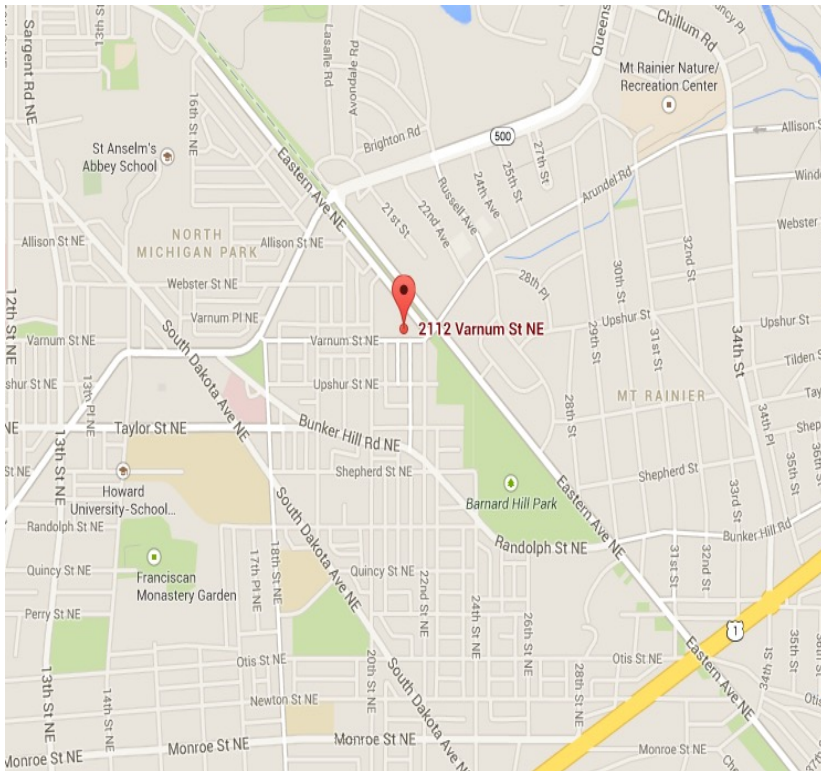


OFFICE/CLASSROOM SPACE AVAILABLE FOR LEASE

Rate: \$30.00 Full service
Term: “Negotiable”

AVAILABLE IMMEDIATELY

- **Second floor level**
Area – 5,016 useable sq. ft.
- **Ten (10) Office/Class Rooms**
168 to 595 sq. ft.
- **Kitchen/Lunch Room**
153 sq. ft.
- **Three (3) ADA Rest Rooms**
- **Elevator with lobby**
171 sq. ft.
- **Short walk to Metrobus stops F2, G8 & H6**
- **2016 Zoning Adjustment approval under DCMR 3104-205 (BZA 19246)**



► **Contact – Jim Wilson @ (202) 365-1982**

OFFICE/CLASSROOM SPACE AVAILABLE FOR LEASE

Second Floor – Newly Renovated Finishes including HVAC system



Central Hallway

- New Flooring
- Freshly painted
- Emergency Stair in background
- Fire/smoke alarm system



Office/Classroom #8

510 sq. ft.

- Windows all spaces
- New flooring
- Freshly painted
- New door locks

OFFICE/CLASSROOM SPACE AVAILABLE FOR LEASE

- Available off-street spaces on parking
- ADA parking stalls
- ADA Access Ramp from parking area to ground level elevator



45-car parking lot with ADA spaces adjacent to building ramp to ground level



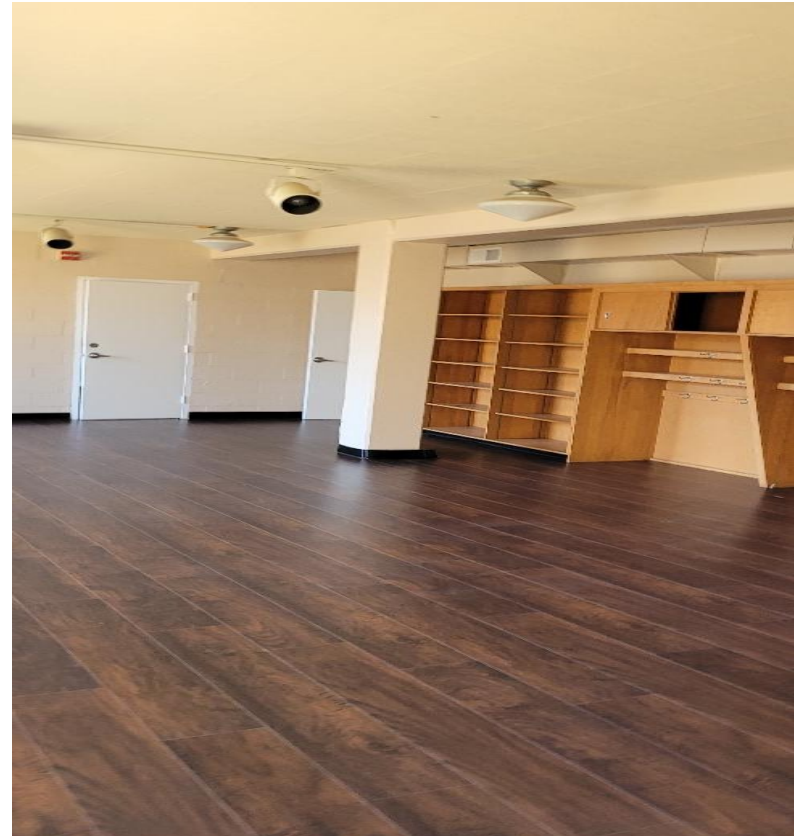
ADA Ramp from parking lot to ground level and elevator to building's upper levels

OFFICE/CLASSROOM SPACE AVAILABLE FOR LEASE

Second Floor – *Newly renovated*



Corner Office/Classroom #4
275 sq. ft.



Conference Room #3
595 sq. ft.

OFFICE/CLASSROOM SPACE AVAILABLE FOR LEASE

Second Floor



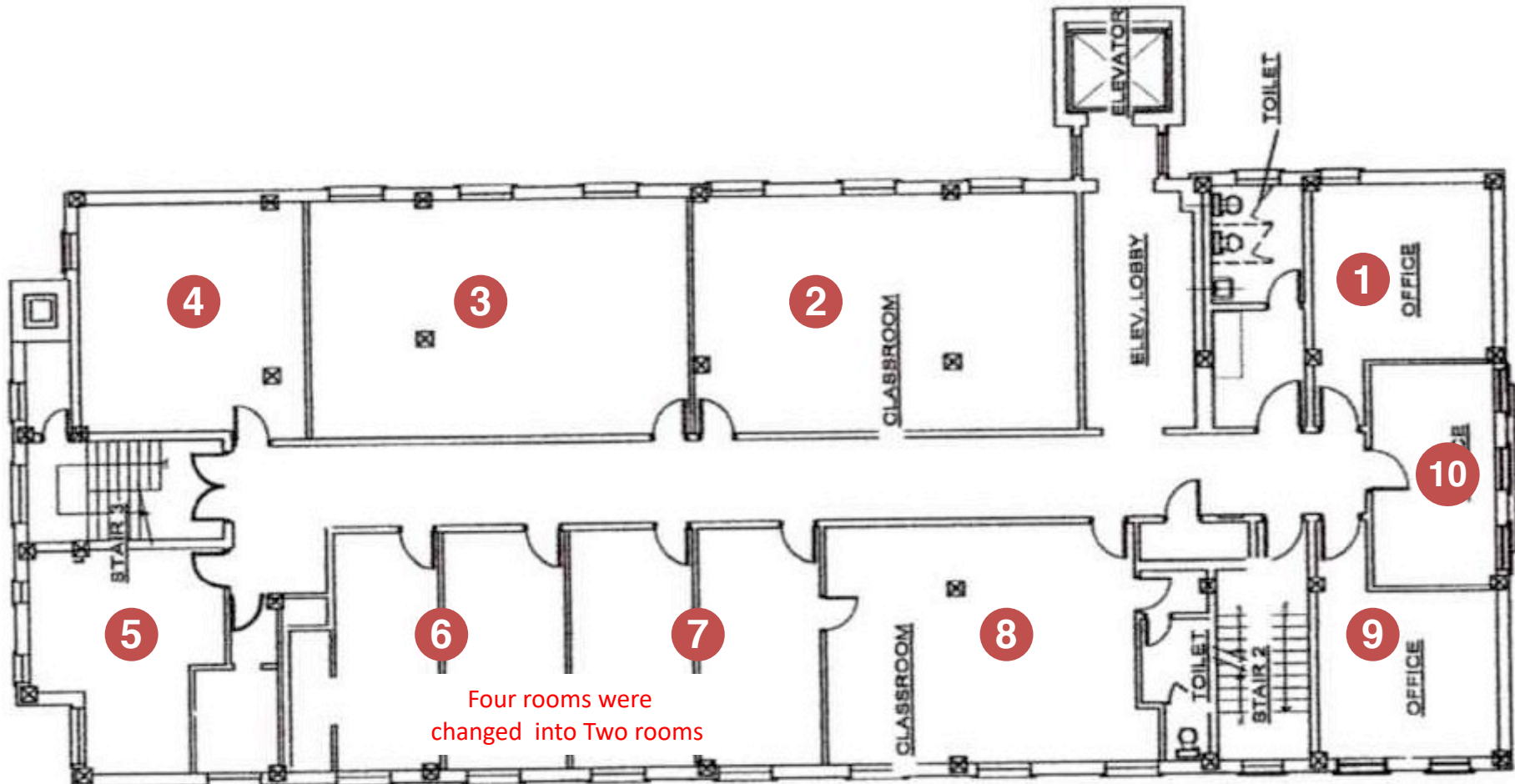
Elevator & Lobby area



Kitchen/Lunchroom

OFFICE/CLASSROOM SPACE AVAILABLE FOR LEASE

Second Floor Floor Plan



OFFICE/CLASSROOM SPACE AVAILABLE FOR LEASE

Building Amenities – *Separately Priced*



Ground level banquet room
200-person seating capacity



Fully equipped commercial kitchen
adjacent to banquet room