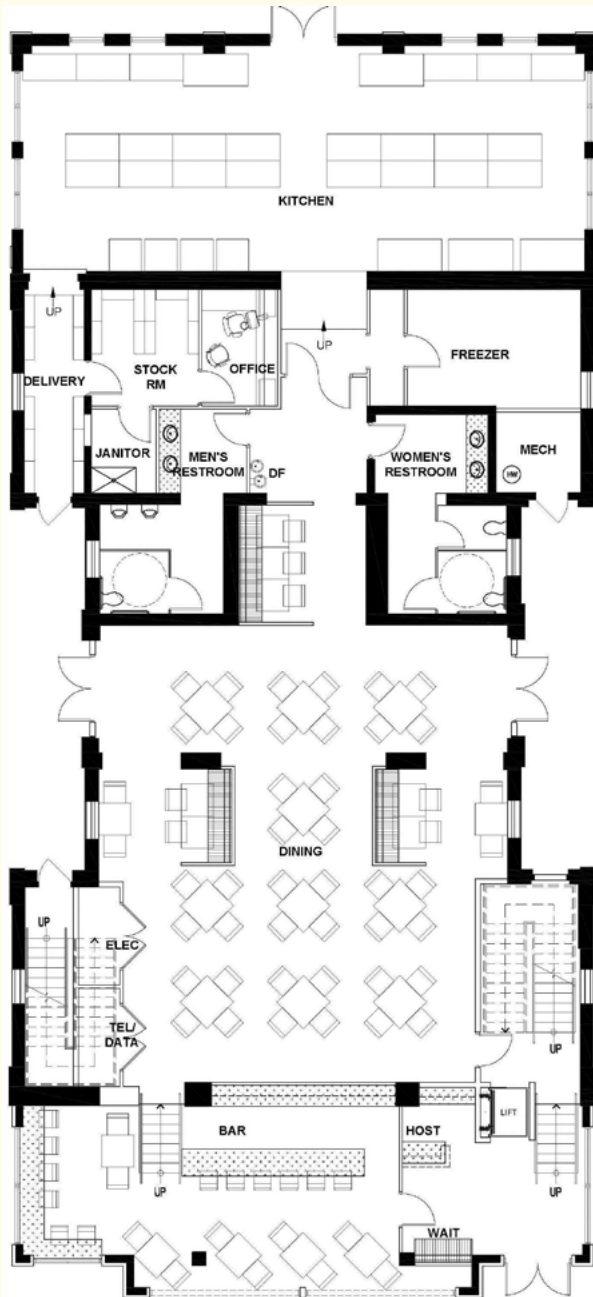
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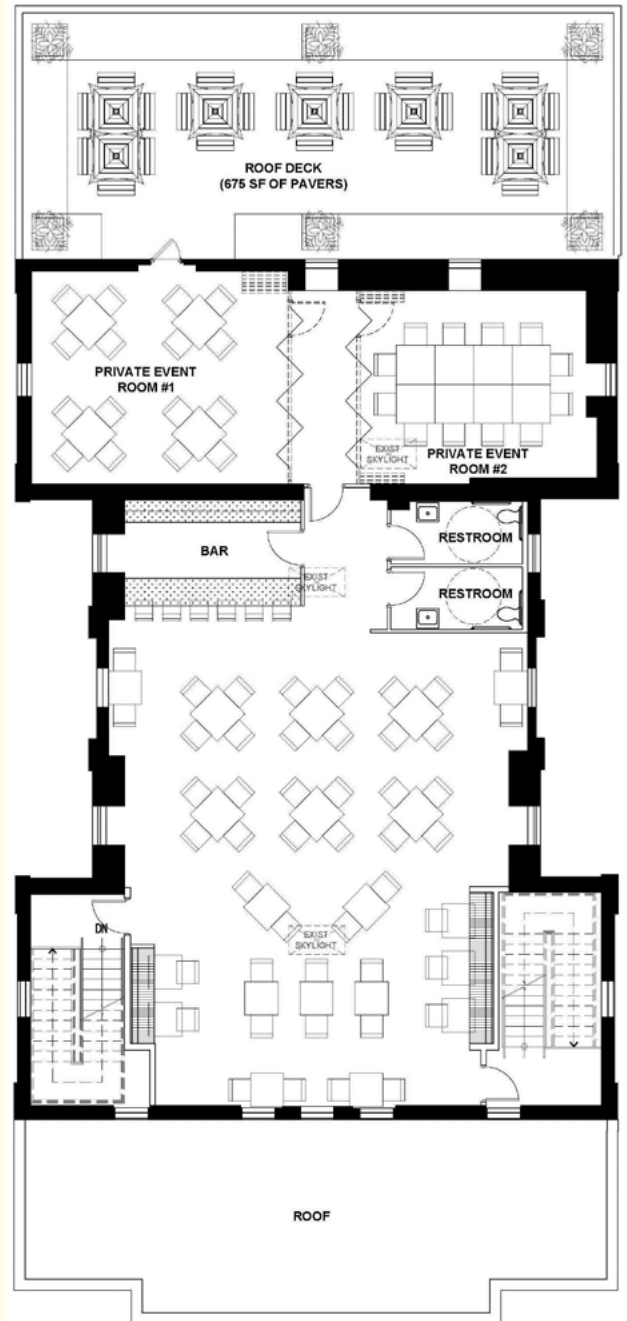
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RESTAURANT/RETAIL USE

1ST FLOOR - 5,880 GSF



2ND FLOOR - 3,724 GSF



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BUILDING SPECIFICATIONS

- New windows and skylights + NanaWall system along front of building
- Nearly 700 SF roof terrace with 24x24x2 concrete pavers on adjustable, drainable pedestal system
- New electrical room with 1200 AMP, 208 volt, and 3 phases incoming service
- 4" sanitary drainage, domestic water, storm drainage and natural gas
- 2" domestic water service
- 6" sanitary sewer connection
- Comprehensive storm drain/management system
- 2 PSI high pressure gas
- Fire sprinkler system
- Fire alarm panel
- Raceways for telephone and internet



Office Renderings



Retail/Restaurant Renderings



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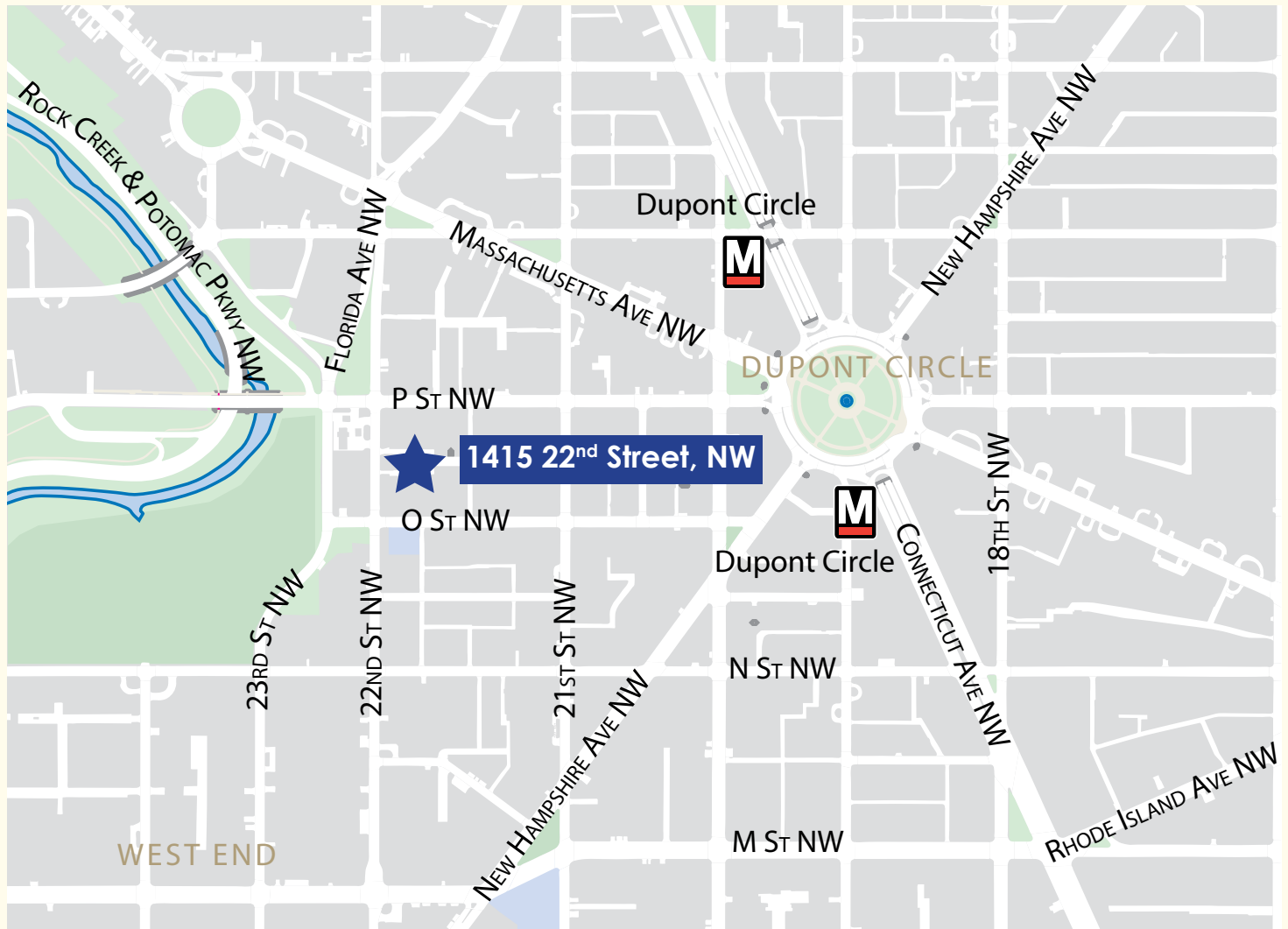
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DUPONT CIRCLE LOCATION



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