

Contact: Michael Bryant
Main Line: (202) 898-1880
Direct Dial: (202) 898-2935
Fax: (202) 898-1549

**Office Space
AVAILABLE FOR LEASE**

**1320 18th Street, NW, 2nd Floor
Washington, DC 20036**

Square Feet: 3,198 SF

Location: 1320 18th Street, NW, 2nd Floor

Zoning: C-1 (Commercial)

Available: August 1, 2011

Description: 2nd floor location in DuPont Circle across the street from DuPont Circle Metro Station

Lease Term: Five (5) years (negotiable)

Rental: \$36.50/SF

Rent Increases: Two and one half (2.5%) percent annual increase

Real Estate Taxes
& Operating Expenses: Proportionate Share (10%)

Security Deposit: Not less than one (1) month's rent

THIS INFORMATION IS DEEMED TO BE RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE TO THE ACCURACY THEREOF. THIS OFFERING IS SUBJECT TO CORRECTION OR ERRORS AND OMISSIONS, CHANGE OF RENT, TERMS, AND CONDITIONS OR WITHDRAWAL FROM MARKET WITHOUT NOTICE AT ANY TIME.

W/comm/fact/4026.doc