

# OFFICE FOR LEASE 509 2ND ST NE

Washington, DC 20002

Available: 1,908 - 3,816 SF



COMMERCIAL REAL ESTATE SERVICES



## LISTING DATA

**AVAILABLE SF:** 1,908 - 3,816 SF

## ECONOMIC DATA

**LEASE RATE:** Negotiable

## PROPERTY INFORMATION

**COUNTY:** District of Columbia

## BUILDING DATA

**TOTAL BUILDING SF:** 3,816 SF

**YEAR BUILT:** 1890

**ZONING:** MU-4/CAP

## PROPERTY OVERVIEW

Situated between Capitol Hill and NoMa, this distinctive office space offers a unique blend of classic DC charm and modern functionality. The property features high ceilings, abundant natural light, flexible layouts, and on-site parking. Its prime location near Union Station, the Capitol, and a variety of amenities makes it ideal for teams seeking a professional and well-connected workspace.

## PROPERTY HIGHLIGHTS

- Walking distance to Union Station
- Centrally located between Capital Hill and NOMA
- Ideal for law firms, lobbying groups, Non-profits or Association
- Furniture can convey
- One (1) parking space in back alley

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFICE FOR LEASE

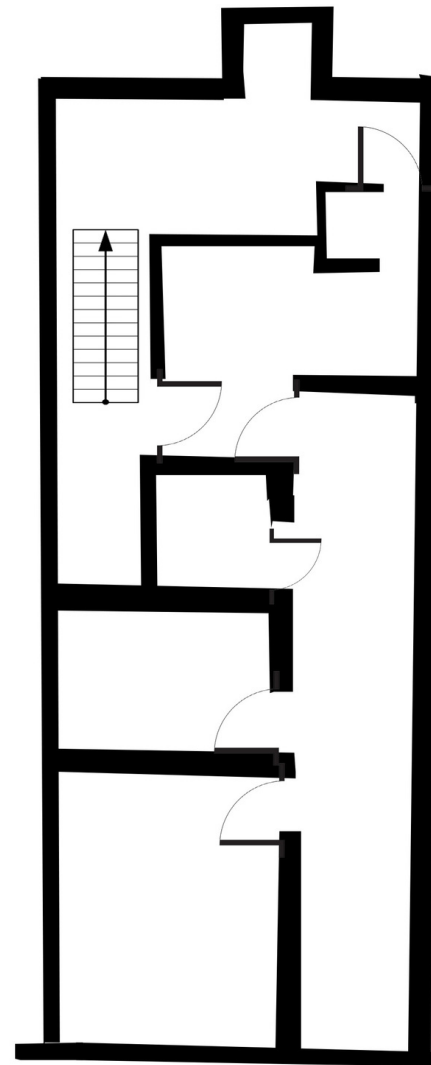
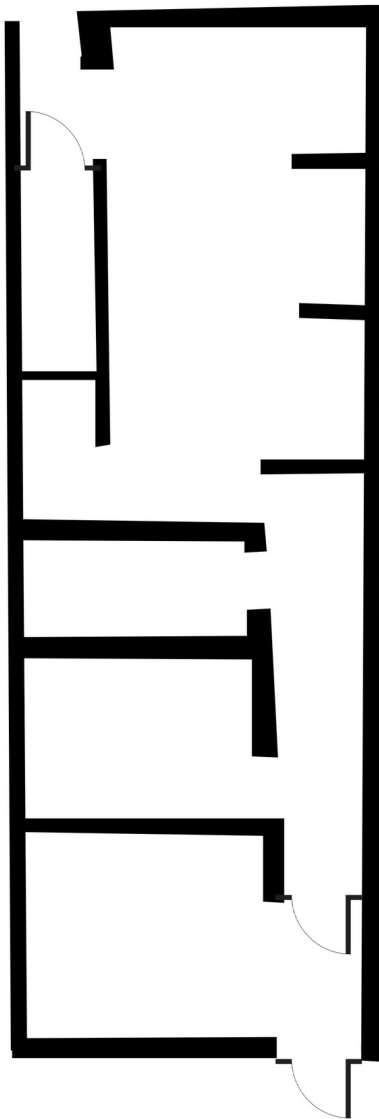
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**LEE & ASSOCIATES**

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1st Floor | \*Not Drawn to Scale | 1,908 SF

2nd Floor | \*Not Drawn to Scale | 1,908 SF

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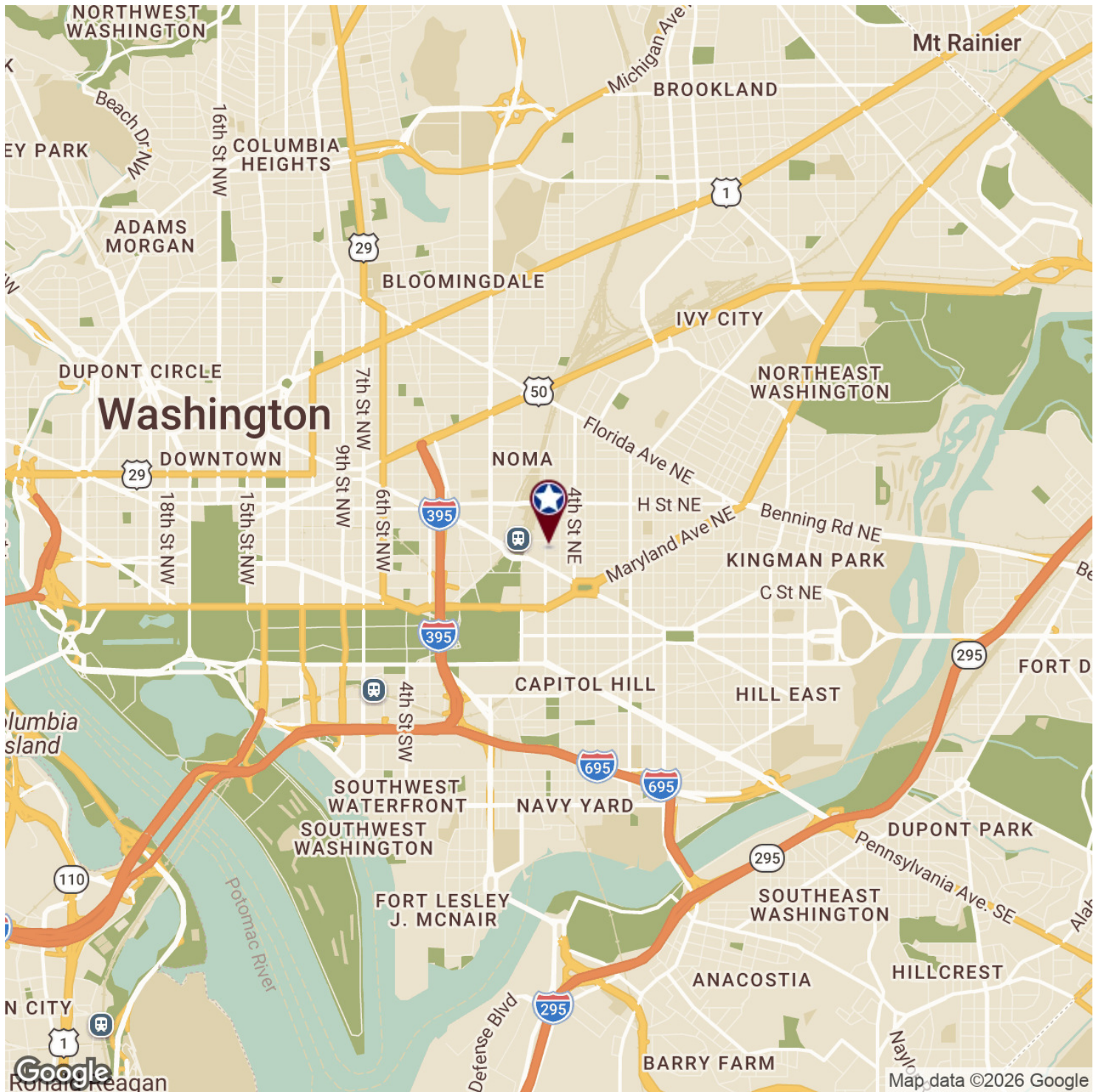
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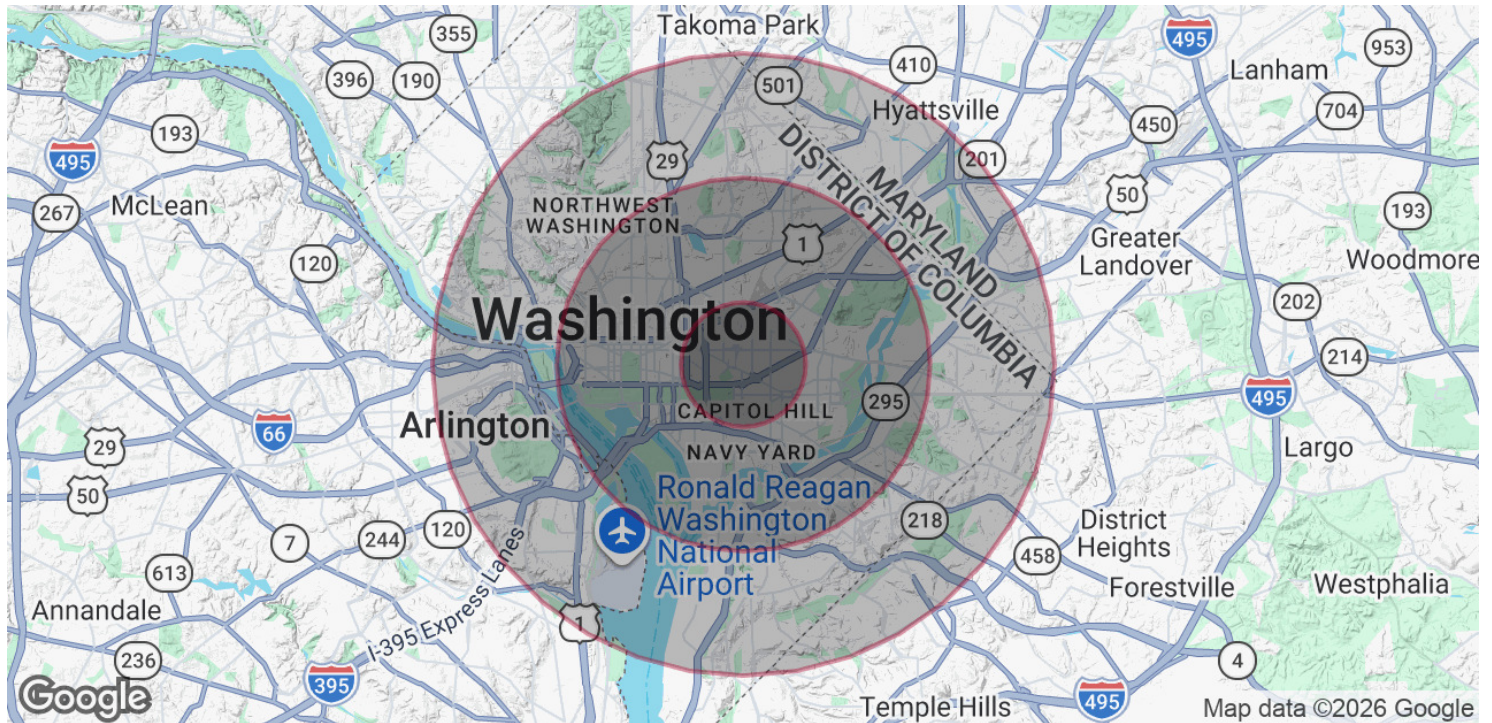
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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	60,026	350,711	753,482
Average Age	36	37	38

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	31,165	173,672	351,187
# of Persons per HH	1.9	2	2.1
Average HH Income	\$182,061	\$155,519	\$143,620
Average House Value	\$903,487	\$799,747	\$767,178

2020 American Community Survey (ACS)

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