

1933

MONTANA AVE, NE
WASHINGTON, DC

OFFERING MEMORANDUM

**IDEAL
USER/OWNER
OPPORTUNITY**



TRANSWESTERN®



Property Profile

Gross Building Area	38,462 SF
Site Area	46,914 SF
Year Built	1953
Building Tax Identification	Square 0153, Lot 0130
Zoning	PDR-1
Floors	2 Stories
Parking	On site; 22+ spots

**The Gross Square Footage above was estimated by an Architect Transwestern deems as qualified. Transwestern does not take any responsibility for the accuracy of this Square Footage and highly recommends any potential Purchaser have the Square Footage independently calculated.*



Welcome to



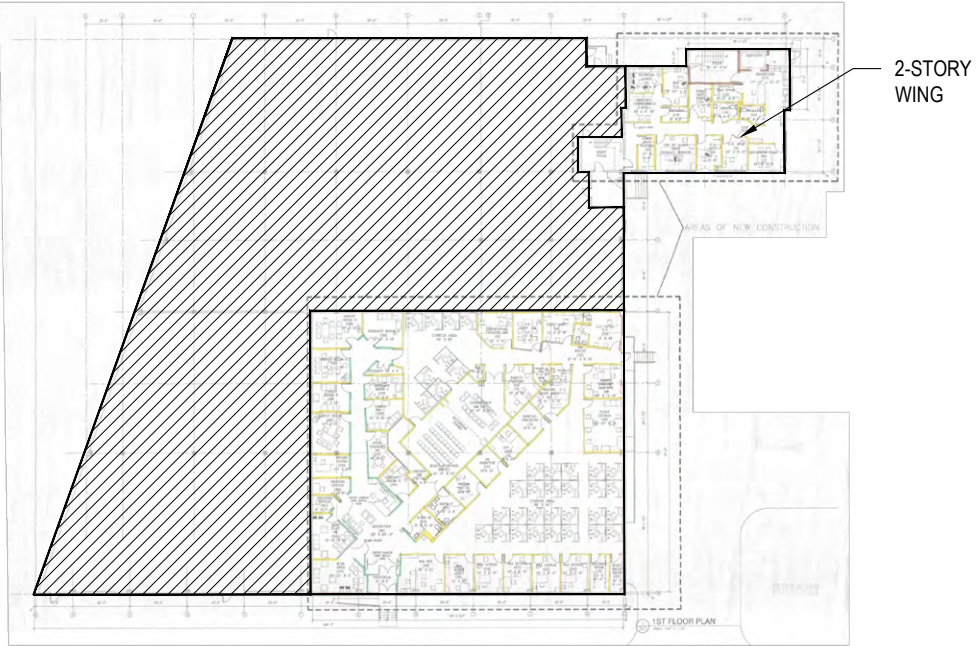
Progressive Life Center

We Change Lives... And We Have The Evidence

FLOOR PLANS

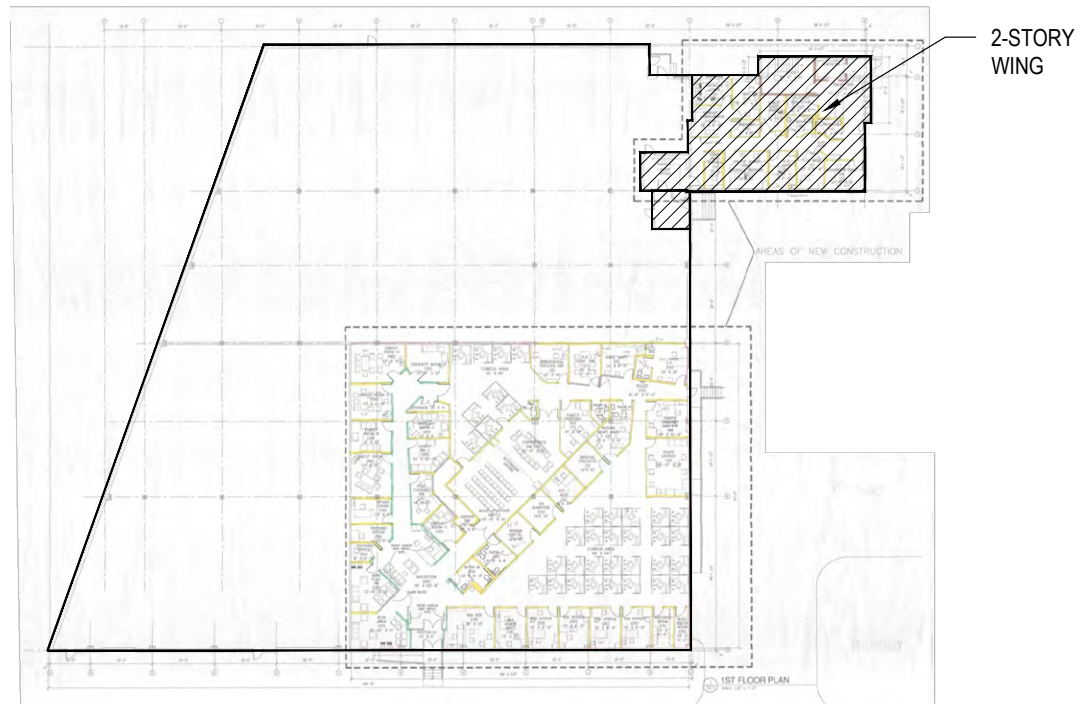


FULL BUILDING
38,462 SF



WAREHOUSE/STORAGE

FLOOR PLANS



MONTANA AVE



LOCATION OVERVIEW

NEIGHBORHOOD

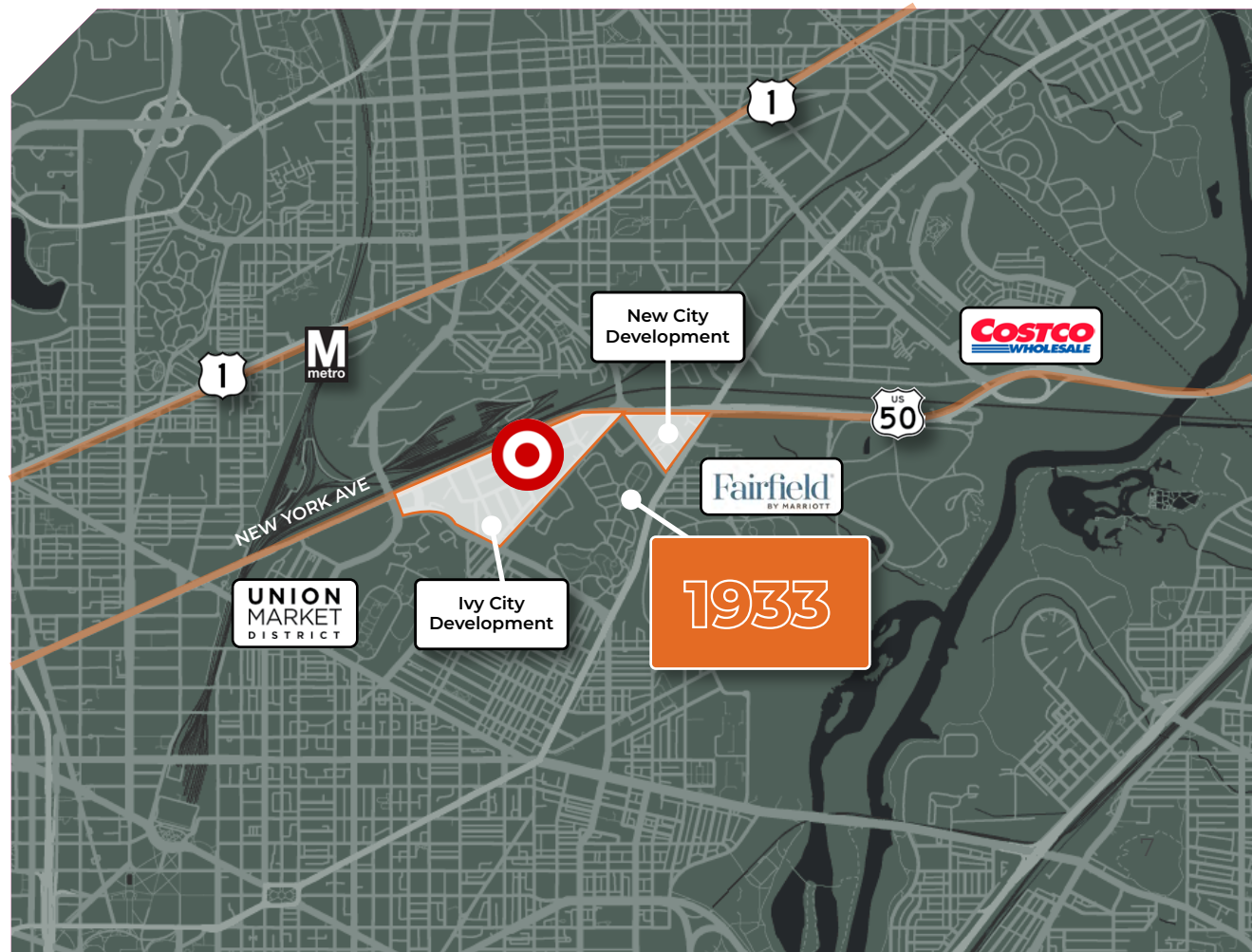
- Walking distance to Ivy City which includes an abundance of restaurants, breweries, fitness facilities, and retail shops
- Adjacent to the National Arboretum
- Prime Ward 5 location with excellent access to downtown DC and Maryland via New York Avenue (one block off of New York Avenue and Montana Avenue, NE)

NEARBY INSTITUTIONS

- Gallaudet University
- Total Healthcare Innovations
- Kipp DC Webb Campus
- Washington Mathematics Science Technology Public Charter School
- The Children's Guild DC Public Charter School
- Crummell School

TRANSPORTATION

- Metrobus Accessible (multiple stops directly in front of the property)



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