



# 1836 COLUMBIA ROAD NW

WASHINGTON, DC 20009



DEDICATED STREET ACCESS

2,205 SF 2<sup>ND</sup> LEVEL SPACE AVAILABLE

LOBBY

COMMON ELEVATOR ACCESS

THROUGHLINE

## JOIN THESE NEIGHBORS



## OFFICE/RETAIL FOR LEASE

- 2,205 SF second level space available, located on prime block of Columbia Road in in Kalorama Park/Adams Morgan.
- Dedicated street access and common elevator access to the space, along with large beautiful rooftop amenity area.
- Located in Kalorama Park/Adams Morgan renowned for its diverse cuisine and local shops, with over 25,000 residents within 0.5 miles. Tremendous foot traffic with a Walk Score of 97 - Walker's Paradise.

LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769

MATT SKALET

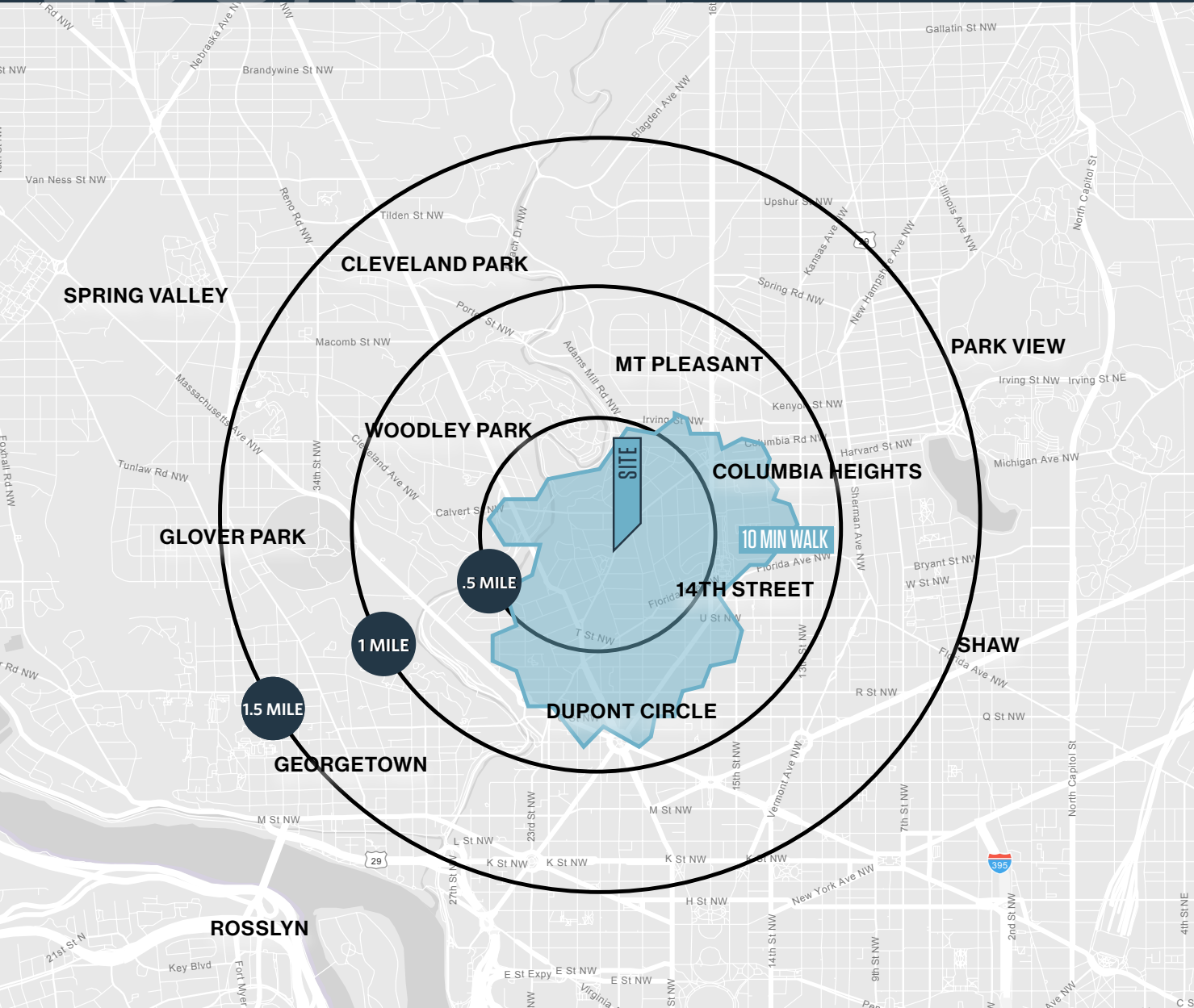
maskalet@klnb.com | 202-420-7775

klnb.com

# LOCATION

# 1836 COLUMBIA ROAD NW

WASHINGTON, DC 20009



## AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
2,205 SF (2 <sup>nd</sup> Level)	Negotiable	2 <sup>nd</sup> Gen	Available Now

## DEMOGRAPHICS | 2024:

### WALK TIME

	1-MILE	2-MILE	3-MILE
Population	24,530	87,159	159,745
Daytime Population	19,140	83,573	282,728
Households	14,653	48,822	85,439
Average HH Income	\$191,050	\$181,956	\$181,215

## TRAFFIC COUNTS | 2023:

Columbia Road	9,111 ADT
18th Street	9,829 ADT
Walk Score	97

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m skalet@klnb.com | 202-420-7775



# SITE PLAN

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m skalet@klnb.com | 202-420-7775

# PHOTOS

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**MATT SKALET**

mkalet@klnb.com | 202-420-7775

**klnb**

# ROOFTOP AMENITY

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**LINDSEY ST. MAXENS**

lstmaxens@klnb.com | 202-420-7769

**MATT SKALET**

mkalet@klnb.com | 202-420-7775

**klnb**



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## FOR MORE INFORMATION, PLEASE CONTACT:

**LINDSEY ST. MAXENS**

stmaxens@klnb.com

202-420-7769

**MATT SKALET**

mskalet@klnb.com

202-420-7775

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

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