

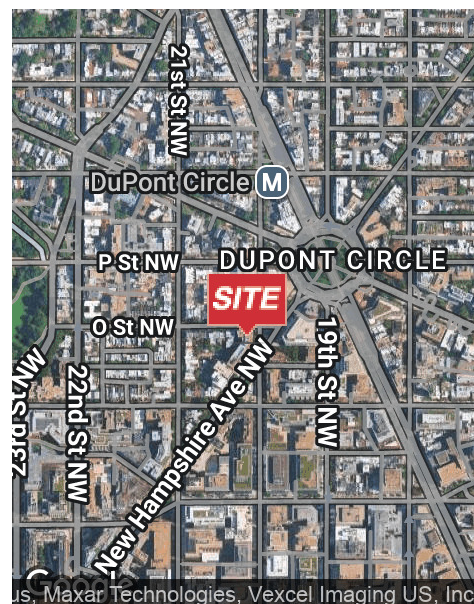
1,231 ± SF Professional Office Condo FOR LEASE



1330 New Hampshire Ave NW Washington, DC 20036

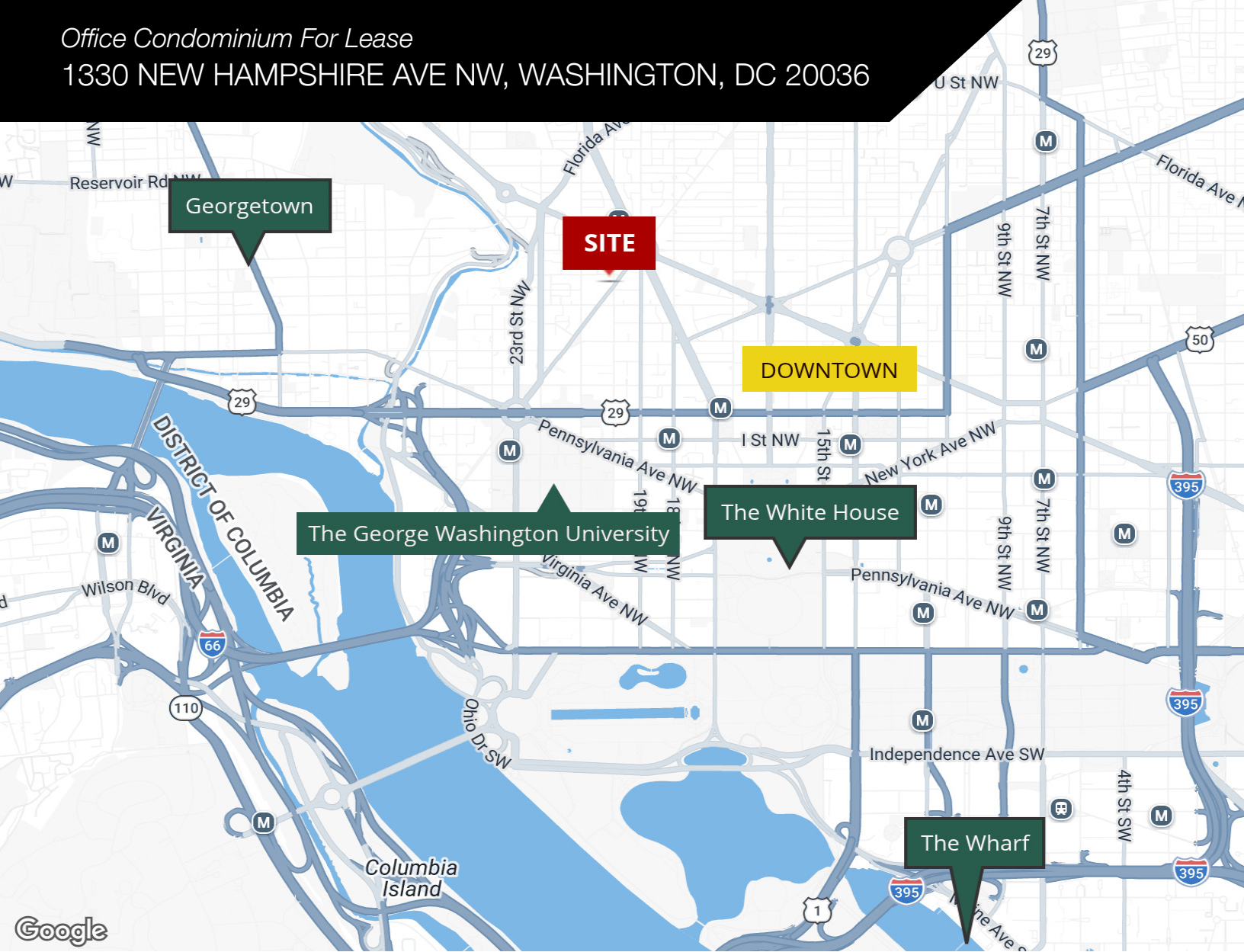
PROPERTY HIGHLIGHTS

- 1,231 ± SF private office condominium
- On-site parking available - two (2) reserved spaces
- Very walkable and easily accessible to nearby Metro transit - red line (Dupont Circle & Farragut North/West)
- Roof top pool access
- Secure, controlled building access with lobby entry
- Elevator service
- Fresh paint throughout, upgraded flooring - Move In Ready
- Negotiable lease terms
- NNN charges are billed in addition to Base Rent and include Tenant's pro rata share of condo fees, utilities, real estate taxes and insurance
- **IMMEDIATELY AVAILABLE**
- **LEASE RATE: \$35.00 PSF NNN | \$3,590 PER MONTH NNN**



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Office Condominium For Lease
1330 NEW HAMPSHIRE AVE NW, WASHINGTON, DC 20036



DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

1 Mile	66,243	40,247	\$181,326
3 Miles	352,417	188,913	\$177,042
5 Miles	765,469	372,763	\$175,265

2023 American Community Survey (ACS)

LOCATION DESCRIPTION

Located in the heart of Dupont Circle, NW, within short distance to the Red Line Metro Stations (Dupont Circle, Farragut North and Farragut West Metro Stations). The property provides direct access to Connecticut Avenue, Massachusetts Avenue (Embassy Row) and the K Street corridor. Just minutes to Georgetown, the West End, Logan Circle, CBD, and Capitol Hill.