

# THE WESTERLY

AVAILABLE NOW  
LAST SPACE - 974 SF REMAINING!

JOIN:



klmb

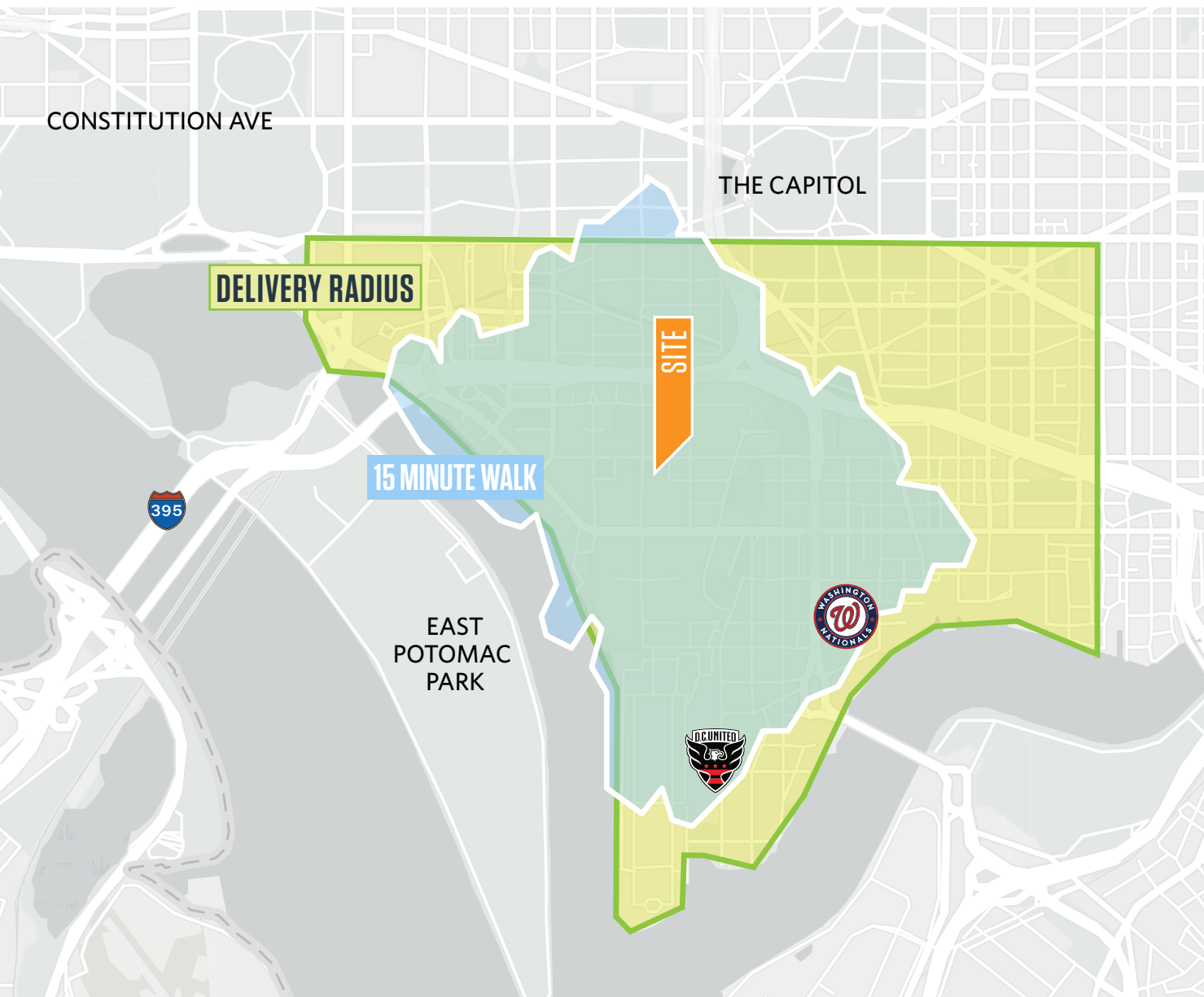
HOFFMAN



# LOCATION

## THE WESTERLY

1000 4TH STREET SW, WASHINGTON, DC 20024



### PROPERTY HIGHLIGHTS

- 449 Apartments with 30,000 SF of Retail space
- Located one block from the Waterfront Metro Station (4,381 ADR)
- 5 minute walk to Wharf and 10 minute walk to Navy Yard
- Captive dense residential surrounding

### AVAILABLE SPACE

| SIZE   | RENT       | NNNS        | CONDITION                           |
|--------|------------|-------------|-------------------------------------|
| 974 SF | Negotiable | \$18.00 PSF | Cold, dark shell with TIA available |

### DEMOGRAPHICS | 2023:

#### 15 MINUTE WALK

Population  
25,619

Daytime Population  
41,162

Average HH Income  
\$146,648

\$\$ Spent on Food Away from Home  
\$89,351,075

\$\$ Spent on Services  
\$22,360,497

\$\$ Spent on Fitness  
\$6,152,158

#### DELIVERY RADIUS

39,474

90,785

\$164,738

\$148,158,456

\$36,920,290

\$10,252,983

### TRAFFIC COUNTS | 2022:

|                            |            |
|----------------------------|------------|
| 4th Street SW              | 6,879 ADT  |
| M Street SW                | 17,380 ADT |
| Southwest Waterfront Metro | 4,361 ADR  |

**MATT SKALET**  
mskalet@klnb.com  
202-420-7775

**KELLEY MILLOY**  
kmilloy@klnb.com  
202-420-7764

**KELLY ATKINSON**  
katkinson@klnb.com  
202-420-7762

**JENNIFER PRICE**  
jprice@klnb.com  
202-420-7768





1000 4TH STREET SW, WASHINGTON, DC 20024



**MATT SKALET**  
mskalet@klnb.com  
202-420-7775

**KELLEY MILLOY**  
kmilloy@klnb.com  
202-420-7764

**KELLY ATKINSON**  
katkinson@klnb.com  
202-420-7762

**JENNIFER PRICE**  
jprice@klnb.com  
202-420-7768





1000 4TH STREET SW, WASHINGTON, DC 20024





FOR MORE INFORMATION, PLEASE CONTACT:

**MATT SKALET**  
mskalet@klnb.com  
202-420-7775

**KELLEY MILLOY**  
kmilloy@klnb.com  
202-420-7764

**KELLY ATKINSON**  
katkinson@klnb.com  
202-420-7762

**JENNIFER PRICE**  
jprice@klnb.com  
202-420-7768

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

klnb.com



instagram.com/klnbcre



linkedin.com/company/klnb



facebook.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.