

FOR LEASE

RETAIL SPACE IN VAN NESS

4215 CONNECTICUT AVE NW, WASHINGTON, DC 20008



1010 VERMONT AVE., NW
SUITE 716.
WASHINGTON DC 20005
www.vantagecr.com

Ken Noroozi
ken@vantagecr.com

O: (202) 347-3760
C: (301) 728-6037

OFFERING MEMORANDUM



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AVAILABLE FOR IMMEDIATE OCCUPATION

Base Rent: \$40.00/SF/NNN

- IDEAL FOR MOST RETAIL USES INCLUDING RESTAURANT
- ACROSS THE STREET FROM UDC & METRO STATION
- SIZE: 1,471 SF
- WALK SCORE: VERY WALKABLE (83)
- DAYTIME POPULATION: 28,235 (1Mile)
- MEDIAN HH INCOME: \$120,740



SITE

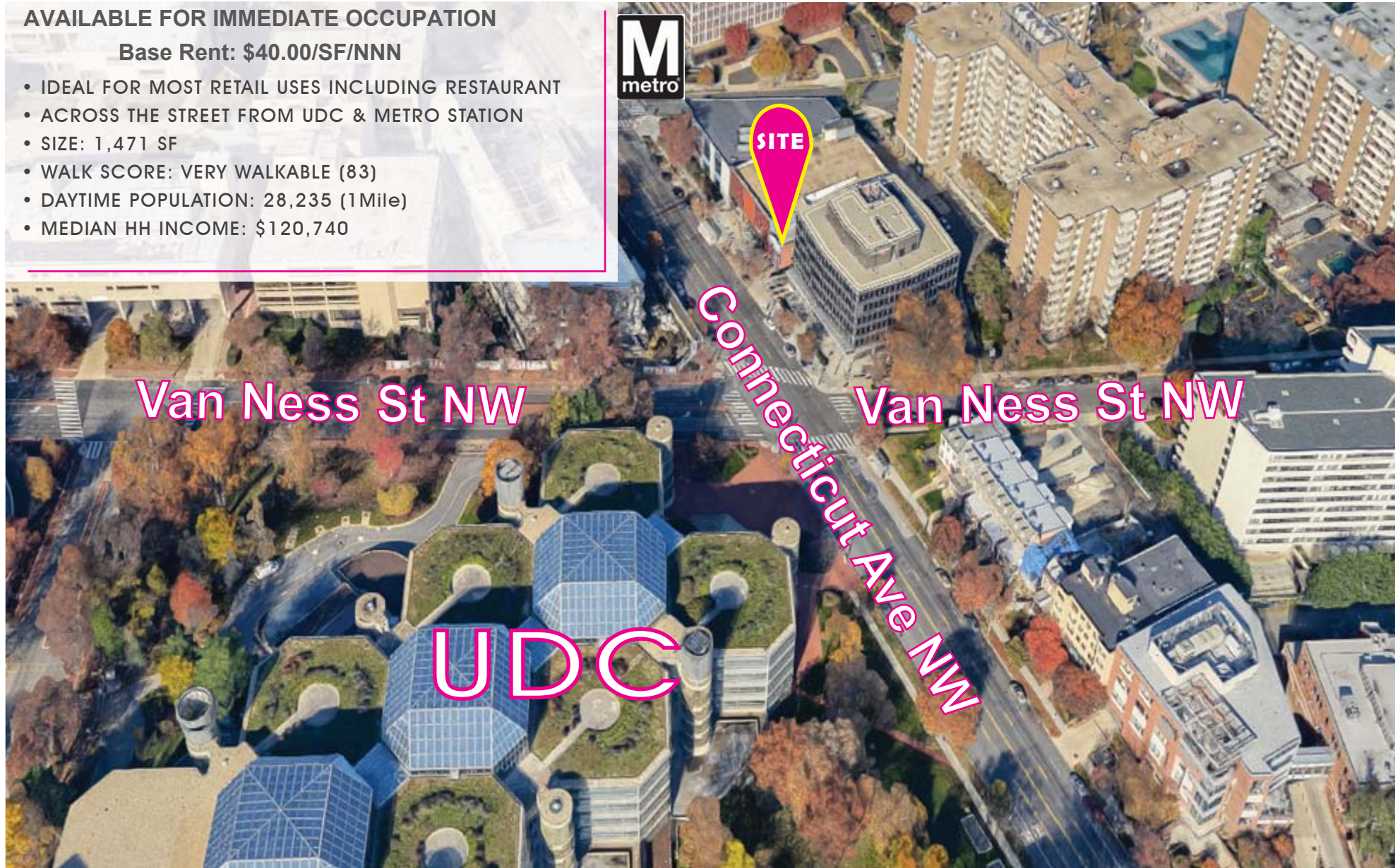
Van Ness St NW

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UDC

Connecticut Ave NW

PROPERTY INFORMATION





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FLOOR PLAN

Connecticut Avenue

