

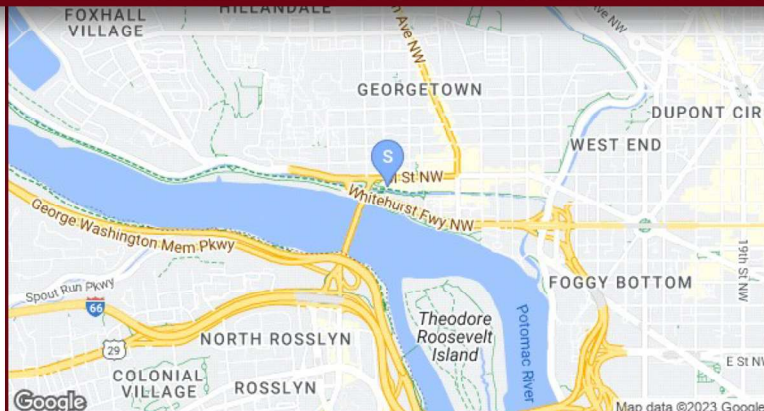
1111-CL 34th STREET, NW

1st & 2nd FLOORS

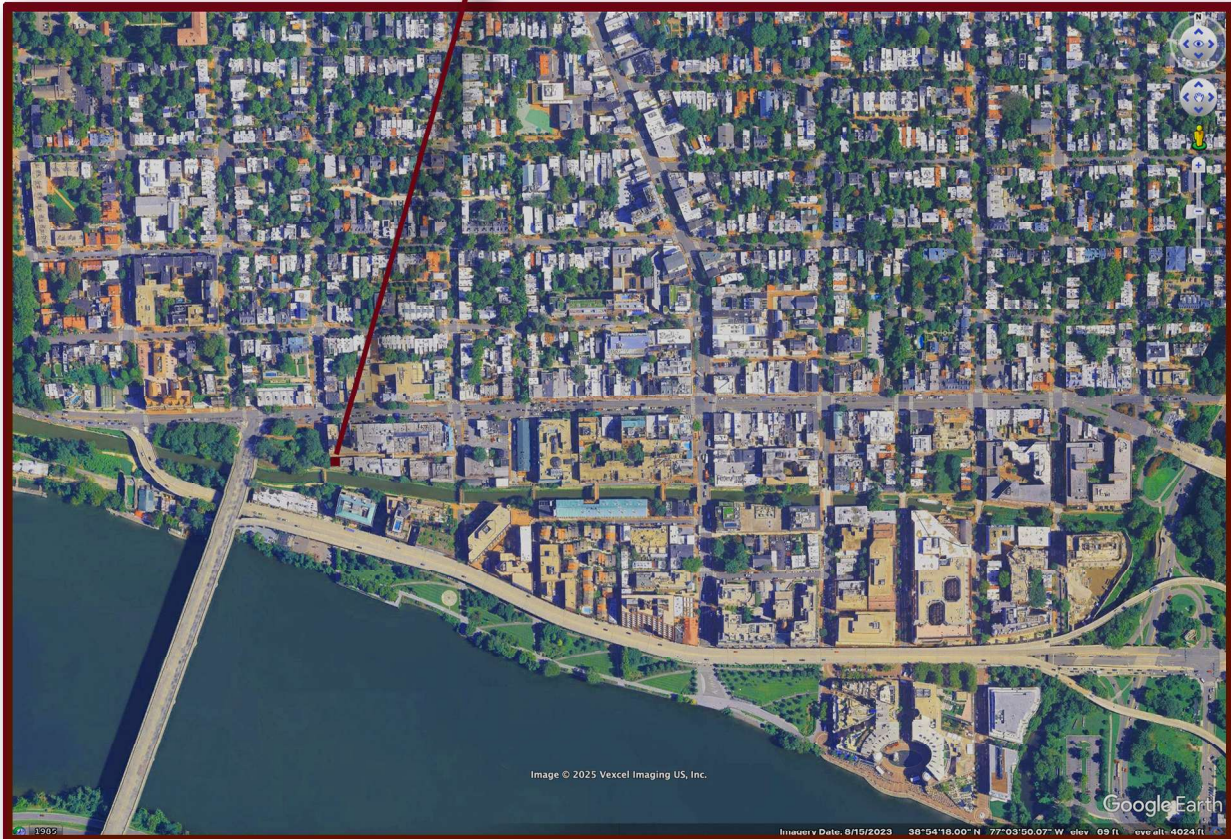
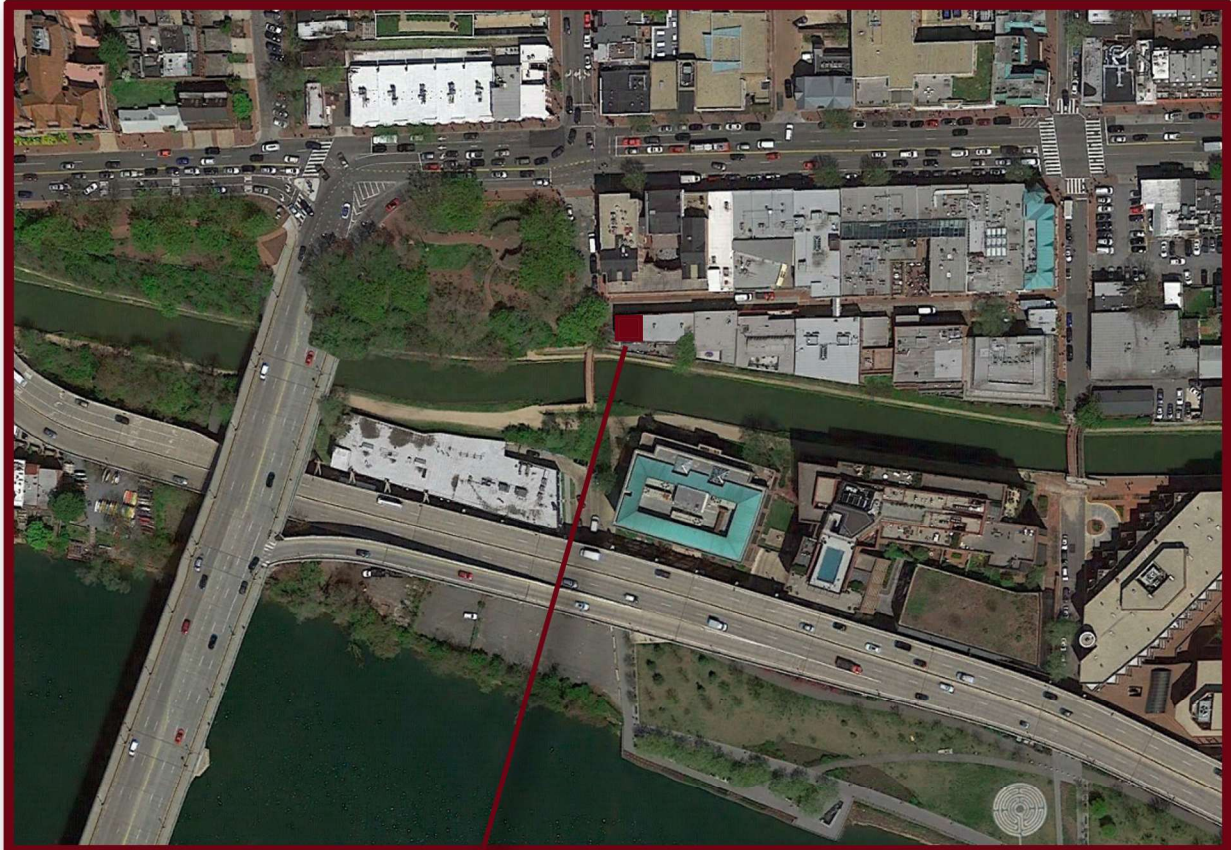
GEORGETOWN

WASHINGTON, DC 20007

PREMIER COMMERCIAL SPACE ON THE C&O CANAL
WEST END OF CADY'S ALLEY, HALF BLOCK FROM KEY BRIDGE, HALF BLOCK BELOW M STREET



John W. Gill, Jr. - H. A. Gill & Son, Inc.
202-338-5000 [o] 301-806-9903 [c] - JohnGill@HAGill.com



AVAILABLE

1111-CL 34th STREET, NW 1st & 2nd Levels

~858 sq. ft. on each level (~1,716 sq. ft. total)

*Great location at the west end of Cady's Alley,
one half block below M Street, and a half block from Key Bridge.
Beautifully situated on the C&O Canal, adjacent to the
Francis Scott Key Park, and only a 10 minute walk to Georgetown University.*

TERMS:

\$ 6,965.00 - Basic Rent
\$ 883.54 - Real Estate Tax
\$ 160.98 - BID Tax
\$ 206.96 - Insurance
\$ 60.00 - Water & Sewer (est.)
\$ 8,276.48 - TOTAL

\$10,000.00 - Security Deposit

Triple net

Basic rent annual increase greater of 3.0% or 50% CPI
Tenant share of pass-throughs: Taxes, Insurance 50%; Water & Sewer 20%
All pass-throughs subject to adjustment and reconciliation

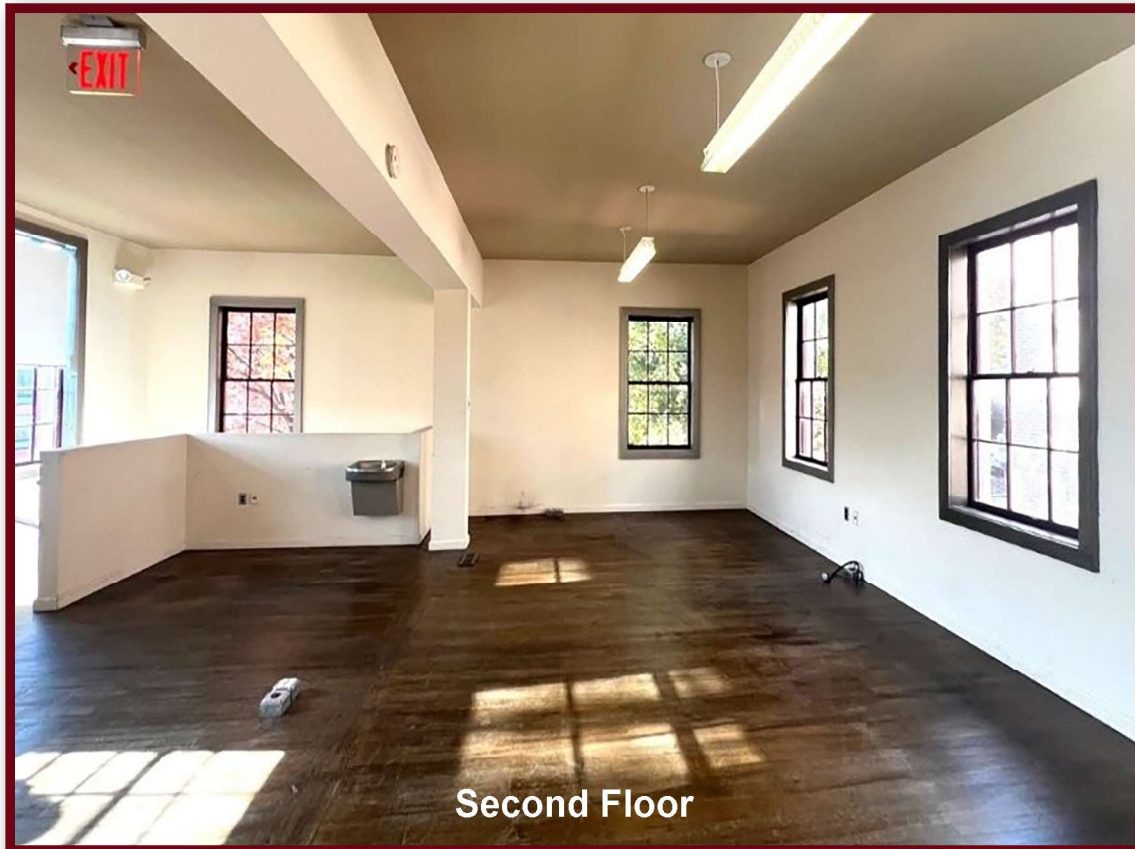
Features large windows on both floors that afford tremendous natural light
The premises includes 2 off-street parking spaces

Most recent tenant: Kwik Kopy Office Center (retail/service)
Previously: Luck Stone (retail)
Previously: The Olde Heurich Brewing Company (office)

Other Tenants in Building:
4 residential apartments



First Floor



Second Floor



First Floor Entry



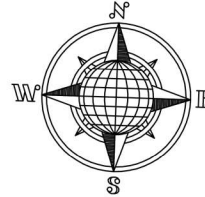
First Floor Wet Bar

Landtech Associates, Inc.

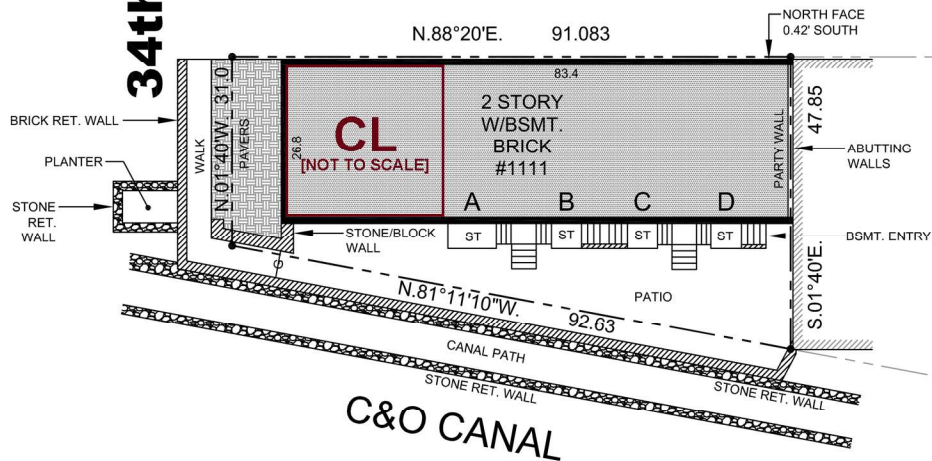
10260 Old Columbia Road Rivers Center - Suite "J"
 Columbia, Md. 21046
 Phone: 410-290-8099 Fax: 410-290-8299
 NOTE: NOT TO BE USED FOR ISSUANCE OF PERMITS

34th Street, N.W.

SQUARE:
1184



20' PUBLIC ALLEY



LOCATION SURVEY

1111 34th Street, N.W.
 Washington, D.C.



Certification: I hereby certify that the position of the significant visible improvements on the above described property has been carefully established in relation to the apparent title lines and that, unless otherwise shown, there are no visible encroachments. This is not a property line survey and should not be used for the erection of fences or any other improvements or for permit applications. (No title report furnished)

Graden A. Rogers

GRADEN A. ROGERS - Licensed Surveyor, DC License No 900374

Lot: 48 Square: 1184
 Liber: 134 Folio: 152
 September 19, 2013
 Scale: 1"=20'
 Case No: -
 File No: LT2131722