

# 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 Capital 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-asociates.com

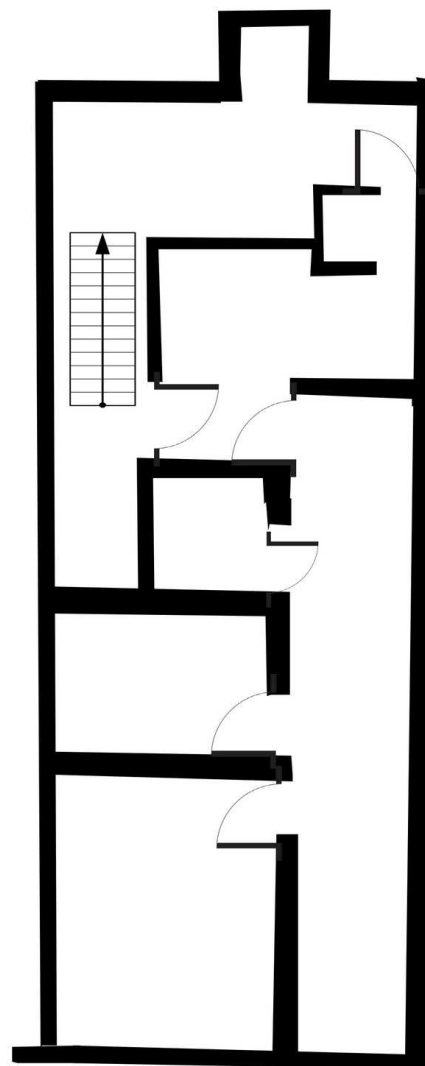
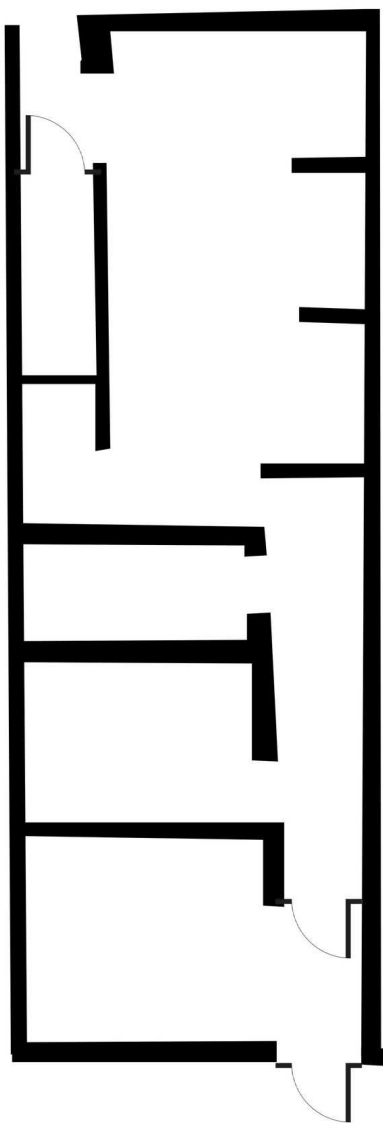
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1st Floor | \*Not Drawn to Scale

2nd Floor | \*Not Drawn to Scale

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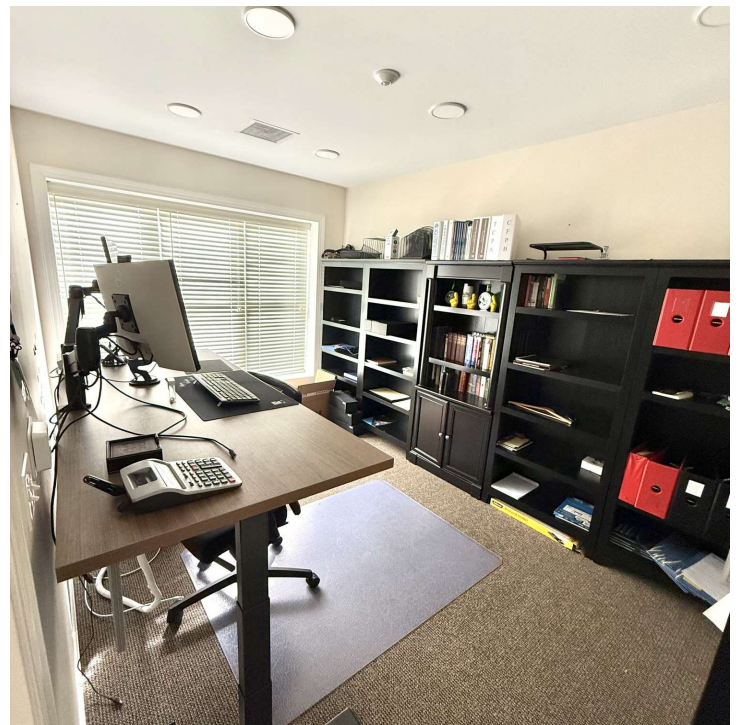


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[vmarufu@lee-associates.com](mailto:vmarufu@lee-associates.com)

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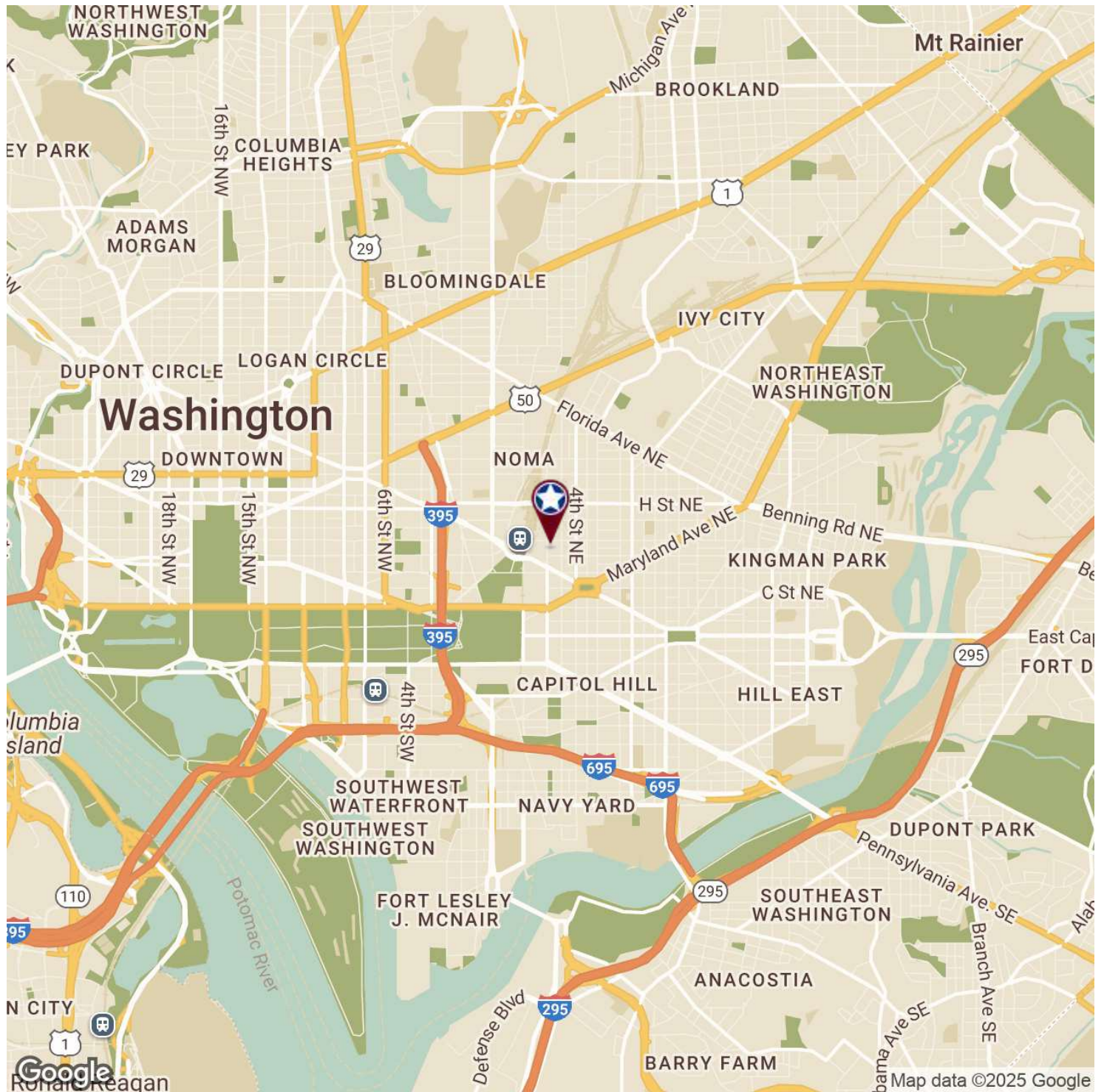


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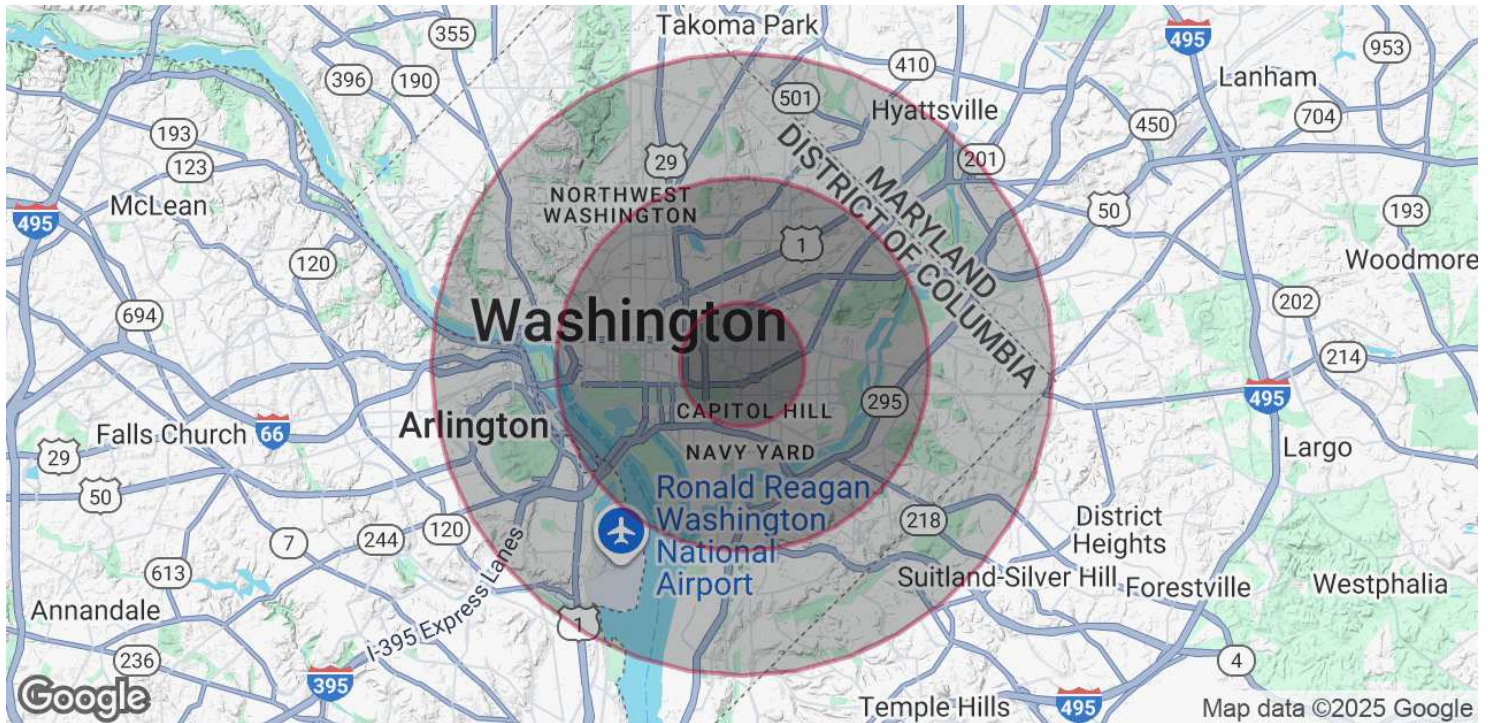
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## POPULATION

Total Population

### 1 MILE

60,026

### 3 MILES

350,711

### 5 MILES

753,482

Average Age

36

37

38

## HOUSEHOLDS & INCOME

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

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