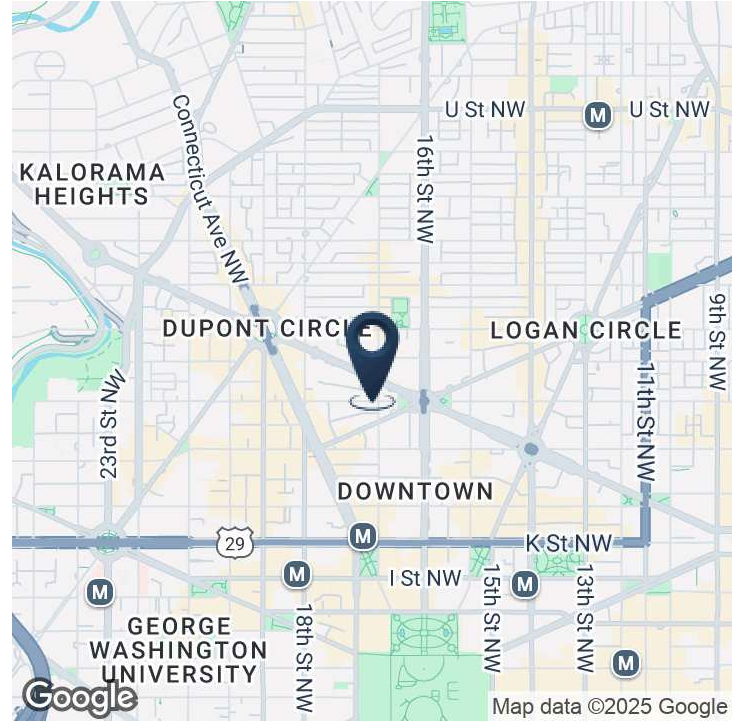


Executive Summary



OFFERING SUMMARY

Lease Rate:	\$54.00 SF/yr (NNN)
Building Size:	7,614 SF
Available SF:	7,614 SF
Lot Size:	2,614 SF
Year Built:	1890
Renovated:	2020
Zoning:	MU-15
Market:	Central Business District
Submarket:	Downtown DC

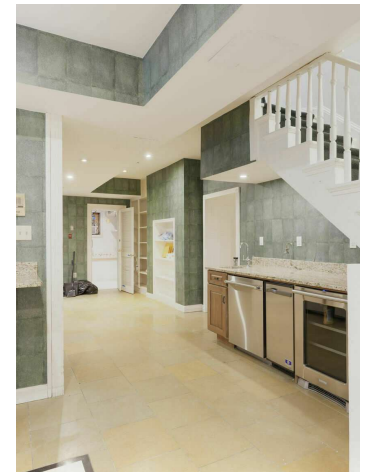
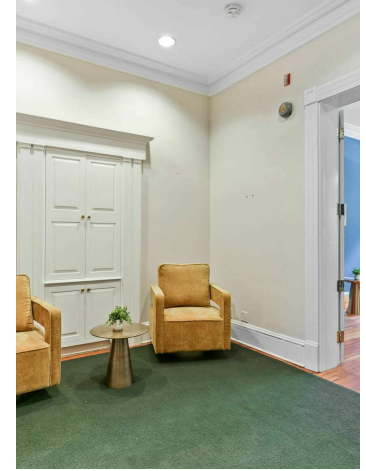
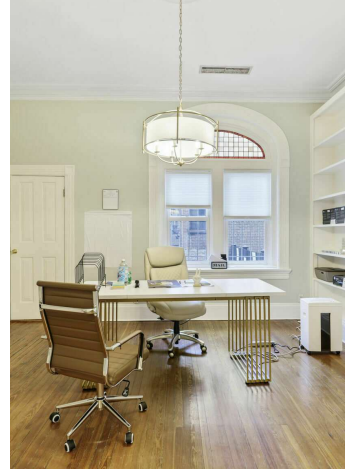
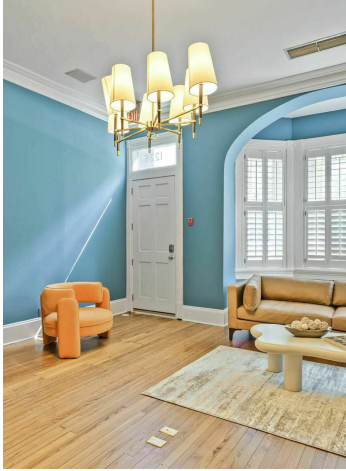
PROPERTY OVERVIEW

Step into a world of modern elegance and unparalleled convenience at 1224-1226 17th St NW, Washington, DC. This prime commercial property offers a prestigious address in the heart of the city, boasting contemporary design, state-of-the-art amenities, and flexible floor plans to suit any business need. A sophisticated lobby welcomes visitors, while the expansive windows flood each space with natural light, creating an inviting and inspiring work environment. With its central location and proximity to transportation hubs, this property offers an unmatched opportunity for businesses seeking a prestigious and accessible headquarters in the vibrant capital city.

PROPERTY HIGHLIGHTS

- Spacious 7614 SF layout
- On-site parking available
- Multiple well-equipped conference rooms
- Private offices for focused workspaces
- Expansive windows for natural light
- Modern and stylish lobby area
- Flexible floor plans for customization

Additional Photos

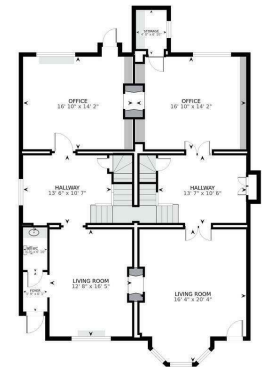
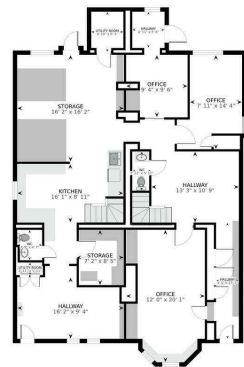
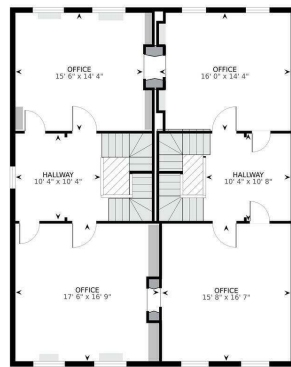
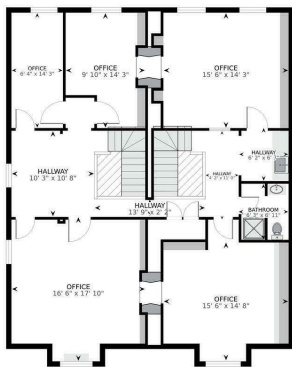


rea 1461 ft²

Area 1471 ft²

1 1552 ft²

sa 1658 ft²



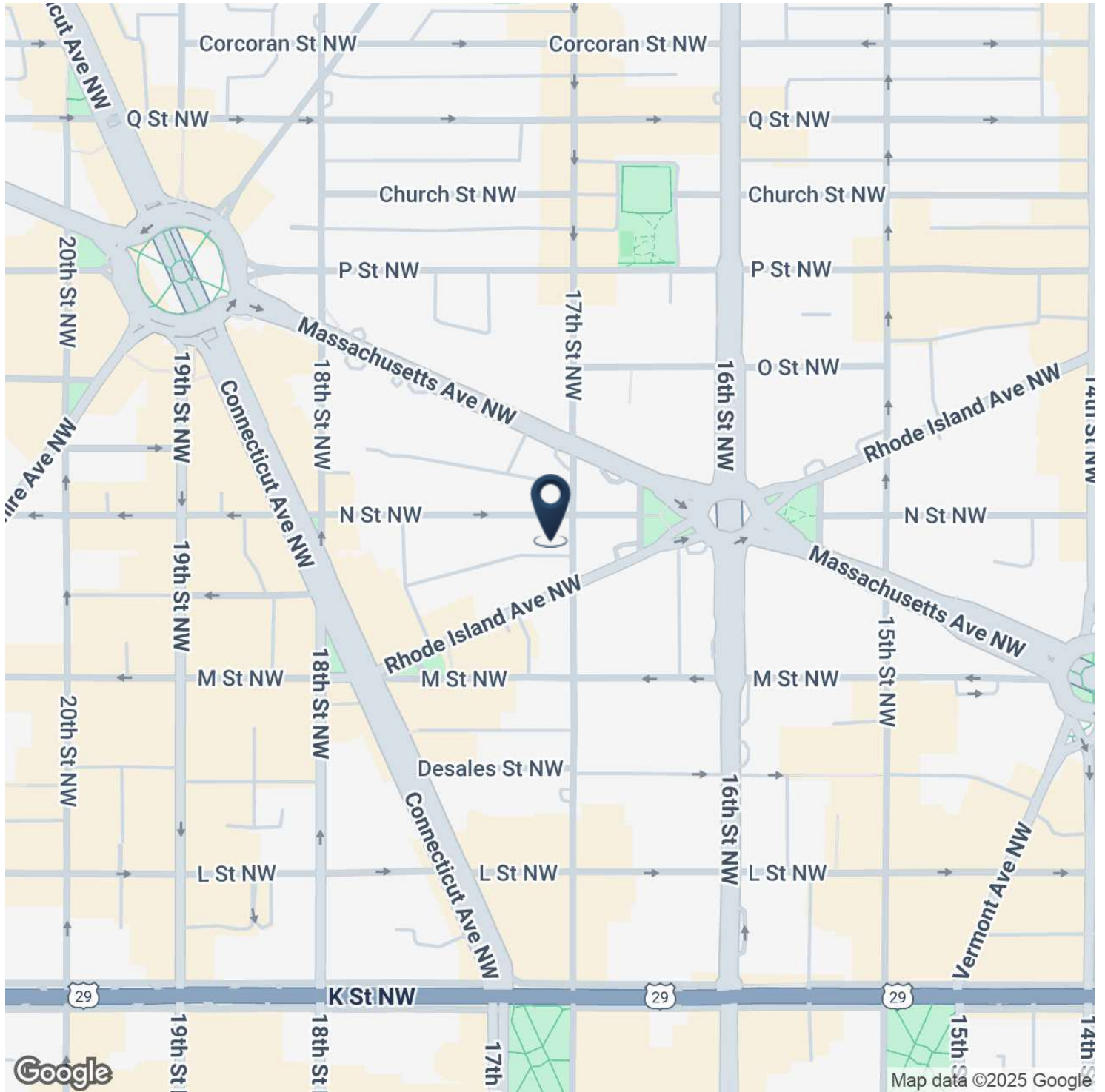
All measurements and dimensions are approximate and intended for general informational purposes only. They should not be relied upon as a fact.

All measurements and dimensions are approximate and intended for general informational purposes only. They should not be relied upon as a fact.

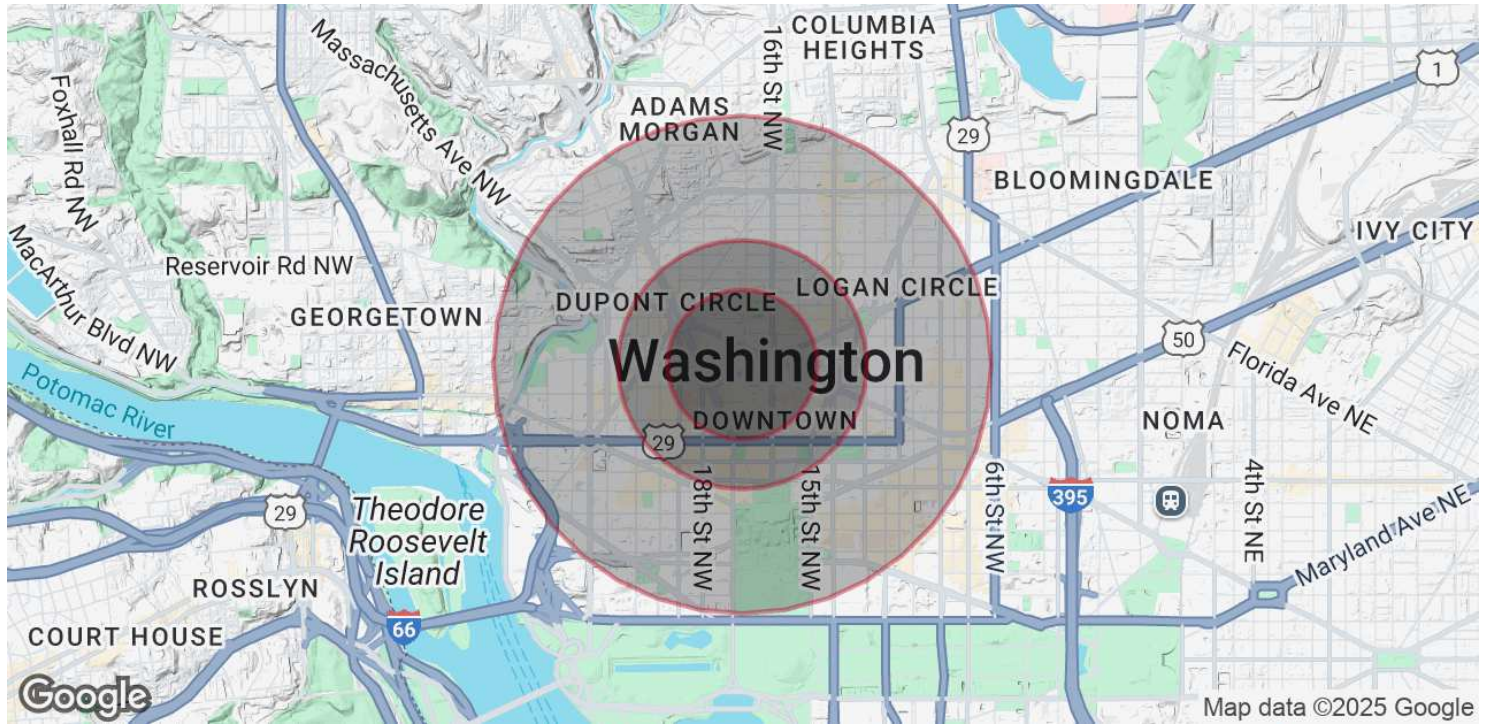
All measurements and dimensions are approximate and intended for general informational purposes only. They should not be relied upon as a fact.

All measurements and dimensions are approximate and intended for general informational purposes only. They should not be relied upon as a fact.

Location Map



Demographics Map & Report



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,732	18,413	78,927
Average Age	38	38	37
Average Age (Male)	40	40	38
Average Age (Female)	36	37	36

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,646	12,021	44,765
# of Persons per HH	1.4	1.5	1.8
Average HH Income	\$153,218	\$165,185	\$173,589
Average House Value	\$545,838	\$728,806	\$894,586

Demographics data derived from AlphaMap