

4420 CONNECTICUT AVENUE, NW

AVAILABLE SPACE

SECOND FLOOR 649 SF
(Possible expansion up to 4,670 SF)



PROPERTY HIGHLIGHTS

- COMMON KITCHEN
- TWO BLOCKS FROM VAN NESS METRO
- PARKING AVAILABLE



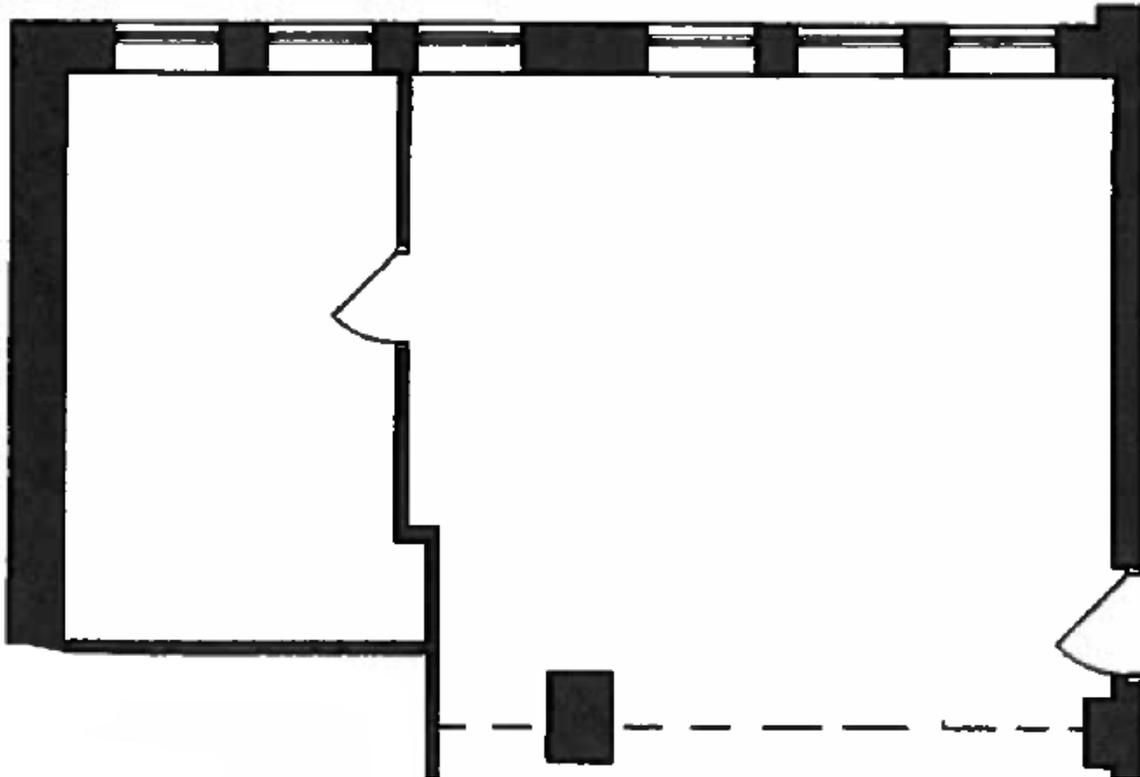
BRITTANY RICE
PROPERTY MANAGER

202.349.2793 DIRECT
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FLOOR PLAN

SECOND FLOOR PLAN



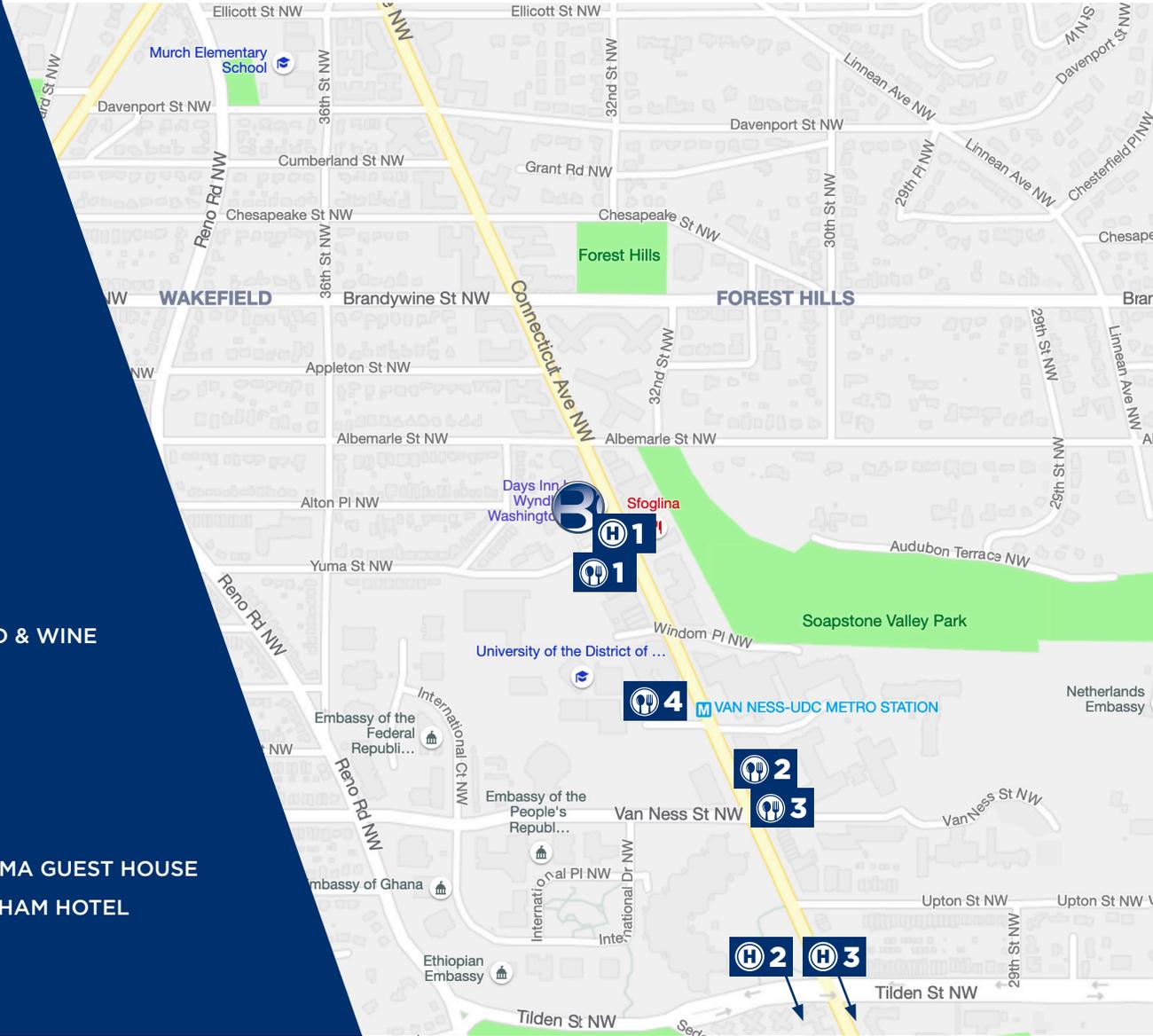
AVAILABILITY:	IMMEDIATELY
RATE:	\$32.00/SF - \$1,730/MONTH
TERM:	3-5 YEARS
REAL ESTATE TAXES:	PROPORTIONATE SHARE PAID BY TENANT

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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





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