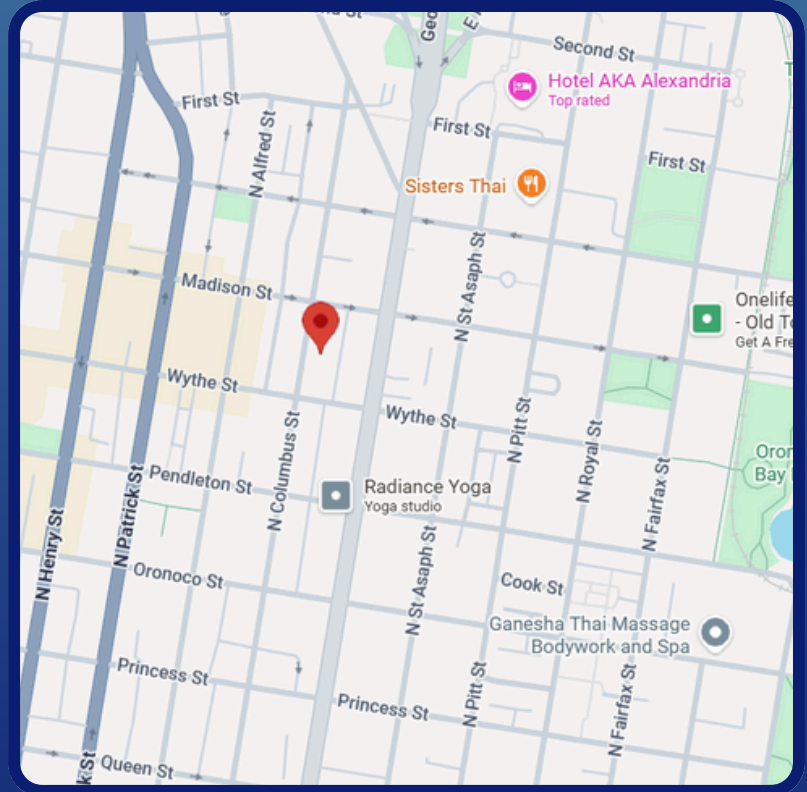


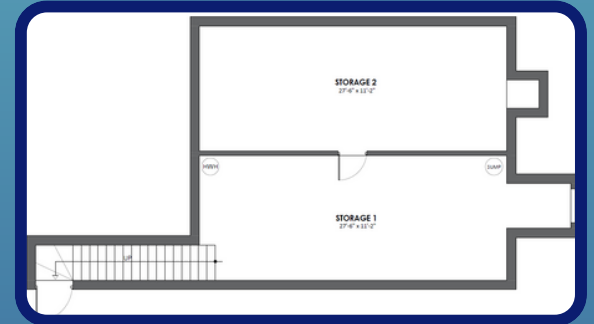
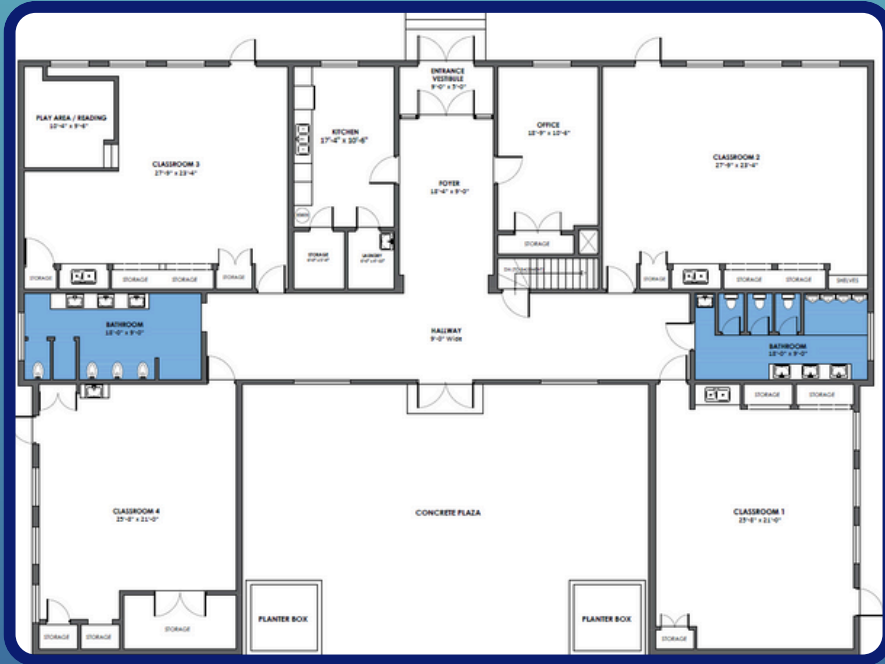
# SCHOOL BUILDING FOR LEASE

**4,600 SF**  
**RATE \$35 PSF NNN**  
**AVAILABLE IMMEDIATELY**



- Existing Use Childcare & Education
- 4 Large Classrooms with Sinks
- Front Office, Kitchen, Foyer
- NNN Lease
- Free Surface Parking
- Easy, Safe drop-off / Pick-up
- Gated Playground & Large Patio
- Additional Storage
- Near Braddock Metro Station
- 1 Block to N. Washington / GW Parkway
- St. Joseph's Catholic Church Property





**Basement Storage**

**Main Floor Plan**

Full Building Available – Kitchens – Outdoor Playground  
Available Immediately



For Additional Information Please Contact:

Eric Berlin  
Executive Vice President  
703-629-6841  
Eric@rockspringcre.com

Leanne Berthiaume  
COO & Vice President  
703-216-2339  
Leanne@rockspringcre.com

Jessica Miller, SIOR  
President & CEO  
703-624-4992  
Jessica@rockspringcre.com