

OFFERING SUMMARY

Available SF:	1,900 SF
Lease Rate:	\$42.00 SF/yr (NNN)
Lot Size:	0.19 Acres
Year Built:	1968
Building Size:	6,600 SF
Renovated:	20005
Zoning:	NMU-5A/HR
Market:	Northeast

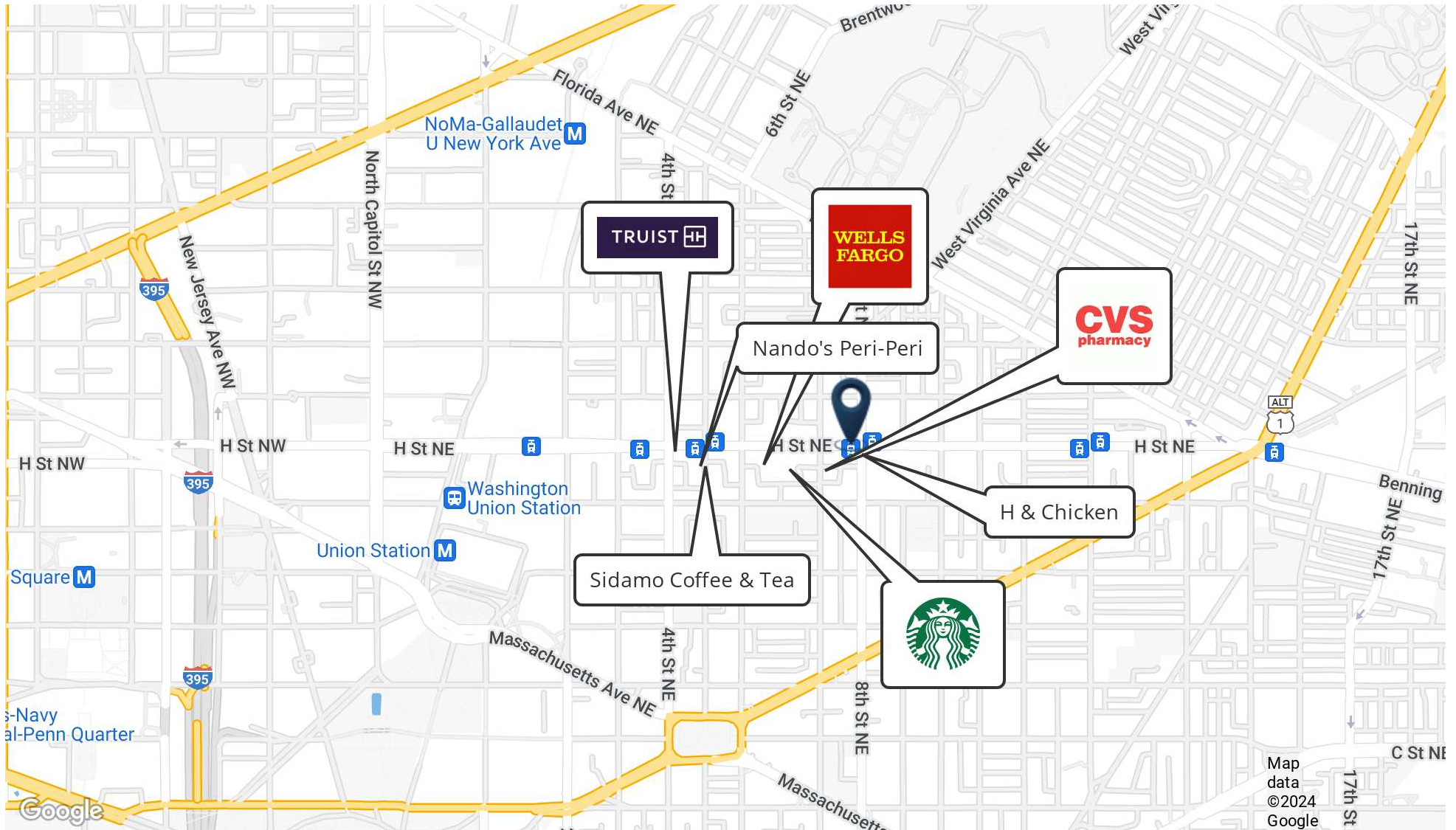
PROPERTY OVERVIEW

The property at 777 H Street Northeast, Washington, DC, 20002 offers a triple net lease with flexible terms, providing an excellent opportunity for businesses seeking adaptable leasing options. Contact us to explore the customizable terms and take advantage of this prime location for your office or commercial space needs.

PROPERTY HIGHLIGHTS

- Outstanding location in the heart of the robust H. St Corridor
- Conveniently located close with trolley accessibility to Union Station
- Flexible lease terms
- Space is in shell condition
- Ready for immediate occupancy





POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	7,772	22,230	59,692
Average Age	36	36	36
Average Age (Male)	36	36	36
Average Age (Female)	36	36	36

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,797	10,499	28,943
# of Persons per HH	2	2.1	2.1
Average HH Income	\$226,723	\$211,227	\$172,965
Average House Value	\$1,087,107	\$1,006,542	\$903,146

Demographics data derived from AlphaMap

