

OFFICE FOR LEASE

1324 G St. SE, Washington , DC 20003



PRICE PER UNIT:	-
AVAILABLE SF:	
LEASE RATE:	N/A
BUILDING SIZE:	2,028 SF
BUILDING CLASS:	B
YEAR BUILT:	1912
RENOVATED:	2017
MARKET:	Capitol Hill
CROSS STREETS:	G St SE And 13th St. SE

PROPERTY OVERVIEW

Beautiful row house office on Capitol Hill, just off Pennsylvania Avenue SE. ALL UTILITIES INCLUDED! Full floor office with three separate rooms, bathroom, kitchen, and storage. Move in ready. Walk to Potomac Ave Metro, Harris Teeter, Barracks Row, and Eastern Market.

PROPERTY FEATURES

- Turnkey office
- All Utilities Included
- One block to Metro

KW COMMERCIAL
1918 18th st. NW
Washington, DC 20009

FARAJI WHALEN
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faraji@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated Kwcapitalproperties.com

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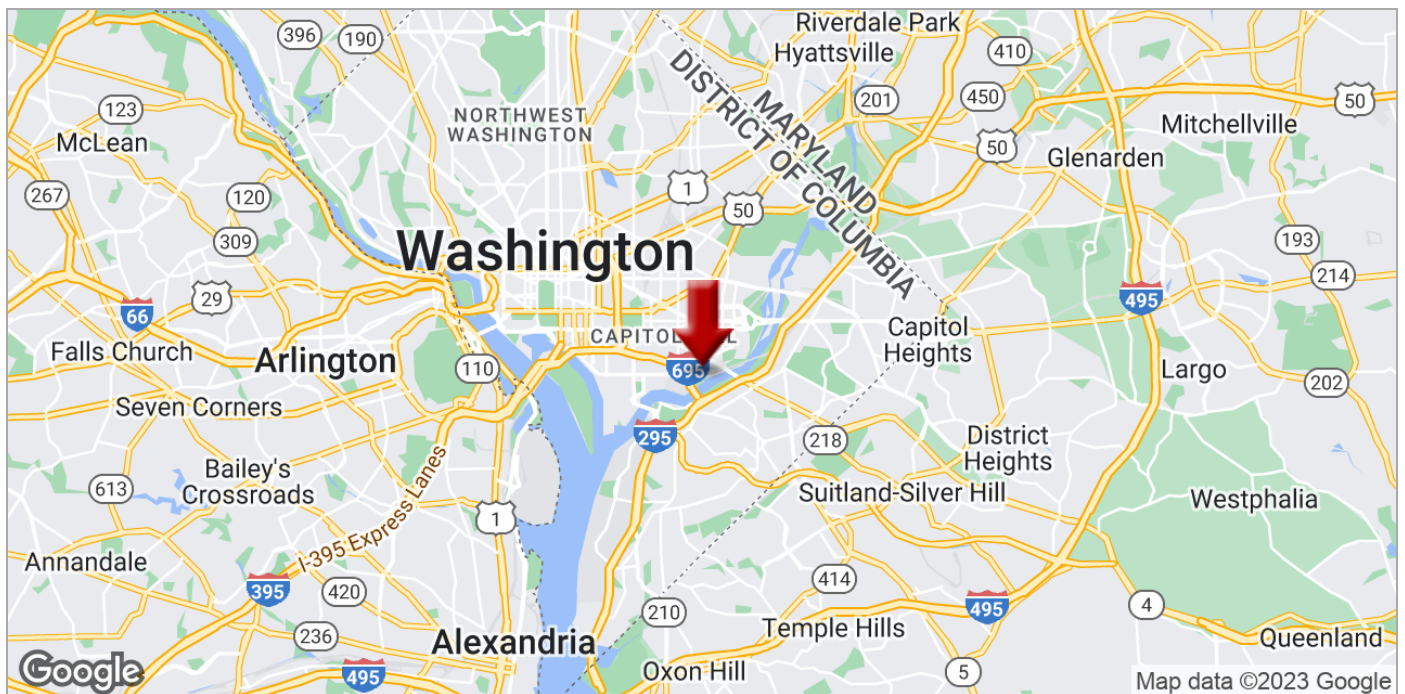
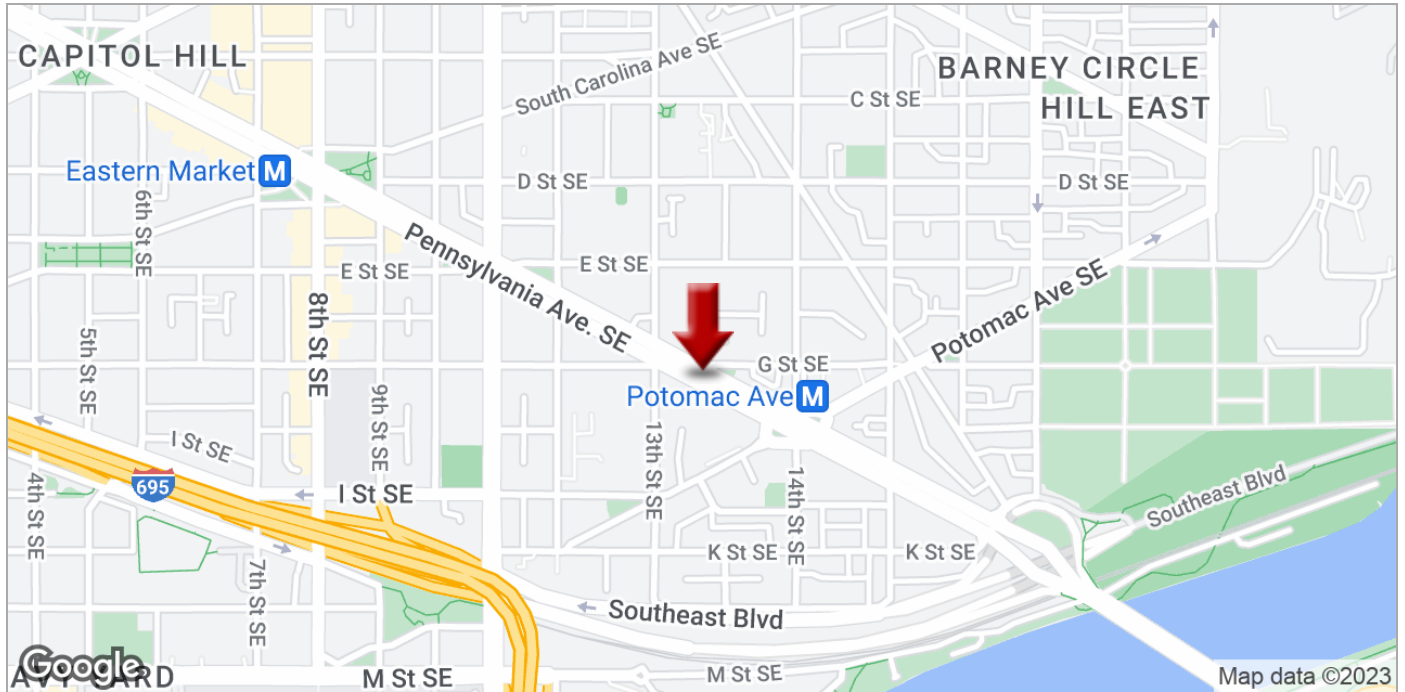
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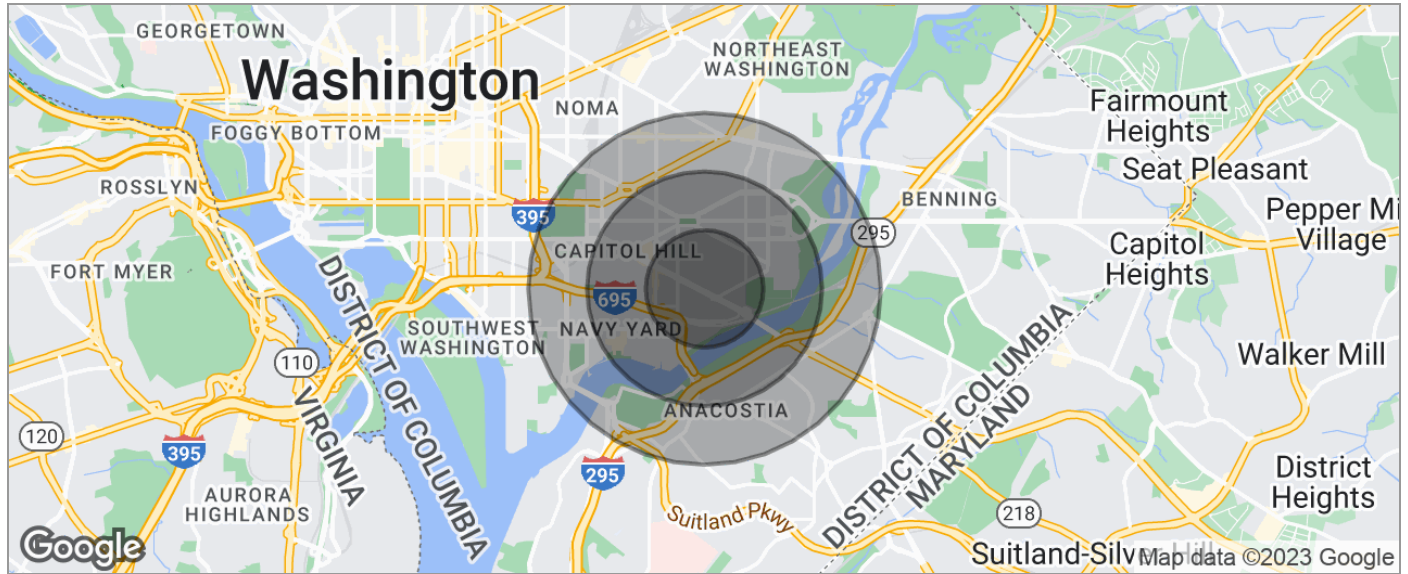
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	11,613	38,990	81,561
MEDIAN AGE	34.2	35.1	35.6
MEDIAN AGE (MALE)	36.8	37.0	36.4
MEDIAN AGE (FEMALE)	32.5	34.2	35.6
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	4,935	17,009	35,766
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$116,780	\$113,076	\$96,330
AVERAGE HOUSE VALUE	\$625,309	\$588,248	\$558,585
RACE	0.5 MILES	1 MILE	1.5 MILES
% WHITE	49.0%	49.7%	40.2%
% BLACK	43.0%	43.5%	54.4%
% ASIAN	3.5%	3.2%	2.3%
% HAWAIIAN	1.0%	0.3%	0.1%
% INDIAN	0.0%	0.1%	0.2%
% OTHER	0.5%	0.9%	0.8%
ETHNICITY	0.5 MILES	1 MILE	1.5 MILES
% HISPANIC	4.1%	4.0%	3.7%

* Demographic data derived from 2020 ACS - US Census

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Capitol Hill Office	Creative/Loft	\$2,500 PER MONTH	Full Service	500 SF	Leased

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