

522 21ST STREET NW SUITE 101

Washington, DC 20006

**Office Condo
For Sale & Lease**

1,985 SF



Lincoln

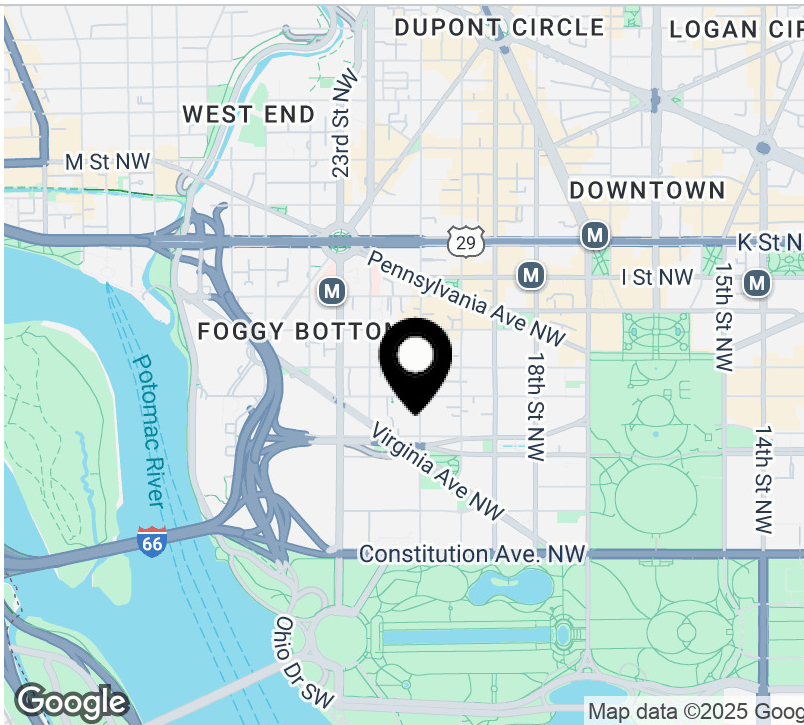
Lincoln Property Company
101 Constitution Avenue, NW Suite 325 East
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Office Condo For Sale & Lease

1,985 SF



| | |
|------------|----------------------|
| Sale Price | \$899,000 |
| Lease Rate | \$36.00 SF/yr |

Offering Summary

| | |
|----------------|-----------|
| Building Size: | 76,903 SF |
| Available SF: | 1,985 SF |
| Year Built: | 1989 |
| Renovated: | 2015 |

Property Highlights

- 1,985 RSF office condo that's available for sale for \$899,000.00 or lease in Washington, DC
- Located steps away from George Washington University and within four-blocks of the White House
- Renovated in 2015 with updated layout and finishes
- Zoned HVAC system
- One garage parking space included
- Conference room, reception, open office area, and breakroom
- Walking distance to Metro and major institutions
- Open workspace currently leased by professional tenant with some term remaining

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Suite Finishes

1,985 SF



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Suite 101

1,985 SF



| Suite | Size | Lease Rate | Description |
|-----------|----------|------------|--|
| Suite 101 | 1,985 SF | \$36.00 FS | Immediately Available Private suite with independent entrance Space features three private offices, conference, and breakroom kitchen area Large open work area with separate entrance provides great flex space Fully built-out and owner occupied Gross lease includes utilities and condo fees |

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Nearby Amenities



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