



RETAIL & OFFICE SPACE BUILDING FOR LEASE

406 5TH STREET NW

WASHINGTON, DC 20001



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PROPERTY SUMMARY



VIDEO

PROPERTY DESCRIPTION

406 5th Street NW represents an opportunity to lease small boutique office and retail space within walking distance of the District of Columbia Court of Appeals. Retail space on the lower level has a rear patio space with room for an outdoor seating area. Given the proximity to the courthouse, it is ideal for any law firms or other professional organizations interested in occupying three floors of office space.

PROPERTY HIGHLIGHTS

- Retail space has a rear patio for outdoor seating
- Small boutique office and retail space
- Three floors of office space, ground level retail space
- Walking distance to the District of Columbia Court of Appeals

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	890 - 1,150 SF
Lot Size:	0.04 Acres
Building Size:	3,525 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,282	4,405	22,394
Total Population	1,846	7,107	38,840
Average HH Income	\$192,808	\$171,257	\$157,191

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ADDITIONAL PHOTOS



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FLOOR PLAN - LOWER



**All images and dimensions are for illustrative purposes and are not intended to form part of any contract or warranty.*

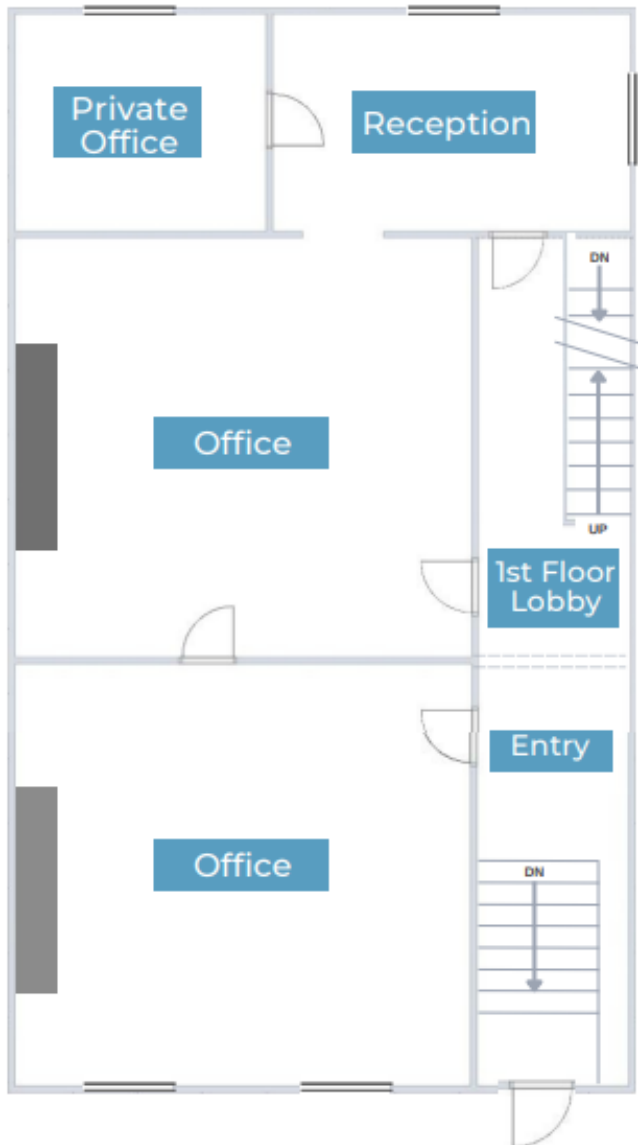
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FLOOR PLANS - FIRST AND SECOND



1ST FLOOR



2ND FLOOR

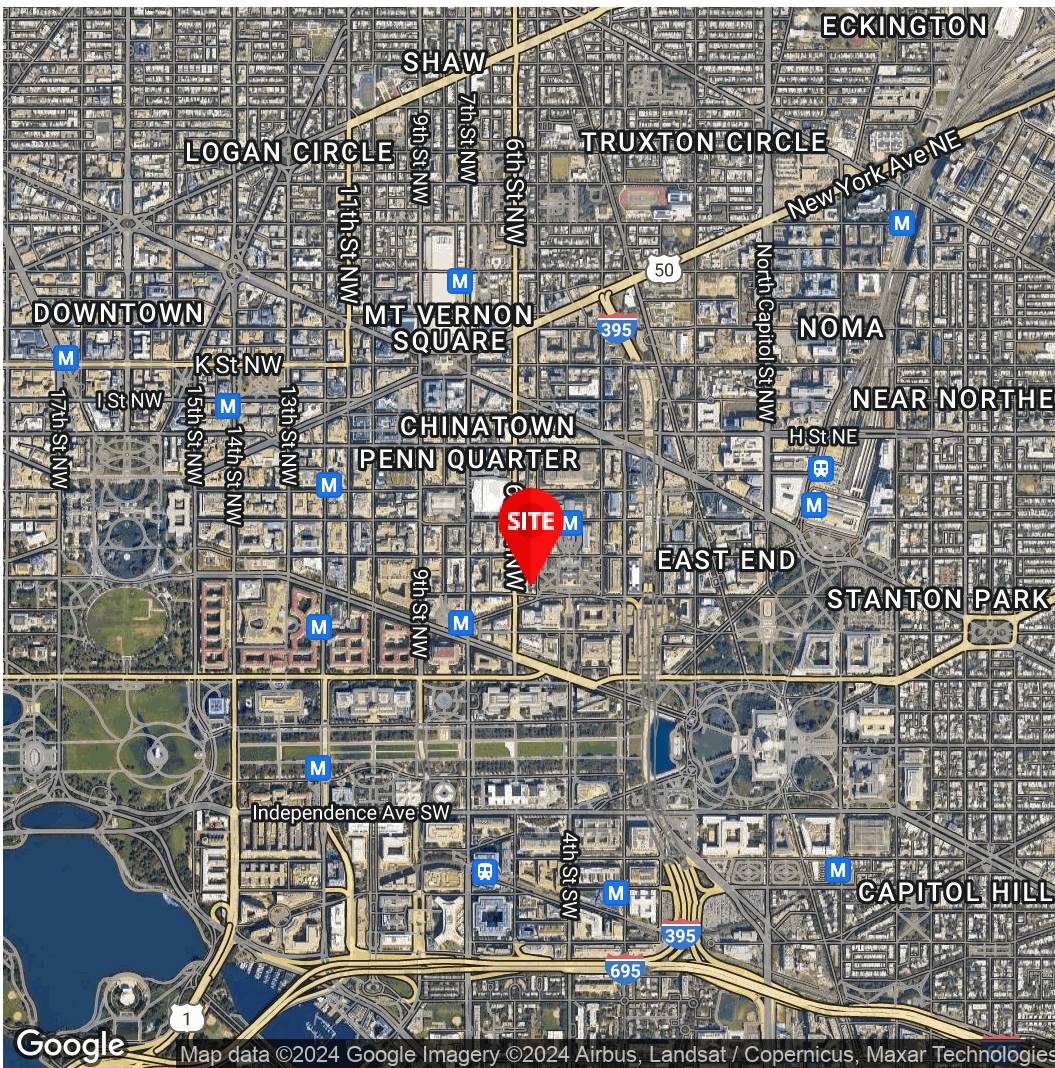


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FLOOR PLAN - THIRD





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