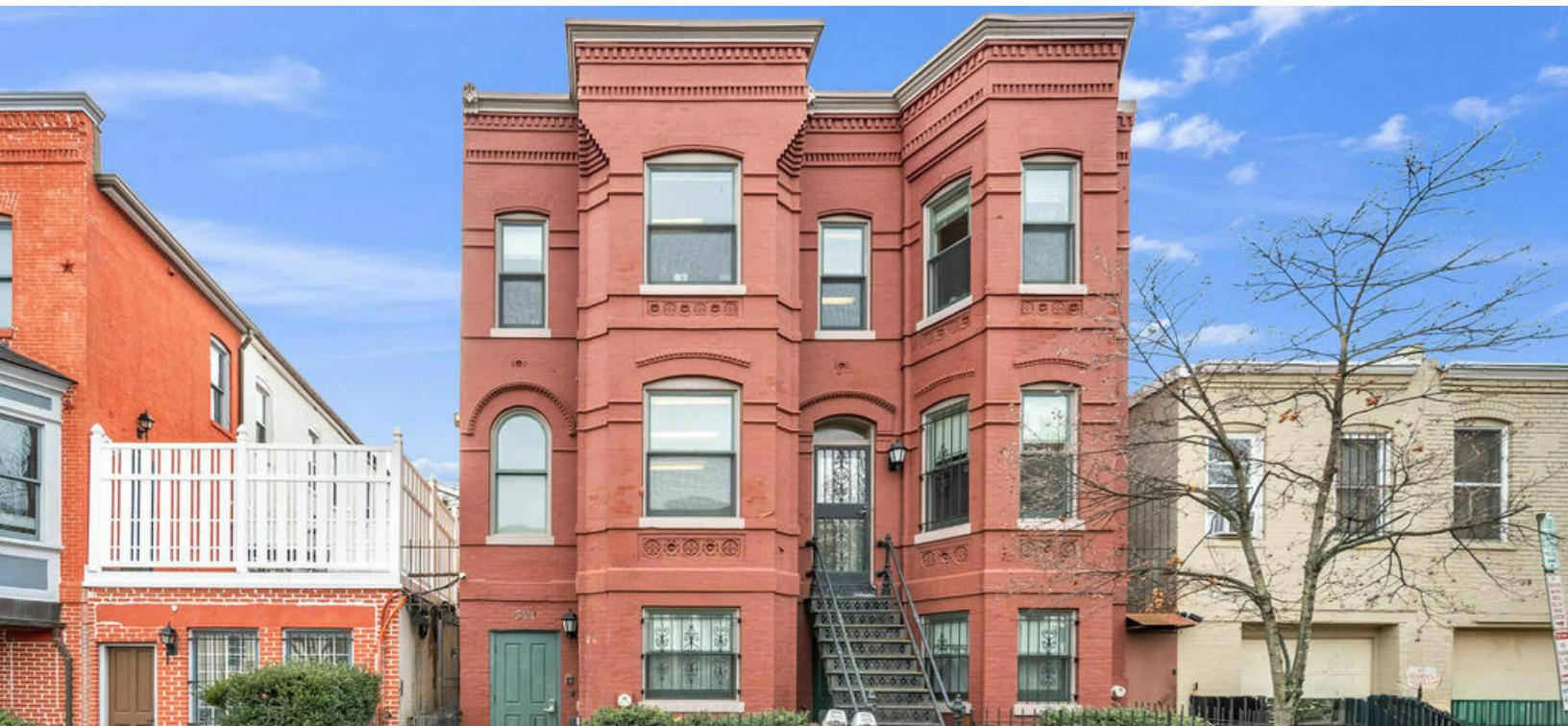




319 - 321 D St NE Washington, DC 20002

Boutique Office Building For Lease

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PROPERTY DESCRIPTION

ONE Street Commercial Properties is pleased to present 319 - 321 D Street NE, a 2,947 square foot boutique office opportunity in the heart of Capitol Hill, just steps from the U.S. Capitol Building. The space features eight private offices, a dedicated conference room, kitchenette, and two half bathrooms, making it well-suited for efficient team use and client meetings. This highly desirable property is ideally positioned for NGOs, government relations firms, policy groups, associations, or professional service users seeking close proximity to Congressional offices and federal agencies.

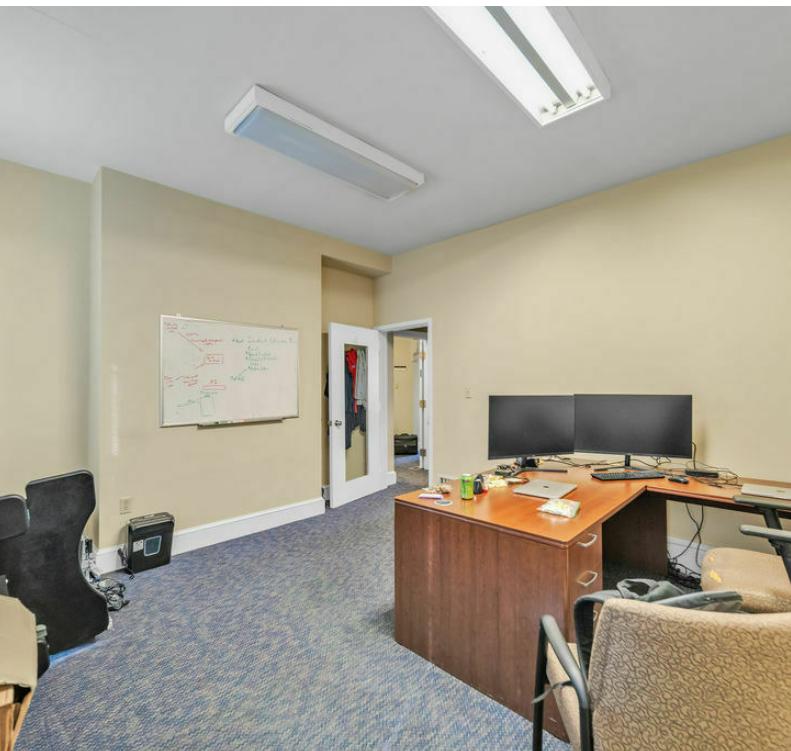
The property offers immediate access to Union Station and the Red Line Metro, providing seamless regional and national connectivity. Surrounded by a dense concentration of advocacy organizations, think tanks, and government institutions, and supported by a strong amenity base, this location provides tenants a rare opportunity to establish a presence at the center of federal decision-making.

OFFERING SUMMARY

Lease Rate:	Subject to Offer
Available SF:	2,947 SF
Levels:	3
Parking:	On Street

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,235	7,177	27,114
Total Population	4,706	14,715	54,621
Average HH Income	\$254,804	\$227,264	\$190,709

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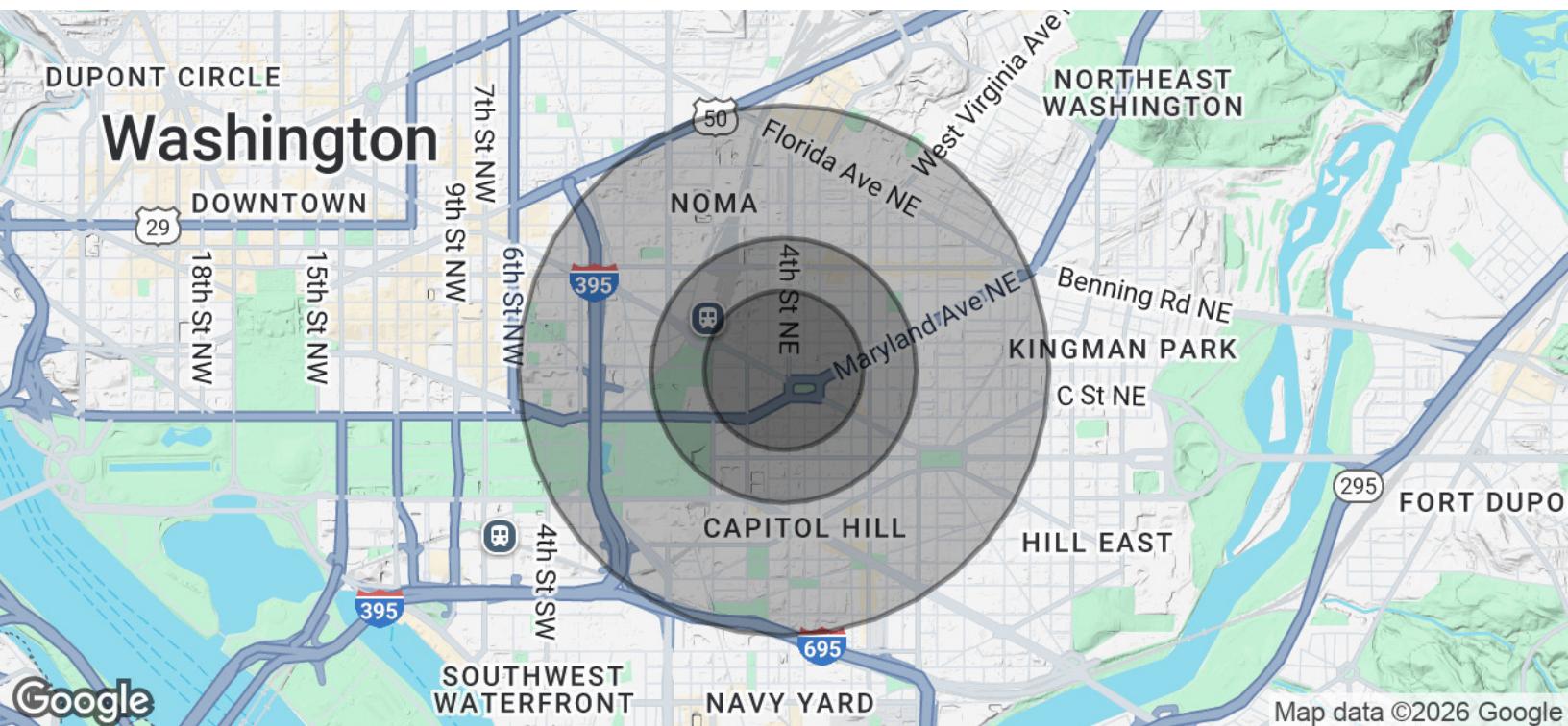
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,706	14,715	54,621
Average Age	38	37	36
Average Age (Male)	38	38	37
Average Age (Female)	37	37	36

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,235	7,177	27,114
# of Persons per HH	2.1	2.1	2
Average HH Income	\$254,804	\$227,264	\$190,709
Average House Value	\$1,120,403	\$1,144,613	\$954,613

Demographics data derived from AlphaMap

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