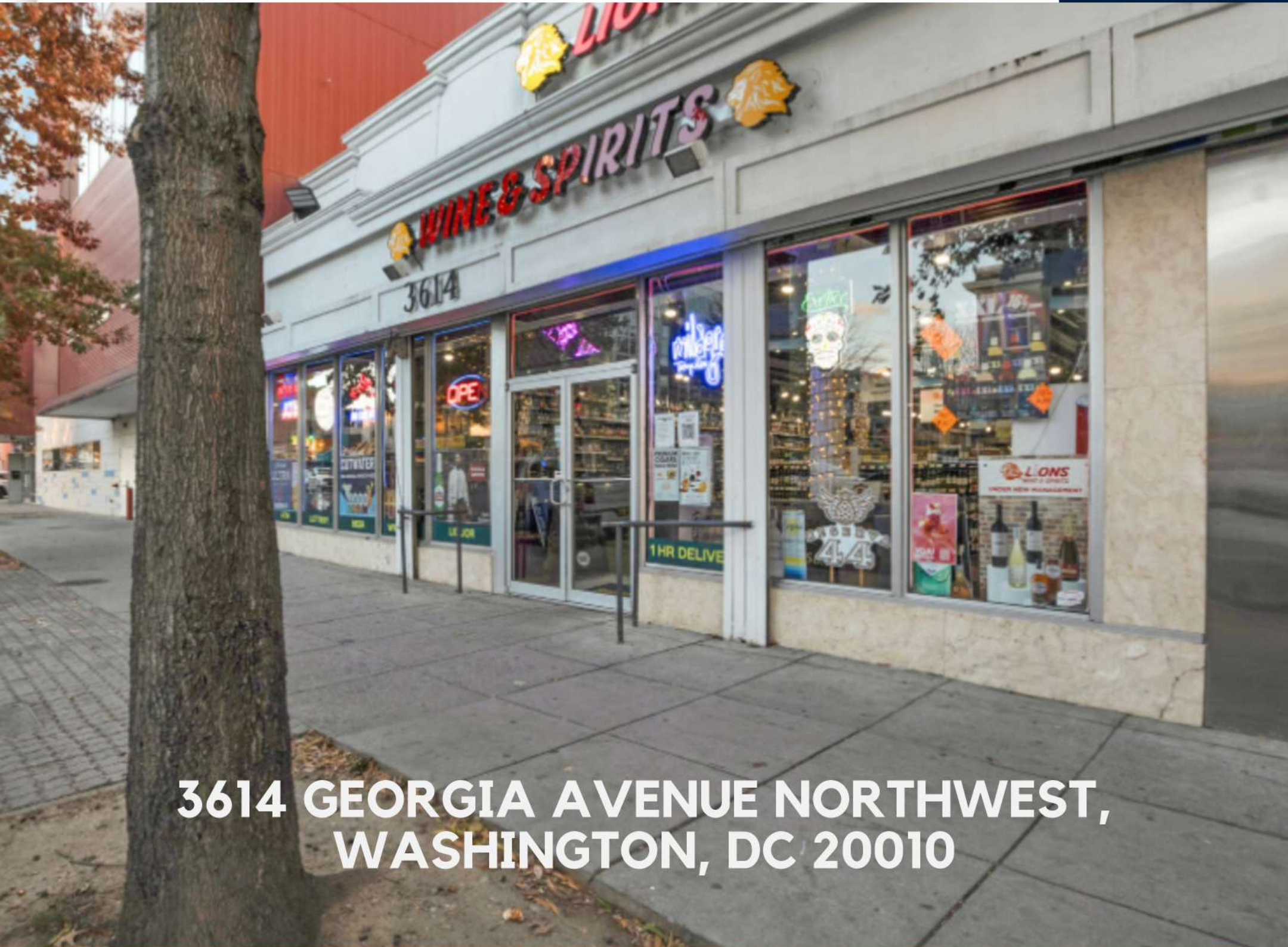


GEORGIA AVE NW

PRIME COMMERCIAL SPACE



3614 GEORGIA AVENUE NORTHWEST,
WASHINGTON, DC 20010



THE ELLITAN GROUP
— REAL ESTATE —

4720A Lee Hwy., Arlington VA 22207

xavier@ellitan.com 240-234-4430

GEORGIA AVE NW

PRIME REAL ESTATE

This exceptional sublease offers **7,800 square feet** of vacant and unobstructed space, perfectly suited for a variety of commercial applications such as **storage, distribution, IT operations, or warehouse** use. Situated in a thriving neighborhood with significant foot traffic and excellent connectivity, this property provides a central and convenient location for your business to flourish.



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The property boasts **21 feet of frontage** on Georgia Avenue NW and spans **15,500 square feet** of total building space in a two-story structure. Built in 1972, the building holds a **Class C** designation and operates under **NC-8 zoning**, providing flexibility for various business needs.

Positioned on **0.22 acres**, this multiple-tenancy property offers shell space ready for customization to meet your operational requirements.



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DC DEMOGRAPHICS

Population

671,803

ACS 2022 Estimates

Median Rent

\$1,817

American Community Survey 2018-2022

Housing Units

360,862

ACS 2022 Estimates

Unemployment Rate

7.1%

American Community Survey 2018-2022

Median Household Income

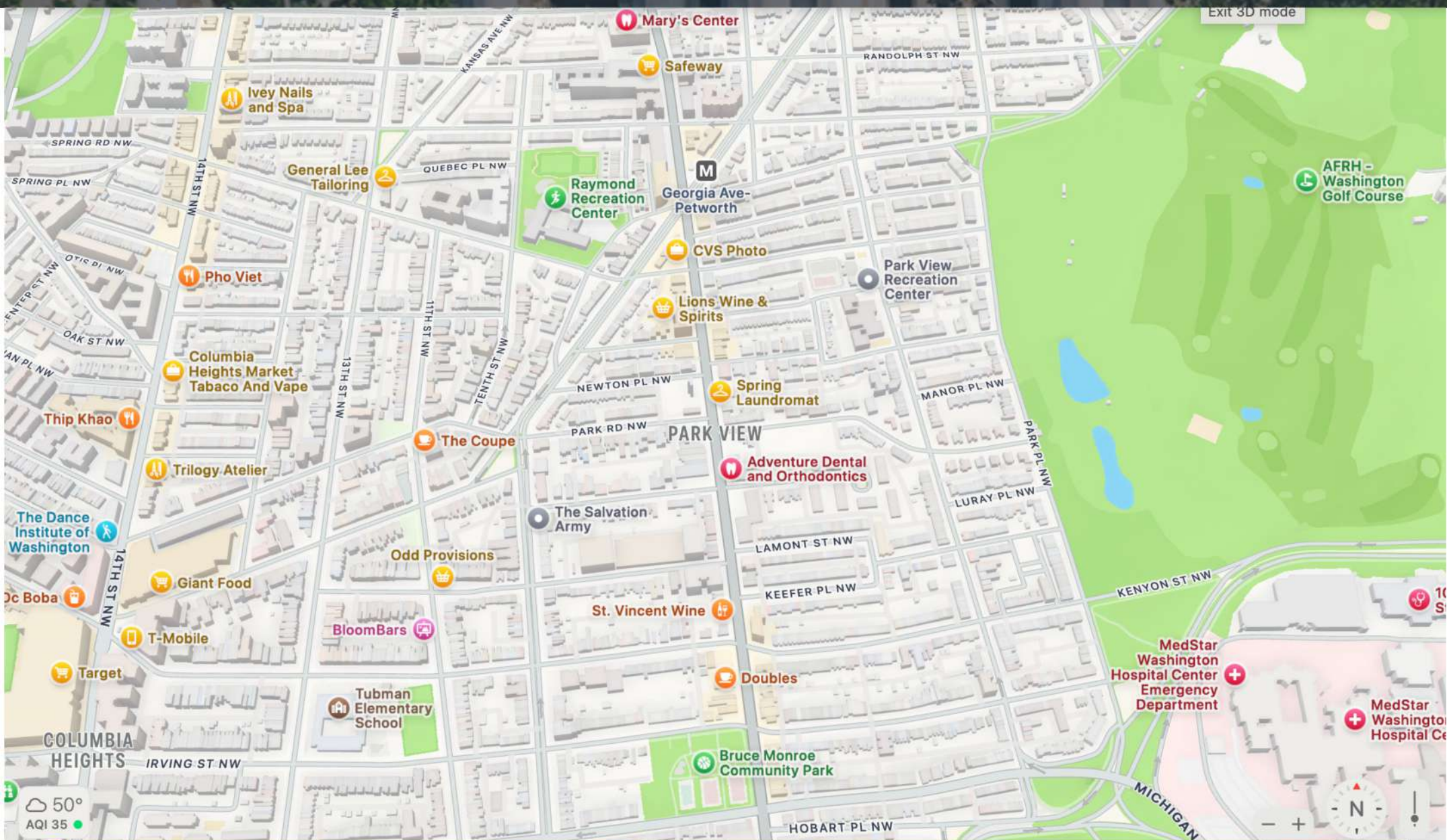
\$101,722

American Community Survey 2018-2022

Households w/ Broadband

301,109

American Community Survey 2018-2022



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METRO STATIONS

U Street, Shaw-Howard University, and Brookland-CUA Metro Stations, are all within a short drive

NEARBY TRANSPORTATION

Transportation is a key feature of this location, with the **Georgia Ave-Petworth Metro Station** (Green and Yellow Lines) just a **3-minute walk** away and the **Columbia Heights Metro Station** a **13-minute walk**.



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Sublease Commercial Space



7,800 Square Feet

0.22 Acres

Zoning NC-8



Washington, D.C.



Contact Us Today!



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