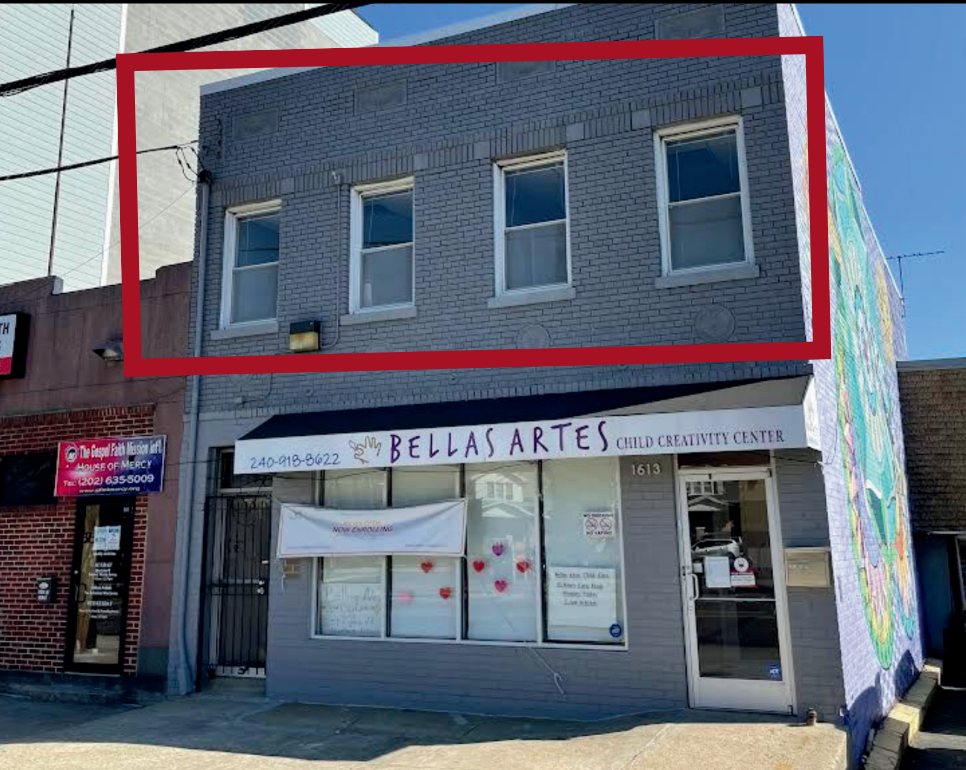


# COMMERCIAL OFFICE SPACE FOR LEASE (FULL FLOOR OPPORTUNITY TAKEOVER)



1613 RHODE ISLAND AVE NE, WASHINGTON, DC, USA 20018 (2<sup>ND</sup> FLOOR)

## ABOUT THE PROPERTY

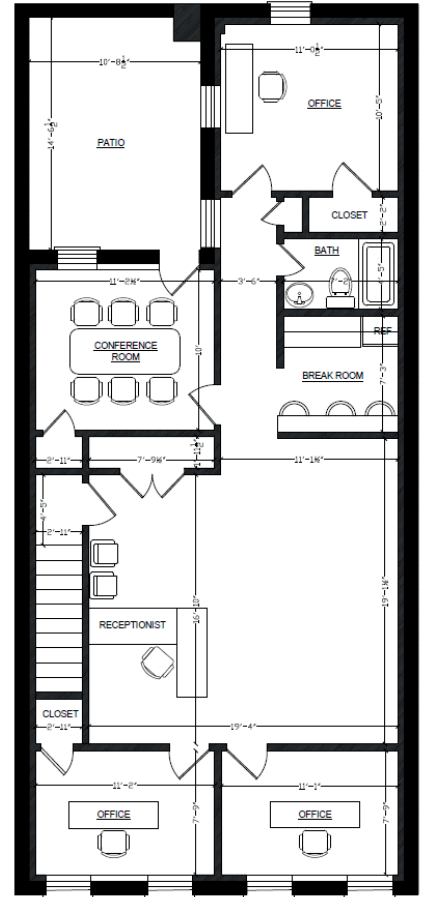
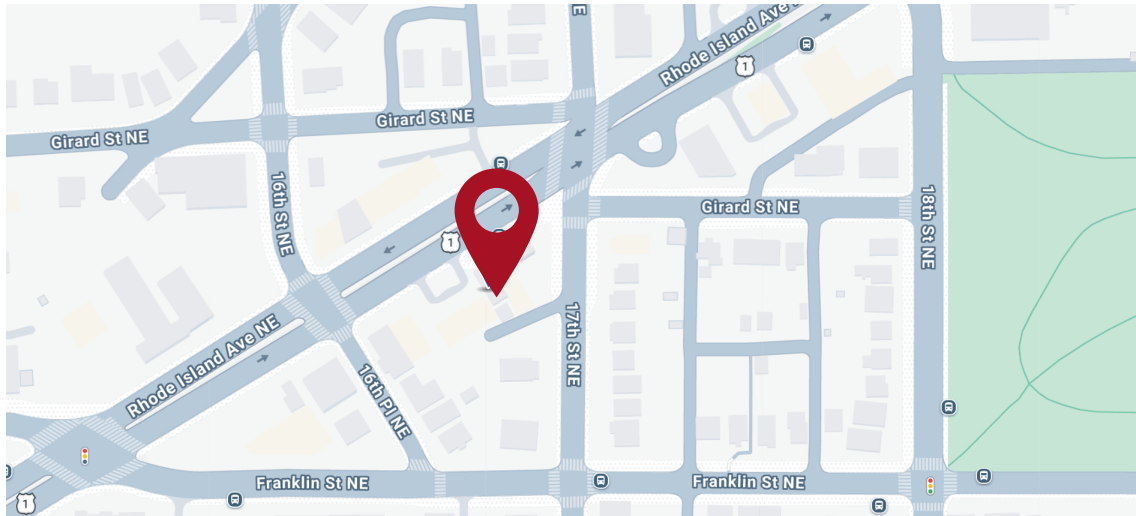
Use:	Professional Office / Healthcare / Service Business
Size:	Approx. 1,158 SF (Second-Floor Office Suite)
Zoning	Commercial Mixed-Use Corridor
Levels:	2 Levels
Rent/Term:	\$28 PSF NNN
Availability:	<b>Immediate</b>

## LEASING OPPORTUNITY OVERVIEW

Move-in-ready second-floor office suite featuring four private offices, an in-unit bathroom, and a kitchenette with no additional buildout required. Designed for professional firms, healthcare providers, behavioral health practices, and neighborhood-serving businesses seeking efficient, functional office space in a growing urban corridor.

Offered at under \$28 PSF NNN, the property presents exceptional value within the rapidly evolving Rhode Island Avenue NE corridor, which continues to benefit from public investment, residential growth, and commercial revitalization through the DC Great Streets Initiative.

# COMMERCIAL OFFICE SPACE FOR LEASE (2<sup>ND</sup> FLOOR AVAILABLE)



## TRANSIT & PARKING

- Convenient access to Rhode Island Ave NE and major commuter routes
- Easily accessible to Metrobus lines and surrounding neighborhoods
- Quick connectivity to Downtown DC, Brookland, Brentwood, and Mount Rainier
- Nearby street parking available for clients and staff
- Transit-accessible location within a dense residential trade area

## NEARBY TRANSPORTATION



- Brookland-CUA — Red Line
- NoMa-Gallaudet U — Red Line

## NEARBY BUSINESSES & AMENITIES

- Provost — Popular neighborhood restaurant and rooftop destination
- His & Hers — Well-known brunch and lounge concept
- Aurora Market — Nearby café and market concept
- Subbs by Carl — Established local sandwich shop
- Felicia's Woodridge Kitchen — Neighborhood dining destination
- Yes! Organic Market — Grocery and wellness shopping nearby
- Close proximity to Rhode Island Row retail, dining, and mixed-use development
- Surrounded by growing residential communities, neighborhood retail, and daily convenience services

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