



## **Two Story Commercial Building For Lease:**

**Location:** 4300-4304 Georgia Ave NW Washington, DC

**Leaseable Area:** Approx. 4,000 SF (Divisible) + Useable Basement

**Zoning:** MU-4

**Tax Map #:** 2914-0801

**Year Built:** 1923

**Lease Rate:** \$24-\$32 PSF NNN

### **Highlights:**

- ▶ First Floor: 2,134 SF
- ▶ Second Floor: 1,906 SF
- ▶ Corner commercial building for lease with prominent visibility on Georgia Avenue.
- ▶ This space can be demised. Previous uses include carry out restaurant and office space.
- ▶ By right uses for a wide variety of retail and office uses.
- ▶ Private outdoor space with potential for outdoor seating.

### **Demographics** (3 Mile Radius):



Population:  
**383,957**

Median HH Income:  
**\$100,240**



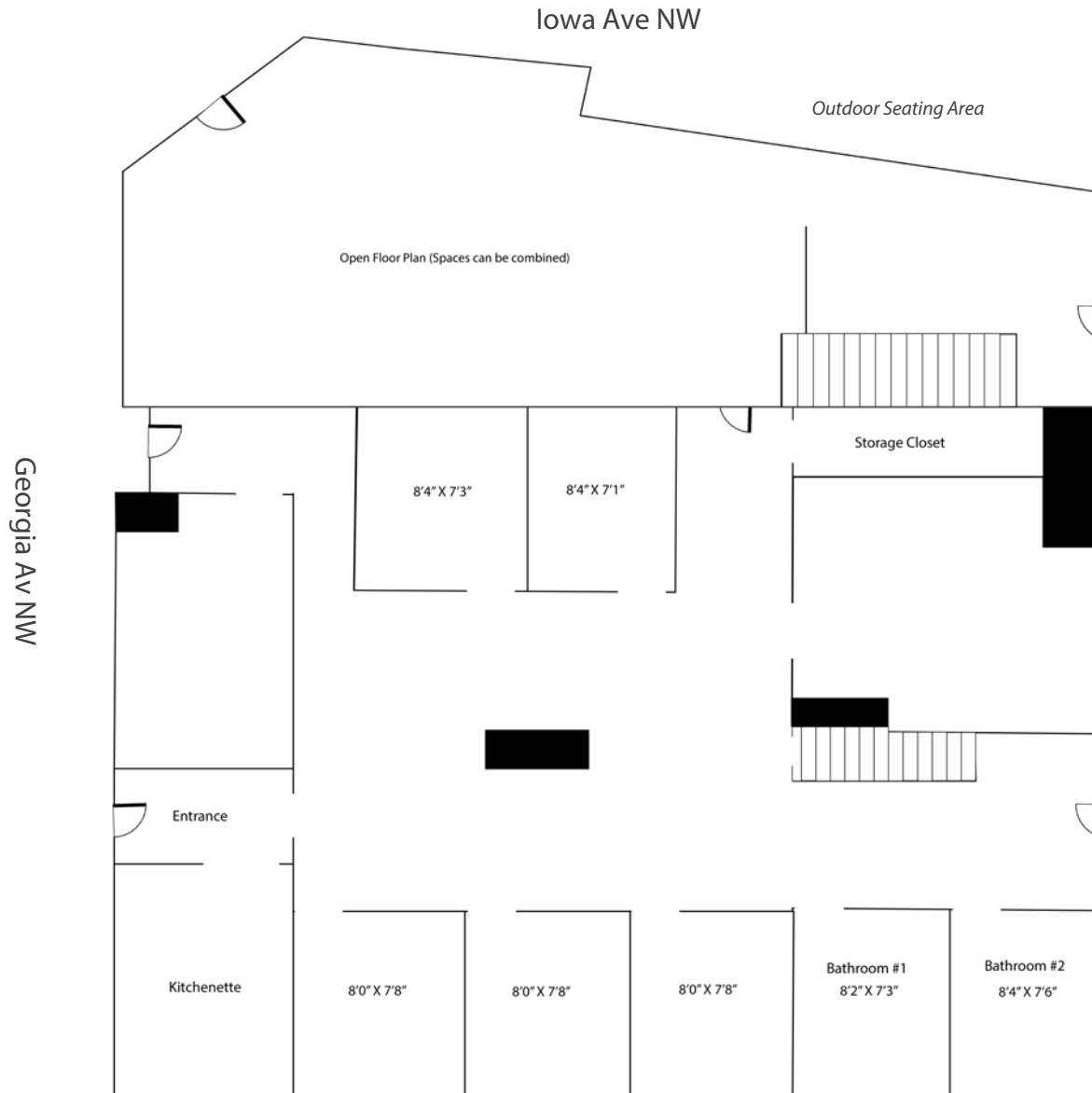
Total Businesses:  
**6,218**



Households:  
**176,713**



# Floor Plans (First Floor)



CLICK TO VIEW

4300-4302 Georgia Ave NW



CLICK TO VIEW

4303-4304 Georgia Ave NW

\*\*Not Drawn to Scale



ulsakergroup.com



*Connect With Us*

**Erik Ulsaker**  
Director  
703.861.0373  
[eu@lnf.com](mailto:eu@lnf.com)

**Matthew Garcia**  
Director  
703.873.5760  
[mgarcia@lnf.com](mailto:mgarcia@lnf.com)

**Jaclyn Purzycki**  
Marketing Analyst  
703.873.5706  
[jaclyn@lnf.com](mailto:jaclyn@lnf.com)

**Shadi Ayyoubi**  
Associate  
703.946.6003  
[shadi@lnf.com](mailto:shadi@lnf.com)