



### Summary

Entire Building:	Available June 1, 2024
Available SF:	10,500 SF
Lease Rate:	\$50.00
Lease Type:	Triple Net (NNN)
Parking:	Surface Lot Behind Building
Zoning:	MU-3A District of Columbia

### Property Highlights

- Gateway Property to our Nation's Capital
- Spearheads the Chevy Chase Small Area Plan for DC Office of Planning
- Easy Access to Downtown and Maryland Suburbs
- Convenient to Metro at Friendship Heights on Red Line
- Entire Building Availability
- Features reception area, 7 offices, conference rooms, large kitchen/break room, and open area for cubicles on three levels
- Elevator Access

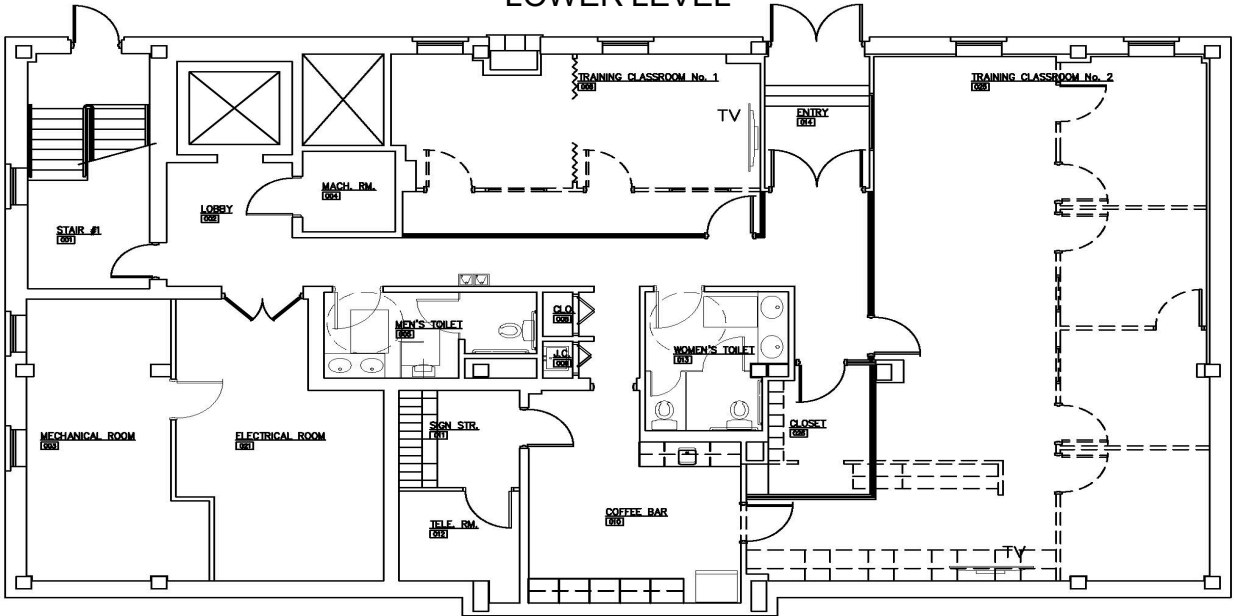
The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

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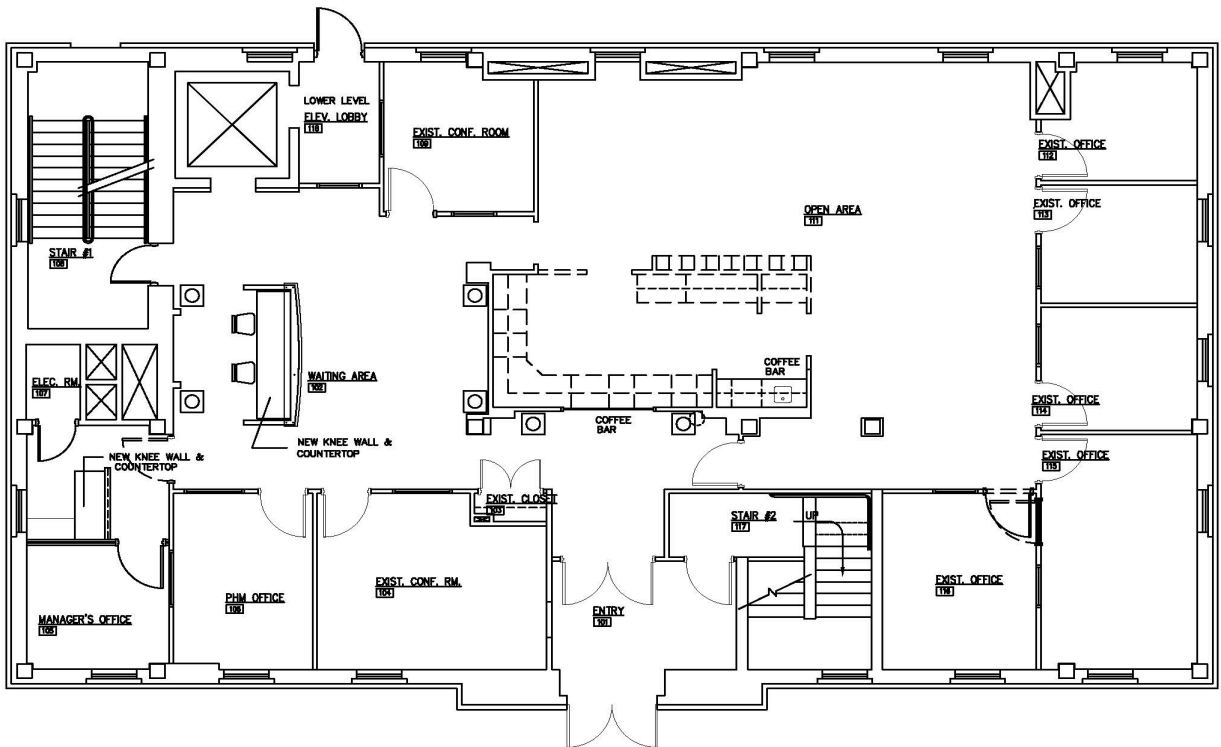
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Floor Plan

LOWER LEVEL



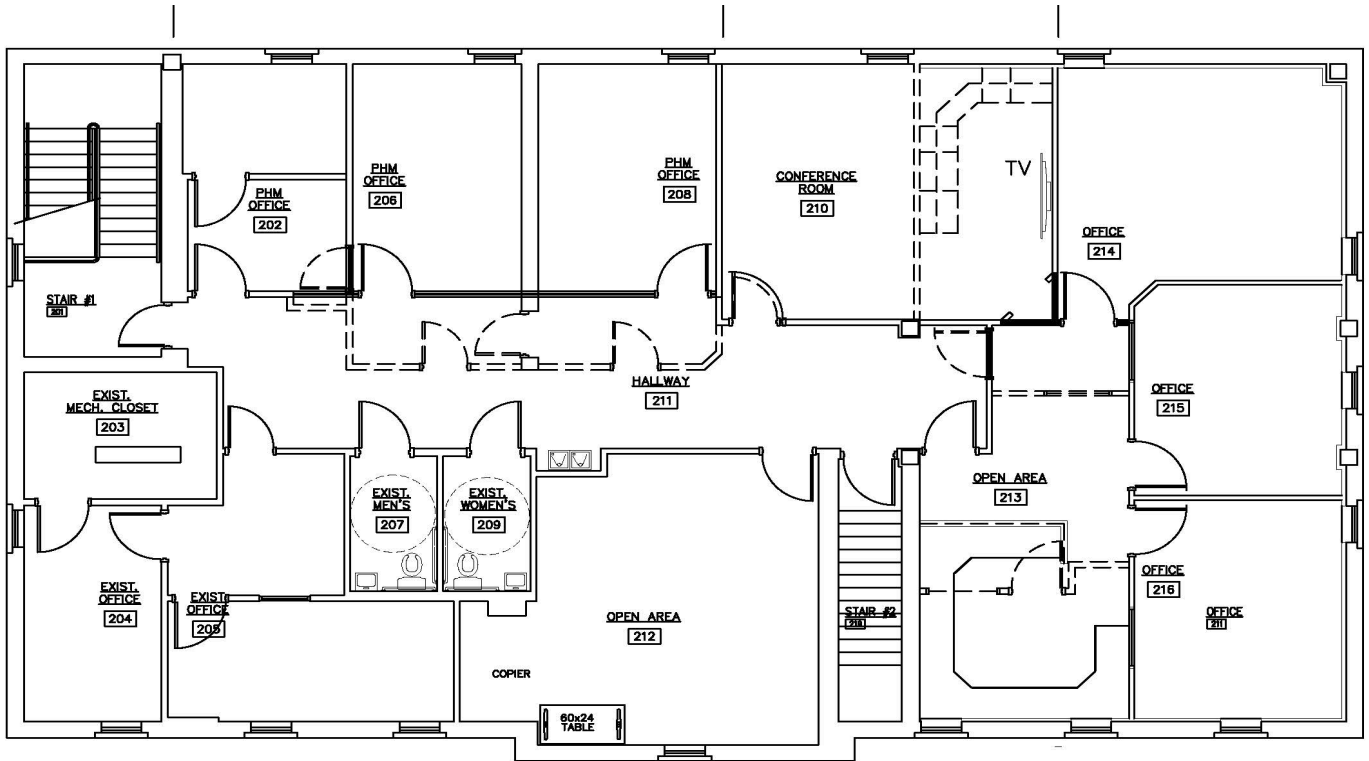
FIRST FLOOR

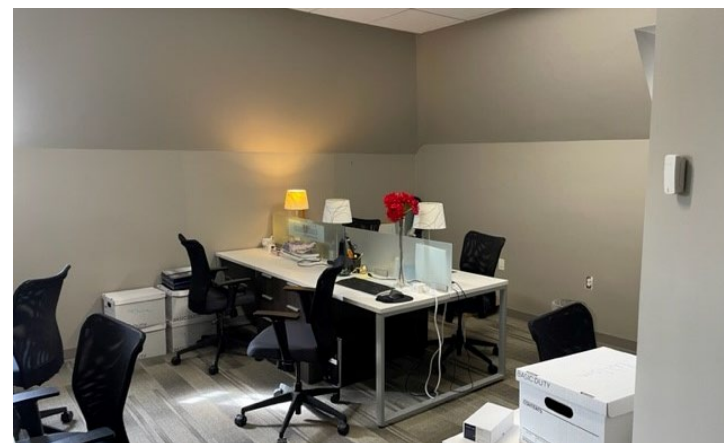


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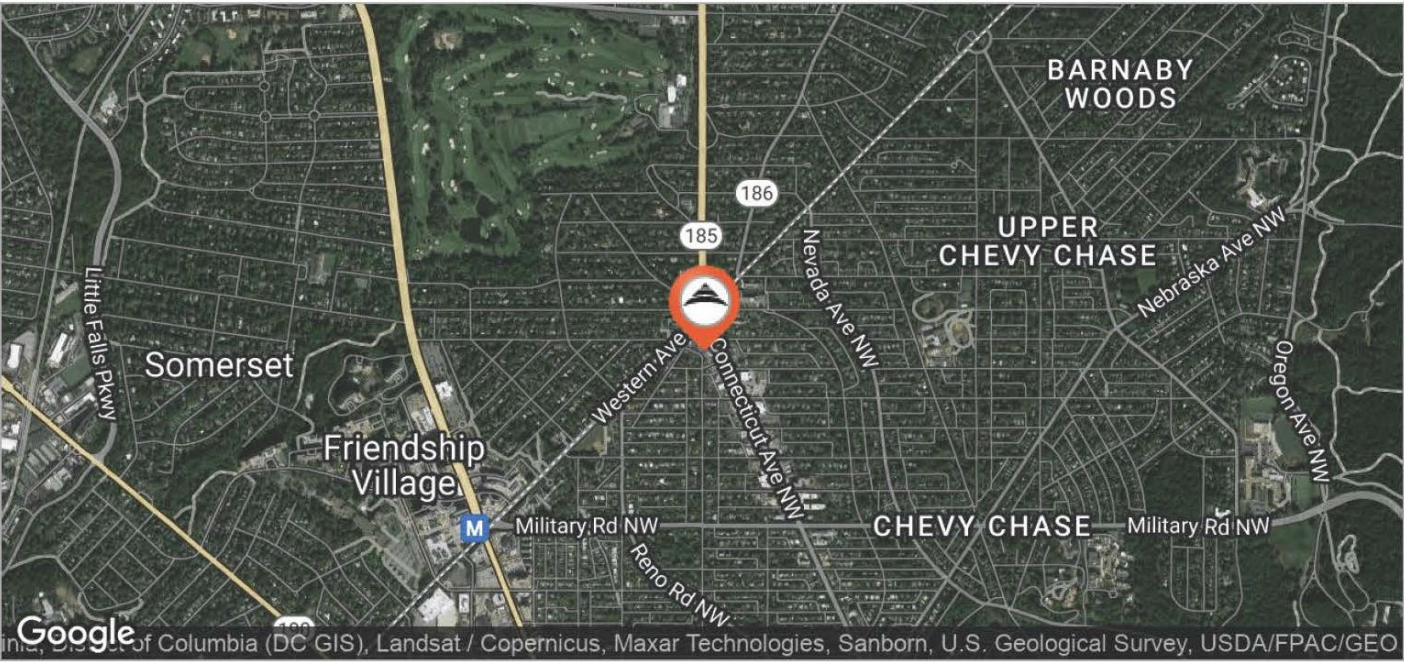
SECOND FLOOR





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