

# Unique Retail/Office Opportunity 3204 O Street, Georgetown

## Available Terms:

- 1<sup>st</sup> floor & basement: 1,078 SF
- 2<sup>nd</sup> floor: 500 SF
- \$60.00 PSF NNN, 1<sup>st</sup> floor
- \$45.00 PSF NNN, 2<sup>nd</sup> floor
- Blended avg. together
- Basement storage included
- 2-7 year sublease available
- Available 30 Days

## Highlights:

- Efficient space with great light
- Excellent Exhibition Window
- Recently Remodeled
- Just off Wisconsin Avenue



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**Collin Brown**  
(202) 450-3701  
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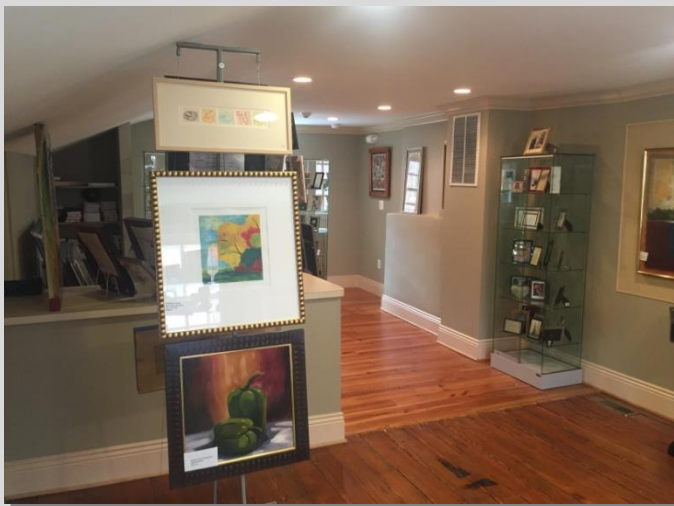
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The above information was obtained from sources we deem to be reliable. However, we have not verified its accuracy, and make no warranties thereof. It is submitted subject to the possibility of errors and omissions, as well as prior leasing and change of price. Furthermore, it may be withdrawn with or without notice without penalty.

# Photo Gallery

## 3204 O Street, Georgetown



Above: 2<sup>nd</sup> Floor  
Left: First Floor

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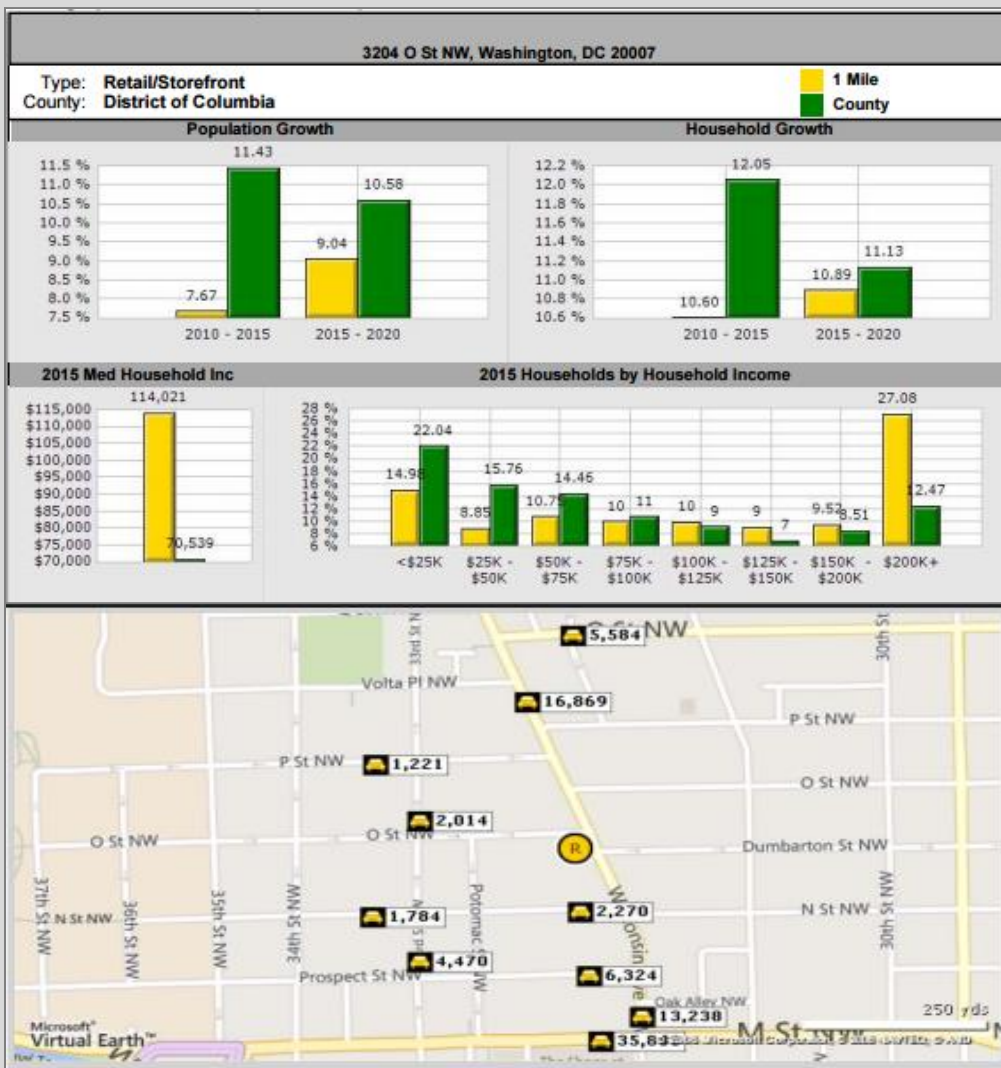
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# Demographic Information

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