

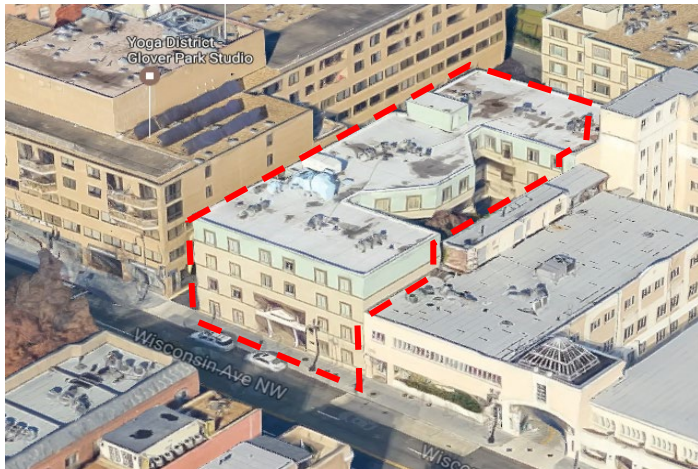
# 2-Level Boutique Office for Lease/Sale

2141 Wisconsin Ave, NW Washington DC



## Property Highlights

TOTAL SQUARE FOOTAGE:	1,680 SF
SALE PRICE:	Negotiable
LEASE RATE:	<b>\$30/SF</b> + NNN
LEVELS:	2 Floors, 3 <sup>rd</sup> & 4 <sup>th</sup>
LOCALITY:	Upper Georgetown
PARKING:	Four reserved spaces



**Eileen H. Xu, CCIM, Principal**

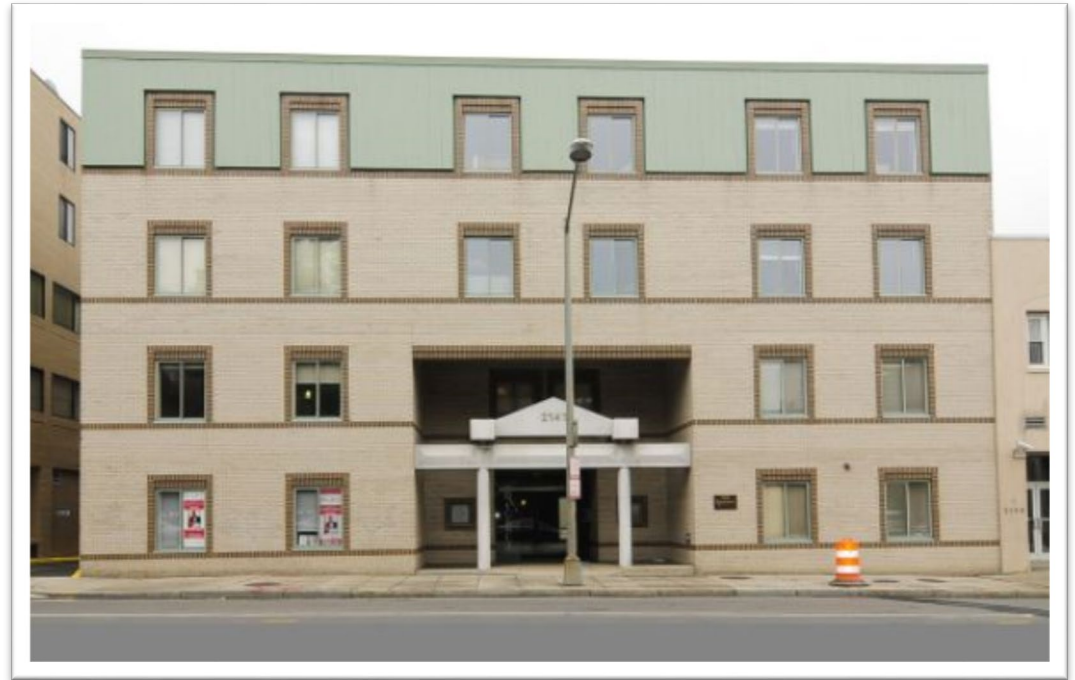
P: 703.821.2300

F: 703.821.2313

C: 703.559.1549

E: eileenxu@arcginc.com

## Office in Upper Georgetown



## Property Description

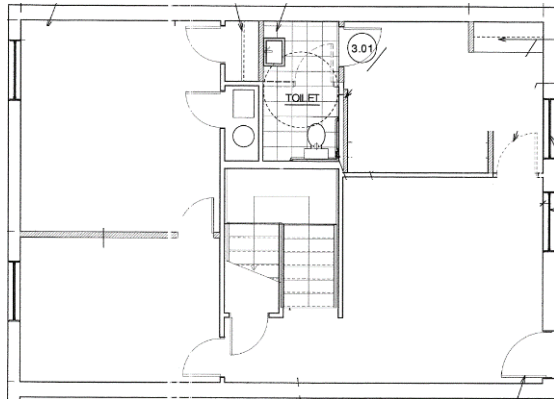
- 1680 SF 2-Story boutique office, 3<sup>rd</sup> & 4<sup>th</sup> floor, 840 SF each
- Four offices, conference room, and kitchenette, with top floor unit facing courtyard
- 24/7 Security system requiring keycard access
- Common area includes private, relaxing garden courtyard
- Parking garage with 4 reserved spaces with elevator access to unit's floor

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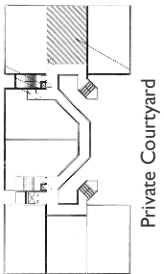
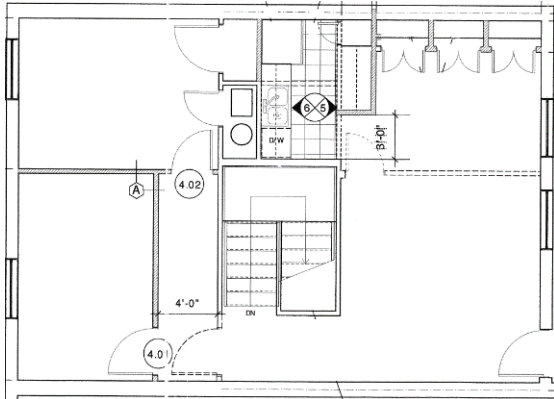
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## Floor Plans

3<sup>rd</sup> Floor – 840 SF



4<sup>th</sup> Floor – 840 SF



Private Courtyard

## Location Map



## Location Description

- Location and frontage directly to Wisconsin Avenue
- Near major groceries: Whole Foods, Safeway, CVS, and more
- Over 30 restaurant and café options within walking distance

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