



1836 COLUMBIA ROAD NW

WASHINGTON, DC 20009



JOIN THESE NEIGHBORS

Tatte
BAKERY & CAFE
COMING SOON



FedEx
PERRY'S



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

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ANDREW COUREMBIS

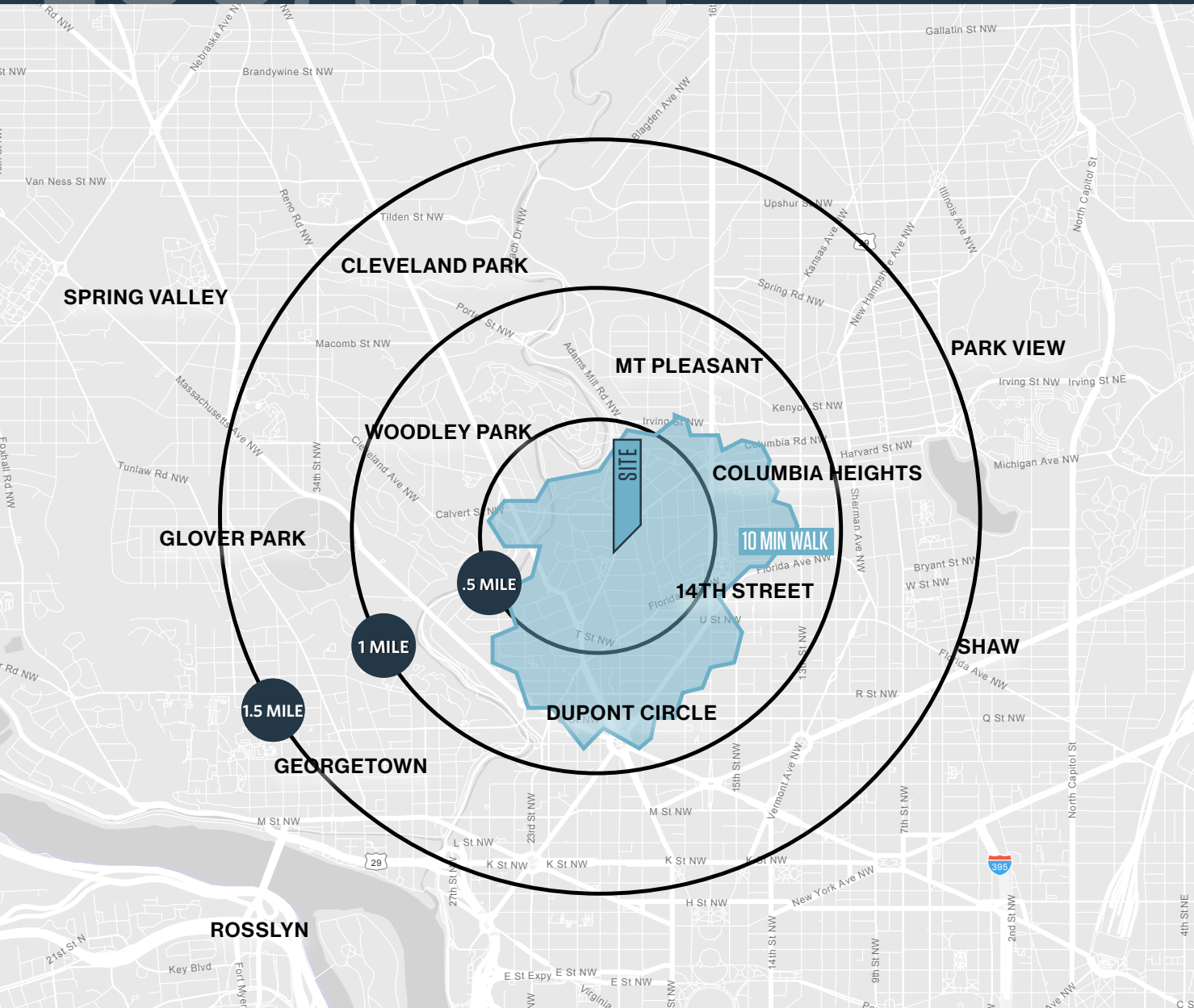
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LOCATION

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AVAILABLE SPACE

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

DEMOGRAPHICS | 2024:

WALK TIME

10-MIN	1-MILE	2-MILE	3-MILE
Population			
23,207	24,530	87,159	159,745
Daytime Population			
17,580	19,140	83,573	282,728
Households			
13,709	14,653	48,822	85,439
Average HH Income			
\$191,190	\$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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PHOTOS

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ROOFTOP AMENITY

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