

## OFFICE FOR SALE

# TWO (2) OFFICE BUILDINGS FOR SALE ON CAPITOL HILL

914-916 Pennsylvania Ave SE, Washington, DC 20003



<b>SALE PRICE:</b>	Subject To Offer
<b>PRICE PER UNIT:</b>	-
<b>LOT SIZE:</b>	0.7 Acres
<b>BUILDING SIZE:</b>	5,400 SF
<b>BUILDING CLASS:</b>	C
<b>YEAR BUILT:</b>	1900
<b>ZONING:</b>	C28
<b>MARKET:</b>	Capital Hill
<b>SUB MARKET:</b>	Eastern Market
<b>CROSS STREETS:</b>	9th St SE And 10th St SE

### PROPERTY OVERVIEW

Capital Hill owner/user two-story walk-up office space with a lower level for sale. Includes 6 parking spaces. Here is your opportunity to have your business/company located on Pennsylvania Avenue, less than 10 walking blocks from the Capital of the United States of America, one block from the Eastern Market Metro Station, restaurants on Barracks Row, and Trader Joe.

Come tour all 5400 square feet of recently remodeled office space on three levels with seven (7) offices, three (3) 1/2 baths ( one with a full shower), two (2) kitchens, a conference room that seats ten (10), a training center on the lower lever that holds upwards of twenty (20) persons, a private deck in the rear that overlooks your off-street parking lot for six (6) cars. Take the five (5) min Video tour and see all of the details and features.

### PROPERTY FEATURES

- 7 Offices
- 3 Baths

**KW COMMERCIAL**  
1441 McCormick Drive,  
Suite 1020  
Upper Marlboro , MD 20774

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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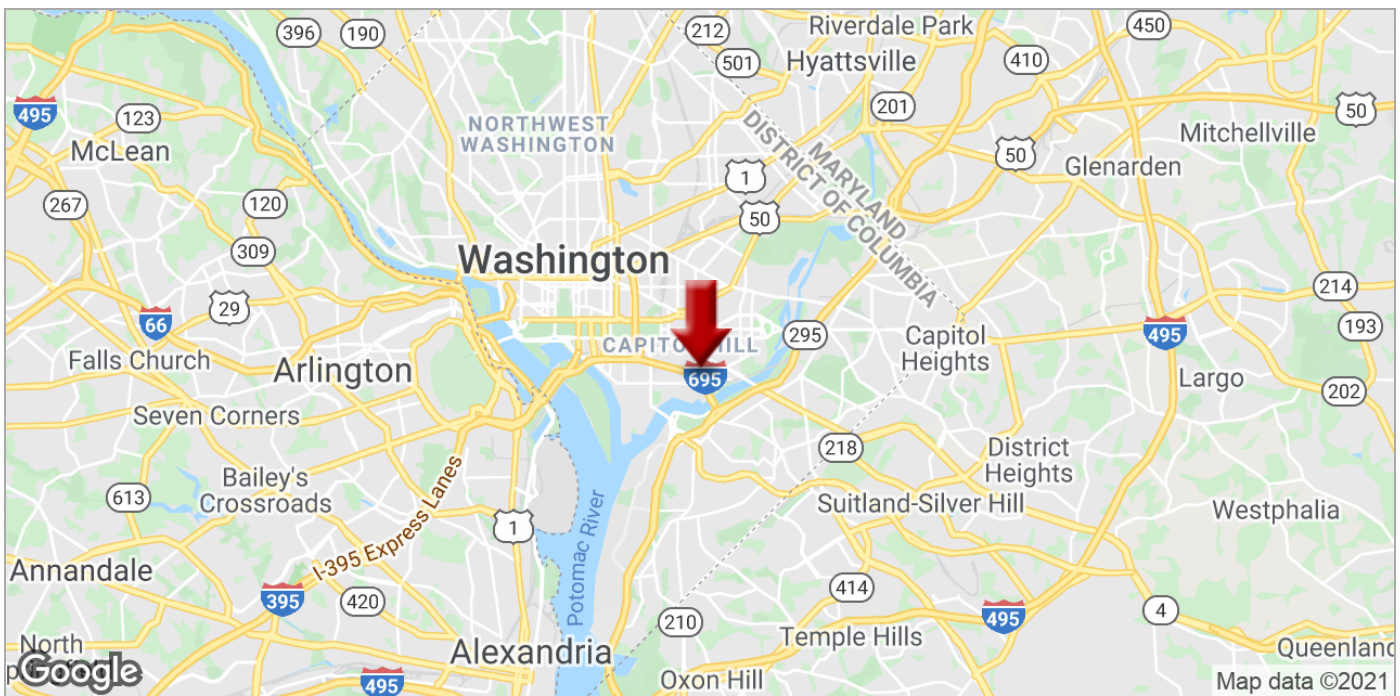
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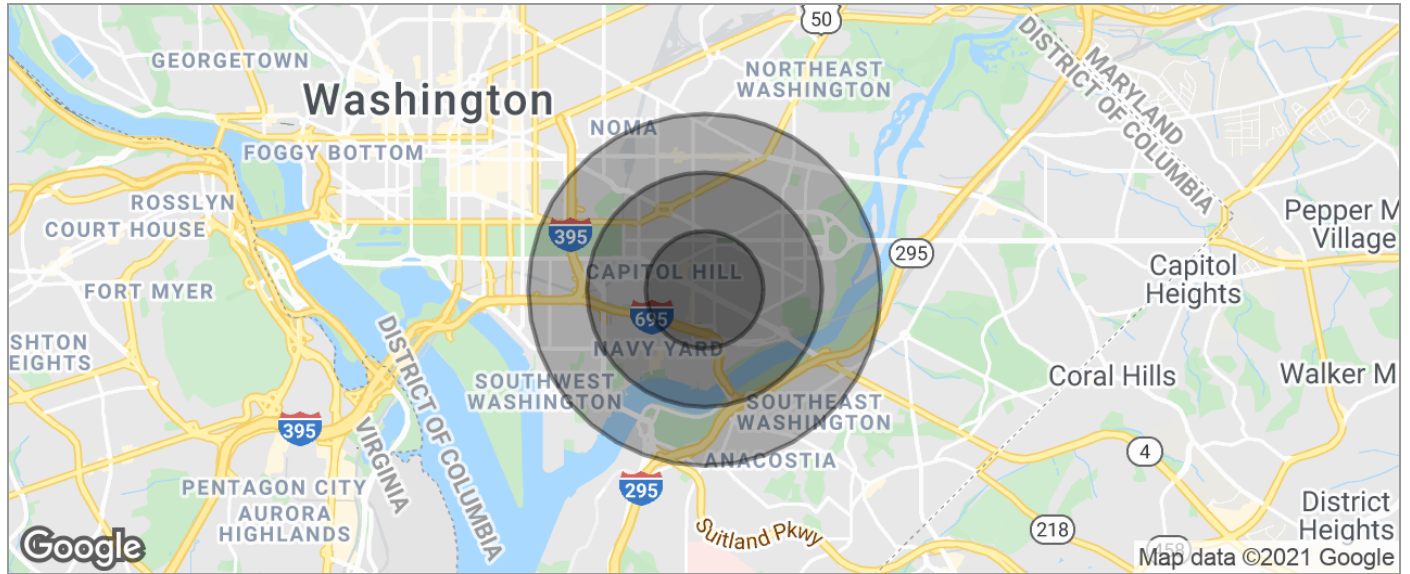
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	12,166	41,819	80,531
MEDIAN AGE	34.6	34.1	35.0
MEDIAN AGE (MALE)	36.7	36.5	36.0
MEDIAN AGE (FEMALE)	33.4	33.1	35.1
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	5,701	19,258	35,868
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$139,991	\$123,267	\$100,774
AVERAGE HOUSE VALUE	\$687,247	\$630,937	\$558,247
RACE	0.5 MILES	1 MILE	1.5 MILES
% WHITE	72.2%	62.1%	44.6%
% BLACK	20.0%	30.9%	48.9%
% ASIAN	4.4%	3.4%	3.0%
% HAWAIIAN	0.6%	0.3%	0.1%
% INDIAN	0.0%	0.1%	0.2%
% OTHER	1.1%	0.9%	1.1%
ETHNICITY	0.5 MILES	1 MILE	1.5 MILES
% HISPANIC	4.0%	4.5%	4.6%

\* Demographic data derived from 2010 US Census

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