



OFFICE BUILDING FOR LEASE

2031-2033 FLORIDA AVE NW

WASHINGTON, DC 20009



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF: 2,274 SF
Lease Rate: Negotiable
Building Size: 5,200 SF

AVAILABLE SPACES **SF**

1st Floor 2,274 SF

PROPERTY OVERVIEW

Located at the intersection of Florida Avenue and Connecticut Avenue, NW this property offers a premier location in a stunning historic building.

PROPERTY HIGHLIGHTS

- 5 Blocks to Dupont Circle Metro Station
- Brand new, high end build out on 2nd, 3rd and 4th Floors
- Private entrance and elevator lobby - EXCELLENT PRESENCE!
- Oversized windows with phenomenal views
- Vibrant neighborhood offering numerous shops and restaurants

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Total Households:	39,549	98,496	159,795
Total Population:	64,745	194,581	326,321
Average HH Income:	\$110,590	\$107,583	\$106,128



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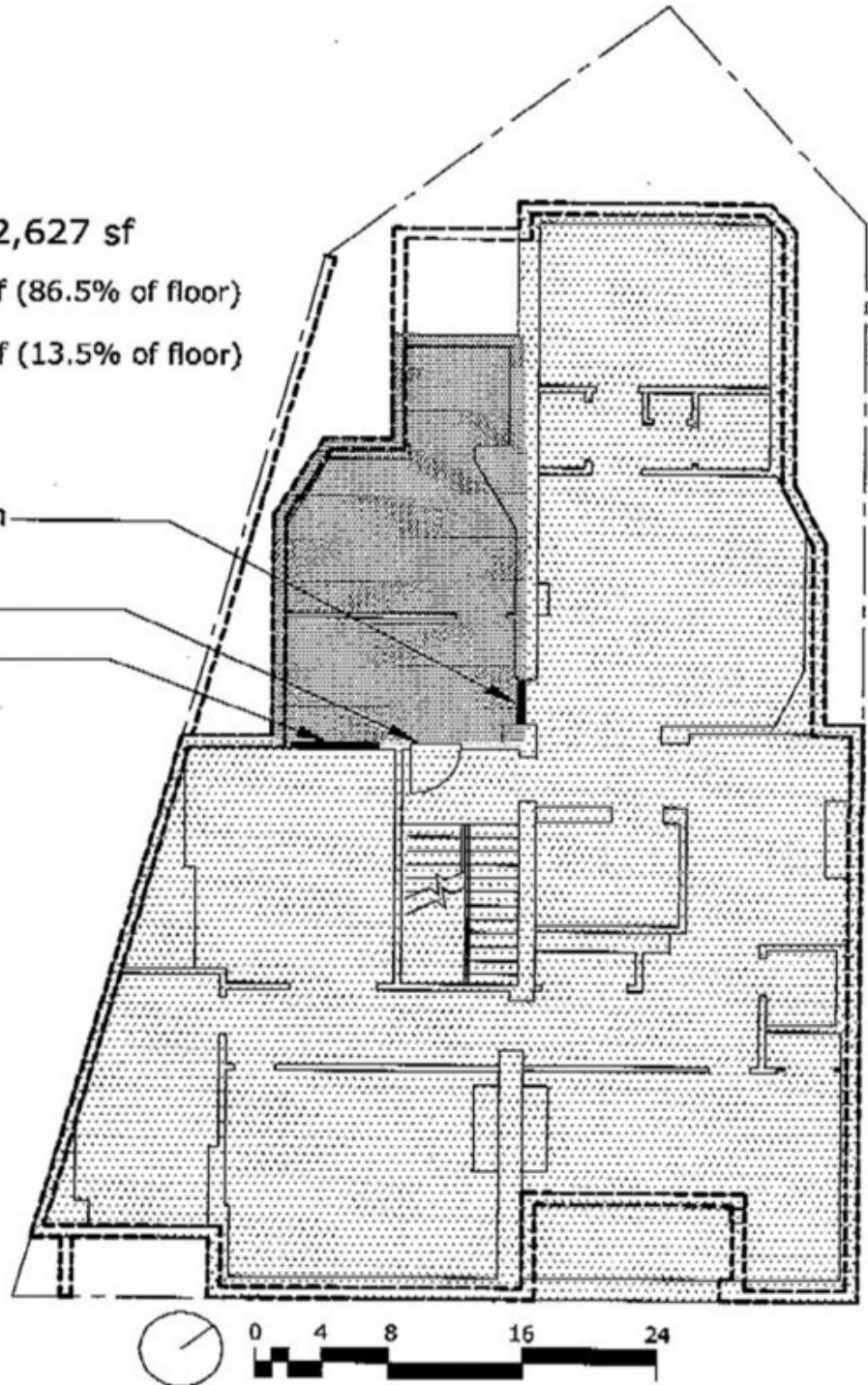
FIRST FLOOR



1st Office Floor Area: 2,627 sf

-  Office Area 1: 2,274 sf (86.5% of floor)
-  Office Area 2: 353 sf (13.5% of floor)

- New partition
- New door to stairwell
- New partition



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RETAILER MAP





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