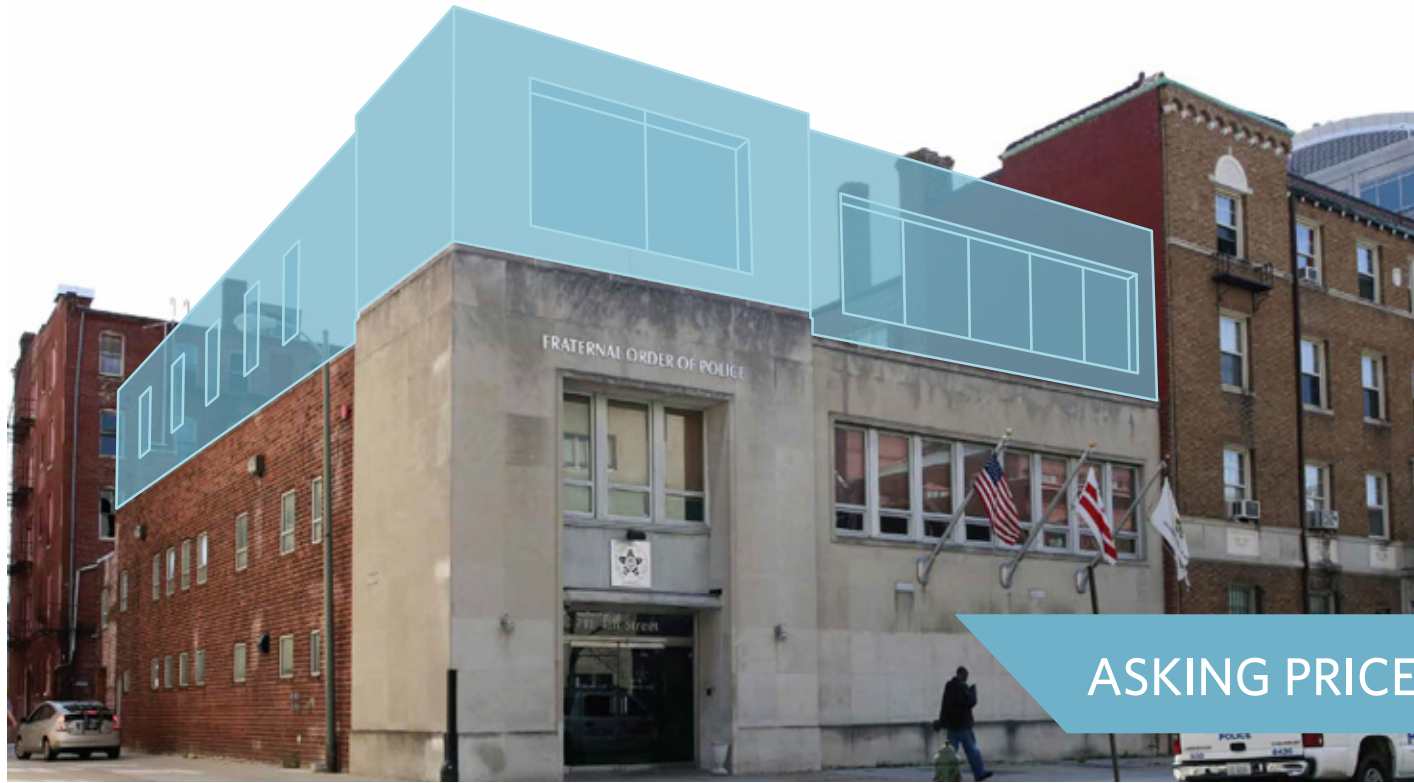


# 711 4TH STREET NW

## USER-BUYER OFFICE/RETAIL FOR SALE



ASKING PRICE: \$3,755,000

## PROPERTY HIGHLIGHTS

### JUDICIARY SQUARE SUBMARKET

- User Buyer with Expansion Capabilities
- Short Walk to Gallery Place & Judiciary Square Metros
- Two Blocks to DC Courthouse & Capital One Arena
- Two Blocks to I-395 Expressway

## BUILDING HIGHLIGHTS

- Building Built 1957; Renovated 2002
- Permits High-Density Mixed-Use Development
- Existing Building 14,014 SF, Plus Additional 5,500 SF FAR Available
- CMU Construction
- Liquor License Available
- ADA Compliant with Modern Elevator
- 2nd Floor Used as Event Space with Bar/Kitchen.
- 1st Floor Conference Room with Ten Private Offices
- Windows on North and West Side of the Building
- Street Parking Available and Garage Next Door at 300 Mass Ave

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# 711 4TH STREET NW



MARKET MAP

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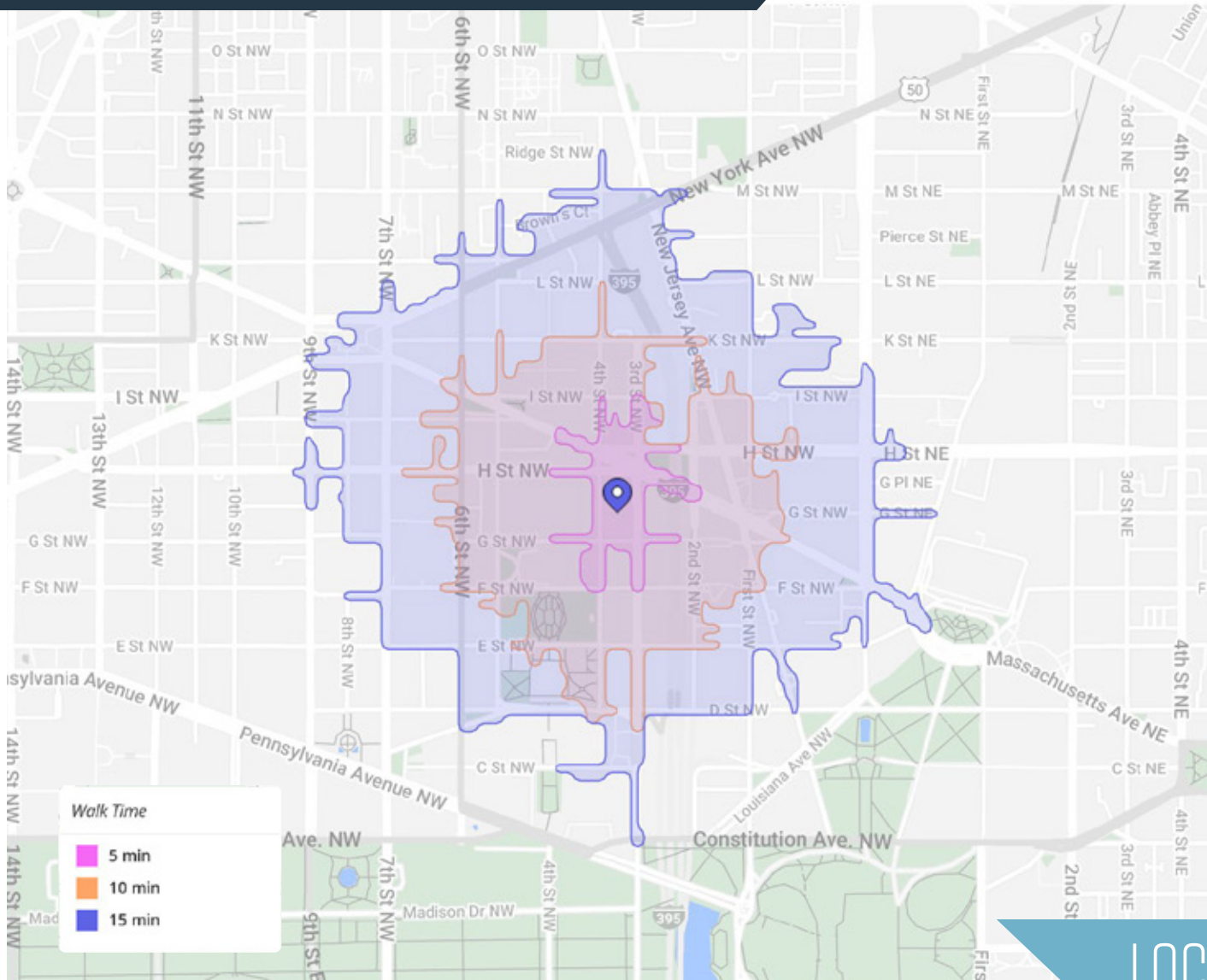
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## DEMOGRAPHICS | 2023:

	5 MIN WALK	10 MIN WALK	15 MIN WALK
Population	5,635	13,832	24,276
Daytime Population	20,096	86,661	143,839
Households	3,550	8,538	14,224
Average HH Income	\$164,603	\$157,539	\$162,162

## TRAFFIC COUNTS | 2022:

Massachusetts Ave NW	33,500 ADT
I-395	44,300 ADT

## LOCATION & DEMOGRAPHICS

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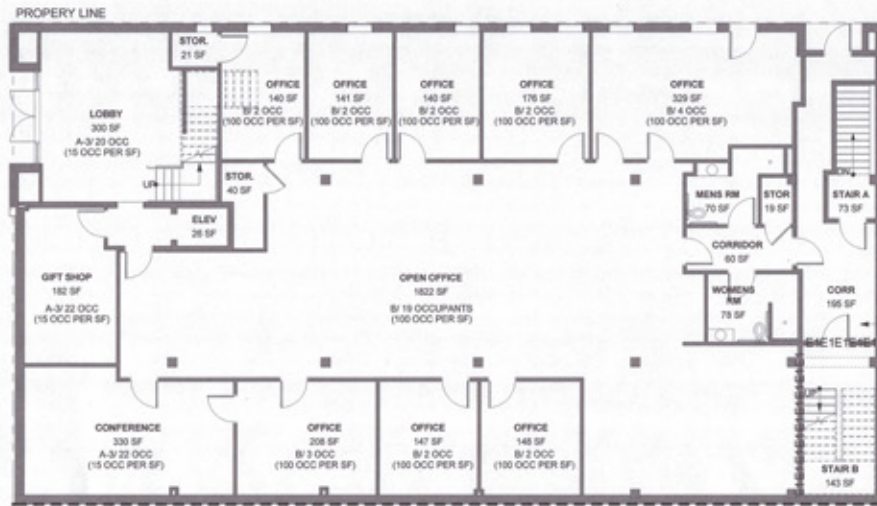
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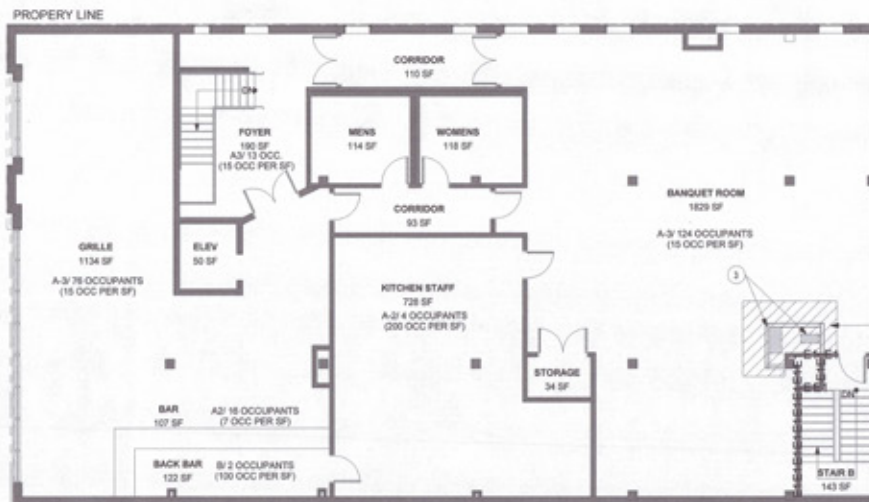
# 711 4TH STREET NW

## AVAILABLE SPACE

LEVEL 1 - EXISTING FLOOR PLAN

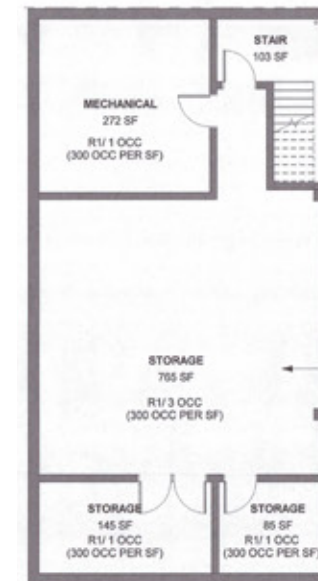


LEVEL 2 - EXISTING FLOOR PLAN



- Asking Price: \$3,755,000
- Additional FAR: 5,500 SF
- 1st - 5,500 SF
- 2nd - 5,500 SF
- Basement - 3,014 SF
- Total Building Area: 14,014 SF

BASEMENT LEVEL - EXISTING FLOOR PLAN



## FLOOR PLANS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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