

# 4200 Wisconsin Avenue, NW



Suite	Space Available (SF)	Rent (FS PSF)	Available	Notes
300	3,552 -19,687	\$46.00	Now	Recently built out classroom space in great condition. HVAC provides 25% fresh air. Can be leased as individual offices and/or team rooms
250	2,322	\$46.00	Now	6 windowed offices, kitchen, open area, Van Ness Street frontage
*230	3,106	\$44.00	Now	Efficient suite with good window ratio, elevator lobby frontage, kitchen, contiguous with Suite 220, could be 5,805 sf together
*220	2,699	\$44.00	Now	Two Wisconsin Avenue windowed offices, large training room, kitchen
Retail Suite 117	5,225	\$50.00, NNN	Now	Wisconsin Avenue Signage, Direct Entry and 26' of Frontage. Existing bathrooms and Direct Access to main building lobby. Potential for Type II Vent.

\*Contiguous can be combined to 5,805 sf

- Walk to Tenleytown/AU Metro
- Located at corner of Van Ness Street and Wisconsin Avenue
- Parking available in the building garage and surface parking lot
- Located in a SBA Qualified Hubzone until 6/30/2026

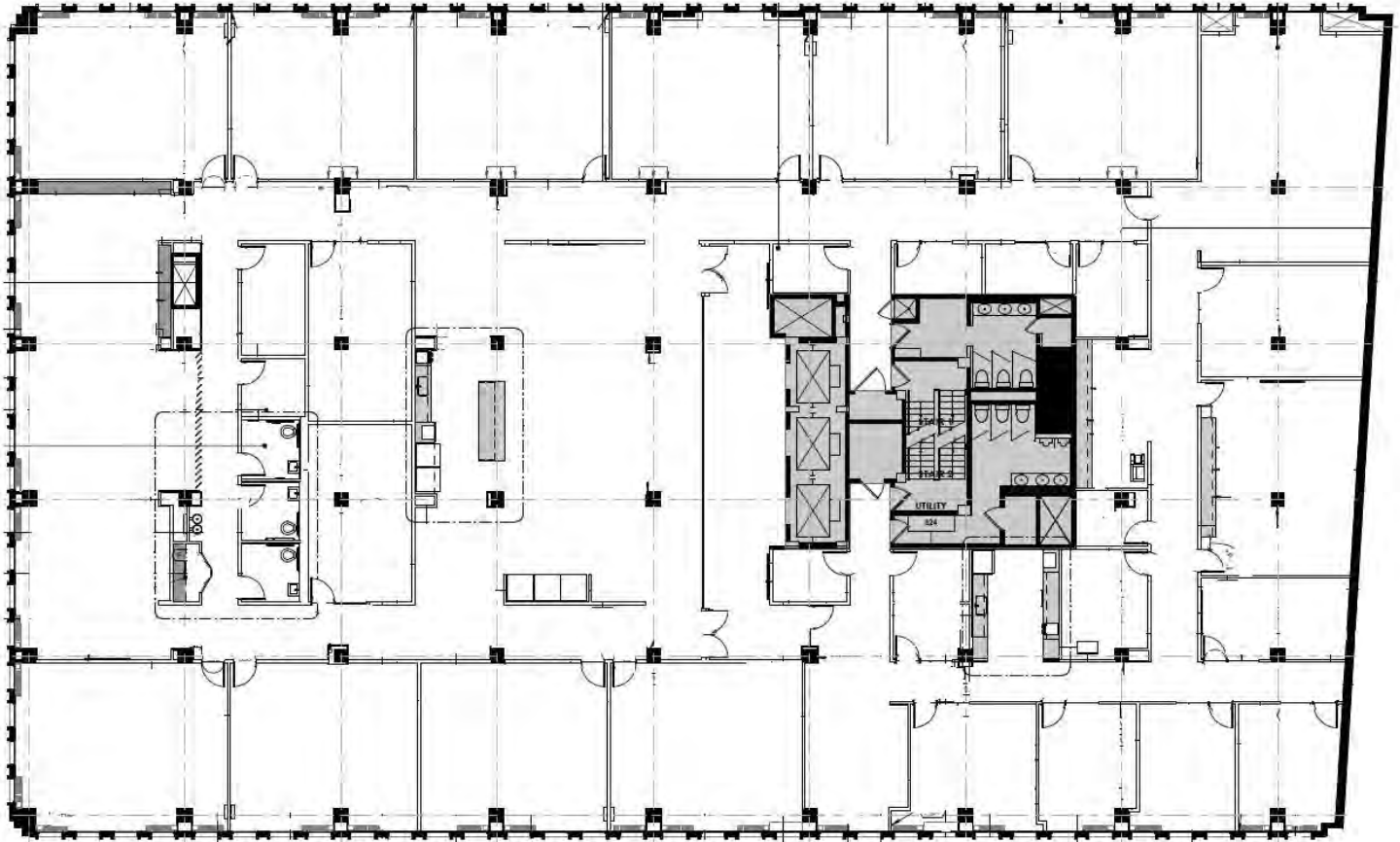


Leasing Information:

John Duffy 202.682.9114  
 Wes Herr 202.470.2820  
 Paul DeFilippes 202.682.9113

jduffy@summitcre.com  
 wherr@summitcre.com  
 paul@summitcre.com

**3rd Floor**  
**3,552 - 19,687 SF**



**Leasing Information:**

**John Duffy**      202.682.9114  
**Wes Herr**        202.470.2820  
**Paul DeFilippes**    202.682.9113

**[jduffy@summitcre.com](mailto:jduffy@summitcre.com)**  
**[wherr@summitcre.com](mailto:wherr@summitcre.com)**  
**[paul@summitcre.com](mailto:paul@summitcre.com)**

## 3rd Floor: Less Office Intensive Hypothetical Plan



Leasing Information:

John Duffy  
Wes Herr  
Paul DeFilippes

202.682.9114  
202.470.2820  
202.682.9113

[jduffy@summitcre.com](mailto:jduffy@summitcre.com)  
[wherr@summitcre.com](mailto:wherr@summitcre.com)  
[paul@summitcre.com](mailto:paul@summitcre.com)

## 3rd Floor: More Office Intensive Hypothetical Plan

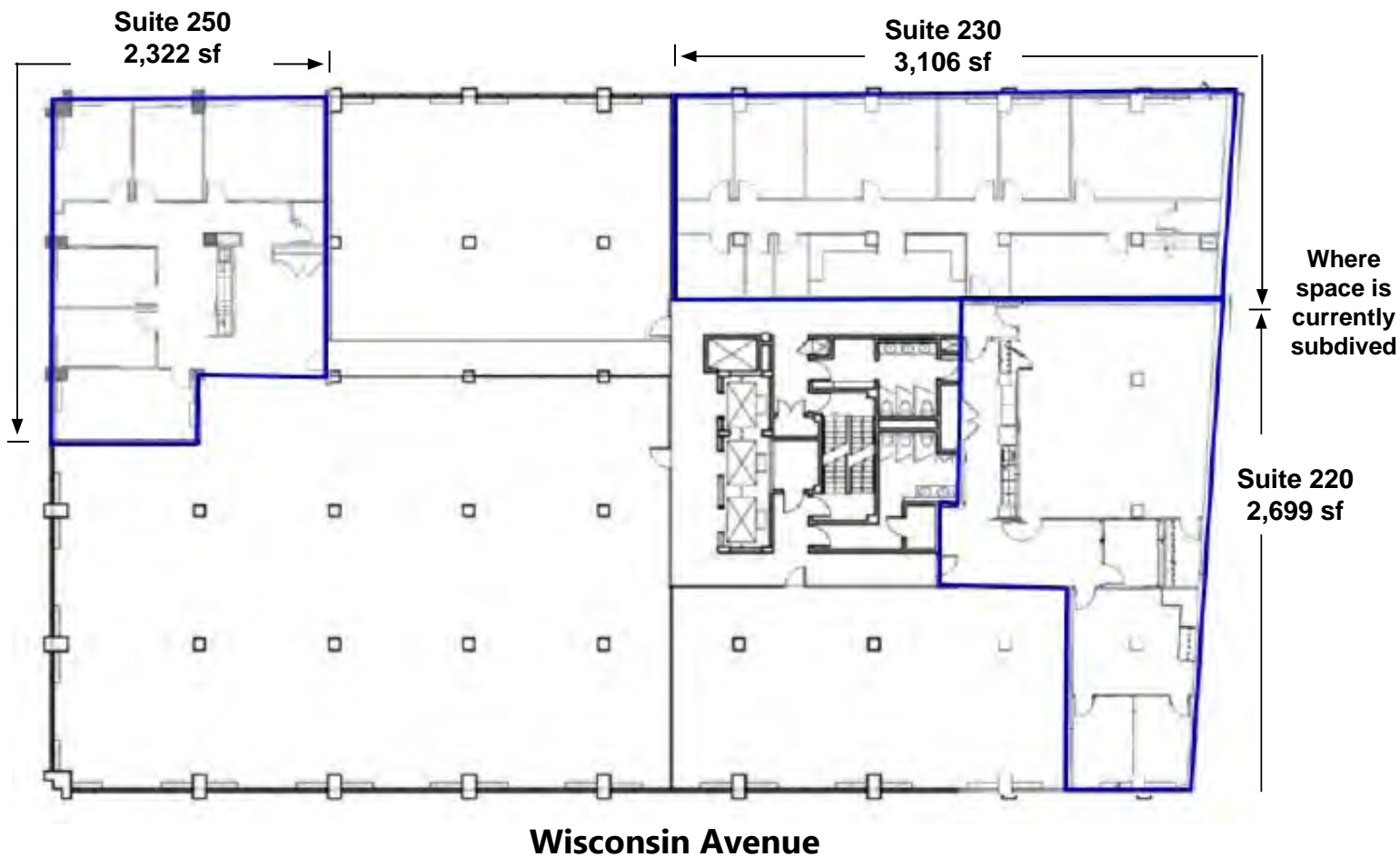


Leasing Information:

John Duffy 202.682.9114  
Wes Herr 202.470.2820  
Paul DeFilippes 202.682.9113

[jduffy@summitcre.com](mailto:jduffy@summitcre.com)  
[wherr@summitcre.com](mailto:wherr@summitcre.com)  
[paul@summitcre.com](mailto:paul@summitcre.com)

## 2nd Floor

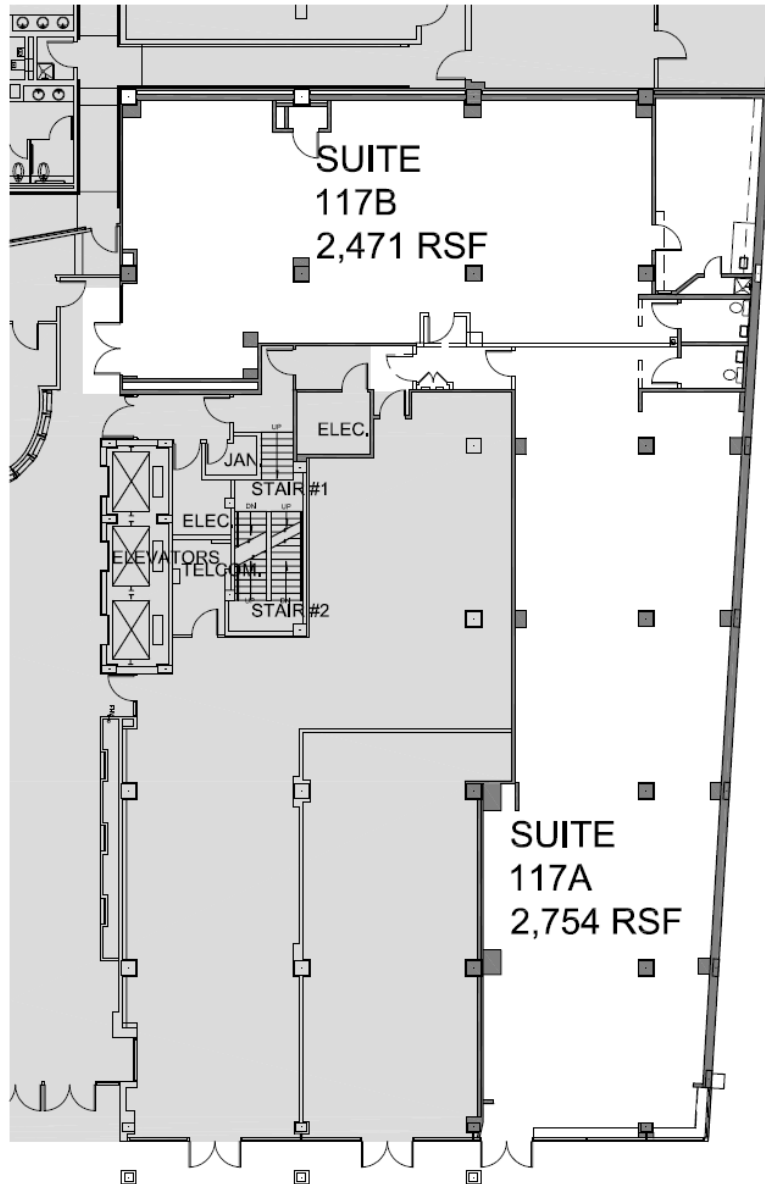


### Leasing Information:

John Duffy 202.682.9114  
Wes Herr 202.470.2820  
Paul DeFilippes 202.682.9113

[jduffy@summitcre.com](mailto:jduffy@summitcre.com)  
[wherr@summitcre.com](mailto:wherr@summitcre.com)  
[paul@summitcre.com](mailto:paul@summitcre.com)

## 1st Floor- Retail 5,225 SF



Wisconsin Avenue

### Leasing Information:

John Duffy 202.682.9114  
Wes Herr 202.470.2820  
Paul DeFilippes 202.682.9113

[jduffy@summitcre.com](mailto:jduffy@summitcre.com)  
[wherr@summitcre.com](mailto:wherr@summitcre.com)  
[paul@summitcre.com](mailto:paul@summitcre.com)



**Leasing Information:**

John Duffy  
Wes Herr  
Paul DeFilippes

202.682.9114  
202.470.2820  
202.682.9113

[jduffy@summitcre.com](mailto:jduffy@summitcre.com)  
[wherr@summitcre.com](mailto:wherr@summitcre.com)  
[paul@summitcre.com](mailto:paul@summitcre.com)