

Sale Price
\$799,000

Lease Price
\$35 per S.F.

Plus electric & janitorial

- 1,818 S.F. bi-level unit
- Elevator accessible
- Four (4) reserved garage parking spaces
- New operable windows
- High-end finishes
- Kitchenette and bathroom

For more information
please call:

301.961.9696

Sam Farnum

sfarnum@amrcommercial.com

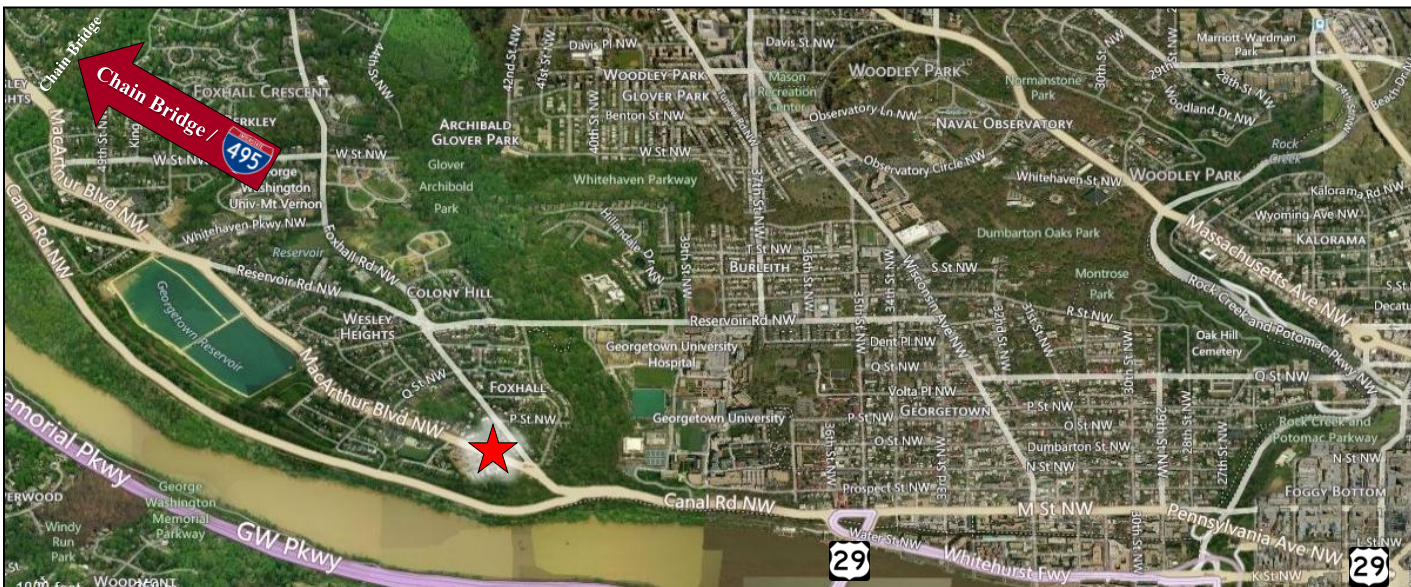
PALISADES / GEORGETOWN

OFFICE CONDO FOR SALE/LEASE

4400 MacArthur Boulevard, NW
Suite #305
Washington, DC 20007



Nice mix of offices and open space with conference room and kitchen. Close proximity to great amenities; and convenient access to Downtown Washington, DC via K Street, Northern Virginia via Chain Bridge, and Maryland via Clara Barton Parkway/I-270.



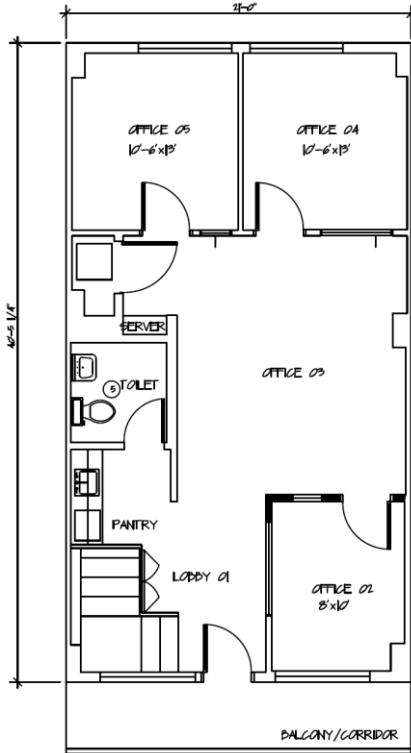
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Est. 1994

Celebrating
32 Years
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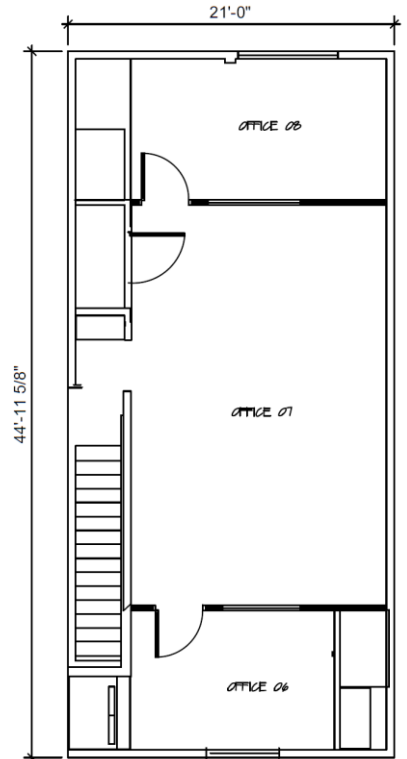


4400 MacArthur Boulevard, NW Washington, DC 20007

1st Floor



2nd Floor



Area Schedule (Rentable)

Name	Area
1st Floor	873 SF
2nd Floor	945 SF
Total:	1,818 SF



NOT TO SCALE | MEASUREMENTS APPROXIMATE

Although all information furnished is from sources we deem reliable, such information has not been verified and no express representation is made, nor is any to be implied, as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price/rental or other conditions prior to sale or lease, and subject to withdrawal without notice.

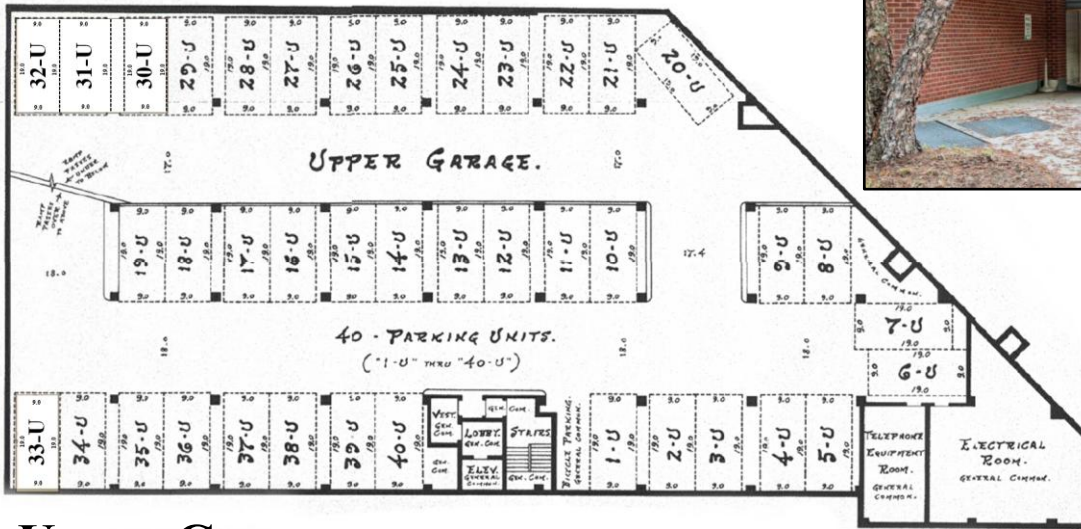


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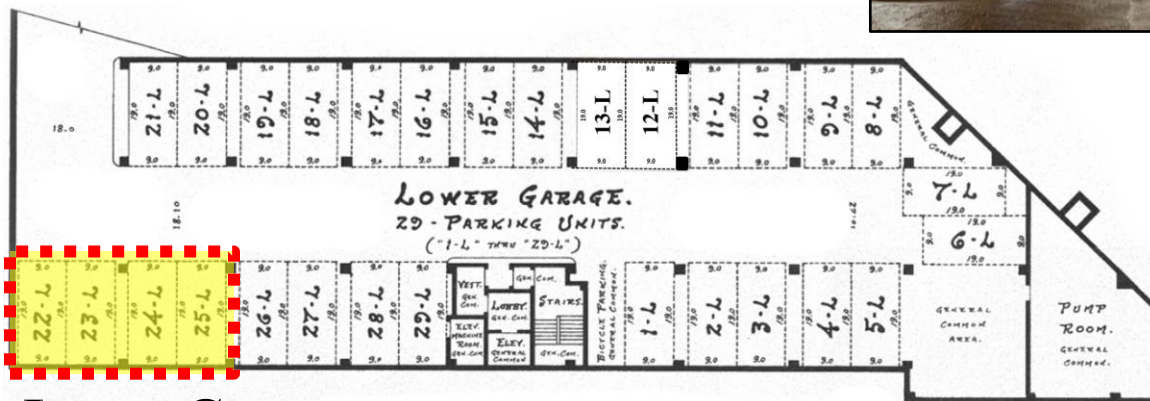
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Upper Garage



Lower Garage

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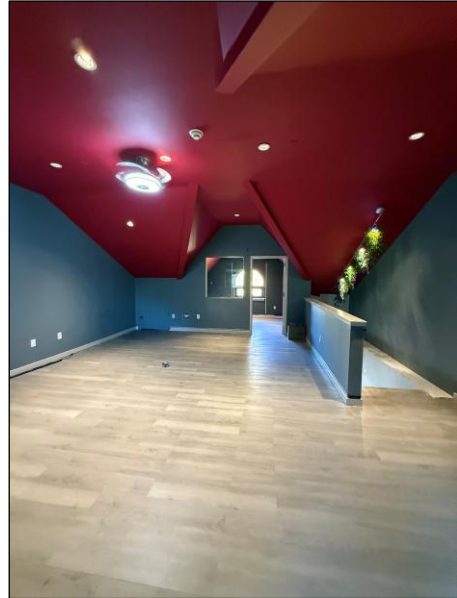


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