



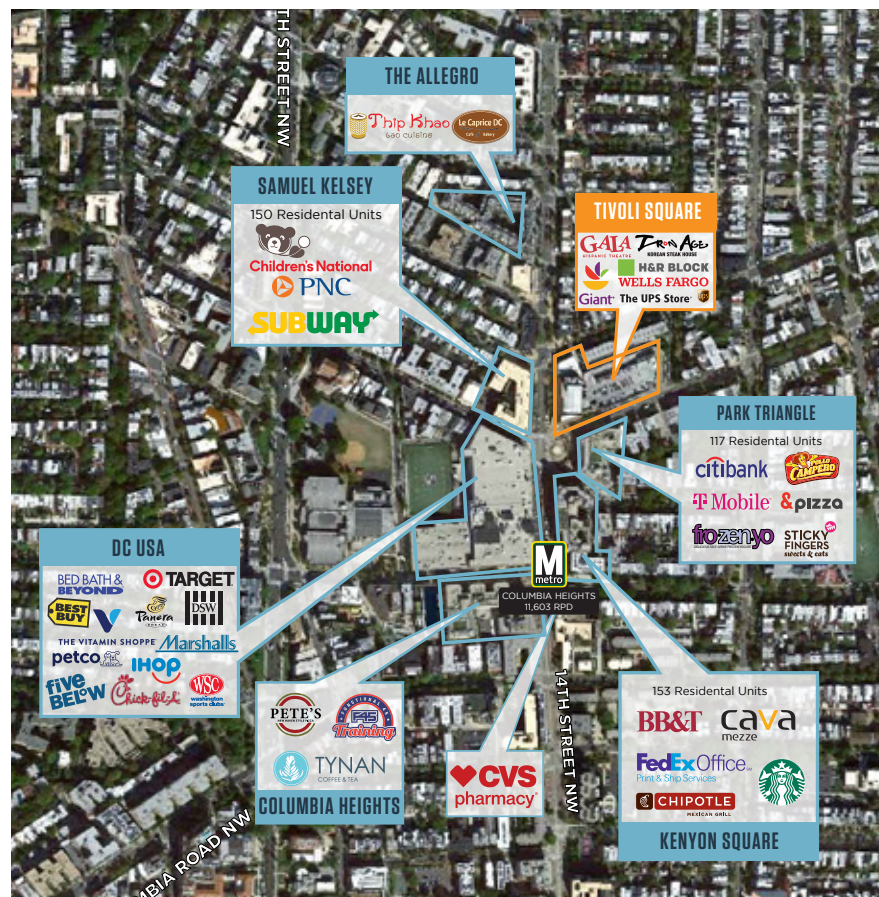
SMALL ATTRACTIVE OFFICE SUITES AVAILABLE NOW

SPACE HIGHLIGHTS

- Suite Mezzanine 100 - 1,571 RSF
- Suite Mezzanine 110 - 1,000 RSF
- Rental Rate: \$38.00-\$39.50 per RSF, Full Service
- Term: 2-5 Years
- Available July 2025
- Abundance of Natural Lights in Suites

TIVOLI SQUARE

- Located in the Columbia Heights sub-market in the Giant anchored mixed-use project
- Columbia Heights Metro rail is a block away
- Located across from the DC USA retail complex
- Office tenant and retail parking available



MEZZANINE

