

Contact: Timothy E. Taylor
Main Line: (202) 898-1880
Direct Dial: (202) 898-2921
Cell: (202) 270-4284
FAX: (202) 898-1549

Office Space AVAILABLE FOR LEASE

**1731 Connecticut Ave., NW
2nd Floor
Washington, DC 20009**

Available: August 1, 2010

Suite: 2,499 SF, entire 2nd floor

Location: 1731 Connecticut Ave., NW, Washington DC, 20009; North of Dupont Circle, two blocks from Dupont Metro Station

Description: Controlled access building; large conference room; spacious office suites

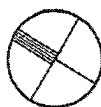
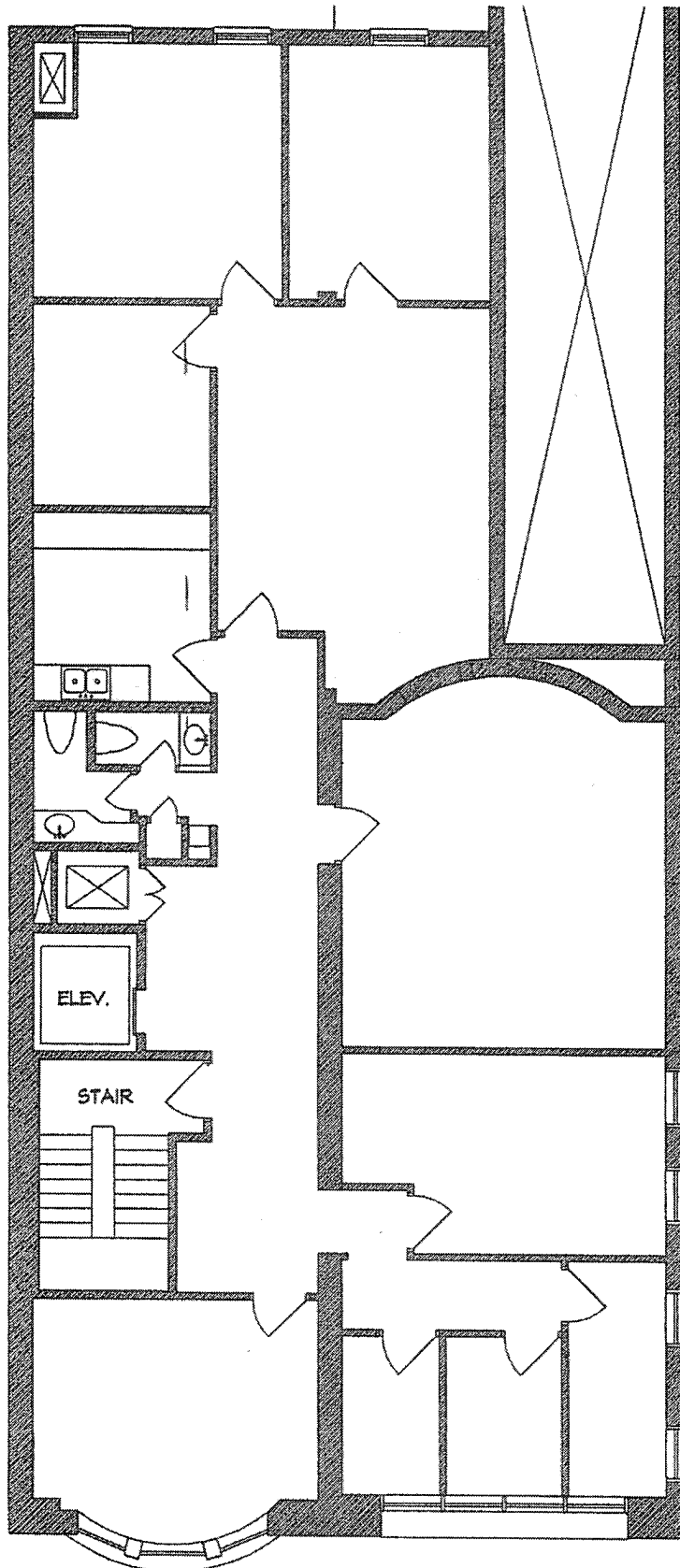
Lease Term: Five (5) to 10 Years

Rental: \$33.00 Per Square Foot, plus electric

Oper. Expenses/
Real Estate Taxes: Proportionate Share – 17.03%

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

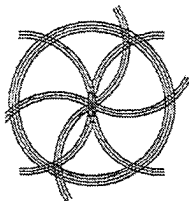
THIS INFORMATION IS DEEMED TO BE RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE TO THE ACCURACY THEREOF. THIS OFFERING IS SUBJECT TO CORRECTION OR ERRORS AND OMISSIONS, CHANGE OF RENT, TERMS, AND CONDITIONS OR WITHDRAWAL FROM MARKET WITHOUT NOTICE AT ANY TIME.



2ND FLOOR PLAN - EXISTING

1/8" = 1'-0"

(1731 connecticut ave nw)



Plan 9 Associates
 3155 Mt. Pleasant St. NW
 #206
 Washington DC 20010
 rjcy@mac.com
 phone/fax 202.232.1752

PROJECT: 1731 CONNECTICUT AVE NW
 WASHINGTON DC 20009

TITLE: EXISTING CONDITIONS

DATE: 06-30-03