

1,300 ± SF OFFICE | RETAIL BUILDING FOR LEASE



709 D STREET SE Washington, DC 20003

PROPERTY HIGHLIGHTS

- 1,300 ± SF 3-star Office | Retail Available
- 650 ± SF Per Floor
- 2-stories
- Class B Masonry construction
- 9' clear ceiling heights
- Zoned MU-25
- Central air conditioning
- Access to public bus transportation and the Eastern Market Metrorail
- **REDUCED PRICE: \$3,750/MO/FLOOR, NNN OR \$7,500/MO FOR BOTH FLOORS**

LOCATION DESCRIPTION

Situated in the vibrant Capitol Hill neighborhood of Washington, DC, this location provides convenient access to public bus, Eastern Market Metrorail, and a range of neighborhood amenities, making it the perfect choice for businesses seeking prime office space in the heart of the nation's capital.



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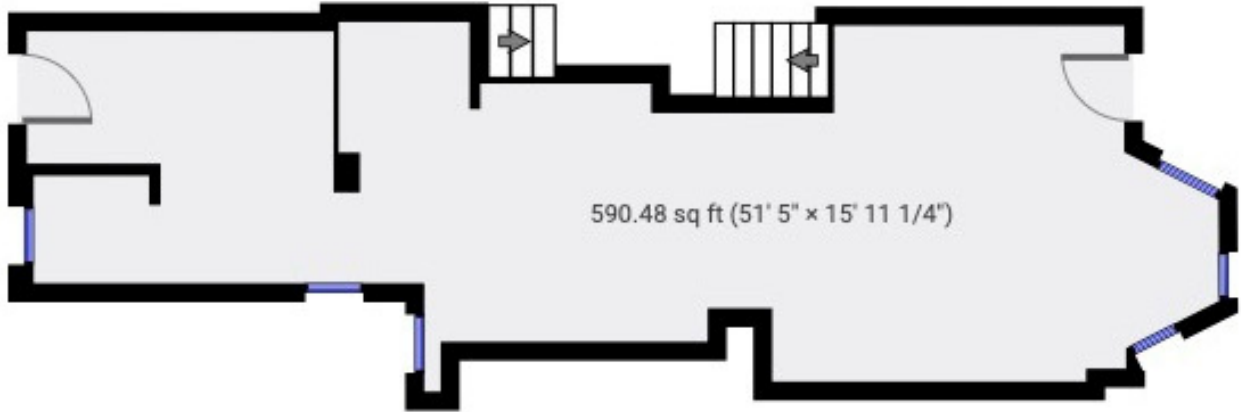


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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

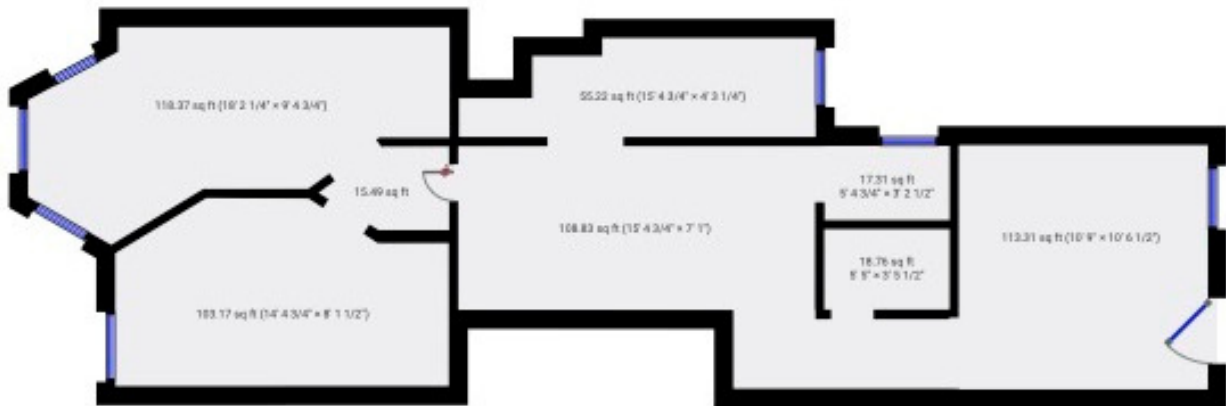
▼ Ground Floor

TOTAL AREA: 719.39 sq ft · LIVING AREA: 719.39 sq ft · ROOMS: 1



▼ 2nd Floor

TOTAL AREA: 729.08 sq ft · LIVING AREA: 729.08 sq ft · ROOMS: 4



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DEMOGRAPHICS



POPULATION



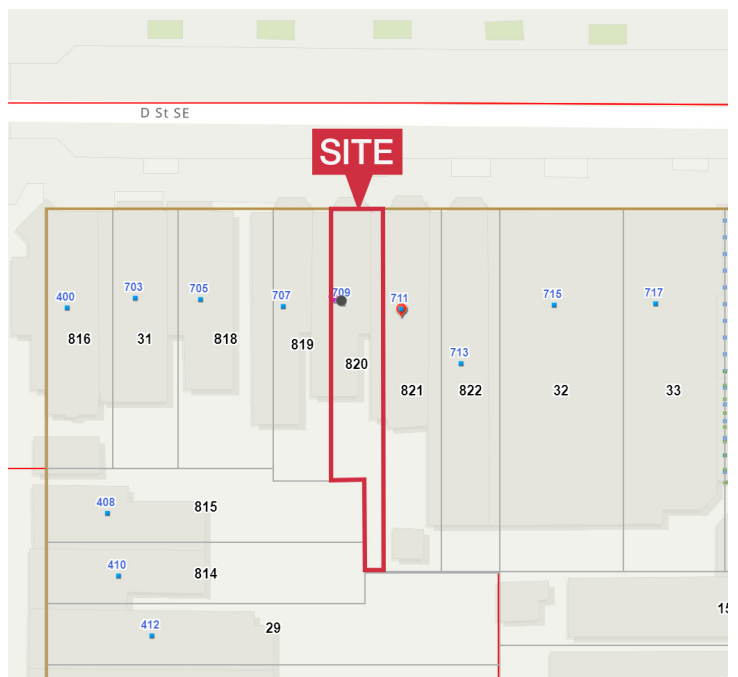
HOUSEHOLDS



AVG. HOUSEHOLD INCOME

1 Mile	49,975	25,780	\$210,084
3 Miles	286,672	136,776	\$140,948
5 Miles	705,538	323,994	\$137,355

Demographics data derived from AlphaMap



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First Floor



First Floor



First Floor



First Floor



First Floor



First Floor



First Floor

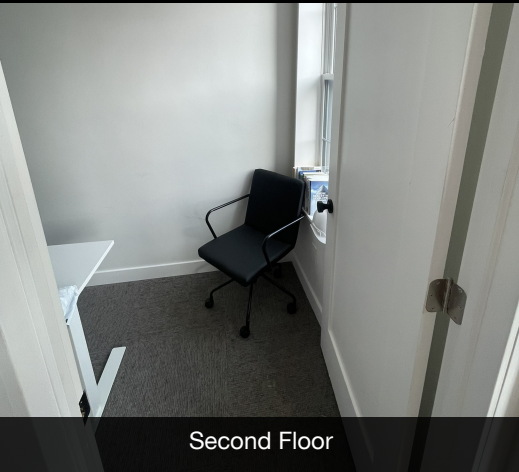


First Floor



First Floor

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Second Floor



Second Floor



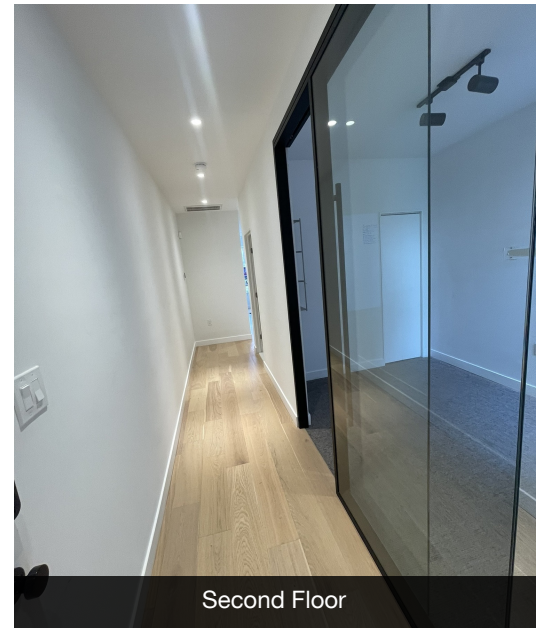
Second Floor



Second Floor



Second Floor



Second Floor



Second Floor



Second Floor



Second Floor