



FOUNDRY
COMMERCIAL

EDUCATIONAL PROPERTY FOR LEASE OR GROUND LEASE

62 T STREET NE | WASHINGTON, DC 20002

foundrycommercial.com

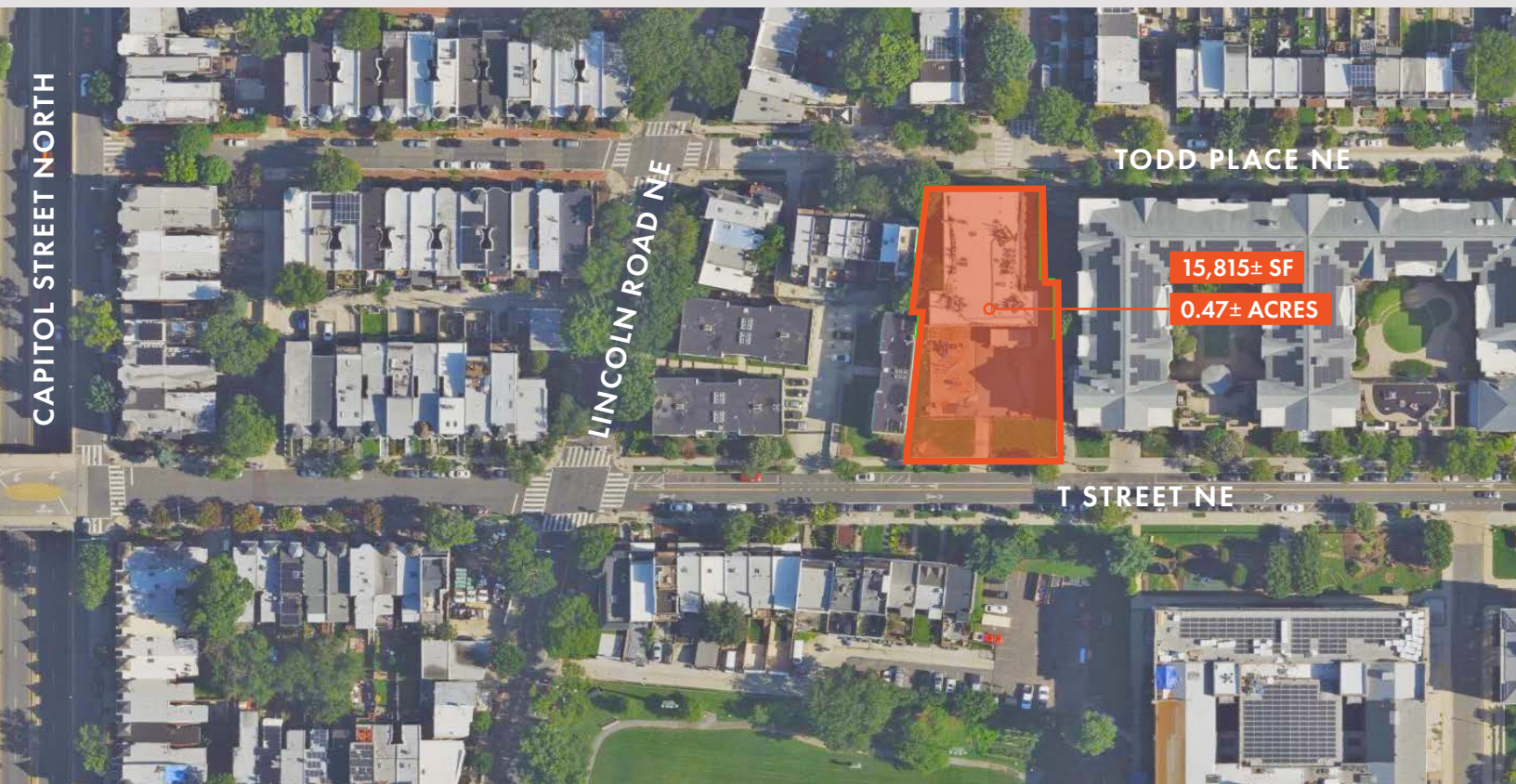
15,815± SF ON 0.47± AC FOR LEASE OR GROUND LEASE - FOR MORE INFO, PLEASE CONTACT: **301.512.8298**

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15,815± SF ON 0.47± AC

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CONTACT BROKER FOR PRICING

BUILDING

- 15,815± SF Educational Building with 10± Classrooms
- Includes Cafeteria, Kitchen, Library and Playground Space

LAND

- 0.47± AC for Ground Lease

LOCATION

- Located in Northeast DC's Eckington Neighborhood Across the Street from McKinley Technology High School
- It is located between the major thoroughfares of Route 1 and Route 50 and 1.5 blocks off of North Capitol Street. The property is almost equidistant between Howard and Gallaudet Universities.

PARCEL ID	3531 0117
CURRENT USE	Educational
ACREAGE	0.47± AC
TOTAL BUILDING SF	15,815± SF
CLASSROOMS	10±
OUTDOOR AREA	Playground
PARKING	Street

FOR MORE INFORMATION, PLEASE CONTACT:

ANDREW GENOVA, MPS, SIOR
Managing Director, Metro DC
301.512.8298
andrew.genova@foundrycommercial.com

CARLIN BEEKMAN
Senior Vice President
407.540.7789
carlin.beekman@foundrycommercial.com

JUSTIN BARKER
Vice President
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PHOTOS



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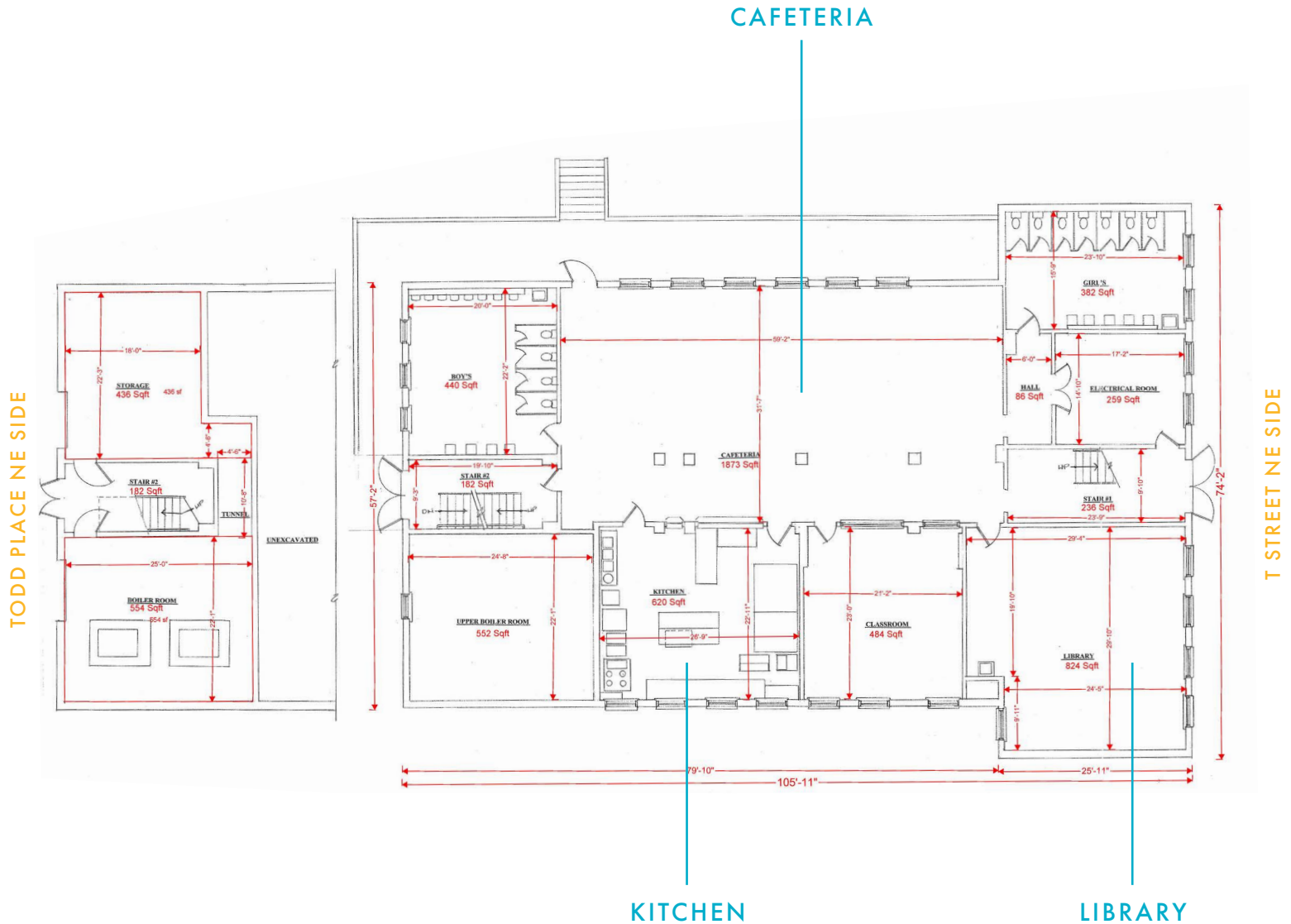
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BASEMENT & FIRST FLOOR



CLICK HERE FOR FULL FLOOR PLANS

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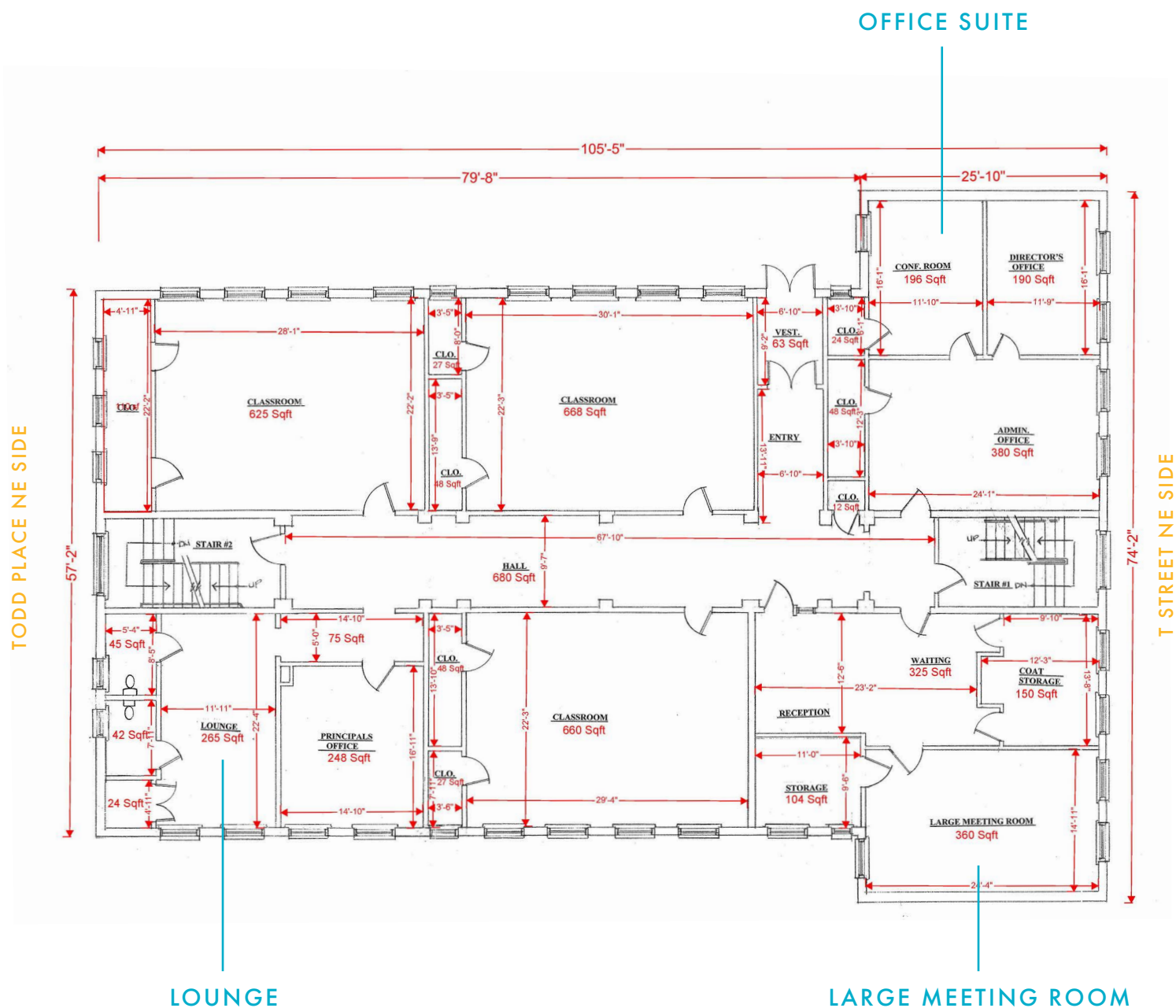
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SECOND FLOOR



LOUNGE

LARGE MEETING ROOM



[CLICK HERE FOR FULL FLOOR PLANS](#)

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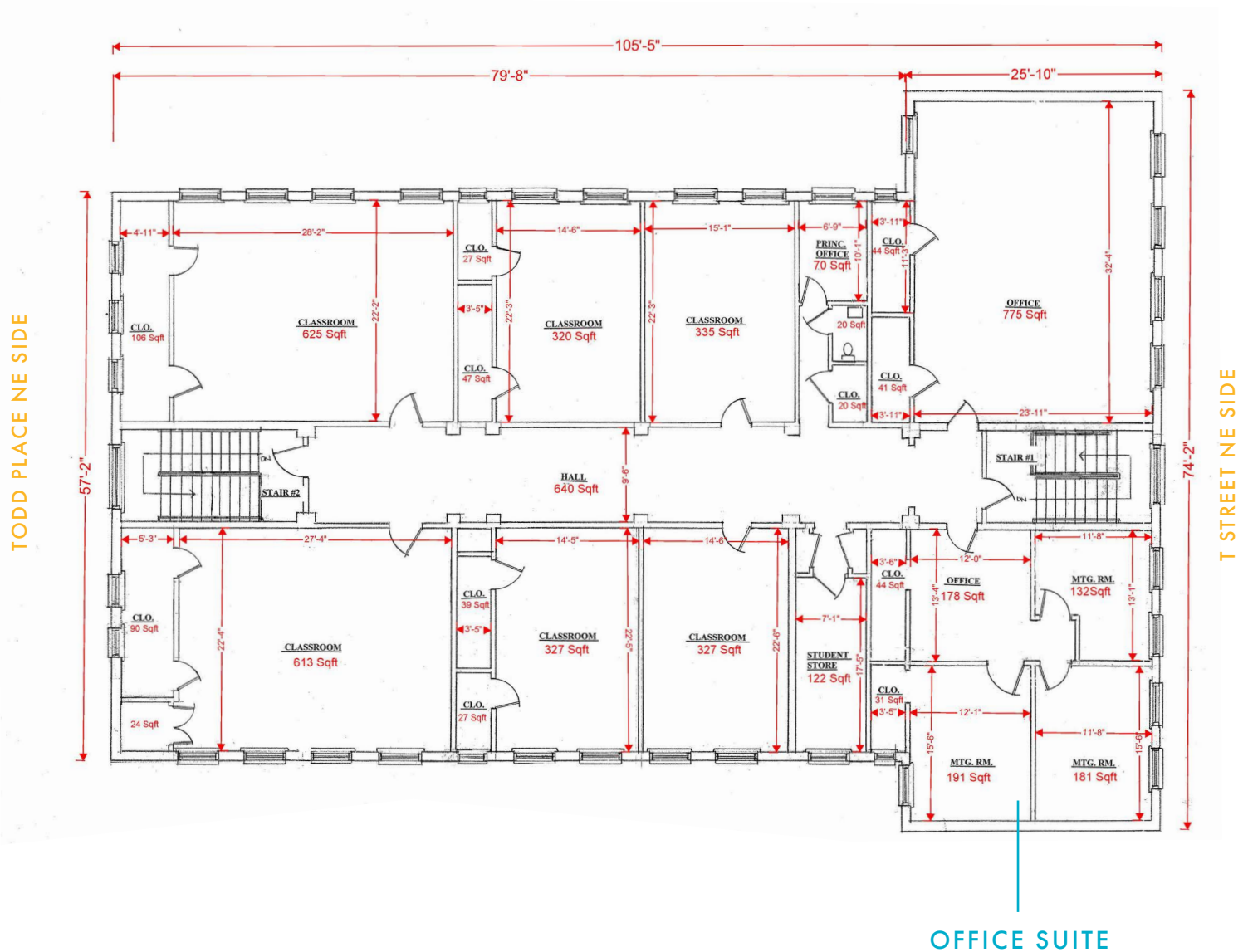
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THIRD FLOOR



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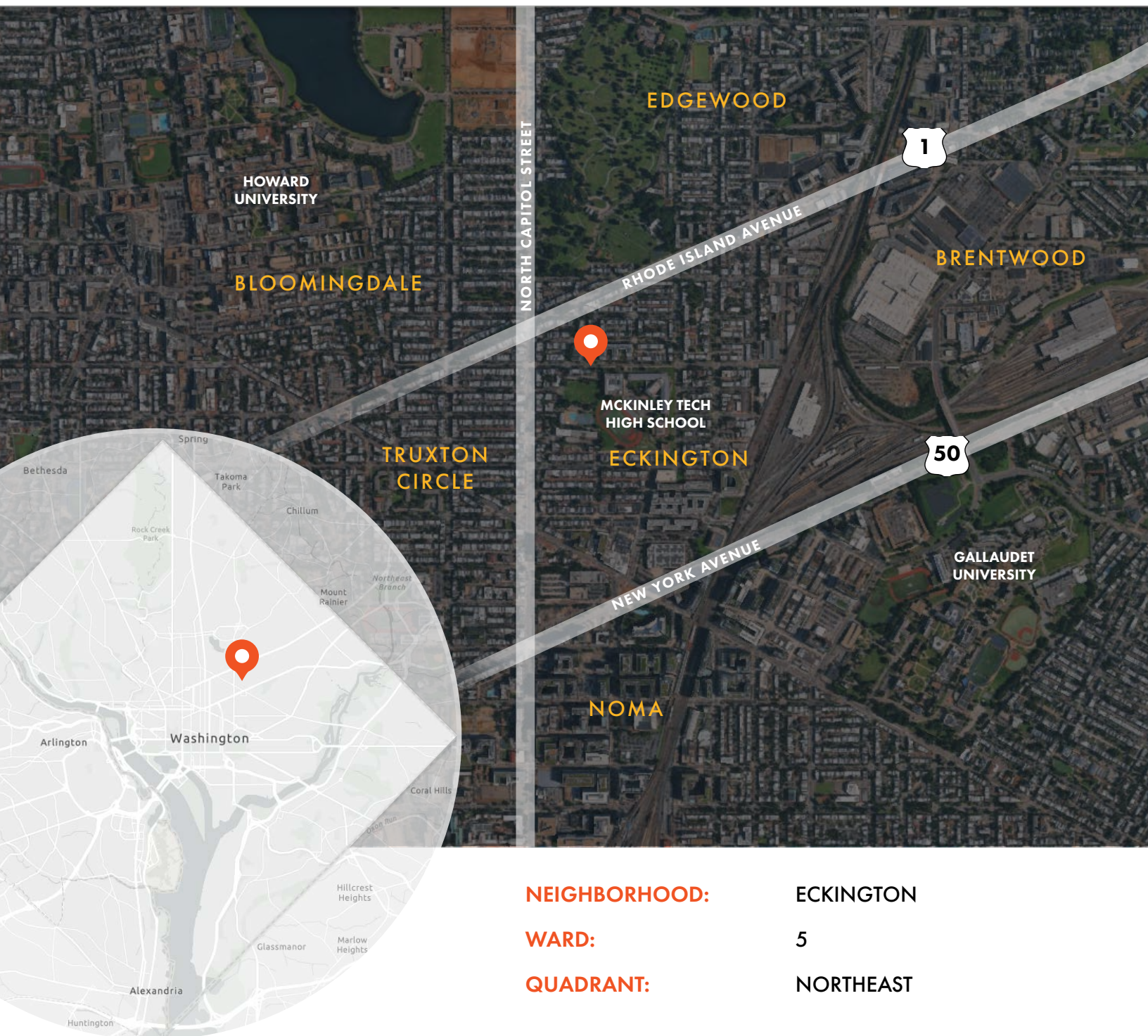
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LOCATION



NEIGHBORHOOD:

ECKINGTON

WARD:

5

QUADRANT:

NORTHEAST

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TRANSPORTATION



BUS



High-Frequency Route (Every 12 Minutes or Better)

Medium-Frequency Route (Every 20 Minutes or Better)

Low-Frequency Route (Every 30 Minutes or Better)

A route segment with limited or peak-only service hours.

The property is approximately
1-mile from I-395



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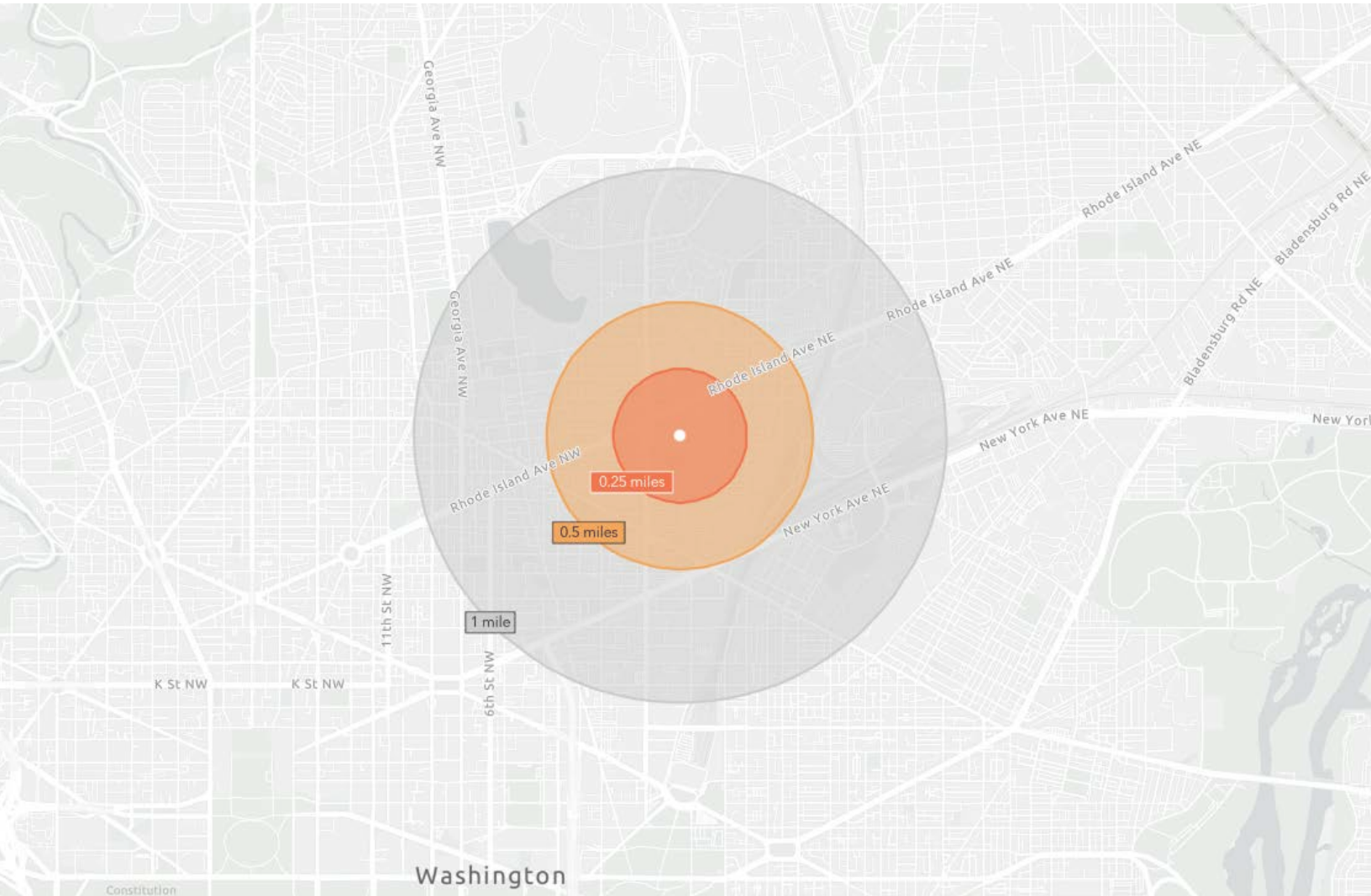
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SITE DEMOGRAPHICS



.25 MILE RADIUS



4,043
ESTIMATED POPULATION 2025



33.2
MEDIAN AGE



\$890,626
MEDIAN HOME VALUE 2025



\$211,851
AVG HOUSEHOLD INCOME

.50 MILE RADIUS



17,101
ESTIMATED POPULATION 2025



33.0
MEDIAN AGE



\$866,659
MEDIAN HOME VALUE 2025



\$191,047
AVG HOUSEHOLD INCOME

1 MILE RADIUS



65,610
ESTIMATED POPULATION 2025



31.7
MEDIAN AGE



\$825,147
MEDIAN HOME VALUE 2025



\$166,253
AVG HOUSEHOLD INCOME

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