



Summary

Portfolio For Sale:	Units 117, 116, 124
Outdoor Parking Spaces:	56, 45
Garage Parking Space:	27
Total Available SF:	1,509 SF NET
Portfolio Sales Price:	\$949,000.00

Property Highlights

- Spacious and efficiently designed office condos in the heart of Dupont Circle
- Offering ~1,509 net SF and ~1,850 gross SF
- Rare three-space parking package included in price (two uncovered, one covered)
- Prime Location, surrounded by top amenities and transit options.
- Close by the Dupont Center Metro, walking distance to Georgetown, and across the street from the Heurich House
- Turnkey Convenience – All utilities are included in the condo fee
- Recent Upgrades – Windows were recently replaced by condo
- Outdoor Amenities – Pool and patio
- Efficient layout that maximizes space

Demographics

2 Mile

5 Mile

10 Mile

Total Households:	102,048	355,986	866,640
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Total Population:	193,557	752,462	2,082,156
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Average HH Income	\$114,056	\$111,082	\$101,445
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David Colvin
 703.435.4007 x 115
 dcolvin@veritycommercial.com

Jennifer Burke
 703.435.4007 x 118
 jburke@veritycommercial.com

Verity Commercial | 1821 Michael Faraday Drive | Suite 208 | Reston, VA 20190 | veritycommercial.com



For Sale | Office with parking
1330 New Hampshire Ave, NW

Real Estate Taxes and Condo Fees

TOTAL EXPENSES

UNIT/ PARKING SPACE	FIRST HALF TAX	FULL YEAR TAX	CONDO FEE
#116, #117, #124, #27, #45, #56	\$9,288.39	\$18,576.75	\$1,831.26 per month

EXPENSES BY UNIT

UNIT	FIRST HALF TAX	FULL YEAR TAX	CONDO FEE
#116	\$2,883.63	\$5,767.25	558.64 per month
#117	\$2,883.63	\$5,767.25	558.64 per month
#124	\$2,883.63	\$5,767.25	558.64 per month
Combined Unit Total	\$8,650.89	\$17,301.75	\$1,753.59 per month

PARKING SPACE	FIRST HALF TAX	FULL YEAR TAX	CONDO FEE
#27	\$212.50	\$425	\$25.89 per month
#45	\$212.50	\$425	\$25.89 per month
#56	\$212.50	\$425	\$25.89 per month
Combined Parking Space Total	\$637.50	\$1,275	\$77.67 per month

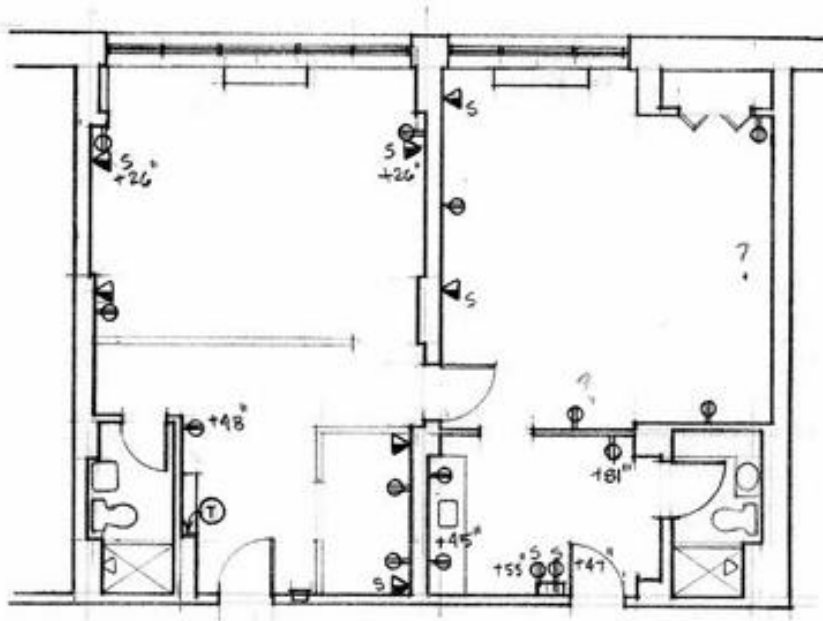
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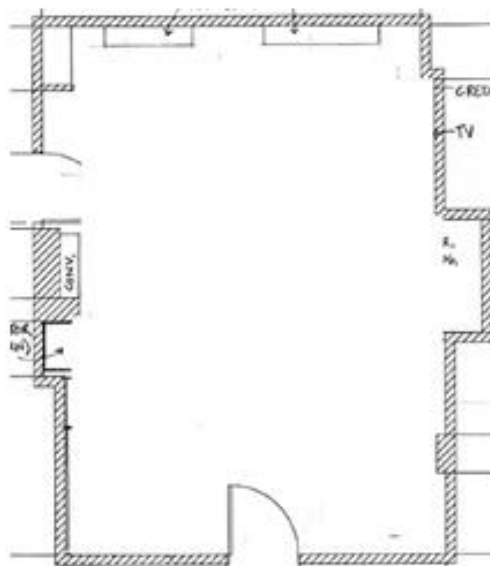
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Floor Plans



Units 116 & 117



Unit 124

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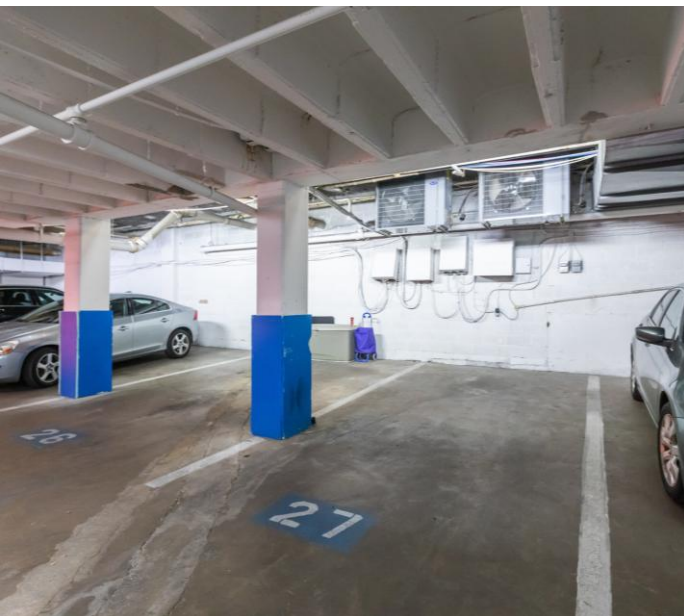
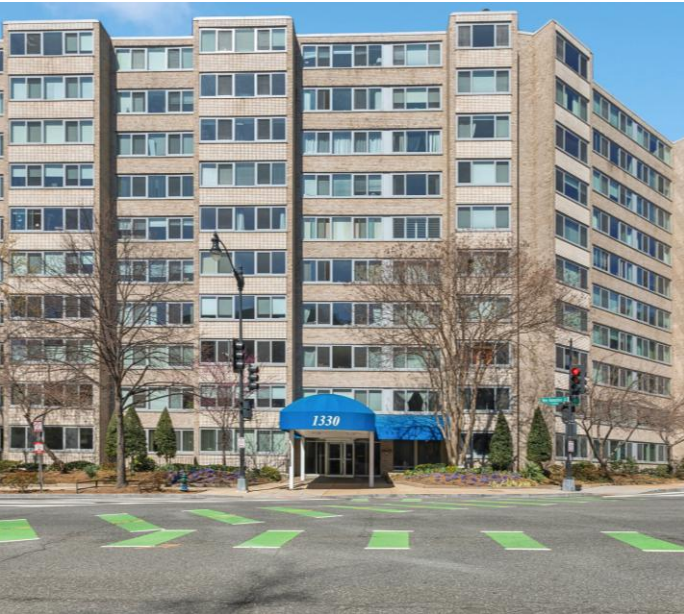


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Photos



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