

2440 WISCONSIN AVENUE

2440 Wisconsin Ave., NW
Washington, DC 20007

KLNBRetail

8000 Towers Crescent Dr., Suite 1070 • Vienna, VA 22182 • 703-852-3155

Washington, DC



Available Space

FLOOR	SIZE	RATE	CEILING HEIGHT	CONDITION
First	2,750 SF	\$56 psf NNN	16'	warm dark shell*
Second	2,500 RSF 2,250 USF	\$40 psf full-service	10'6"	vanilla shell*

CORE AREA: 365 SF BUILDING DELIVERY: 4th Quarter 2007

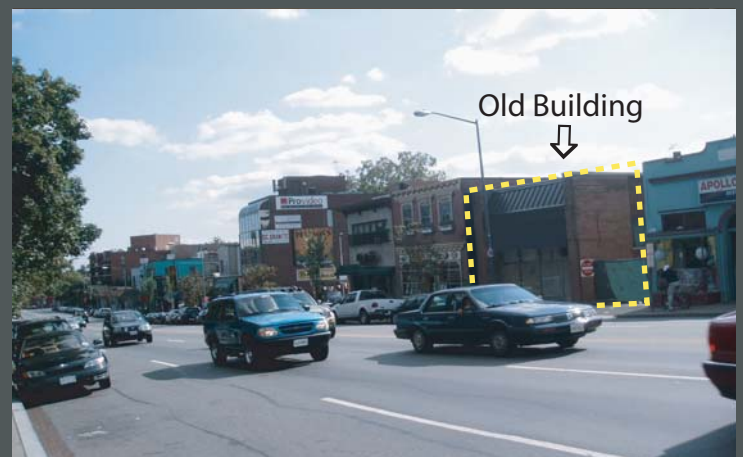
*Negotiable/flexible build-out options

Demographics (2006)

	0.5-MILE	1-MILE
POPULATION	9,265	30,128
AVERAGE HH INCOME	\$90,011	\$120,039

Property Highlights

- In the heart of Glover Park (Upper Georgetown)
- Neighboring tenants include Whole Foods, Washington Sports Club, Starbucks, CVS, Heritage India, Ace Hardware, Pro Video, and Myer Emco.
- Easy access to and from Georgetown, Cleveland Park, Woodley Park, Palisades, Tenleytown, and Spring Valley
- 40-feet of frontage on Wisconsin Avenue, Northwest Washington's premier retail corridor.
- Ideal for furniture or appliance showroom, or casual restaurant.



For More Information Please Contact

Ben Becker
703-852-3169
bbecker@klnb.com

Dallon L. Cheney
703-852-3163
dcheney@klnb.com

www.klnbretail.com

Developed by:



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CLEVELAND PARK

MASSACHUSETTES AVENUE

WISCONSIN AVENUE

CALVERT STREET

37TH STREET

WISCONSIN AVENUE

U.S. Naval Observatory

SITE

CVS

MAX'S BEST
ICE CREAM



APOLLO MARKET

PEARSON'S
LIQUOR

Provideo

Heritage India

WHOLE
FOODS

ACE
Hardware



MyerEmco
multipro

Guy Mason Park

DUPONT
CIRCLE

GEORGETOWN

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***KLNB*Retail**

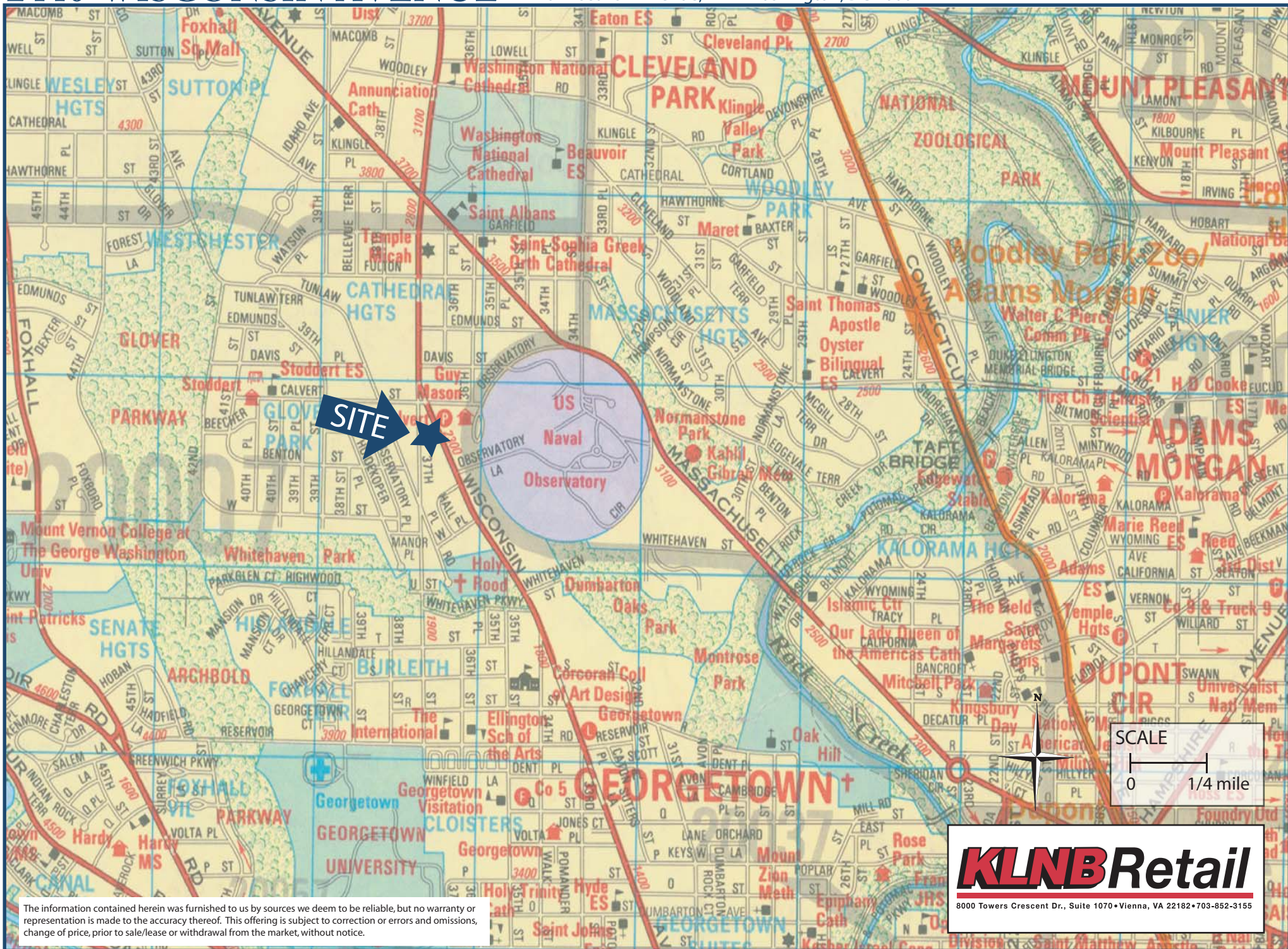
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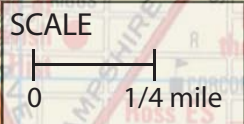
Developed by: **Adams**
INVESTMENT GROUP

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SITE



KLNB Retail

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