

1408A U Street, NW Washington, D.C. 20009

Office Space

7,300 Square Feet (2nd floor)

Base Rental

\$20.00 per square (Triple Net)

Lease Term

Five (5) years (minimum)

Zoning

C-2-A (commercial use only)

Annual

Increases

Base rent shall increase three (3%) percent annually

Description

Space available on 2nd floor (walk-up) above Retail Space. Property is located at the corner of 14th & U Street, NW, a vibrant neighborhood, and has an abundant amount of windows.

Location

One block east of the Cardoza/U Street Metro Station on U Street.

HVAC

Separate HVAC system

Operating Expenses/Real Estate Taxes

Tenant's Proportionate Share

Security Deposit

Not less than one (1) full month's rent.

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