

**3523 12th Street, NE
Washington, DC**

Retail Space

1,200 square feet

Available

Immediately

Rental

\$2,000 per month / \$24,000 annually

Lease Term

Five (5) years

Zoning

C-2-A (commercial use only)



Description

1st Floor Retail store with full basement in the Brookland area of Washington DC

Annual Increases

Base rent shall increase three (3%) percent annually

Real Estate Taxes

\$7,457.00 per annum (tax year 2010)

Tenant proportionate share is 75% of taxes per annum

Utilities

Separate electric and tenant pays 75% of the water/sewer and gas (heat)

HVAC

Separate electric system for air conditioning



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

Security Deposit

Not less than One full month's rent.

Property Condition

"As-Is"

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