

4420 CONNECTICUT AVENUE, NW

AVAILABLE SPACE

SECOND FLOOR

4,022 SF



PROPERTY HIGHLIGHTS

COMMON KITCHEN

TWO BLOCKS FROM VAN NESS METRO

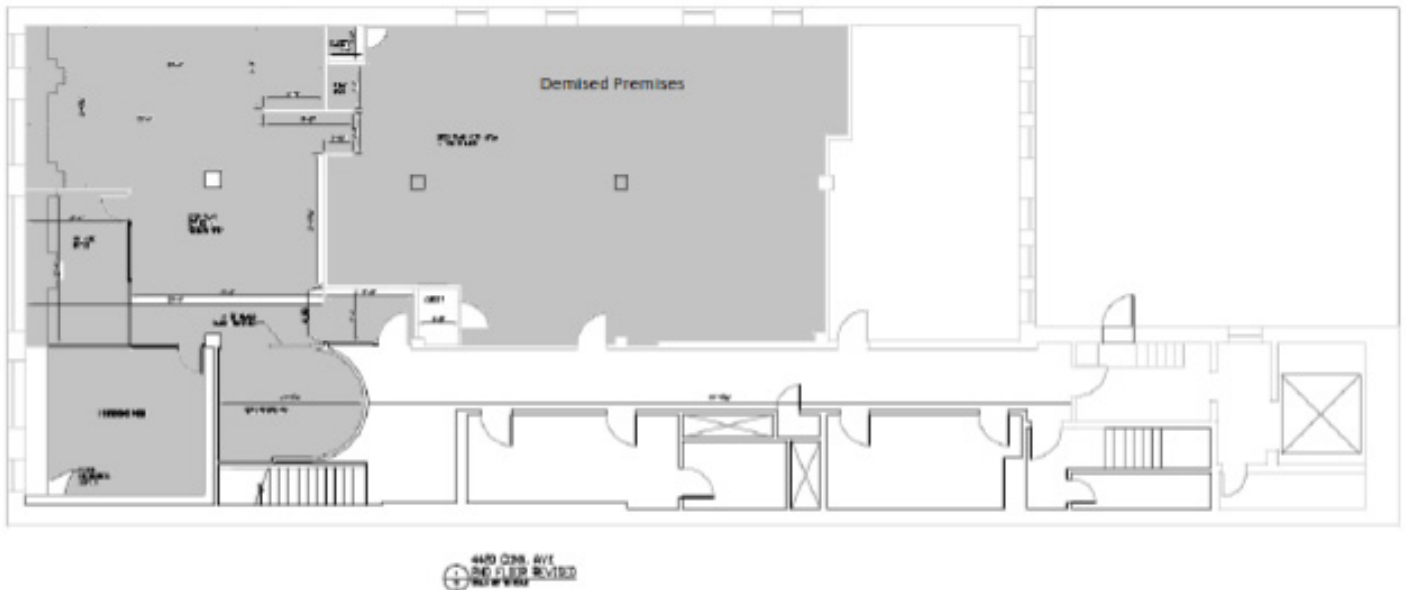
PARKING AVAILABLE

WALKING DISTANCE FROM METRO,
UDC, ROCK CREEK PARK, SHOPS AND
RESTAURANTS

4420 CONNECTICUT AVENUE, NW

FLOOR PLAN

SECOND FLOOR PLAN



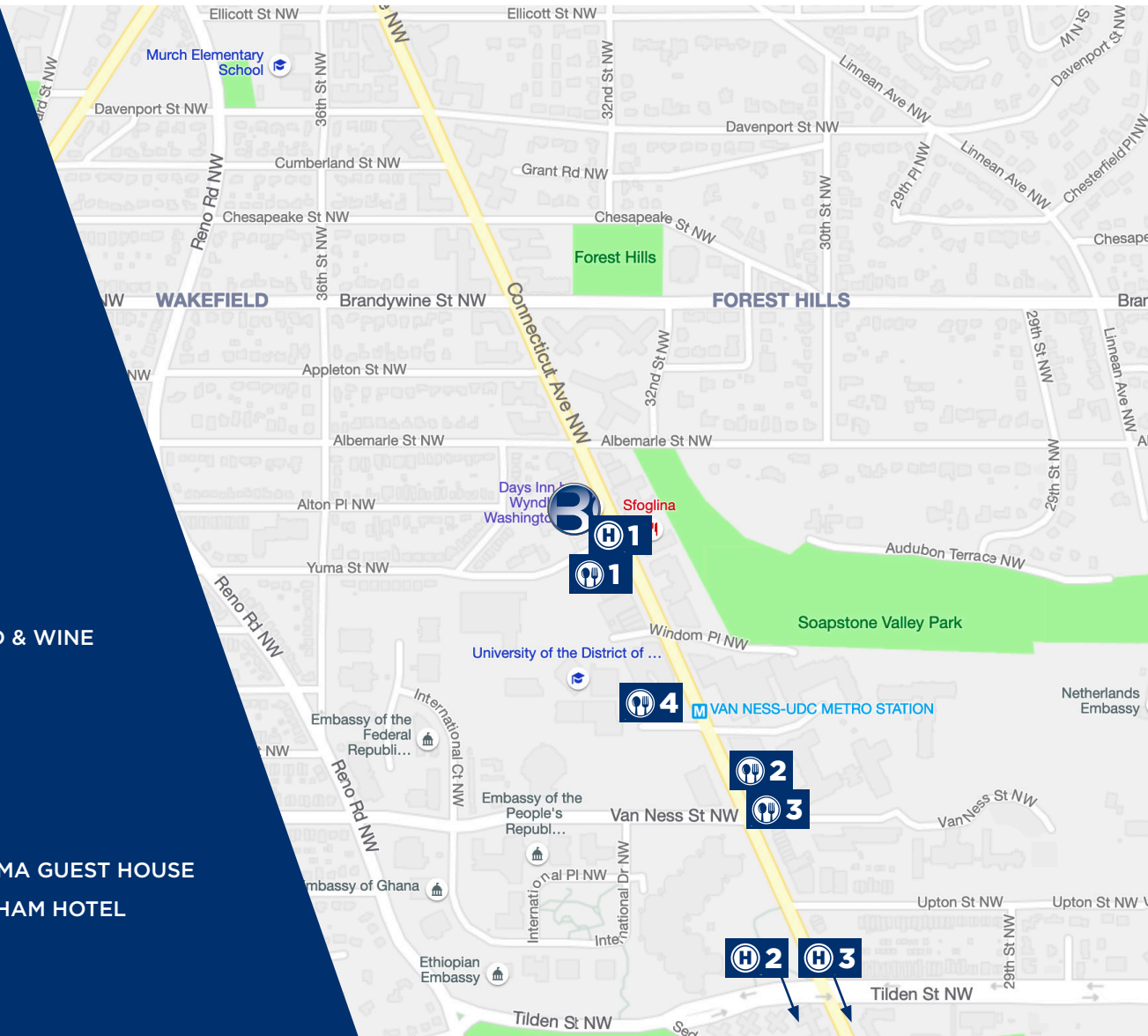
AVAILABILITY:	IMMEDIATELY
RATE:	\$30.00/SF - \$10,055/MONTH
TERM:	3-5 YEARS
REAL ESTATE TAXES:	PROPORTIONATE SHARE PAID BY TENANT
PARKING:	5 RESERVED SPACES (\$100/SPACE)

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LOCATION VAN NESS NEIGHBORHOOD

1. ACACIA FOOD & WINE
2. SUSHI PARA
3. PHO 14
4. POTBELLY

1. DAYS INN
2. THE KALORAMA GUEST HOUSE
3. OMNI SHOREHAM HOTEL





BRITTANY RICE
PROPERTY MANAGER

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