

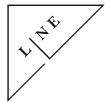


# 1782 COLUMBIA ROAD

1782 COLUMBIA RD NW, WASHINGTON, DC 20009



## NEIGHBORHOOD ATTRACTIONS



## UP TO 3,365 SF FOR LEASE

- Prime corner in Adams Morgan with up to 3,365 SF of quasi retail/ office on 2nd Floor with Elevator
- Move in Ready Office Space with Ample Natural Light
- Tremendous foot traffic with a Walk Score of 97 – Walker’s Paradise
- Centrally located within 0.5 miles of approximately 30,000 residents, 19,000 employees and 1,492 of Hotel Keys
- Up to 2 parking spaces available
- Ideal Retail, Medical, or Office Space

**KELLY ATKINSON**

katkinson@klnb.com | 202-420-7762

**MATT SKALET**

maskalet@klnb.com | 202-420-7775

**ANDREW COUREMBIS**

acourembis@klnb.com | 202-420-7766

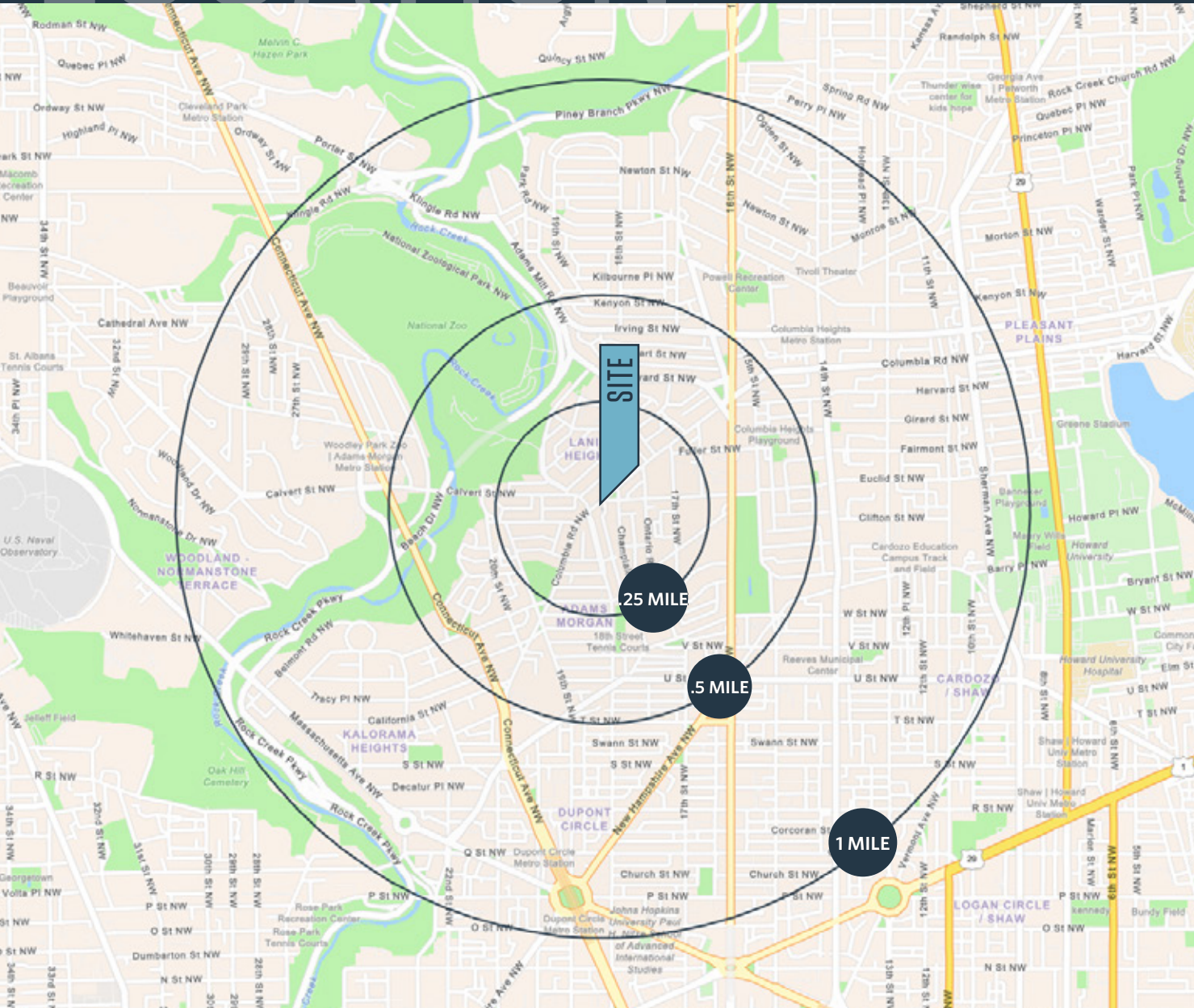
**klnb.com**



# LOCATION

# 1782 COLUMBIA ROAD

1782 COLUMBIA RD NW, WASHINGTON, DC 20009



## AVAILABLE SPACE

SIZE	RATE	NNN	DELIVERY
1,178 - 3,365 SF on Second Floor	Negotiable	\$10.60 PSF	Quasi Office/Retail

## DEMOGRAPHICS | 2023:

	.25-MILE	.5-MILE	1-MILE	10 MIN WALK
Population	8,398	29,220	95,046	10,151
# of Households	4,765	16,630	51,435	5,988
Daytime Population	6,418	18,737	84,649	7,233
\$\$ Spent on Food Away From Home	\$33,707,201	\$78,245,185	\$224,266,167	\$46,982,516
Average HH Income	\$195,515	\$185,081	\$178,228	\$218,188

## TRAFFIC COUNTS | 2022:

18th Street	10,531 ADT
Columbia Road	9,571 ADT

**KELLY ATKINSON**

katkinson@klnb.com | 202-420-7762

**MATT SKALET**

maskalet@klnb.com | 202-420-7775

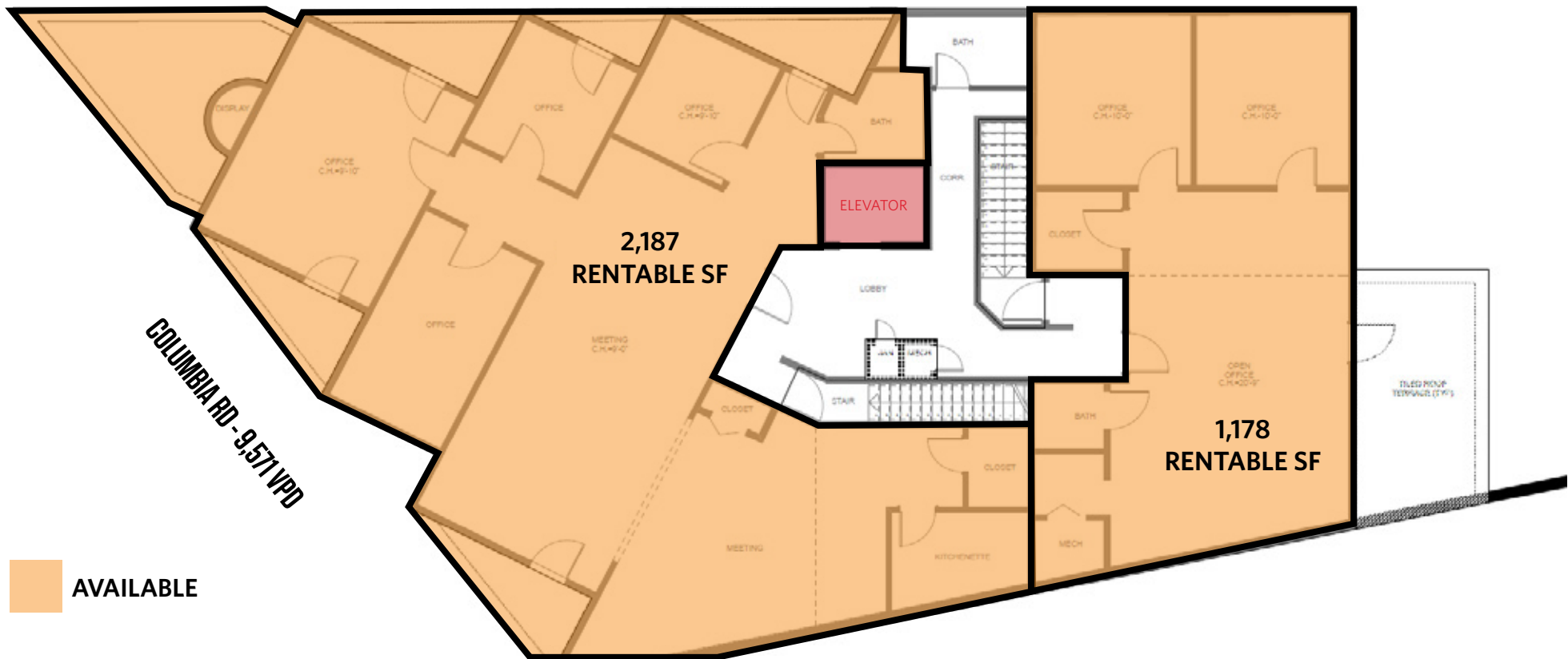
**ANDREW COUREMBIS**

acourembis@klnb.com | 202-420-7766



## SECOND FLOOR OFFICE/RETAIL

3,365 TOTAL SF



**KELLY ATKINSON**

katkinson@klnb.com | 202-420-7762

**MATT SKALET**

maskalet@klnb.com | 202-420-7775

**ANDREW COUREMBIS**

acourembis@klnb.com | 202-420-7766



# AERIAL

# 1782 COLUMBIA ROAD

1782 COLUMBIA RD NW, WASHINGTON, DC 20009

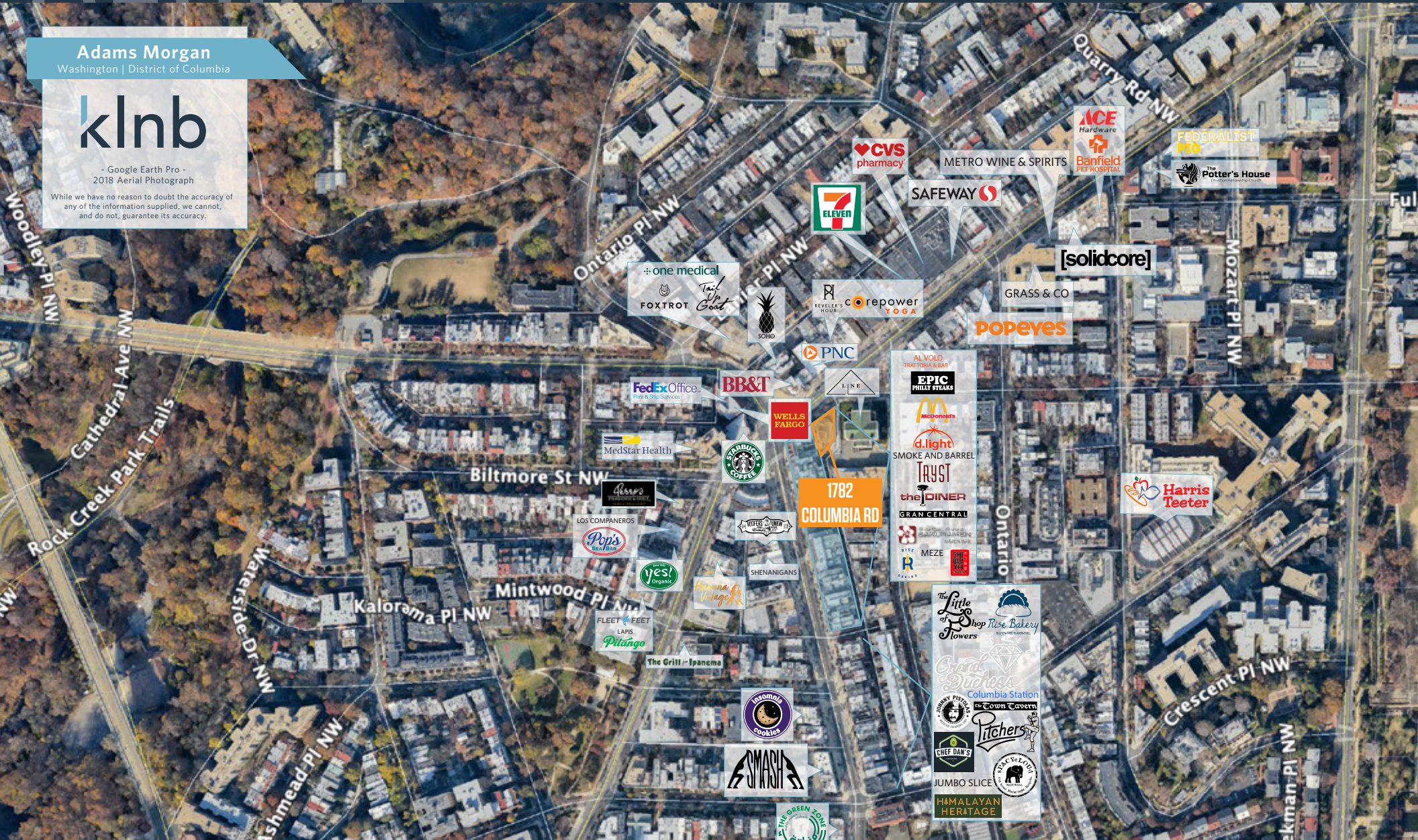
Adams Morgan

Washington | District of Columbia

# klnb

- Google Earth Pro -  
2018 Aerial Photograph

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.



**KELLY ATKINSON**

katkinson@klnb.com | 202-420-7762

**MATT SKALET**

maskalet@klnb.com | 202-420-7775

**ANDREW COUREMBIS**

acourembis@klnb.com | 202-420-7766

# klnb





# 1782 COLUMBIA ROAD

1782 COLUMBIA RD NW, WASHINGTON, DC 20009

## FOR MORE INFORMATION, PLEASE CONTACT:

### **KELLY ATKINSON**

katkinson@klnb.com  
202-420-7762

### **MATT SKALET**

m skalet@klnb.com  
202-420-7775

### **ANDREW COUREMBIS**

acourembis@klnb.com  
202-420-7766

1130 Connecticut Ave NW #600, Washington, DC 20036

**klnb.com**



instagram.com/klnbcre



linkedin.com/company/klnb



facebook.com/KLNBCRE

**CLICK TO VIEW PROPERTY WEBSITE**

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.