

# Office sublease

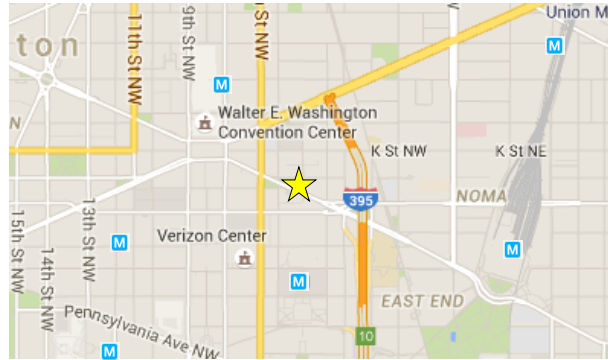
650 SF

457 Mass Avenue NW

Washington, DC 20001

Rent: \$1,700 / month (NNN)

## Location



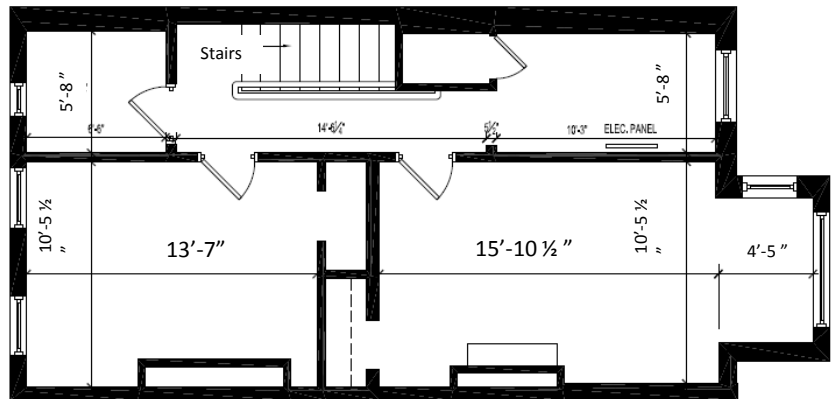
## Mount Vernon Triangle

- **4 Metrorail stations** serving the Red, Green & Yellow lines  
Direct access to I-395
- Prominent Massachusetts Avenue location
- Close to the **Verizon Center, Convention Center, Union Station** and walking distance to most downtown destinations
- **50 + restaurants & retailers** in the neighborhood including Le Pain Quotidien, UPS and Texas de Brazil on same block

## The Space

- **Entire 3<sup>rd</sup> floor** of a modernized commercial townhouse with four distinctive rooms
- Southwest and Northeast window exposure with **bright natural light in each room**
- Access to kitchen, restroom and common area on first floor
- Building to be shared with the Mount Vernon Triangle Community Improvement District

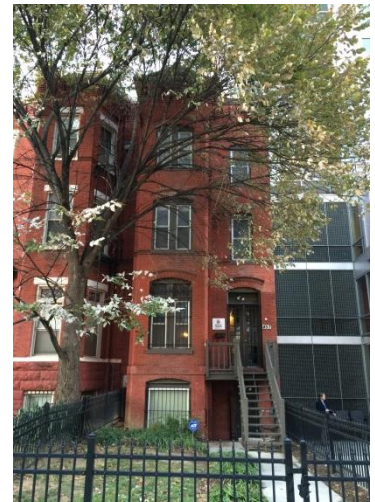
## Floor plan



## Inside view towards Mass Ave.



## From the outside



## Contact information

For leasing inquiries please contact:

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