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4001 BRANDYWINE ST NW
TENLEYTOWN, WASHINGTON DC, 20016
FORMER GYM/FITNESS SPACE FOR LEASE



25,840 SF ACROSS TWO LEVELS AVAILABLE
11,605 SF ON GROUND LEVEL
14,235 SF ON LOWER LEVEL



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OVERVIEW

4001 BRANDYWINE ST NW

TENLEYTOWN, WASHINGTON, DC 20016

GYM/FITNESS SPACE FOR LEASE:

- 25,840 SF across two levels immediately available in Tenleytown—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:



The Container Store



View from Wisconsin Ave NW (24,537 ADT - 2023)

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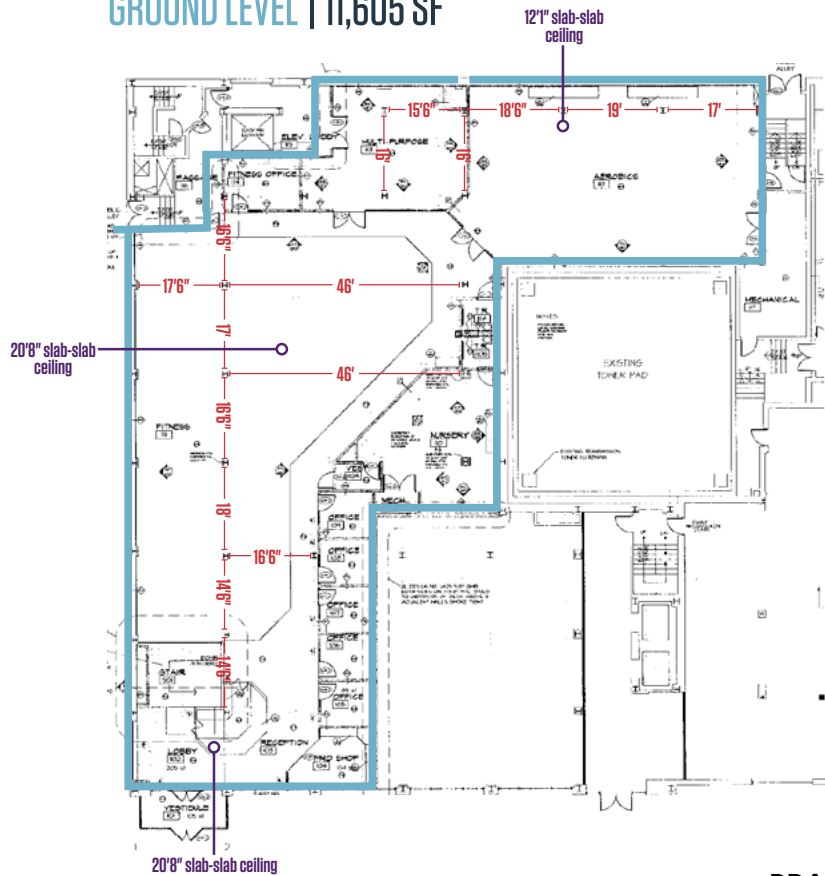
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SITE PLAN

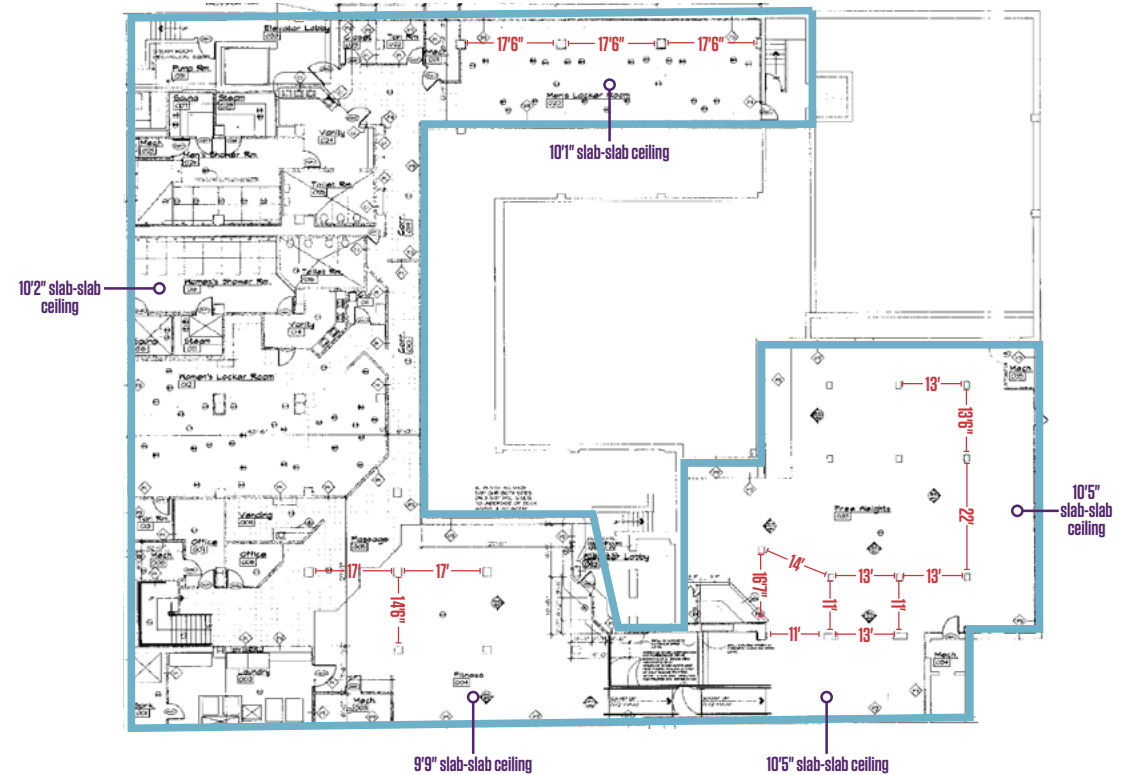
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GROUND LEVEL | 11,605 SF



LOWER LEVEL | 14,235 SF

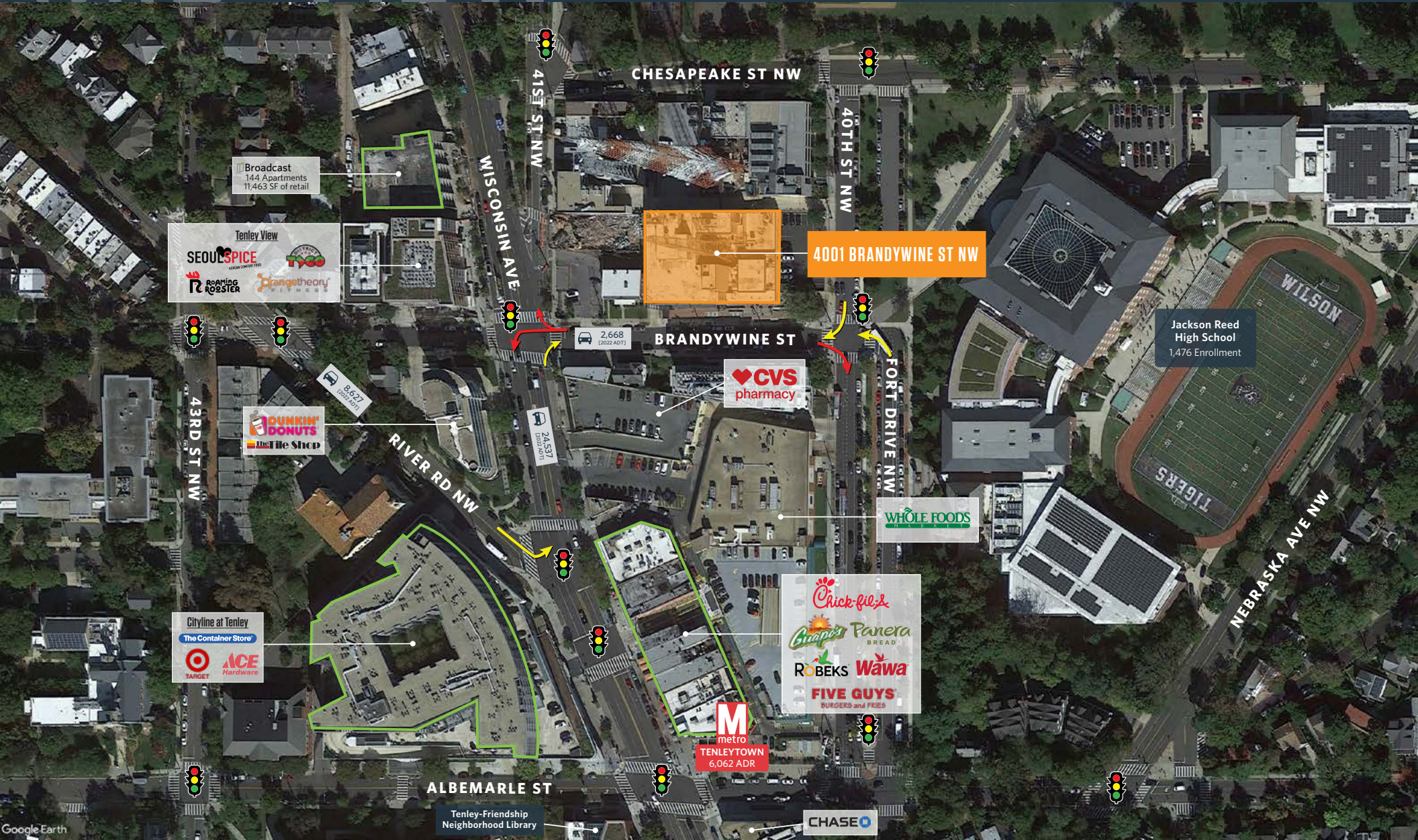


BRANDYWINE ST NW

MID-VIEW

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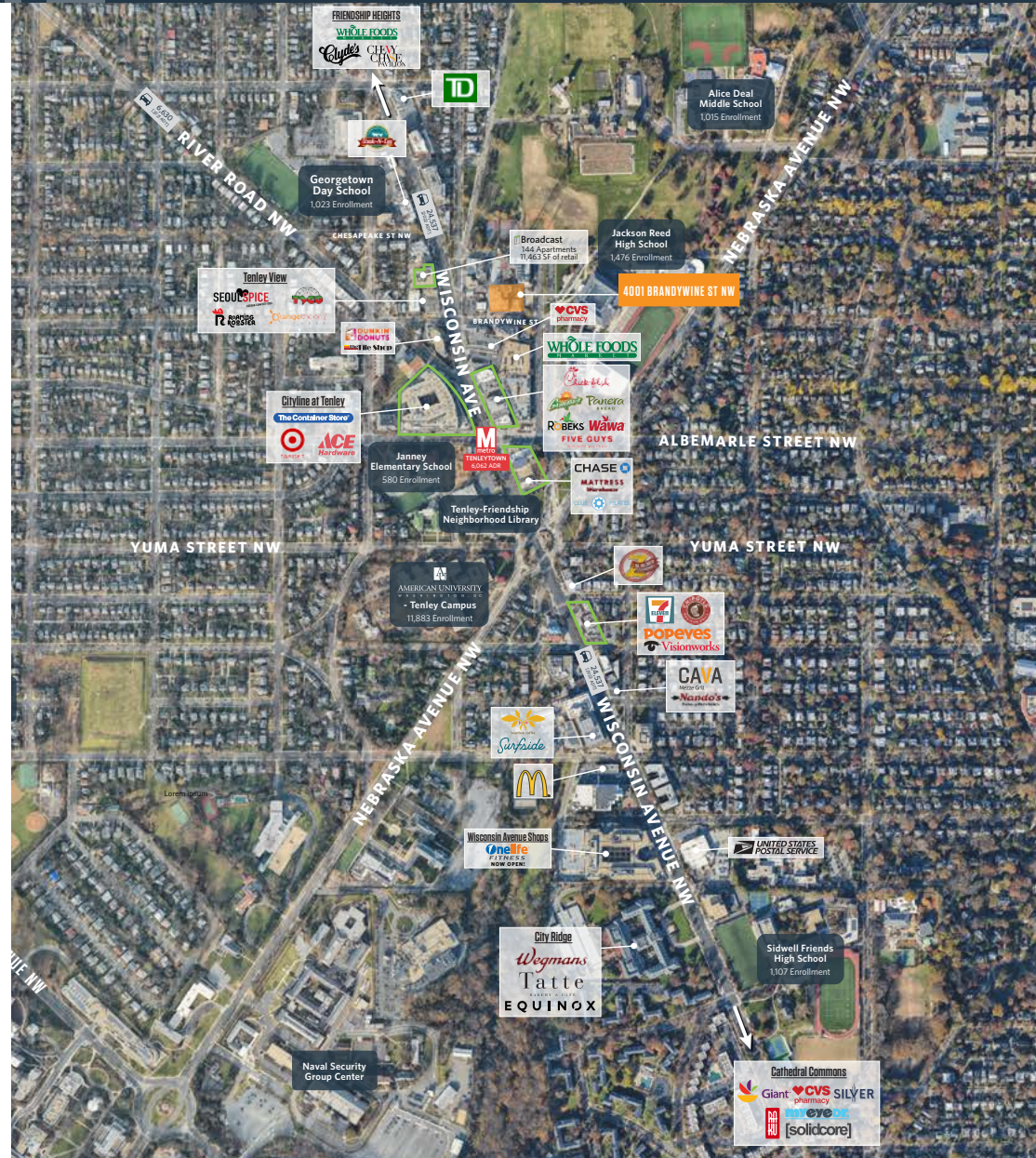
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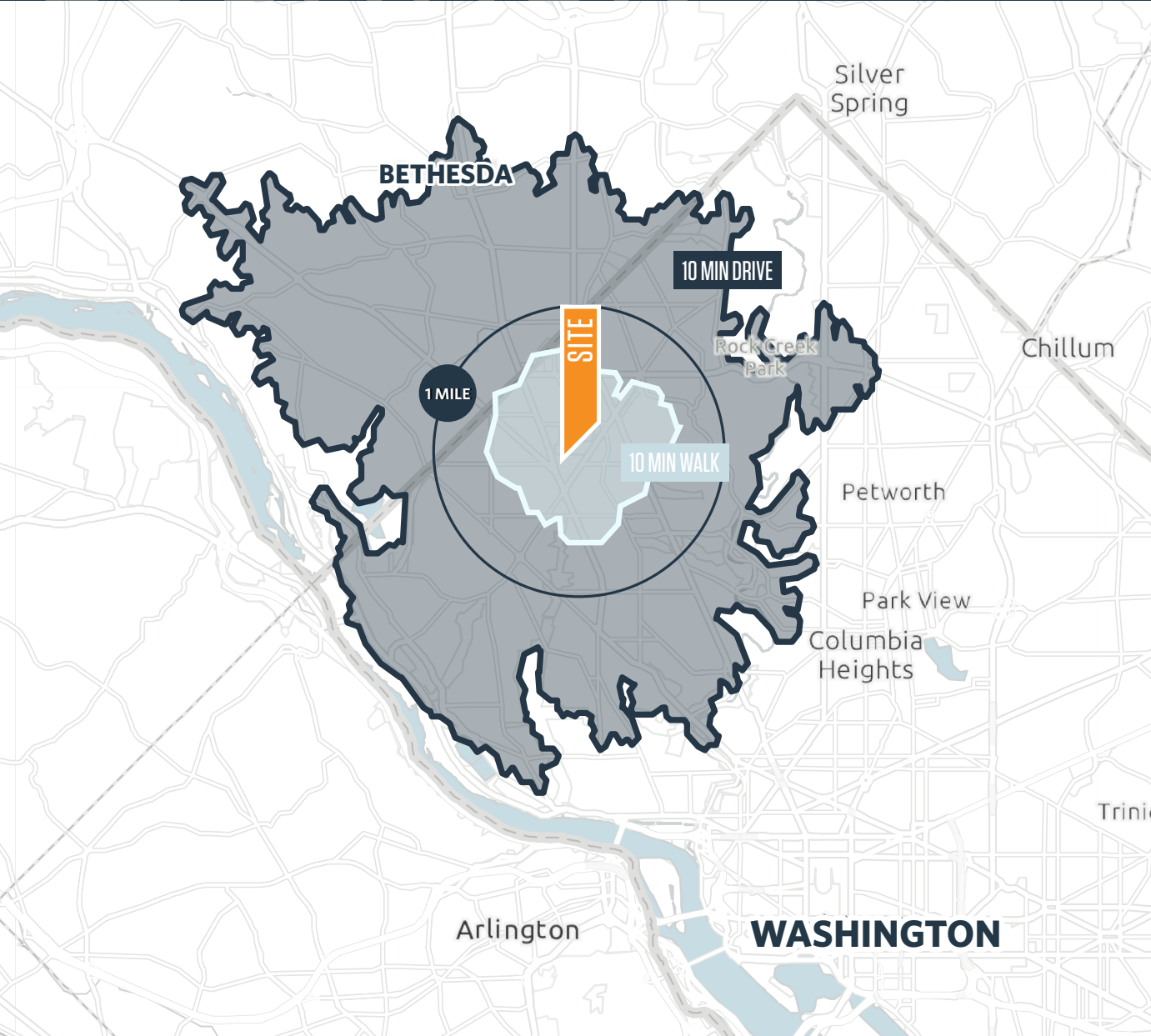
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LOCATION

4001 BRANDYWINE ST NW

TENLEYTOWN, WASHINGTON, DC 20016



DEMOGRAPHICS | 2023:

1-MILE	10-MIN WALK	10-MIN DRIVE
Population		
30,426	4,799	116,538
Daytime Population		
40,721	8,446	127,146
Households		
14,594	1,844	53,961
Average HH Income		
\$212,097	\$215,418	\$222,549
Median Age		
39.4	39.3	40.0

[CLICK FOR 1 MILE DEMOGRAPHICS](#)

[CLICK FOR 10 MIN DRIVE DEMOGRAPHICS](#)

[CLICK FOR 10 MIN WALK DEMOGRAPHICS](#)

TRAFFIC COUNTS | 2023:

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

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PHOTOS

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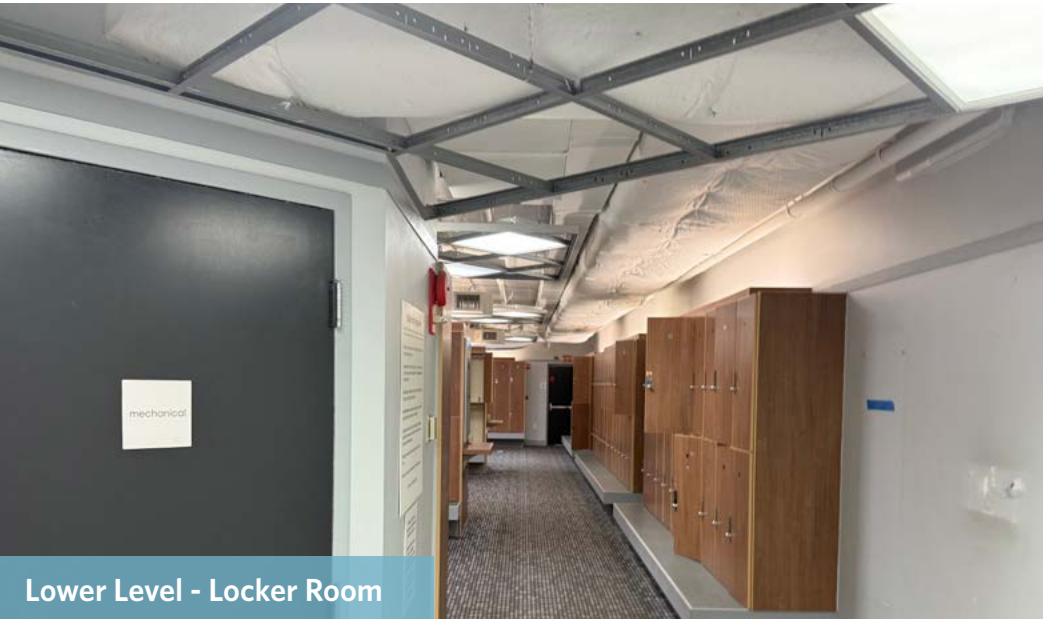
CLICK FOR PHOTOS



Ground Level - Aerobics and Free Weight Area



Ground Level - Fitness Area



Lower Level - Locker Room



Lower Level - Machine Area

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