



YOUR SIGN HERE

4001 BRANDYWINE ST NW
TENLEYTOWN, WASHINGTON DC, 20016

GYM/FITNESS SPACE FOR LEASE

Douglas Development **klNb**
CORPORATION



VICTOR SALCIDO
vsalcido@klNb.com | 240-755-2704

JOE FLEISCHMANN
joef@klNb.com | 703-268-2708

MIKE PRATT
mpratt@klNb.com | 703-420-7765

klNb.com

OVERVIEW

4001 BRANDYWINE ST NW

TENLEYTOWN, WASHINGTON, DC 20016

GYM/FITNESS SPACE FOR LEASE:

- 25,840 SF across two levels coming available in Tenleytown— currently occupied by Onelife Fitness. 11,605 SF on ground level and 14,235 SF on lower level.
- Metered street parking on Brandywine
- Street NW and 40th St NW. Accessible via Tenleytown Metro Station (6,062 ADR) via the WMATA redline. In close proximity to Jackson-Reed High School (1,476 Students) and American University (11,883 Students).
- Unobstructed signage visible from Wisconsin Ave NW (24,537 ADT).

NEARBY RETAILERS:



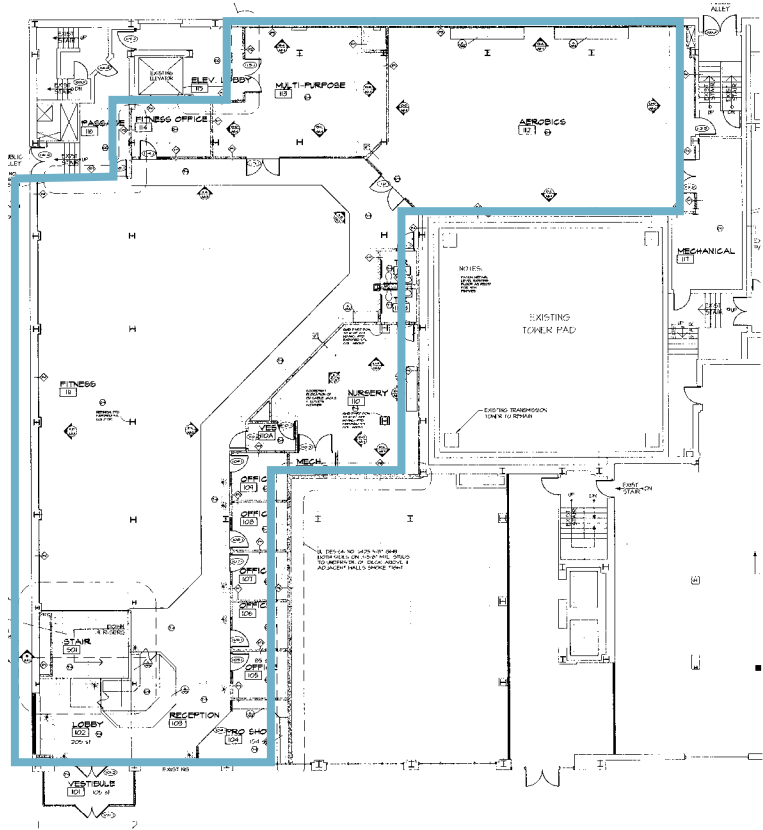
View from Wisconsin Ave NW (24,537 ADT - 2022)

SITE PLAN

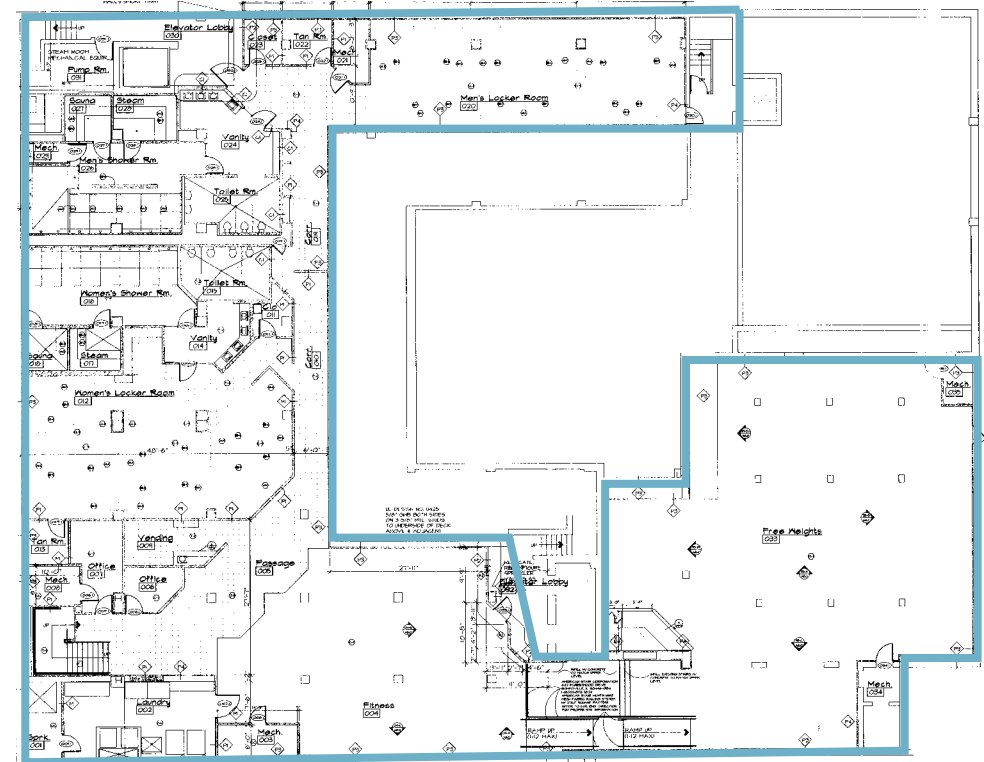
4001 BRANDYWINE ST NW

TENLEYTOWN, WASHINGTON, DC 20016

GROUND LEVEL | 11,605 SF



LOWER LEVEL | 14,235 SF



BRANDYWINE ST NW

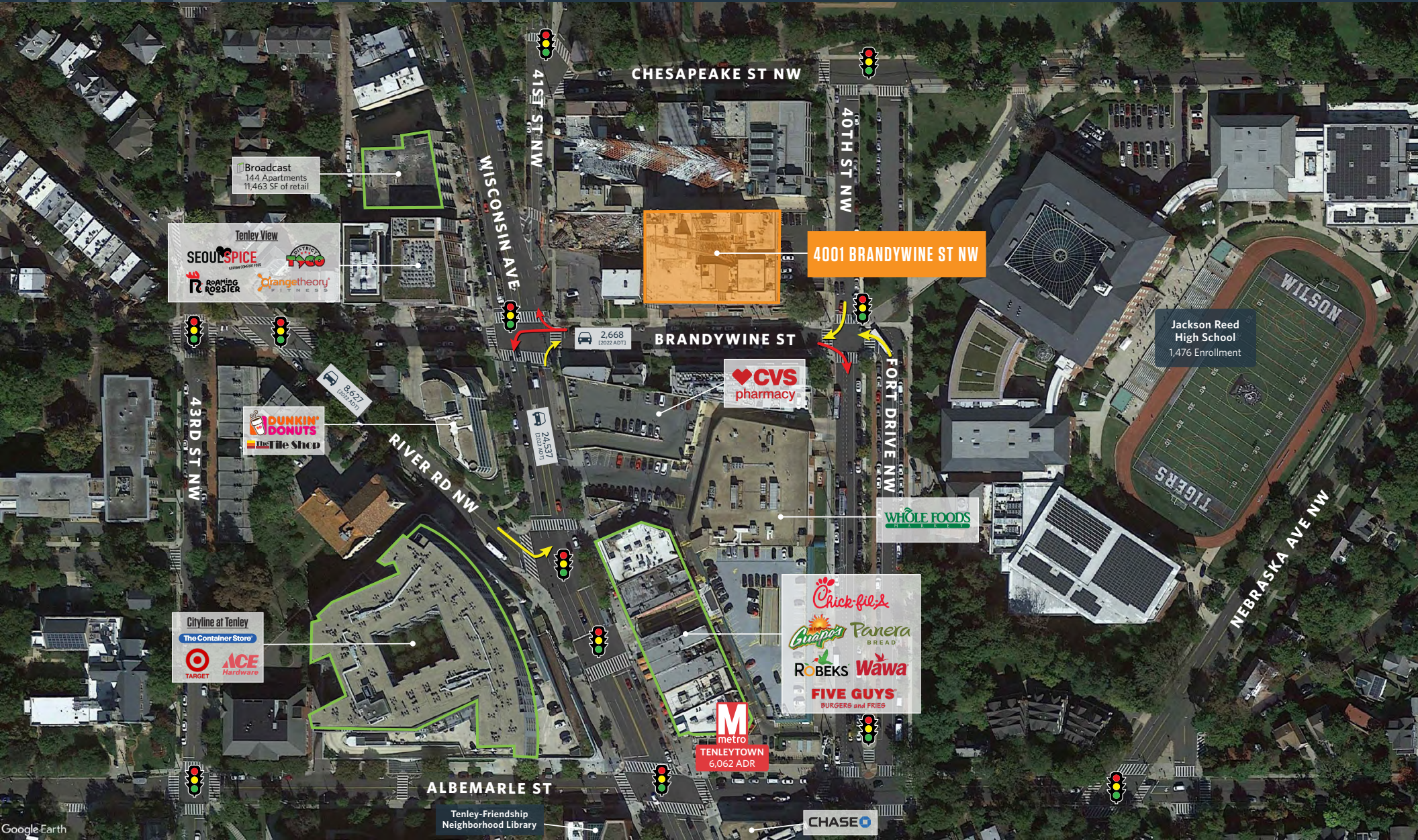
[CLICK FOR PLANS](#)

VICTOR SALCIDO
vsalcido@klnb.com | 240-755-2704

JOE FLEISCHMANN
joef@klnb.com | 703-268-2708

MIKE PRATT
mpratt@klnb.com | 703-420-7765

klnb



4001 BRANDYWINE ST NW

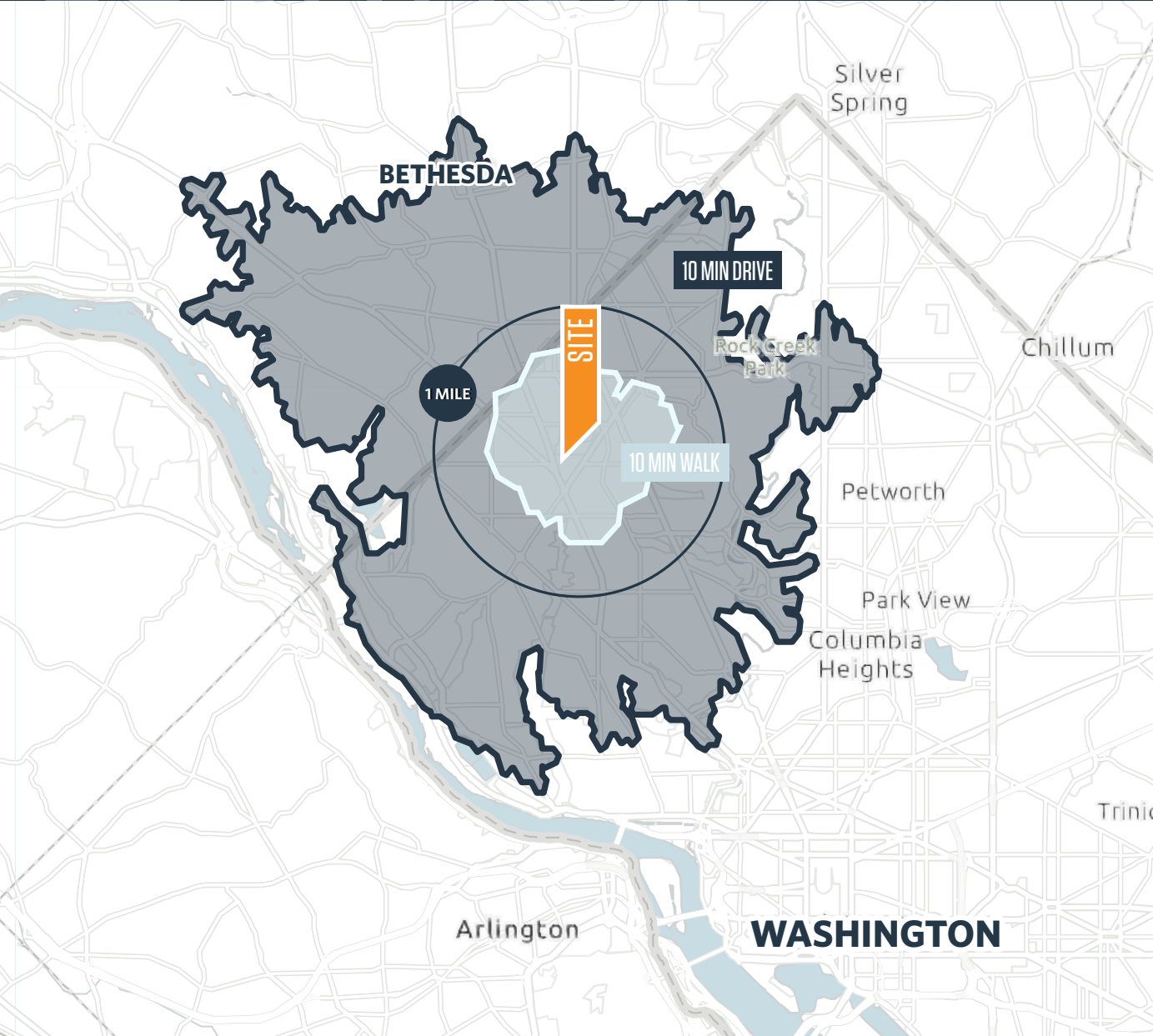
TENLEYTOWN, WASHINGTON, DC 20016



LOCATION

4001 BRANDYWINE ST NW

TENLEYTOWN, WASHINGTON, DC 20016



DEMOGRAPHICS | 2023:

1-MILE	10-MIN WALK	10-MIN DRIVE
Population		
30,553	4,796	148,896
Daytime Population		
41,344	8,901	179,173
Households		
14,599	1,880	67,831
Average HH Income		
\$220,380	\$239,609	\$227,417
Median Age		
40.0	40.3	40.2

[CLICK FOR 1 MILE DEMOGRAPHICS](#)

[CLICK FOR 10 MIN DRIVE DEMOGRAPHICS](#)

[CLICK FOR 10 MIN WALK DEMOGRAPHICS](#)

TRAFFIC COUNTS | 2022:

Wisconsin Ave	24,537 ADT
Brandywine St NW	2,668 ADT

VICTOR SALCIDO
vsalcido@klnb.com | 240-755-2704

JOE FLEISCHMANN
joef@klnb.com | 703-268-2708

MIKE PRATT
mpratt@klnb.com | 703-420-7765



PHOTOS

4001 BRANDYWINE ST NW

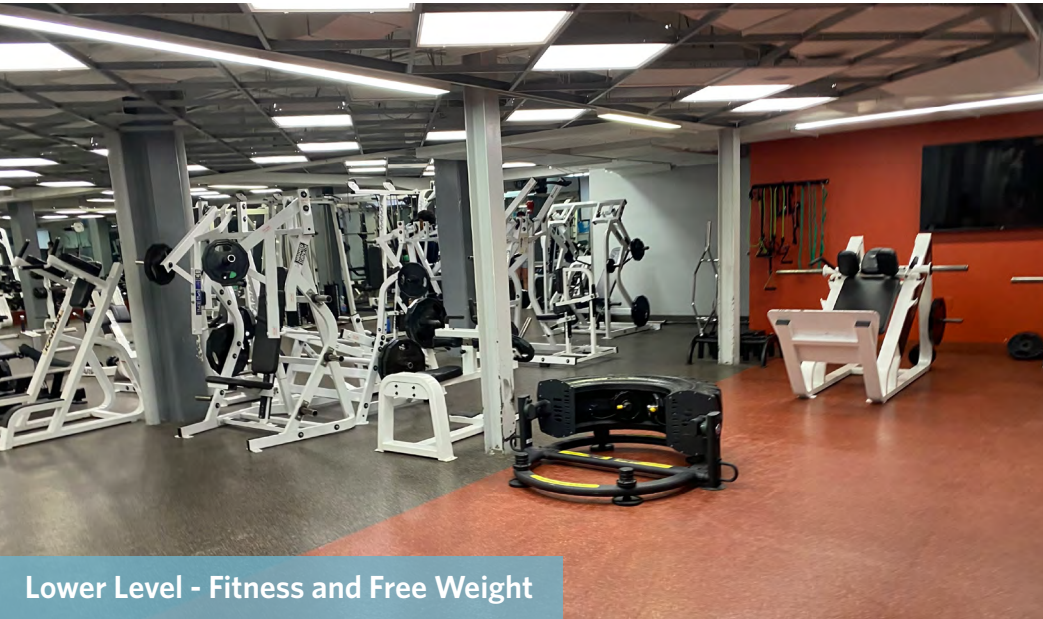
TENLEYTOWN, WASHINGTON, DC 20016



Ground Level - Entrance to Aerobics Room



Ground Level - Fitness Area



Lower Level - Fitness and Free Weight



Lower Level - Entrance to Locker Rooms

VICTOR SALCIDO
vsalcido@klnb.com | 240-755-2704

JOE FLEISCHMANN
joef@klnb.com | 703-268-2708

MIKE PRATT
mpratt@klnb.com | 703-420-7765

klnb



4001 BRANDYWINE ST NW

TENLEYTOWN, WASHINGTON, DC 20016

FOR MORE INFORMATION, PLEASE CONTACT:

VICTOR SALCIDO

vsalcido@klnb.com

240-755-2704

JOE FLEISCHMANN

joef@klnb.com

703-268-2708

MIKE PRATT

mpratt@klnb.com

703-420-7765

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

.....

klnb.com

f facebook.com/KLNBCRE

in linkedin.com/company/klnb

ig instagram.com/klnbcre

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.