

For Lease

OFFICE | FLEX | RETAIL

3-Story Building



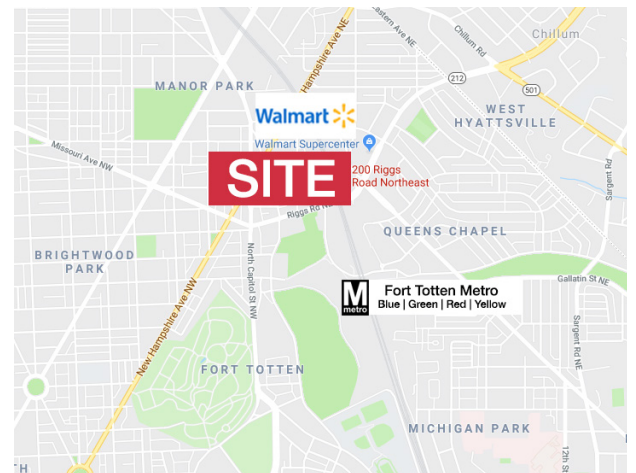
2 Blocks from N. Capitol Street & Riggs Road

204 Riggs Road, NE

Washington, DC 20011

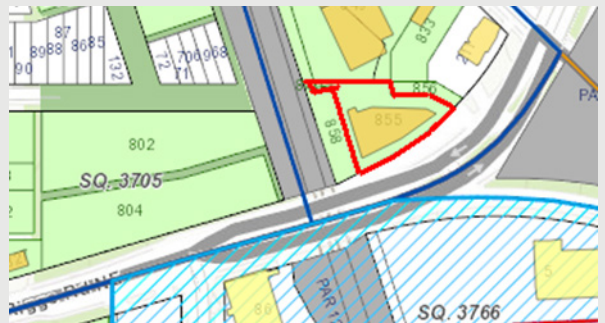
Property Features

- Approximately 13,009 SF available for lease
 - **First Floor: 4,700 SF**
 - **Second Floor: 8,309 SF**
- Ideal for professional service firm, contractor, government agency or business seeking office and warehouse space
- Up to 9 parking spaces available
- Concrete and masonry construction
- Fully air-conditioned and gas heat
- Zoned PDR-1 (Production, Distribution & Repair)
- Walking distance to Fort Totten Metro (1/3 mile away)
- Nearby amenities include Fort Totten Square and Walmart
- Building Area Approximately 25,200 Square Feet
- Land Area - 0.52 Acres (22,615 SF)
- Three (3) Story Building



LEASE RATE:
First Floor - \$20.00 PSF NNN
Second Floor - \$8.50 PSF NNN

For Lease
 204 Riggs Road, NE
 Washington, DC 20011

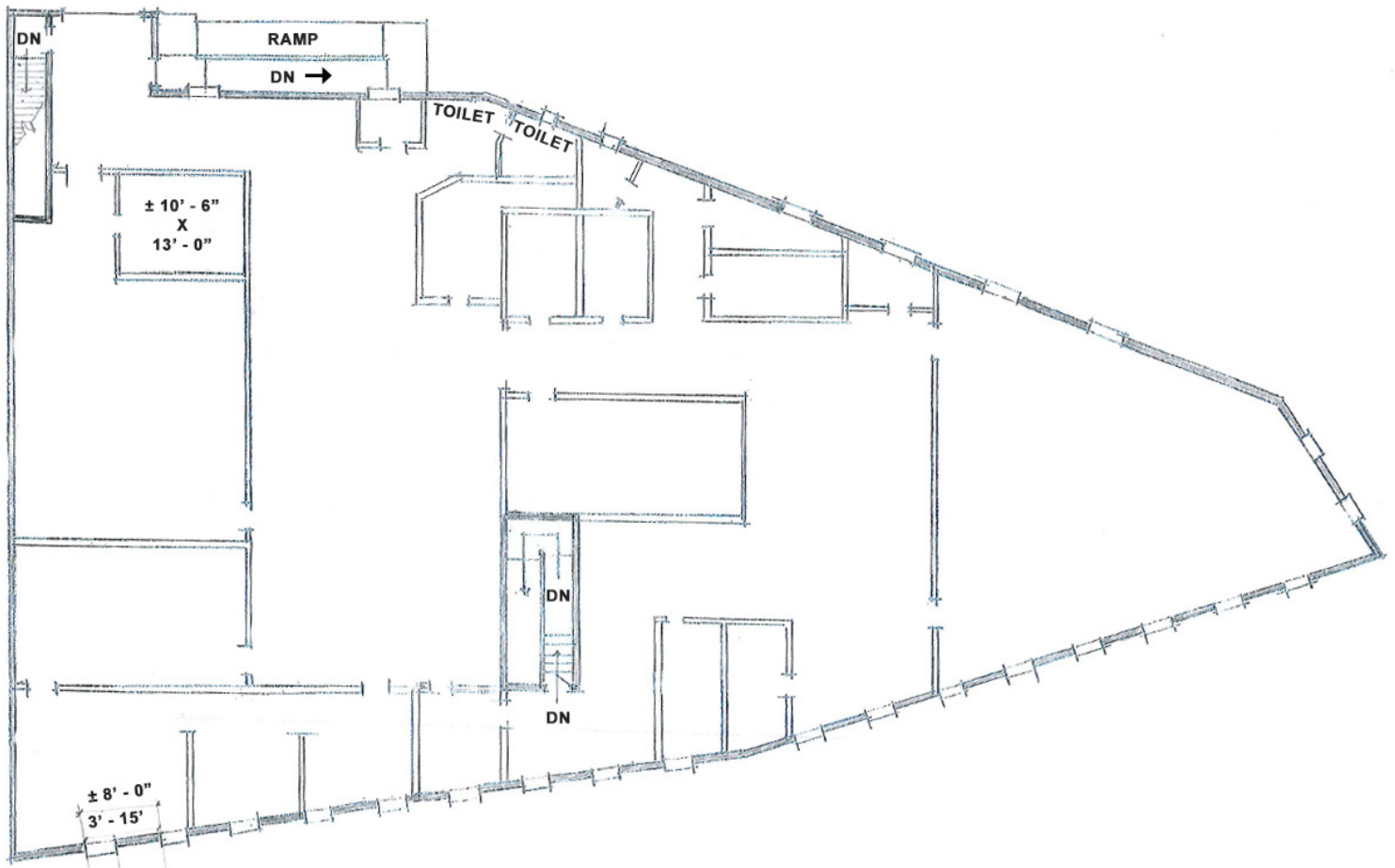


Zoning PDR-1



For Lease

204 Riggs Road, NE
Washington, DC 20011



UPPER LEVEL

204 Riggs Road, NE, Washington, DC

SKETCH NOT TO SCALE

NOTE: Except for stair enclosure and all walls