RETAIL FOR LEASE

AVAILABLE SPACE:

 1st Floor
 556 S.F.

 2nd Floor
 745 S.F.

 LL
 752 S.F.

 TOTAL
 2,053 S.F.

- \$50 per S.F., NNN
- Built in 2024
- High ceilings
- Wood floors, glass walls
- 4-5 Offices
- Bathrooms
- Located in the Shaw neighborhood, near historic Blagden Allex and the Convention Center

For more details or to arrange a tour please contact:

301.961.9696

Gillin Smith – ext. 209 gsmith@amrcommercial.com Sam Farnum – ext. 216

sfarnum@amrcommercial.com

SHAW OFFICE / RETAIL SPACE 1318 9th Street, NW | Washington, DC 20001



The vibrant, pedestrian-friendly Shaw neighborhood is a major entertainment and retail hub known for its lively music scene, trendy restaurants and thriving culture of local, small-business shopping and community events.



Although all information furnished is from sources we deem reliable, such information has not been verified and no express representation is made, nor is any to be implied, as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price/rental or other conditions prior to sale or lease, and subject to withdrawal without notice.



ALEXANDER, MONTROSE, RITTENBERG Commercial Real Estate Brokerage Est. 1994





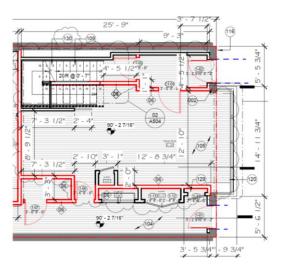


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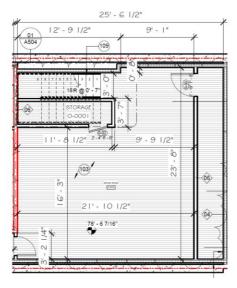


1st Floor



9th Street, NW

Lower Level



NOT TO SCALE | MEASUREMENTS APPROXIMATE

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