



# 1836 COLUMBIA ROAD NW

WASHINGTON, DC 20009



2,205 SF 2<sup>ND</sup> LEVEL SPACE AVAILABLE

DEDICATED STREET ACCESS

LOBBY

COMMON ELEVATOR ACCESS

## JOIN THESE NEIGHBORS



## OFFICE/RETAIL FOR LEASE

- 2,205 SF second level space available, located on prime block of Columbia Road in in Kalorama Park/Adams Morgan.
- Dedicated street access and common elevator access to the space, along with large beautiful rooftop amenity area.
- Located in Kalorama Park/Adams Morgan renowned for its diverse cuisine and local shops, with over 25,000 residents within 0.5 miles. Tremendous foot traffic with a Walk Score of 97 - Walker's Paradise.

**MATT SKALET**

maskalet@klnb.com | 202-420-7775

**ANDREW COUREMBIS**

acourembis@klnb.com | 202-420-7766

**KELLY ATKINSON**

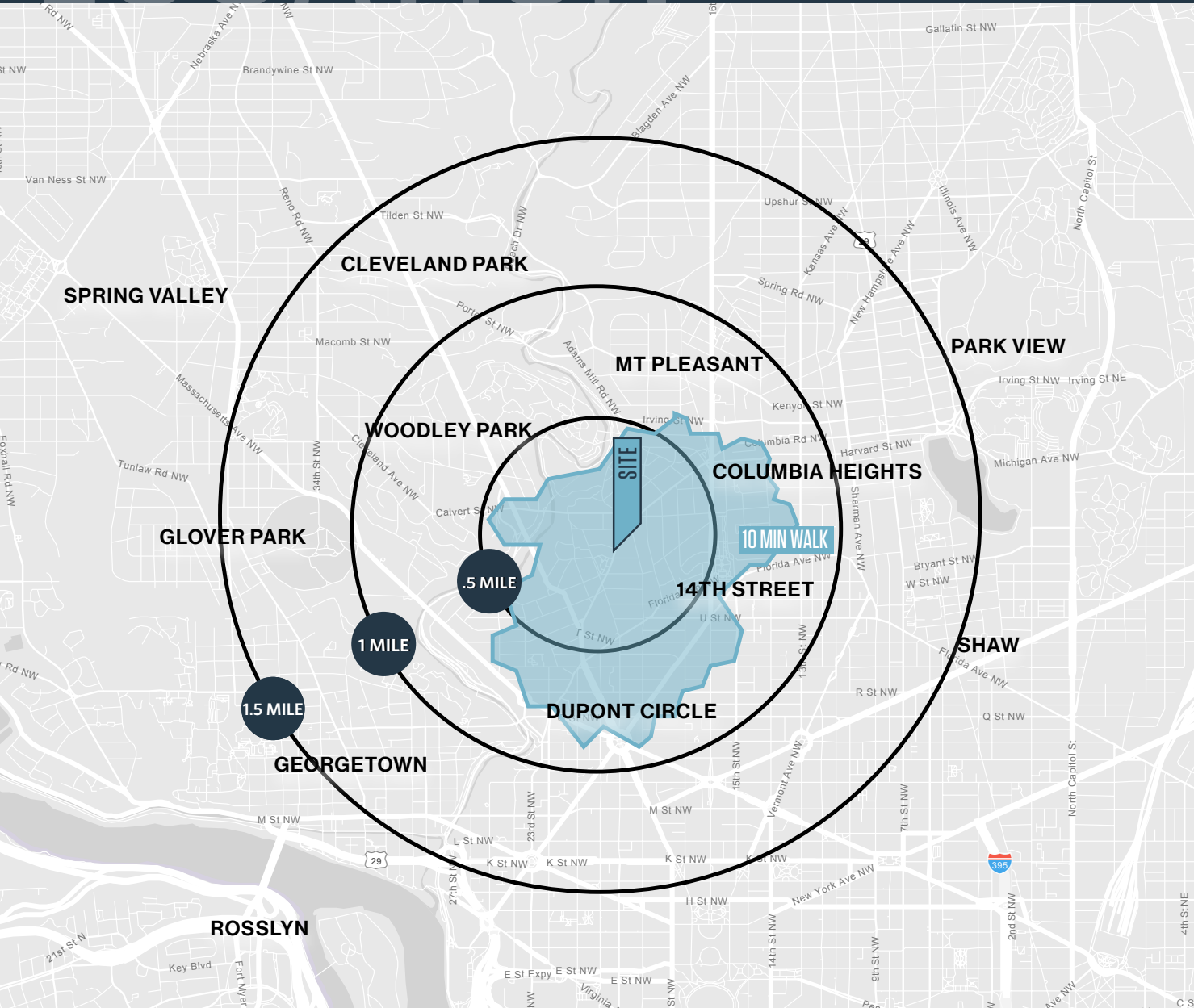
katkinson@klnb.com | 202-420-7762

**klnb.com**

# LOCATION

# 1836 COLUMBIA ROAD NW

WASHINGTON, DC 20009



## AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
2,205 SF (2 <sup>nd</sup> Level)	Negotiable	2 <sup>nd</sup> Gen	Available Now

## DEMOGRAPHICS | 2024:

### WALK TIME

	10-MIN	1-MILE	2-MILE	3-MILE
Population	23,207	24,530	87,159	159,745
Daytime Population	17,580	19,140	83,573	282,728
Households	13,709	14,653	48,822	85,439
Average HH Income	\$191,190	\$191,050	\$181,956	\$181,215

## TRAFFIC COUNTS | 2023:

Columbia Road	9,111 ADT
18th Street	9,829 ADT
Walk Score	97

**MATT SKALET**

maskalet@klnb.com | 202-420-7775

**ANDREW COUREMBIS**

acourembis@klnb.com | 202-420-7766

**KELLY ATKINSON**

katkinson@klnb.com | 202-420-7762



# SITE PLAN

## 1836 COLUMBIA ROAD NW

WASHINGTON, DC 20009



**MATT SKALET**

mskalet@klnb.com | 202-420-7775

**ANDREW COUREMBIS**

acourembis@klnb.com | 202-420-7766

**KELLY ATKINSON**

katkinson@klnb.com | 202-420-7762

**klnb**

# 1836 COLUMBIA ROAD NW

WASHINGTON, DC 20009



**MATT SKALET**

mskalet@klnb.com | 202-420-7775

**ANDREW COUREMBIS**

acourembis@klnb.com | 202-420-7766

**KELLY ATKINSON**

katkinson@klnb.com | 202-420-7762

# PHOTOS

## 1836 COLUMBIA ROAD NW

WASHINGTON, DC 20009



**MATT SKALET**

[mksalet@klnb.com](mailto:mksalet@klnb.com) | 202-420-7775

**ANDREW COUREMBIS**

[acourembis@klnb.com](mailto:acourembis@klnb.com) | 202-420-7766

**KELLY ATKINSON**

[katkinson@klnb.com](mailto:katkinson@klnb.com) | 202-420-7762

**klnb**

# ROOFTOP AMENITY

# 1836 COLUMBIA ROAD NW

WASHINGTON, DC 20009



**MATT SKALET**

[mskalet@klnb.com](mailto:maskalet@klnb.com) | 202-420-7775

**ANDREW COUREMBIS**

[acourembis@klnb.com](mailto:acourembis@klnb.com) | 202-420-7766

**KELLY ATKINSON**

[katkinson@klnb.com](mailto:katkinson@klnb.com) | 202-420-7762

**klnb**



# 1836 COLUMBIA ROAD NW

WASHINGTON, DC 20009

## FOR MORE INFORMATION, PLEASE CONTACT:

### MATT SKALET

maskalet@klnb.com  
202-420-7775

### ANDREW COUREMBIS

acourembis@klnb.com  
202-420-7766

### KELLY ATKINSON

katkinson@klnb.com  
202-420-7762

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

.....

## klnb.com



facebook.com/KLNBCRE



linkedin.com/company/klnb



instagram.com/klnbcre

**CLICK TO VIEW PROPERTY WEBSITE**

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.