

Tenleytown office space

# FOR SUBLEASE

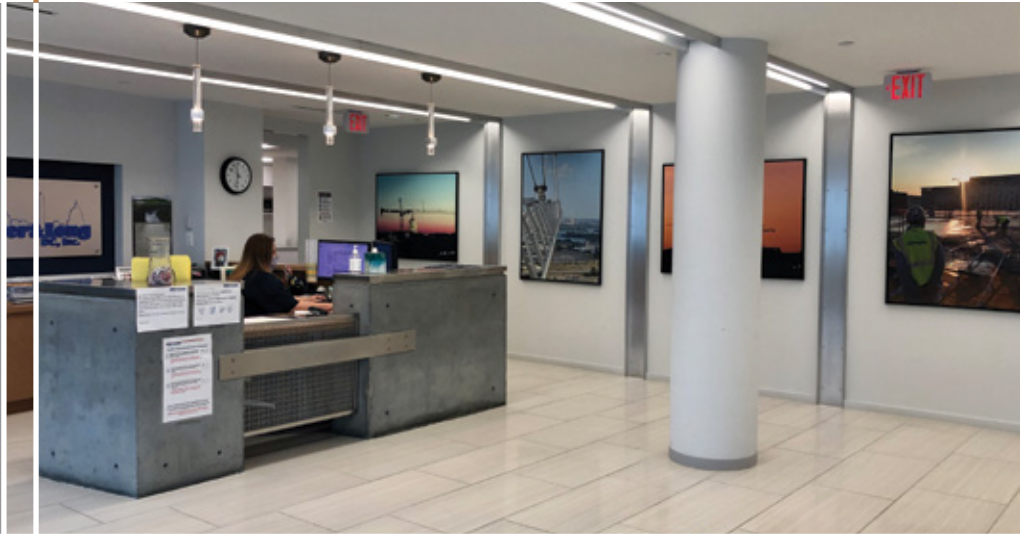
4001 Brandywine Street,  
NW Washington, DC 20009

**RENTABLE SPACE:**  
12,748 SF

**TERM:**  
Sublease through September 2026

**RATE:**  
Below-market sublease

5% Co-Op commission



## SUBURBAN FEEL. DOWNTOWN ADDRESS.

**ENTIRE 4TH FLOOR  
OFFICE-INTENSIVE LAYOUT  
ADJACENT SPACE AVAILABLE**

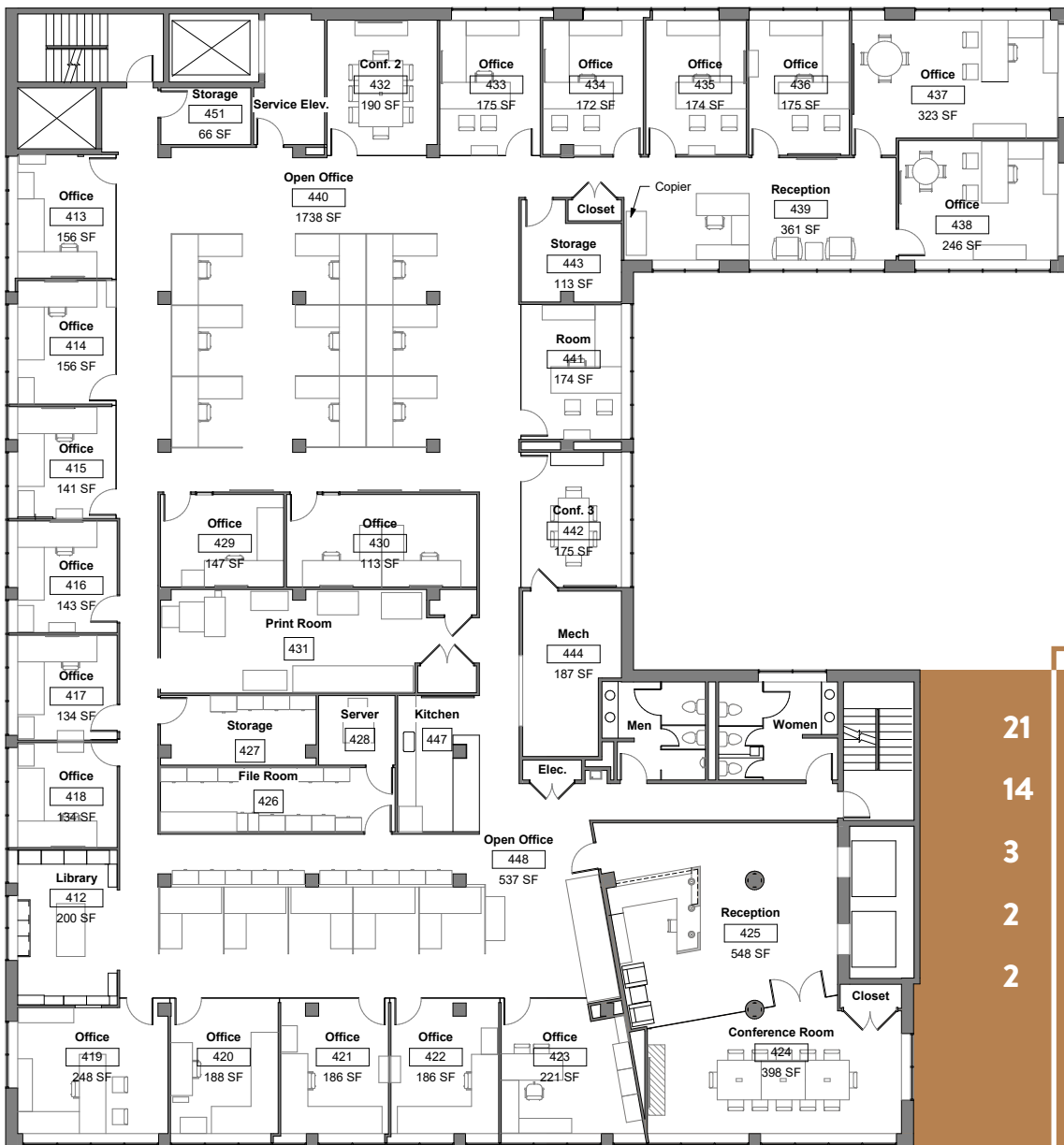
- Freshly renovated lobby, elevators and common areas
- Street-level retail including Sport & Health
- On-site two-level parking garage
- Short walk to Whole Foods, Starbucks, Chick-Fil-A, CVS and more
- Move-in ready with furniture available
- Growth-ready with adjacent space for lease

# DONOHUE

202.333.0880  
7101 Wisconsin Avenue, Suite 700  
Bethesda, MD 20814

**M** ONE BLOCK  
metro from Tenleytown-AU  
Metro (Red Line)

**EASY ACCESS**  
from River Rd, Wisconsin Ave,  
Connecticut Ave



- 21 OFFICES
- 14 WORKSTATIONS
- 3 CONFERENCE ROOMS
- 2 RECEPTION AREAS
- 2 STORAGE ROOMS
- KITCHEN AND LIBRARY
- PRINT, FILE AND SERVER ROOMS



**DONOHOE**  
*Integrity and Vision Since 1884*

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