

OFFICE FOR LEASE

509 2ND ST NE

Washington, DC 20002

Available: 3,816 SF



LISTING DATA

AVAILABLE SF: 3,816 SF

ECONOMIC DATA

LEASE RATE: \$42.50 + Utilities

PROPERTY INFORMATION

COUNTY: District of Columbia

BUILDING DATA

TOTAL BUILDING SF: 3,816 SF

YEAR BUILT: 1890

ZONING: MU-4/CAP

PROPERTY OVERVIEW

Situated between Capitol Hill and NoMa, this distinctive office space offers a unique blend of classic DC charm and modern functionality. The property features high ceilings, abundant natural light, flexible layouts, and on-site parking. Its prime location near Union Station, the Capitol, and a variety of amenities makes it ideal for teams seeking a professional and well-connected workspace.

PROPERTY HIGHLIGHTS

- Walking distance to Union Station
- Centrally located between Capitol Hill and NOMA
- Ideal for law firms, lobbying groups, Non-profits or Association
- Furniture can convey
- One (1) parking space in back alley

Kristin Rebeck
Senior Vice President
321.287.8743
krebeck@lee-associates.com

Vimbainashe "V" Marufu
Associate
240.328.3002
vmarufu@lee-associates.com

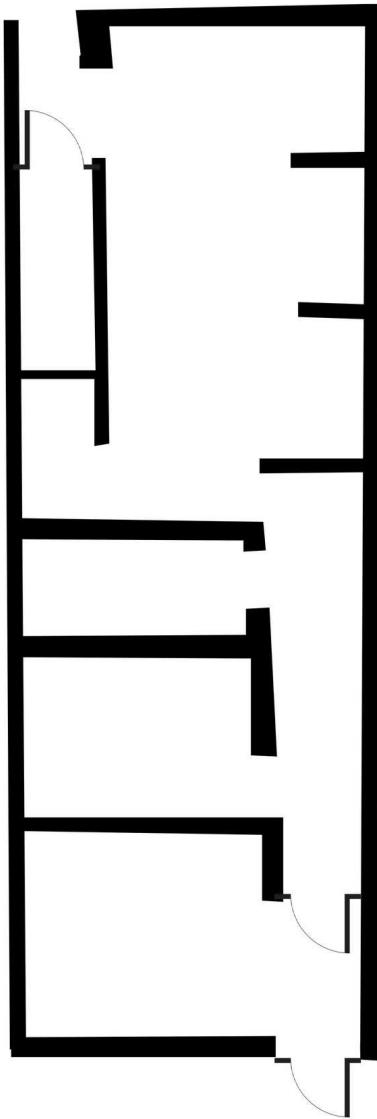
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFICE FOR LEASE

509 2ND ST NE

Washington, DC 20002

Available: 3,816 SF



1st Floor | *Not Drawn to Scale

2nd Floor | *Not Drawn to Scale

Kristin Rebeck
Senior Vice President
321.287.8743
krebeck@lee-associates.com

Vimbainashe "V" Marufu
Associate
240.328.3002
vmarufu@lee-associates.com

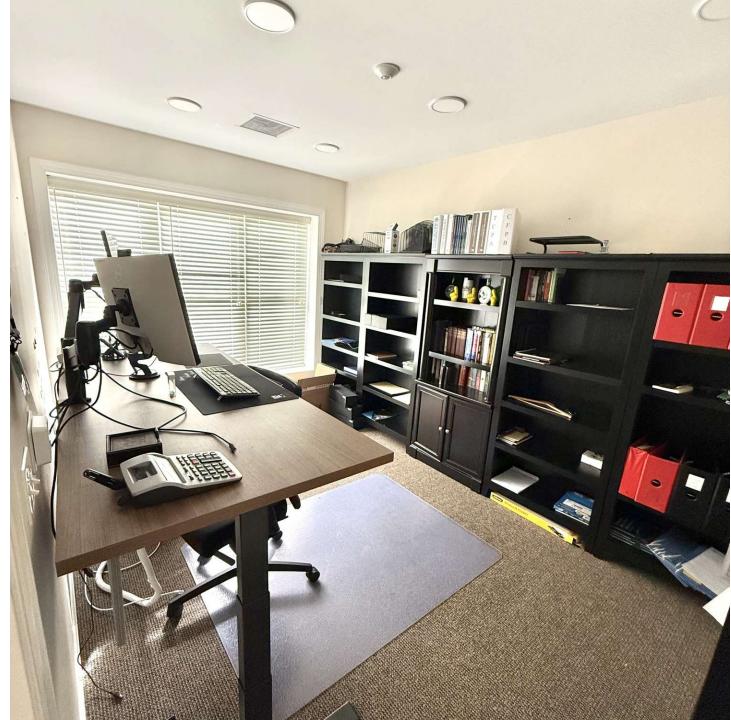
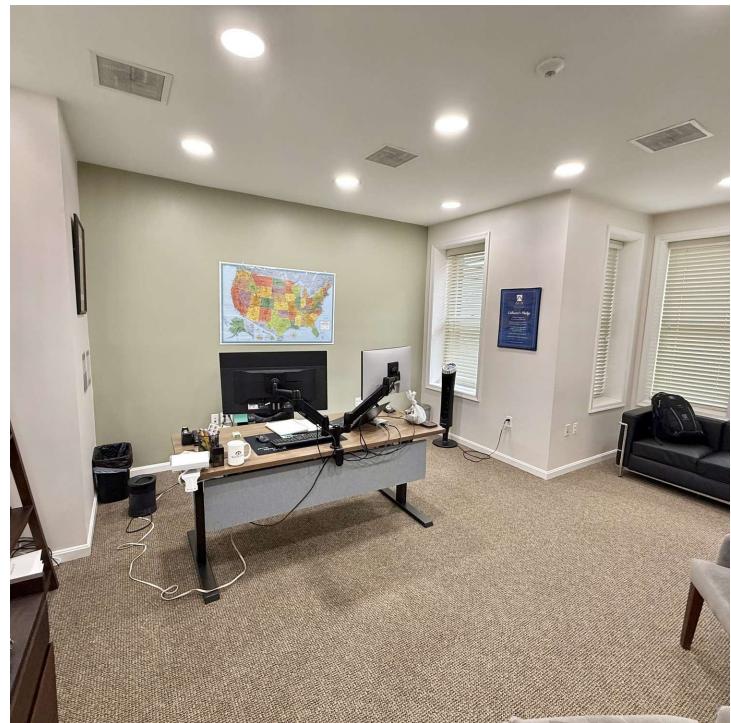
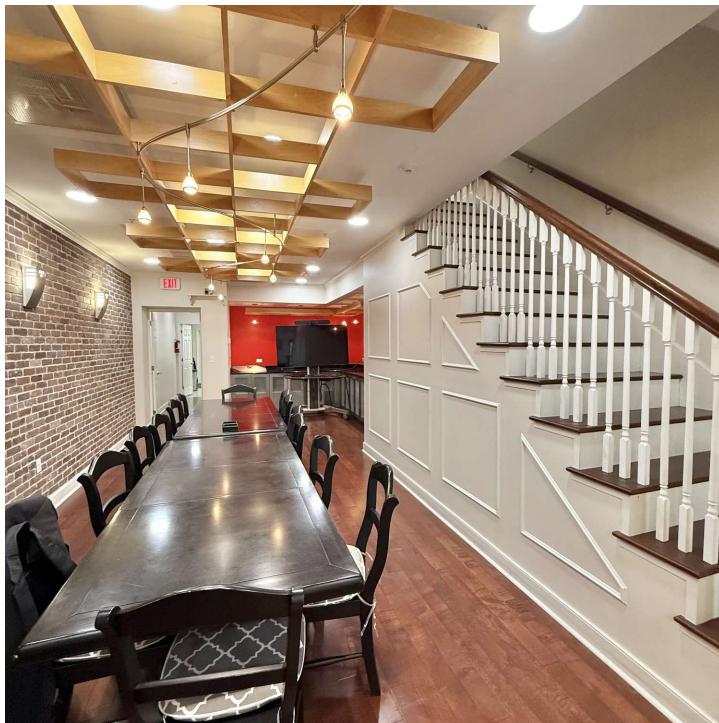
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFICE FOR LEASE

509 2ND ST NE

Washington, DC 20002

Available: 3,816 SF



Kristin Rebeck
Senior Vice President
321.287.8743
krebeck@lee-associates.com

Vimbainashe "V" Marufu
Associate
240.328.3002
vmarufu@lee-associates.com

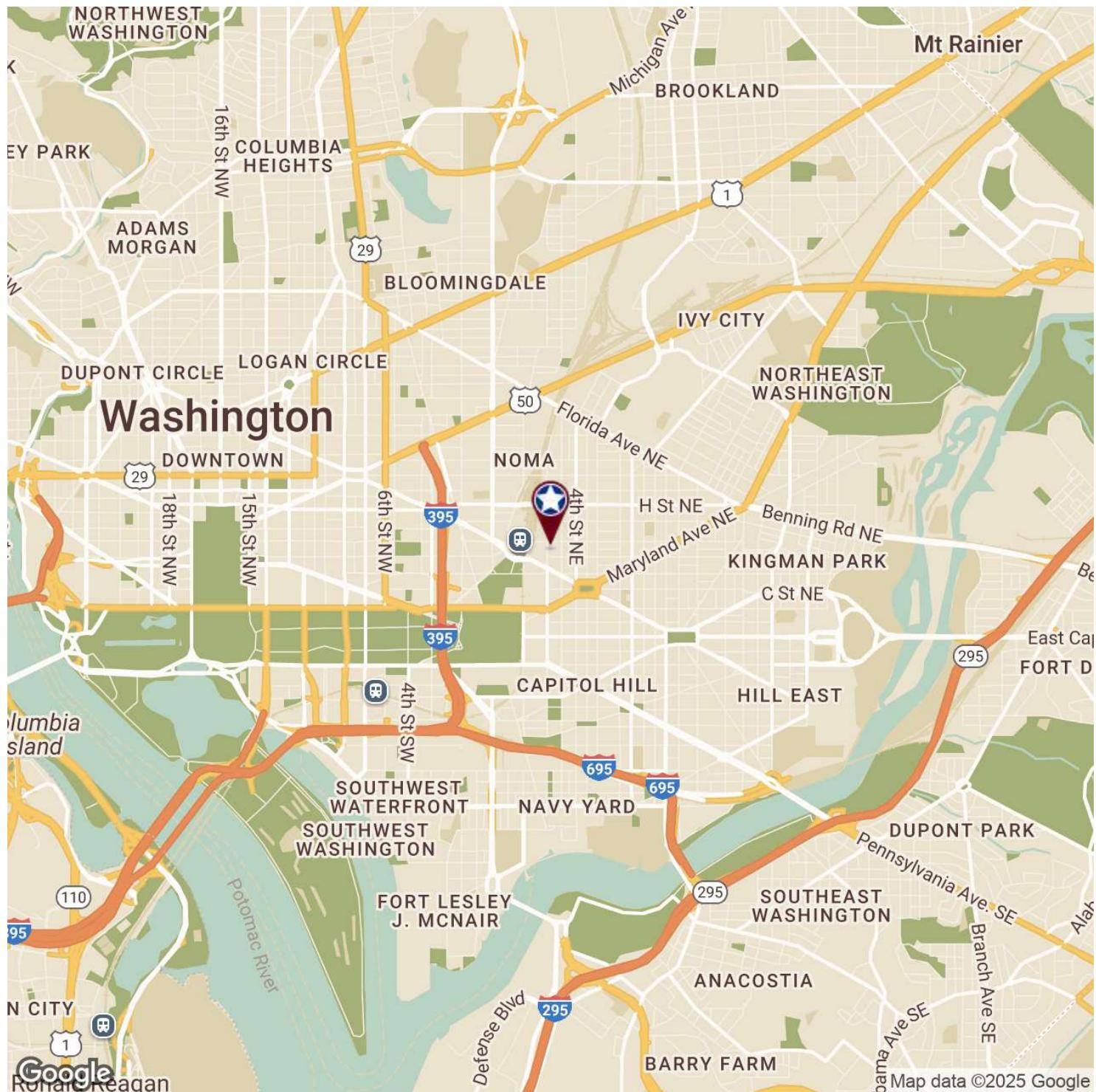
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFICE FOR LEASE

509 2ND ST NE

Washington, DC 20002

Available: 3,816 SF



Kristin Rebeck
Senior Vice President
321.287.8743
krebeck@lee-associates.com

Vimbainashe "V" Marufu
Associate
240.328.3002
vmarufu@lee-associates.com

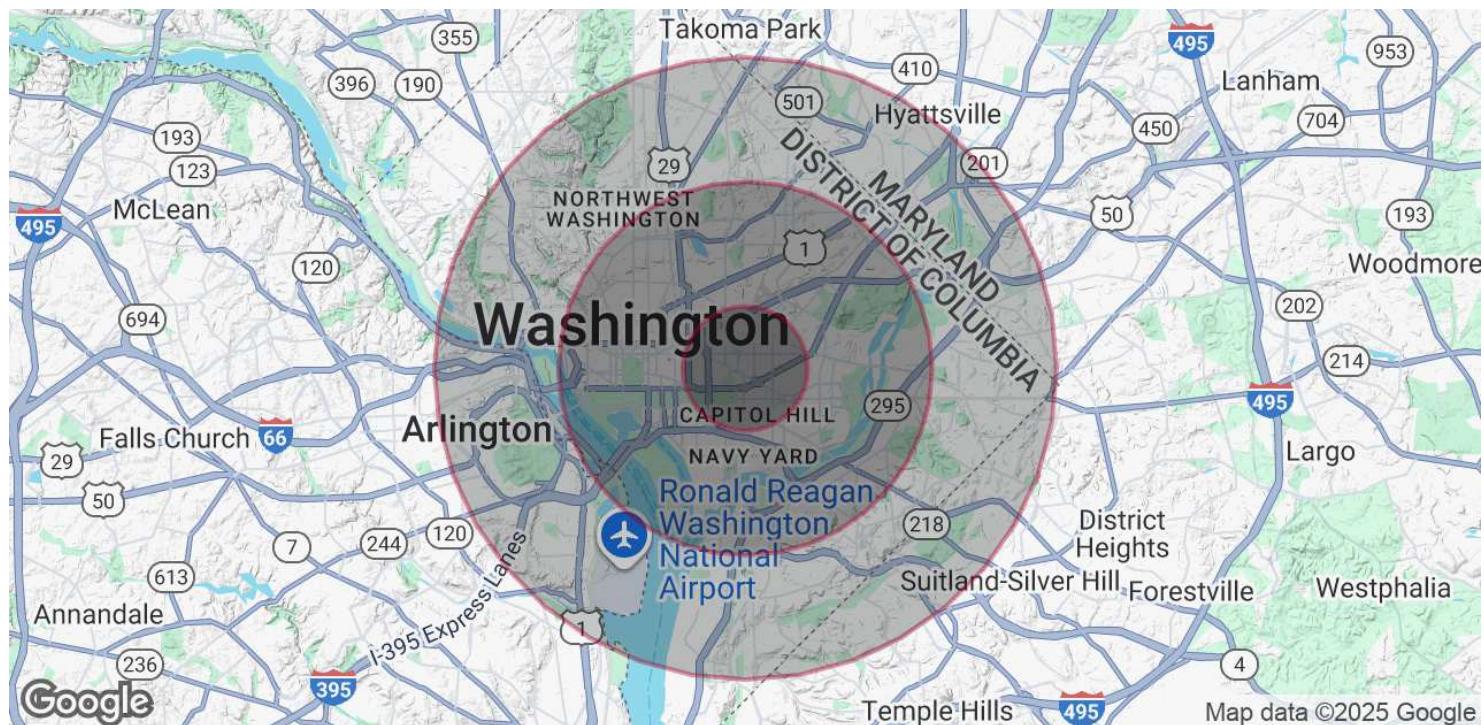
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFICE FOR LEASE

509 2ND ST NE

Washington, DC 20002

Available: 3,816 SF



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	60,026	350,711	753,482
Average Age	36	37	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	31,165	173,672	351,187
# of Persons per HH	1.9	2	2.1
Average HH Income	\$182,061	\$155,519	\$143,620
Average House Value	\$903,487	\$799,747	\$767,178

Demographics data derived from AlphaMap

Kristin Rebeck
Senior Vice President
321.287.8743
krebeck@lee-associates.com

Vimbainashe "V" Marufu
Associate
240.328.3002
vmarufu@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.