



## THE WISCONSIN BUILDING

Where Tenleytown Connects



# 4000 ALBEMARLE STREET, NW

## INVESTMENT HIGHLIGHTS



**PRIME METRO ADJACENT  
LOCATION**



**STABLE  
CASH FLOW**



**36% TENANT OCCUPANCY  
OVER 10 YEARS**



**VALUE ADD AT 77%  
OCCUPANCY**



**RECENT UPGRADES &  
SOLAR PANNELS**



**AMENITY-RICH  
SETTING**

## DEMOGRAPHICS

**\$235K**

Avg. Household Income in  
Tenleytown and Cathedral Heights

**88%**

have at least Bachelor's Degree or  
higher

## PROPERTY OVERVIEW

	RENTABLE SF	OCCUPIED SF
LOWER LEVEL	5,669	4,413
GROUND FLOOR	5,824	5,824
2ND FLOOR	6,949	4,159
3RD FLOOR	5,521	3,954
4TH FLOOR	5,490	3,567
5TH FLOOR	5,476	4,728
PENTHOUSE	537	537
MECHANICAL	0	0
	<b>35,466 SF</b>	<b>27,182 SF</b>



**YEAR BUILT /  
RENOVATED**  
1956 / 2016



**NUMBER OF TENANTS**  
36 Tenants



**ZONING**  
MU-7B



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