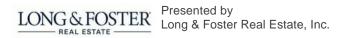
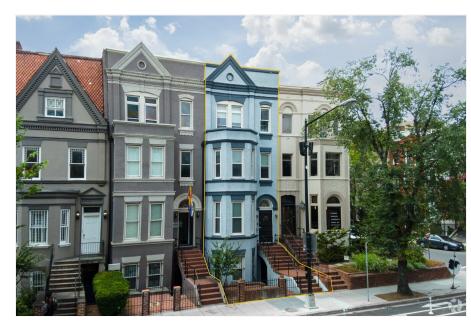
# Downtown DC Repositioning | Dup... 1230 17th St NW, Washington, DC 20036



Price: \$2,500,000

1230 17th St NW, Washington, DC 20036



Best suited for Office Space. Renovated in 2014.

Rare investment opportunity to acquire a prime Queen Anne-style office building with value-add potential in the heart of Downtown Washington, DC.

Situated near the corner of N St NW and 17th St NW, a strong location between Dupont Circle and The White House.

1230 17th St NW is a highly accessible asset less than a mile from five metro stations and 13 parking garages, ideal for commuters.

Demographics within two miles include over 206,319 residents, 72% of which have a college degree and an average HHI above \$149,300.

Located in an extremely business-friendly area with a strong talent pool that includes over 140,000 daytime employees.



Deborah Fonseca

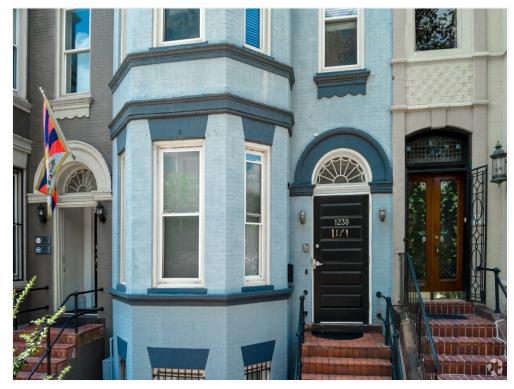
<u>Deborah.Fonseca@LNF.com</u>
(703) 790-1990

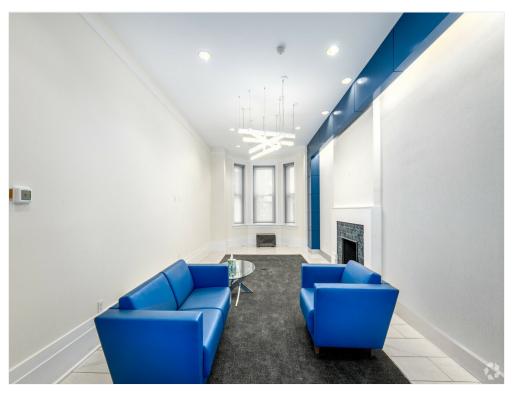
Long & Foster Real Estate, Inc. 1355 Beverly Rd, Suite 109 McLean, VA 22101



# Downtown DC Repositioning | Dupont Circle 1230 17th St NW, Washington, DC 20036

1230 17th St NW, Washington, DC 20036





Value-add downtown DC office

Modern aesthetic office space

# **Downtown DC Repositioning | Dupont Circle** 1230 17th St NW, Washington, DC 20036





Modern aesthetic office space

Kitchen area

1230 17th St NW, Washington, DC 20036

### Property Photos





Multi-use interior space

Multi-use basement space

1230 17th St NW, Washington, DC 20036





Multi-use basement space

Multi-use basement space

1230 17th St NW, Washington, DC 20036





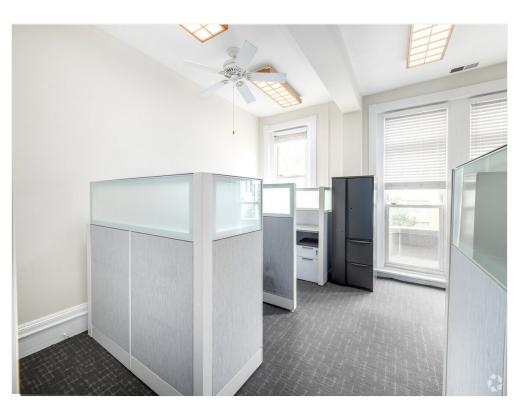


Dynamic third floor office area

1230 17th St NW, Washington, DC 20036







Dynamic third floor office area

1230 17th St NW, Washington, DC 20036



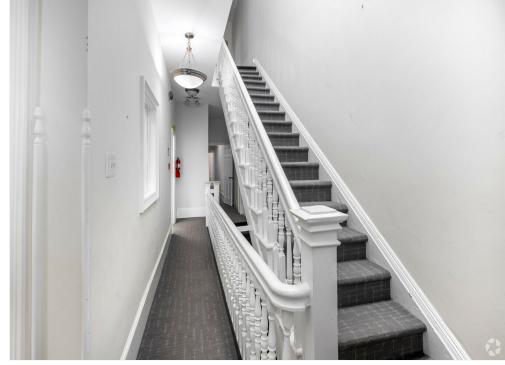


Dynamic third floor office area

Dynamic third floor office area

1230 17th St NW, Washington, DC 20036





Lively 2nd floor office space

Lively 2nd floor office space

1230 17th St NW, Washington, DC 20036







Lively 2nd floor office space

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Lively 2nd floor office space

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#### Location

