

# 522 21ST STREET NW SUITE 101

Washington, DC 20006

Office Condo  
For Sale & Lease

1,985 SF



# Lincoln

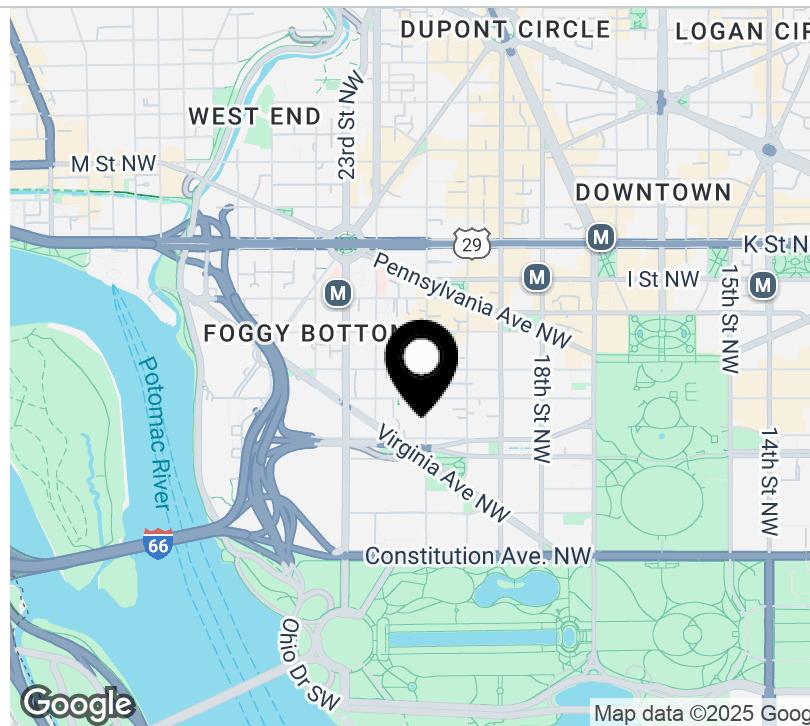
Lincoln Property Company  
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Washington, DC 20001  
[www.lpc.com](http://www.lpc.com) | 202.513.6700

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## Office Condo For Sale & Lease

1,985 SF



Sale Price	<b>\$899,000</b>
Lease Rate	<b>\$36.00 SF/yr</b>

### 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

**John Olson**

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**Alexander Cholet**

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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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