

# BEVERLY COURT RETAIL

1736 Columbia Road NW – Beverly Court Retail  
Retail Component of 2599 Ontario Road NW Washington, DC 20009



## GROUND & FIRST FLOOR RETAIL / OFFICE OPPORTUNITY

Positioned steps from 18th Street and the heart of Adams Morgan, this flexible ground-floor space offers a rare opportunity for organizations seeking an efficient, centrally located office or community-facing suite. Featuring a prominent building entrance, high visibility, and a functional layout with meeting rooms, open work areas, and kitchen/break areas, the space is well-suited for nonprofits, advocacy groups, membership organizations, and professional service users.

Its existing build-out supports collaborative work environments, training sessions, client meetings, and administrative operations, while the surrounding neighborhood provides unmatched walkability, strong demographics, and immediate access to transit, amenities, and retail corridors.

- **2,980 SF Ground Floor & 1,075 SF First Floor Space (Total: 4,055 SF)** – Functional layout with a combination of open workstations, private offices, meeting rooms, and support areas.
- **Move-in Ready** – Existing office infrastructure provides an efficient plug-and-play environment.
- **Private Entrance** – Direct entry from Ontario Road for easy visitor access and strong identity.
- **Conference / Training Rooms** – Multiple spaces ideal for workshops, staff meetings, and community engagement.
- **Break Area & Storage** – Built-in kitchenette, seating area, and ample storage for equipment or materials.

SIZE	RENT	AVAILABILITY
TOTAL: GROUND & FIRST FLOOR - 4,055 SF	\$9,000 PER MONTH, NET OF ELECTRIC AND CLEANING	MARCH 1 <sup>ST</sup> , 2026
GROUND FLOOR - 2,980 SF		
FIRST FLOOR - 1,075 SF		

- **Excellent Light for a Ground Level** – Multiple windows and architectural features create a bright, usable workspace.
- **Prime Adams Morgan Location** – Surrounded by dining, services, neighborhood retail, and dense residential population.
- **Ideal for Nonprofits & Mission-Driven Groups** – Space currently occupied by a well-known regional nonprofit, demonstrating a perfect use case.
- **Uses** – Nonprofit office, creative office, association headquarters, small service provider, counseling/support services, community-oriented retail, etc.

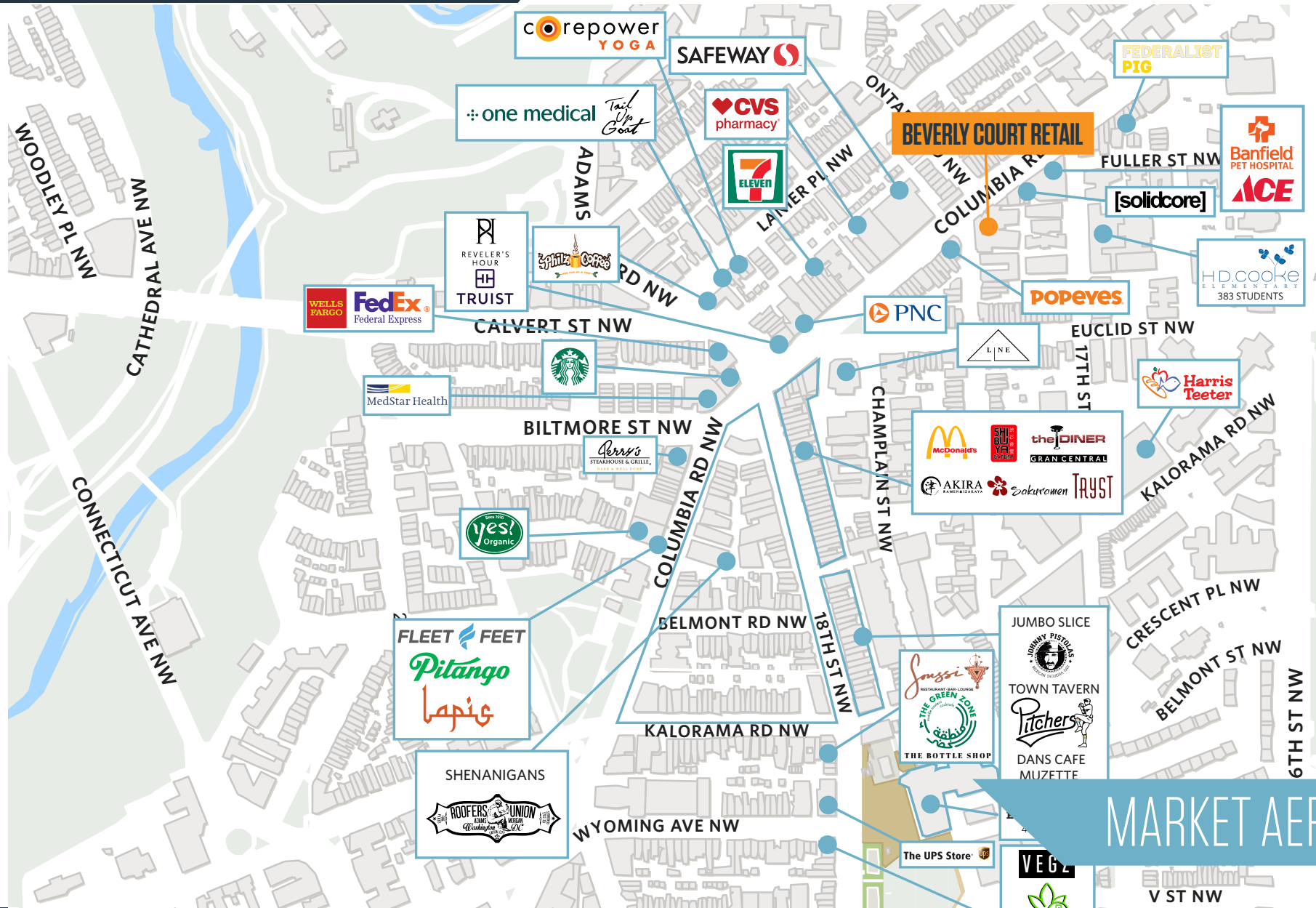
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MARKET AERIAL

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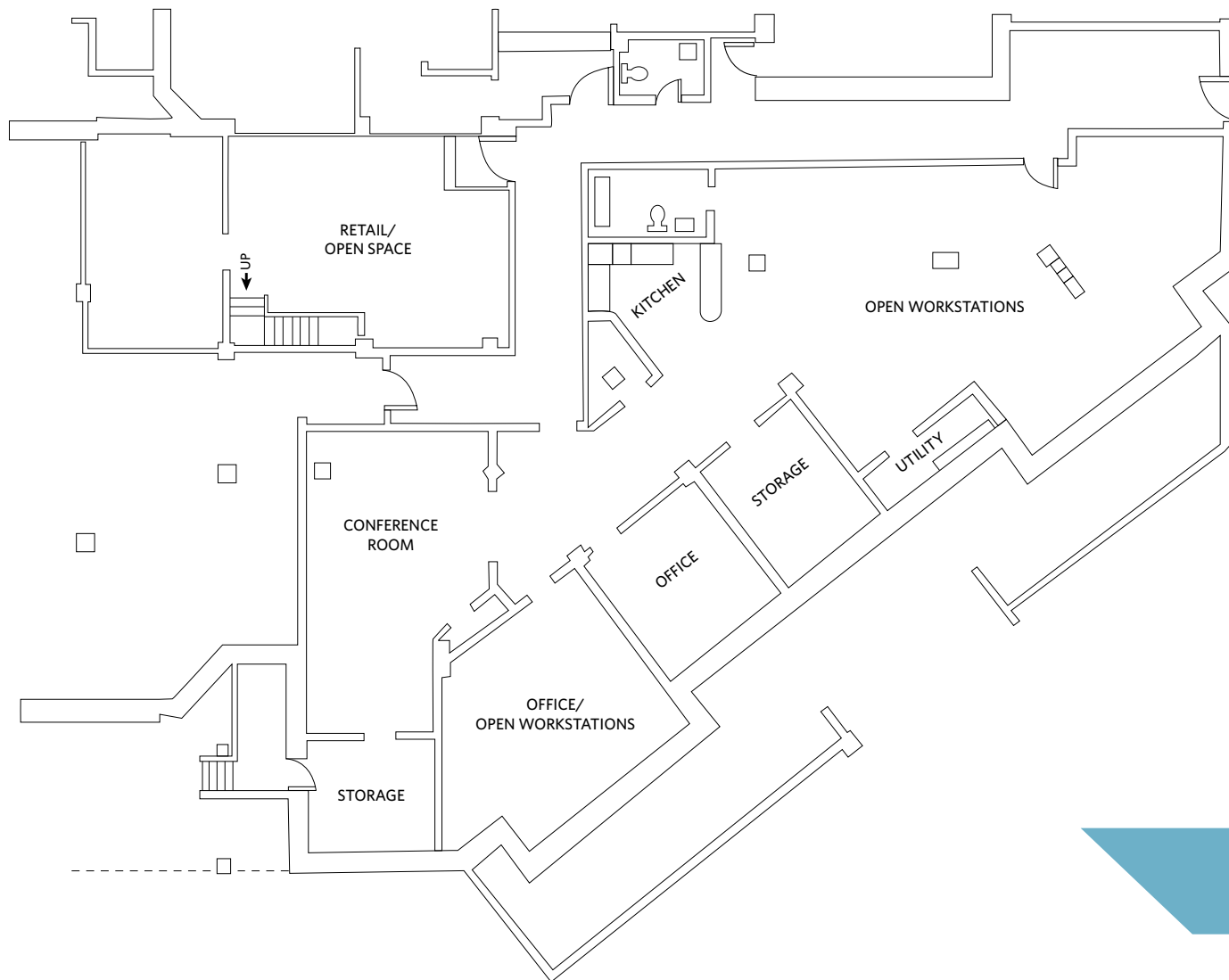
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## GROUND FLOOR: 2,980 SF



## FLOOR PLAN

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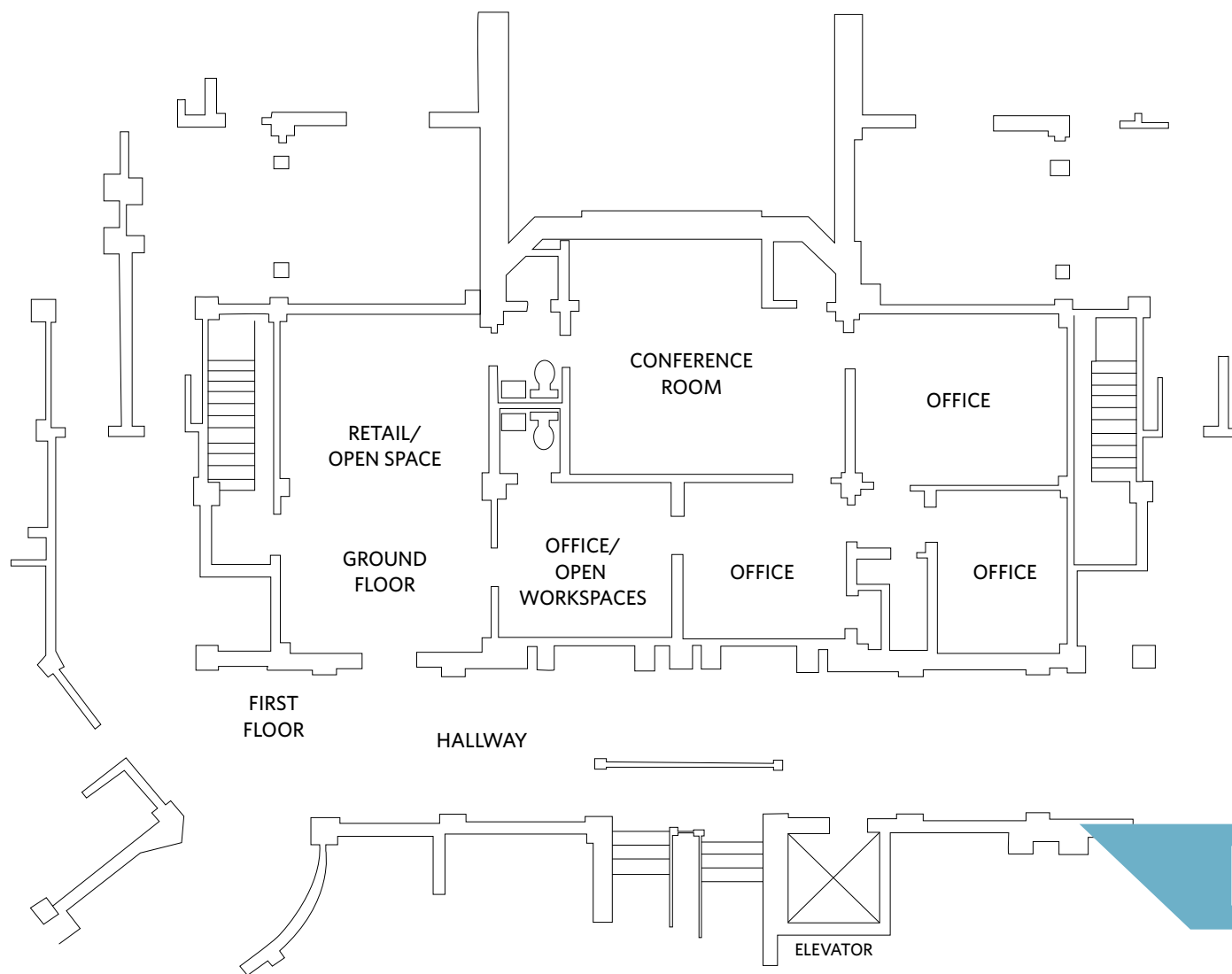
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FIRST FLOOR: 1,075 SF



FLOOR PLAN

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## SPACE 1 PHOTOS



Entrances



Workstations



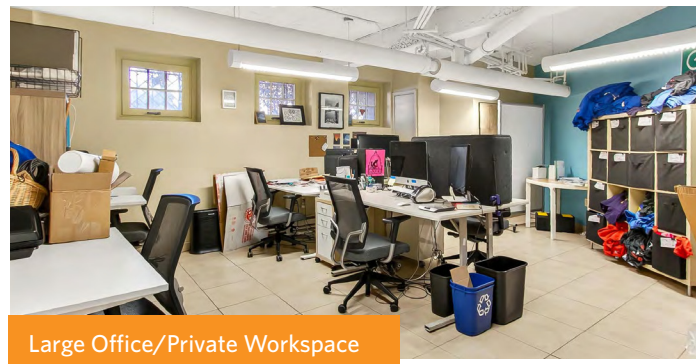
Open Space



Open Space



Kitchenette



Large Office/Private Workspace



Conference Room

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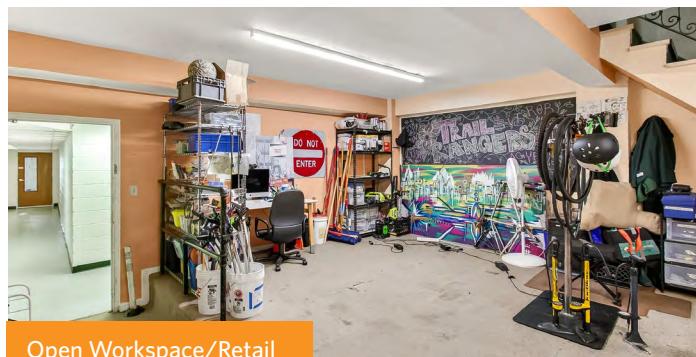
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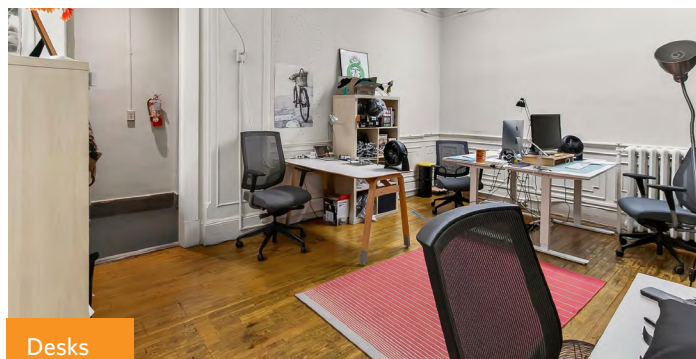
## SPACE 2 PHOTOS



Open Workspace/Retail



Desks



Desks



Office



Office



Conference Room

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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