

4483 CONNECTICUT AVENUE

AVAILABLE SPACE

GROUND FLOOR 860 SF

PROPERTY HIGHLIGHTS

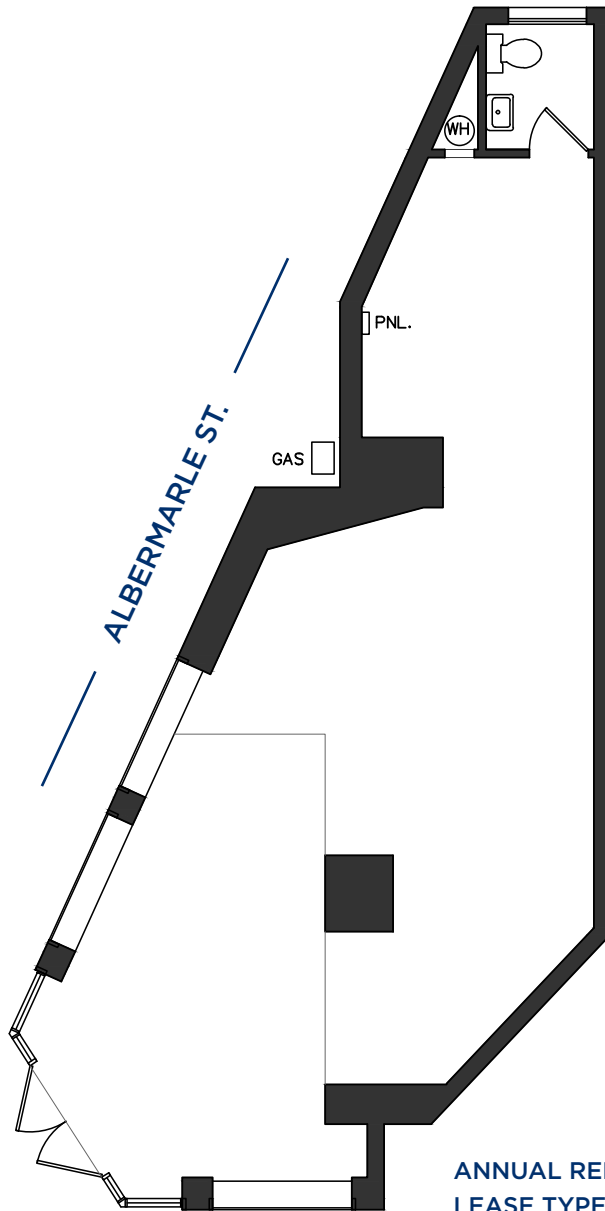
CORNER RETAIL SPACE
TWO SIDED STORE FRONT EXPOSURE
NORTH CORNER OF CONNECTICUT
AVENUE AND ALBEMARLE STREET
CLOSE TO RED LINE VAN NESS METRO



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FLOOR PLAN

GROUND FLOOR PLAN

ANNUAL RENT:	\$85.00-\$90.00
LEASE TYPE:	TRIPLE NNN
TERM:	5-10 YEARS
OPTION PERIODS:	5 YEARS

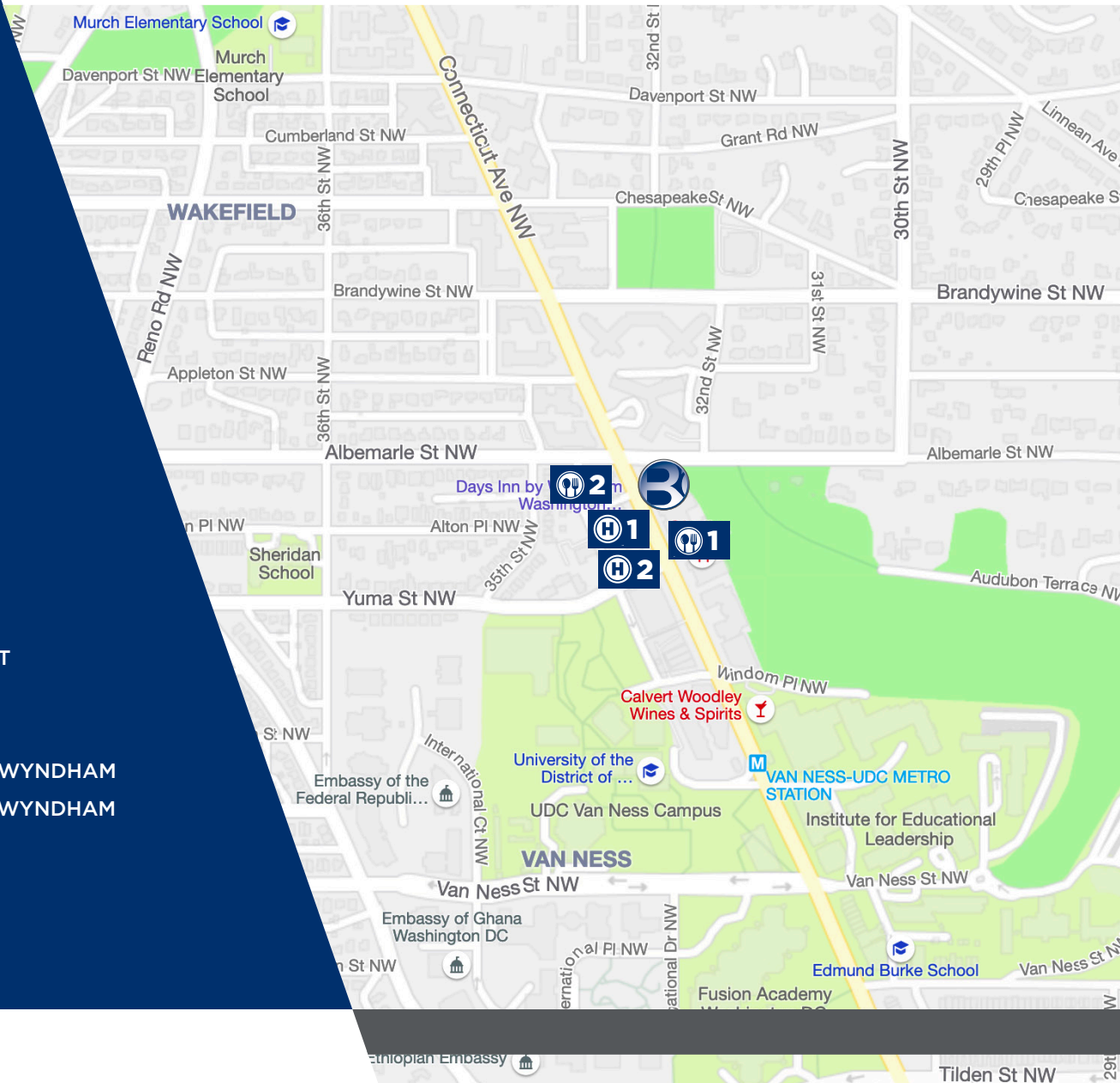
*LEASE RATE DOES NOT INCLUDE UTILITIES, PROPERTY EXPENSES OR BUILDING SERVICES

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LOCATION

1. SFOGLINA
2. BREAD FURST

1. DAYS INN BY WYNDHAM
2. RAMADA BY WYNDHAM





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