



### Summary

- Available: 880 SF
- Sale Price: \$680,000 (\$772.72/SF)
- Co-op Fee: \$2,212.00/mo (Includes all utilities, real estate taxes, maintenance & trash except directly metered electric)

### Property Highlights

- Prime downtown location, 2 blocks from the White House, K Street Corridor, and McPherson Square
- Efficiently designed ground-level unit ideal for small office users or professional firms
- Located at the base of a modern residential building with strong visibility and walkability
- Includes private offices, conference room, and a private restroom
- Convenient to Metro, major bus lines, and parking
- Surrounded by dining, retail, and amenities within walking distance

Demographics	2 Mile	5 Miles	10 Miles
Total Households:	102,721	360,426	864,394
Total Population:	191,717	763,086	2,077,566
Average HH Income:	\$142,171	\$137,934	\$132,179

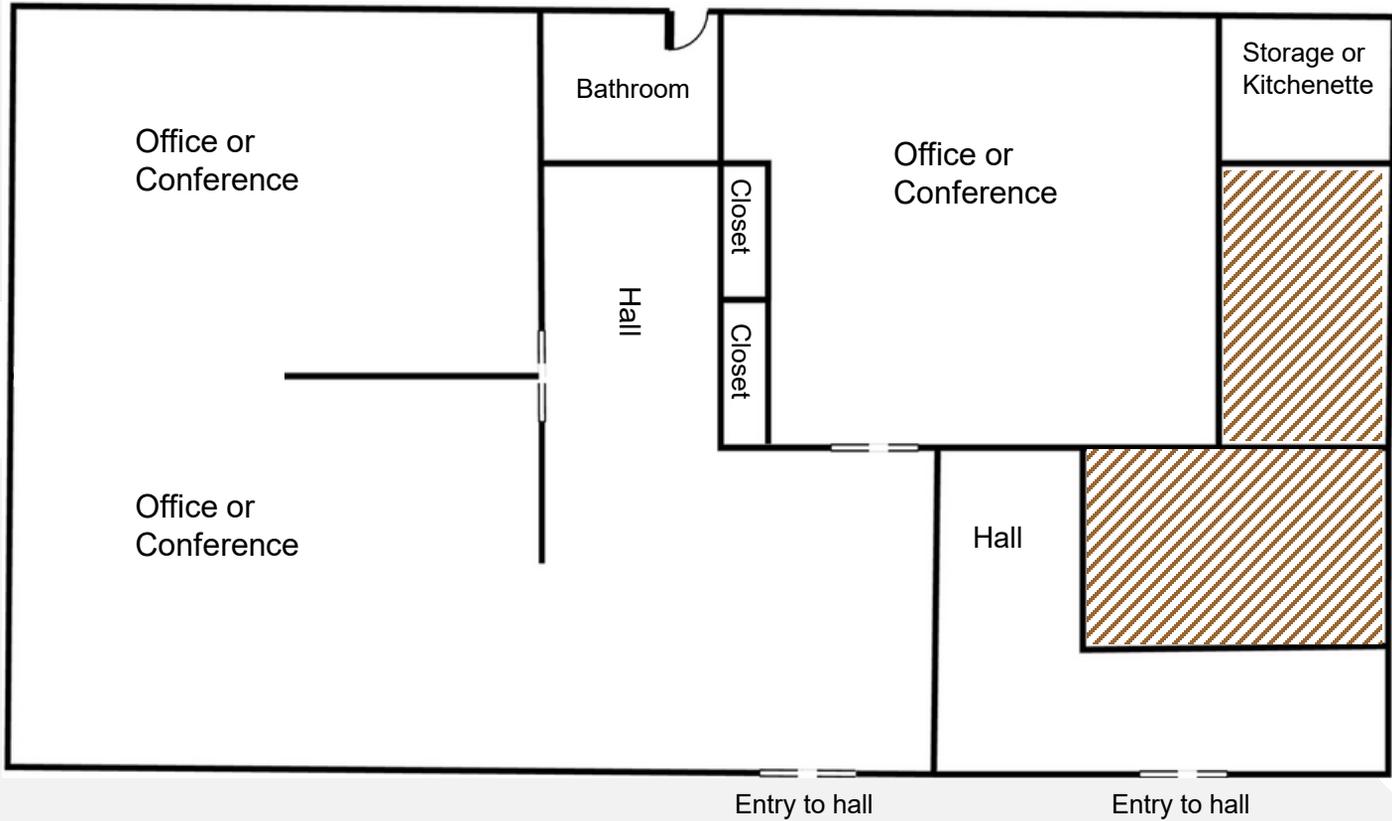
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Floor Plan



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Photos



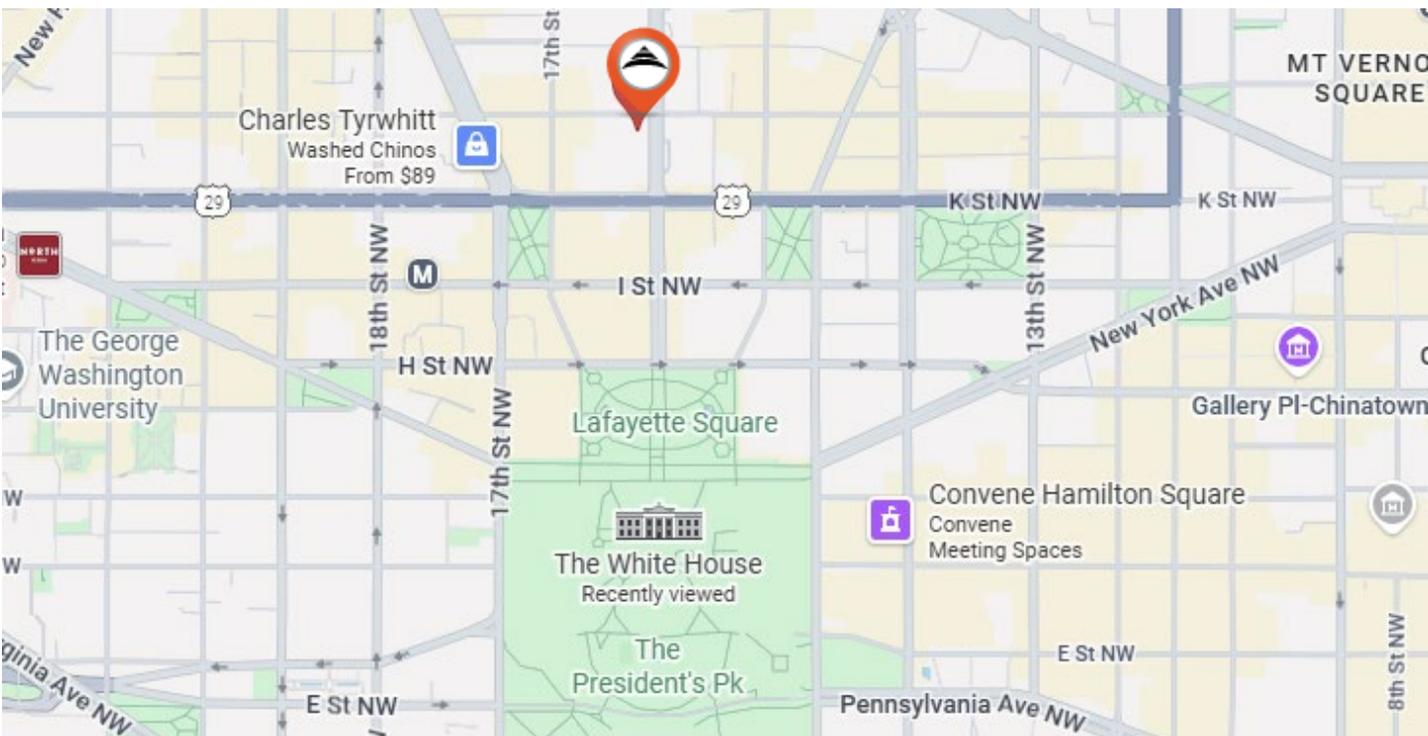
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Photos



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Maps



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