

## For Lease

# 1711 N St, NW, **First Floor** Washington, DC

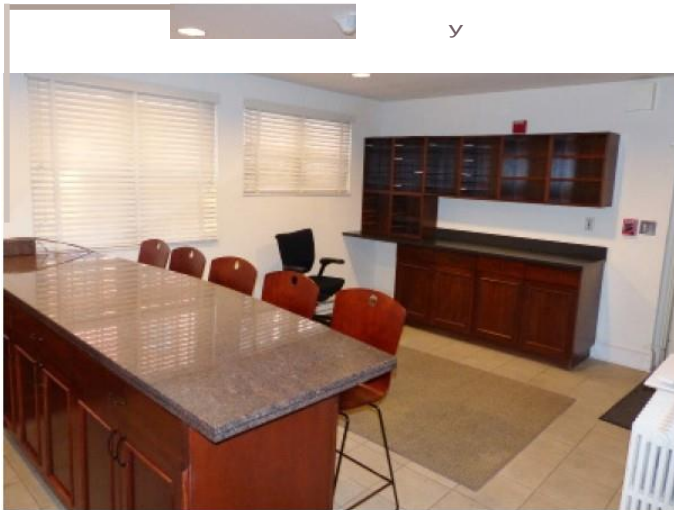


- **Fully Furnished Suite**
- **Size: 1,100 sf**
- **Term: 1 to 3+ years**
- **Rental Rate: \$38.00 sf Full Service**
- **\$3,500 per month**
- **Available: Immediately**
- **Restricted key card access**
- **Security cameras**
- **Video enabled entry system**
- **4% fee to cooperating broker**

Located on a premier block near the corner of 17th and N Streets in Dupont Circle, this fully furnished and renovated office suite is on the first floor of a four-story building which houses two other tenants. It is ideal for attorneys, consultants, accountants, and other professionals or sole practitioners, and is steps from the Hotel Tabard Inn, the Topaz Hotel, the Beacon Hotel, and other amenities. Perfectly situated between the downtown business district and Dupont Circle, it is only two blocks from the Dupont Circle metro (Red line) and four blocks from the Farragut West metro (Blue and Orange lines).

The space has two private offices and two cubicles. A total of four to six individuals can comfortably work in this office suite. A large kitchen with granite counter top, a refrigerator, stove top, and dishwasher is also part of the first floor. Current tenants have converted the dinette area of the kitchen into a video conferencing center. A private restroom with a granite counter top is also part of the first floor.

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