

WASHINGTON OFFICE CENTER

409 3rd Street, SW
Washington, DC 20024

Retail For Lease



Leasing Information:
202.513.6700

Adam Biberaj
202.513.6736
abiberaj@lpc.com

Merrill Turnbull
202.513.6713
mturnbull@lpc.com

Lincoln

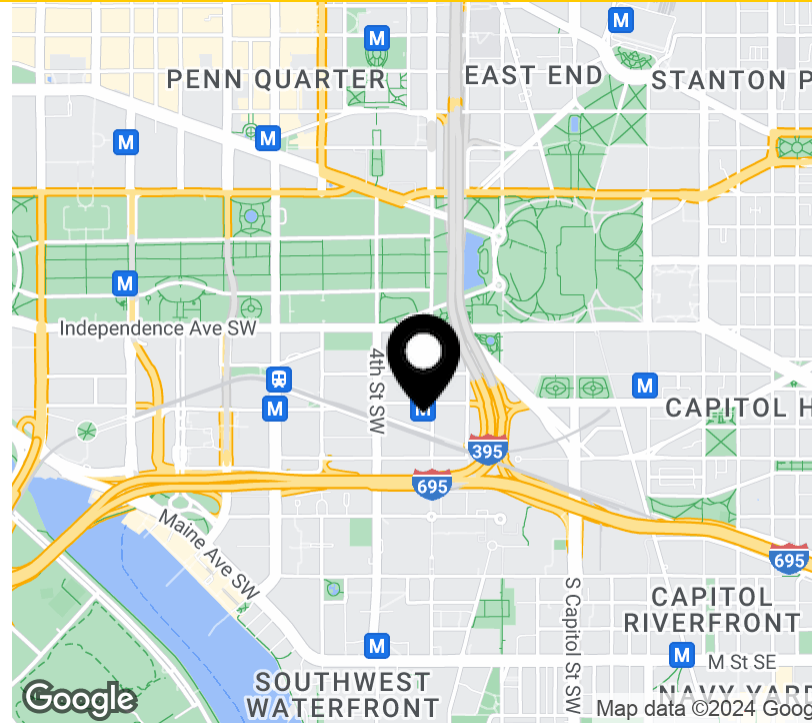
Lincoln Property Company
101 Constitution Avenue, NW Suite 325 East
Washington, DC 20001

www.lpc.com

WASHINGTON OFFICE CENTER

Retail For Lease

409 3rd Street, SW | Washington, DC 20024



Property Highlights

- Washington Office Center is located in Federal Center, surrounded by many federal agencies, museums, the botanic gardens, and near Capitol Hill
- Surrounded by US SBA, HHS/ED, Museum of the Bible, Dept. of HHS, US Dept. of Education, FEMA, House of Representatives and Congressional Budget Offices, and boasts over 30,000 daytime employees within a short walk
- 84 Walk Score - "Very Walkable"
- Sits atop Federal Center SW Metro Station with over 5,800 riders per day
- Ideal for deli, quick service restaurant, convenience store, drug store, sundry shop, etc.
- Retail co-tenancy includes Gold's Gym, Starbucks, Potbelly Sandwich Works, Cafe Fifty Nine and FedEx Office
- Perfect for 5-day per week businesses

Availabilities

| Availabilities | SF | Lease Rate | Date Available |
|----------------|----------|------------|----------------|
| Suite 106 | 416 SF | Negotiable | Immediately |
| Suite 106A | 519 SF | Negotiable | Immediately |
| Suite 110 | 2,944 SF | Negotiable | Immediately |

Adam Biberaj

202.513.6736
abiberaj@lpc.com

Merrill Turnbull

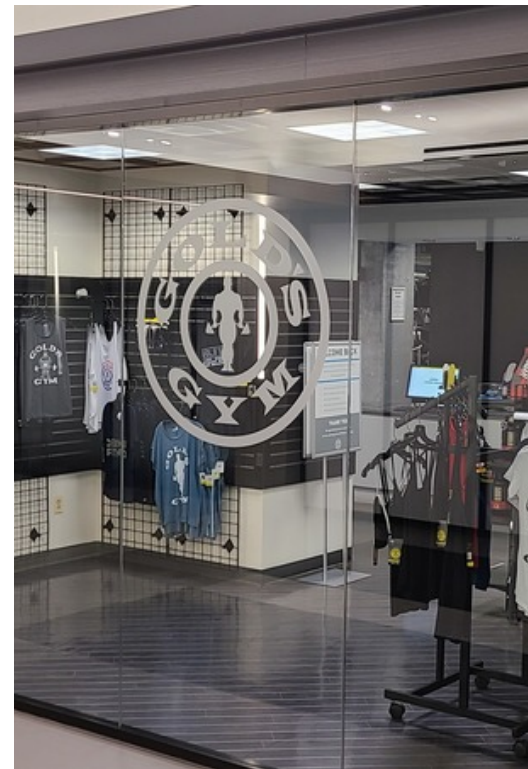
202.513.6713
mturnbull@lpc.com

Lincoln

WASHINGTON OFFICE CENTER

Additional Photos

409 3rd Street, SW | Washington, DC 20024



Adam Biberaj Merrill Turnbull
202.513.6736 202.513.6713
abiberaj@lpc.com mturnbull@lpc.com

Lincoln

WASHINGTON OFFICE CENTER

Site Plan

409 3rd Street, SW | Washington, DC 20024



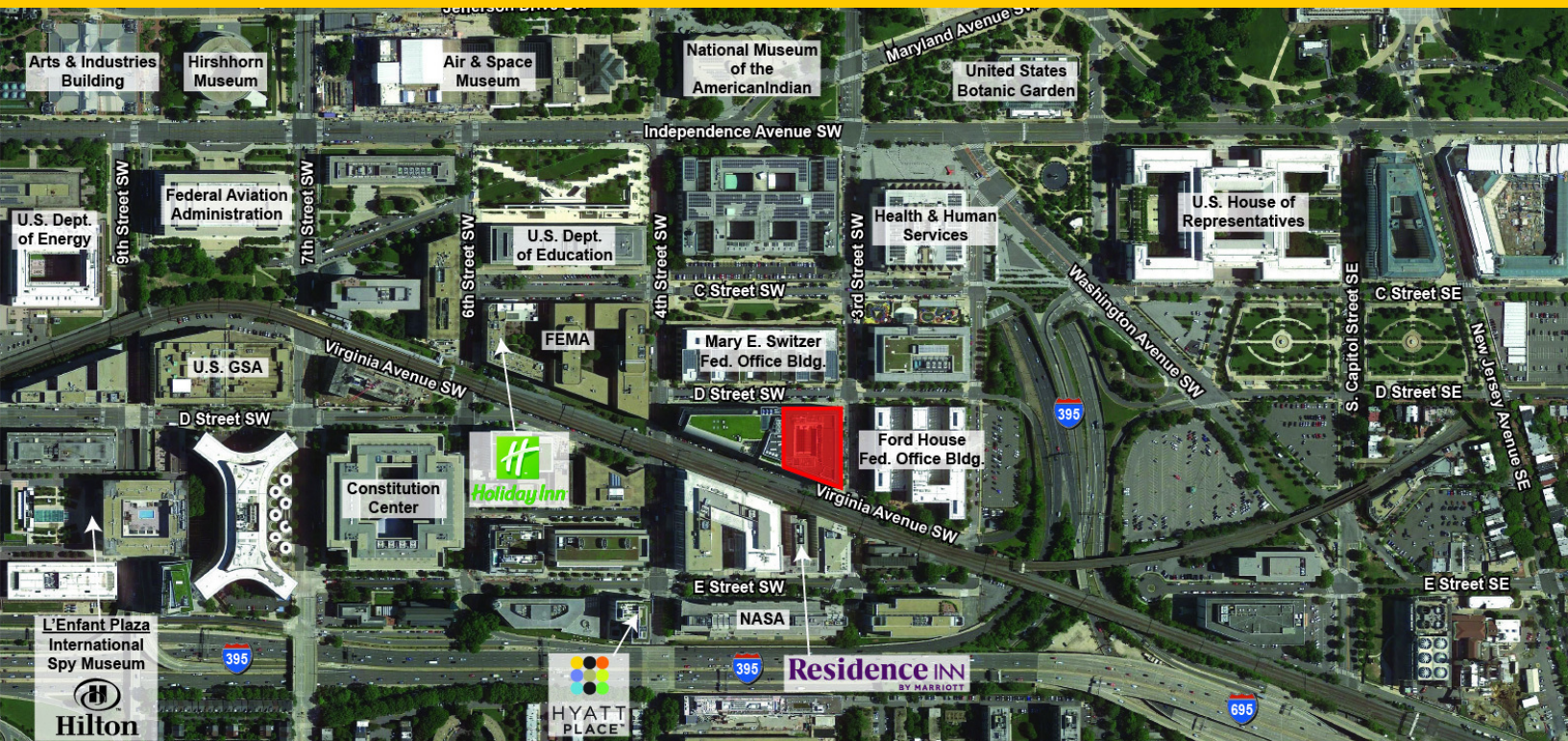
Adam Biberaj Merrill Turnbull
202.513.6736 202.513.6713
abiberaj@lpc.com mturnbull@lpc.com

Lincoln

WASHINGTON OFFICE CENTER

Location Map

409 3rd Street, SW | Washington, DC 20024



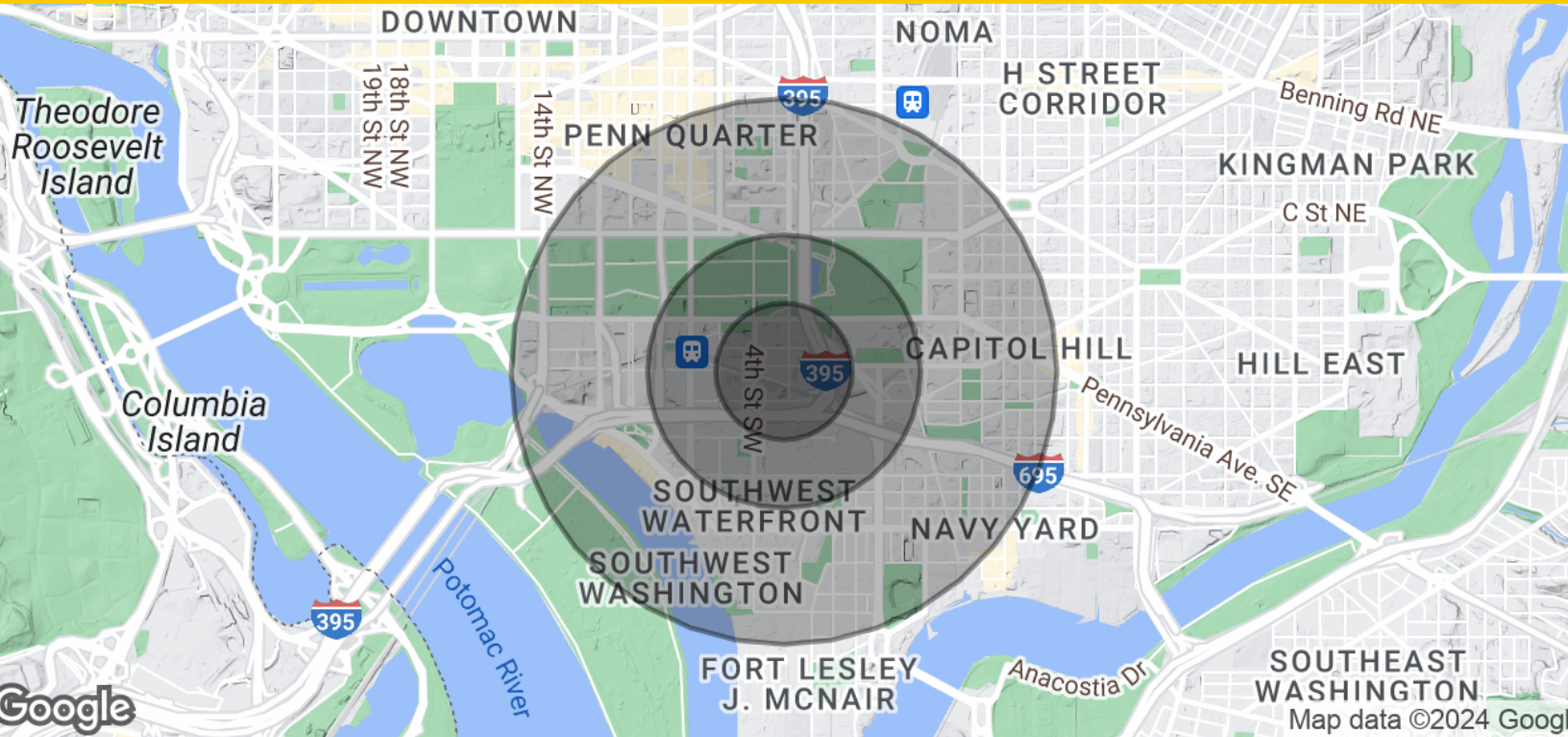
Adam Biberaj Merrill Turnbull
202.513.6736 202.513.6713
abiberaj@lpc.com mturnbull@lpc.com

Lincoln

WASHINGTON OFFICE CENTER

Demographics Map & Report

409 3rd Street, SW | Washington, DC 20024



| Population | 0.25 Miles | 0.5 Miles | 1 Mile |
|------------------------------|------------|-----------|-----------|
| Total Population | 1,099 | 7,650 | 40,722 |
| Median Age | 37 | 37.6 | 36.6 |
| Daytime Population | 10,634 | 47,681 | 160,828 |
| White Collar Workers | 91.4% | 91.9% | 92.0% |
| Households & Income | 0.25 Miles | 0.5 Miles | 1 Mile |
| Total Households | 643 | 4,660 | 24,789 |
| # of Persons per HH | 1.7 | 1.6 | 1.6 |
| Average HH Income | \$140,542 | \$142,409 | \$170,777 |
| Average House Value | \$506,366 | \$653,285 | \$737,278 |
| Educational Attainment | 0.25 Miles | 0.5 Miles | 1 Mile |
| Some College, No Degree | 5.6% | 6.8% | 6.3% |
| Associate Degree | 4.4% | 4.0% | 3.5% |
| Bachelor's Degree | 30.1% | 30.0% | 37.0% |
| Graduate/Professional Degree | 49.6% | 47.5% | 45.2% |

* Demographic Source: ESRI/BIS.com; Based on 2020 Census and 2023 Estimates

Adam Biberaj **Merrill Turnbull**
 202.513.6736 202.513.6713
 abiberaj@lpc.com mturnbull@lpc.com

Lincoln



WASHINGTON OFFICE CENTER

409 3rd Street, SW
Washington, DC 20024

Leasing Information:
202.513.6700

Adam Biberaj
202.513.6736
abiberaj@lpc.com

Merrill Turnbull
202.513.6713
mturnbull@lpc.com

Lincoln

Lincoln Property Company
101 Constitution Avenue, NW Suite 325 East
Washington, DC 20001

www.lpc.com