

For Lease

An excellent retail opportunity

- 2,205 SF of clean shell space with demising options
- Fully built out, ready for occupancy, spec suite
- ~14 foot slab-to-slab ceiling height and ~55 feet of frontage
- Situated directly off the lobby in a newly renovated office building (138,708 SF)
- Surrounded by dense office community (13,788,282 SF within .5 miles) and strong demographics (\$138,682 household income within 1 mile)
- 1,932 hotel rooms within .5 miles
- Close proximity to Union Station, DC's busiest Metro Station (29,197 RPD)

Click **HERE** for
Virtual Tour!

Surrounding retail



HYATT
REGENCY

LIAISON
CAPITOL HILL

ARTICLE ONE
AMERICAN GRILL



SUBWAY

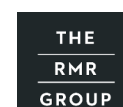


Sandwiches by
Phillip
Since 1981

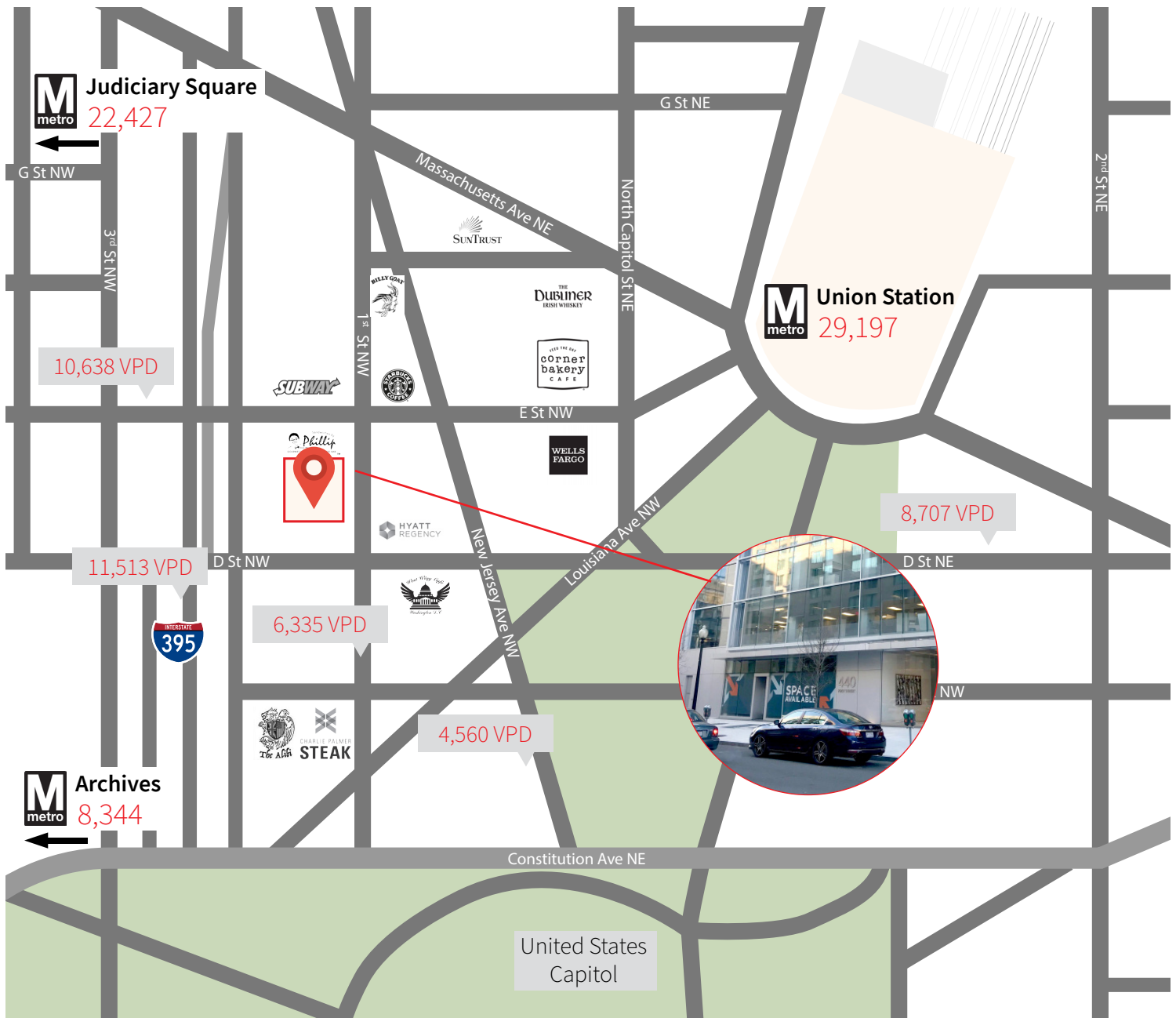
For more information,
please contact:

Andy Corno
+1 202 719 6137
andy.corno@am.jll.com

Thomas Jackman
+1 202 719 5624
thomas.jackman@am.jll.com



Washington, DC by the numbers



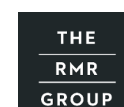
Demographics from subject site

	0.25 mi	0.5 mi	1 mi
Population	490	6,049	48,637
Number of Employees	28,737	73,150	203,394
Average HH Income	\$152,122	\$153,924	\$178,807
Median Age	29.7	32.3	33.2

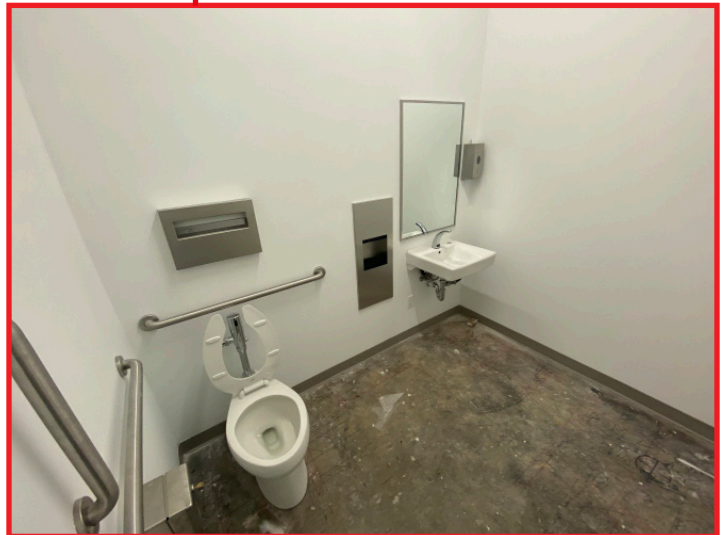
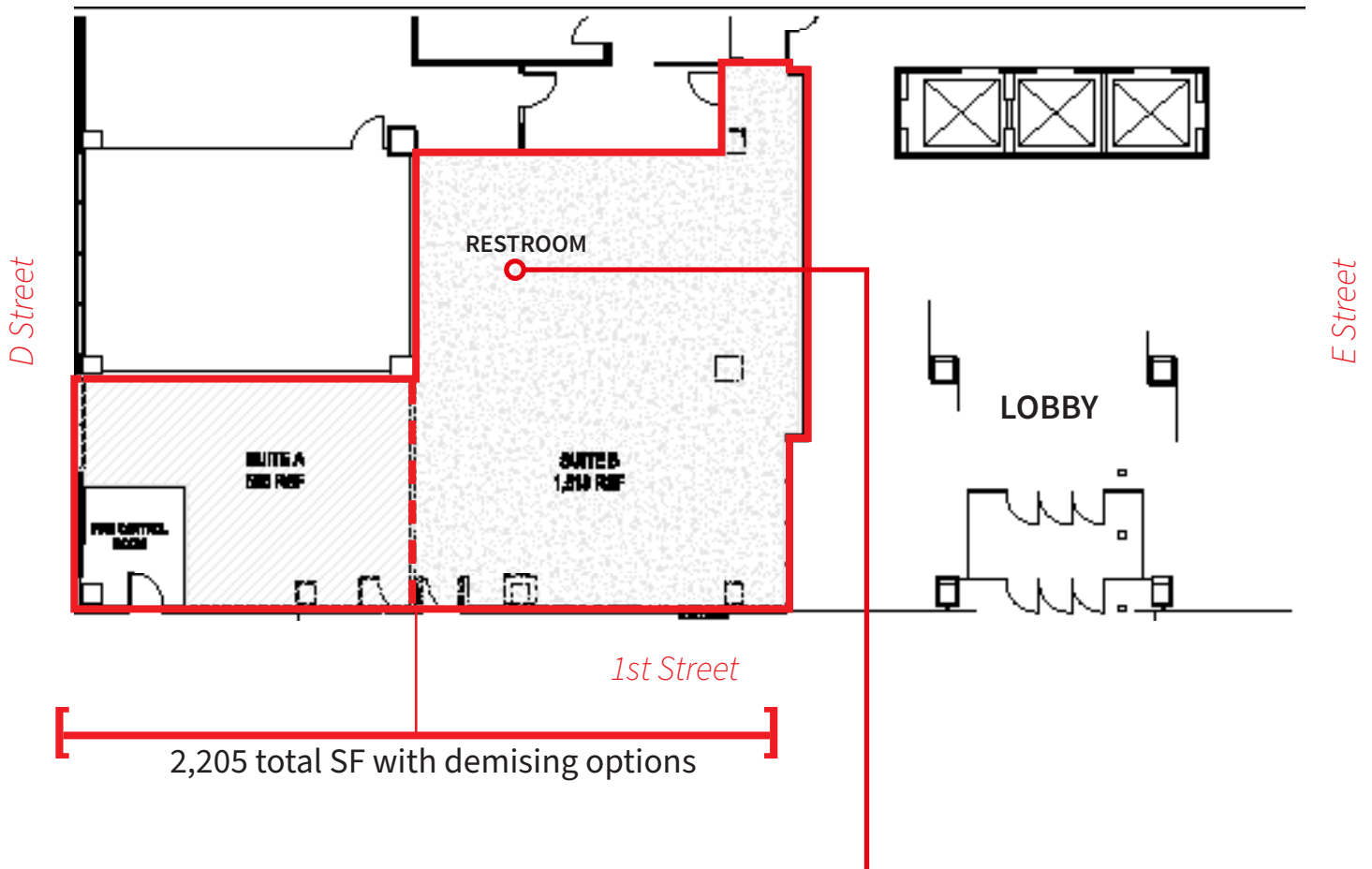
Esri Source: 2019



440 First Street, NW



The space



**For more information,
please contact**

Andy Corno

O: +1 202 719 6137

M: +1 301 520 2620

andy.corno@am.jll.com

Thomas Jackman

O: +1 202 719 5624

M: +1 301 580 1512

thomas.jackman@am.jll.com

