

# FOR LEASE

## RETAIL SPACE IN BRENTWOOD NEIGHBORHOOD

1805 Montana Ave NE, Washington, DC 20002



OFFERING MEMORANDUM



1010 VERMONT AVE., NW  
SUITE 716.  
WASHINGTON DC 20005  
[www.vantagecr.com](http://www.vantagecr.com)

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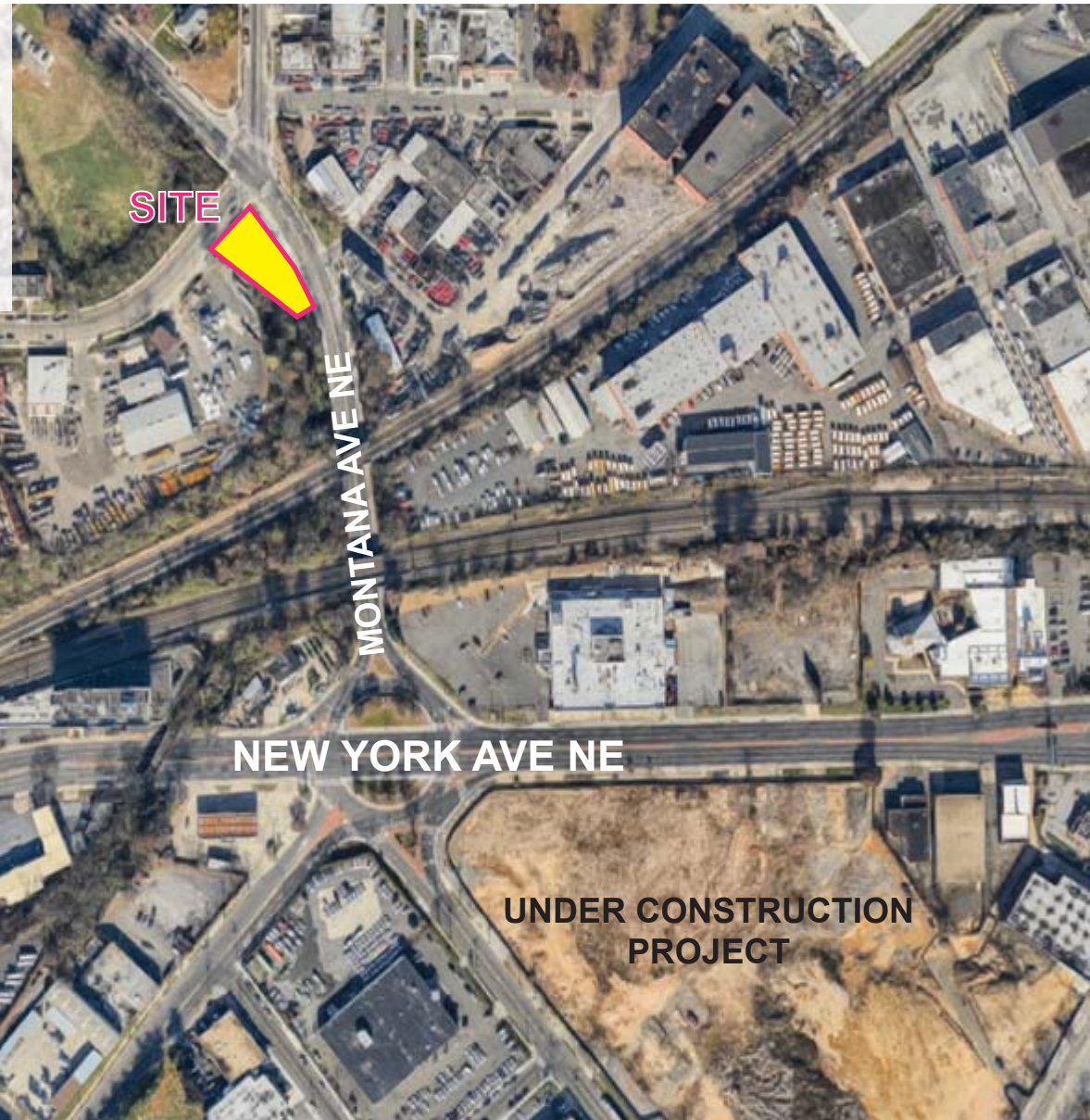
O: (202) 347-3760  
C: (301) 728-6037

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### AVAILABLE FOR IMMEDIATE OCCUPATION

Base Rent: \$36.00/SF/NNN

- IDEAL FOR MOST RETAIL USES
- SPACE AREA: 2,000 SF
- FREE SHARING PARKING
- RESIDENTIAL POPULATION: 29,318, 1 mile
- AVERAGE HOUSEHOLD INCOME: \$72,494



PROPERTY INFORMATION