

# Property Summary Report

## 2134 Kalorama Rd NW

Washington, DC 20008 - Uptown Submarket



### BUILDING

Type:	Class B Office
Year Built:	1923; Renov 2019
RBA:	5,588 SF
Floors:	2
Typical Floor:	2,794 SF

### LAND

Land Area:	0.42 AC
Zoning:	R-1-B
Parcel	2527-0830

### EXPENSES PER SF

Taxes:	\$12.64 (2017)
--------	----------------

### AMENITIES

Storage Space

### LEASING

Available Spaces: 2,794 - 5,588 SF Available in 2 Spaces

Availability: 100% Available; 100% Vacant

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E GRND	Office	Direct	2,794	2,794	5,588	Withheld	Vacant	Negotiable
E 2nd	Office	Direct	2,794	2,794	5,588	Withheld	Vacant	Negotiable

### TRANSPORTATION

Transit/Subway: 13 minute walk to Woodley Park-Zoo/Adams Morgan Transit Stop (Red Line)

Commuter Rail: 9 minute drive to Union Station Commuter Rail (Brunswick, Camden, Penn Lines)

Airport: 15 minute drive to Ronald Reagan Washington National Airport

Walk Score ®: Very Walkable (87)

Transit Score ®: Excellent Transit (73)

### PROPERTY CONTACTS

Recorded Owner: Empire Ethiopia



# Property Summary Report

## 2134 Kalorama Rd NW

Washington, DC 20008 - Uptown Submarket



### MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	100%	▲ 91.1%
Submarket 2-4 Star	10.9%	▲ 1.5%
Market Overall	12.8%	▼ -0.1%

Gross Asking Rents Per SF	Current	YOY
Submarket 2-4 Star	\$41.70	▼ -1.3%
Market Overall	\$38.07	▲ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	255,584	▼ 86.7%
Months On Market	11.8	▼ 3.3 mo

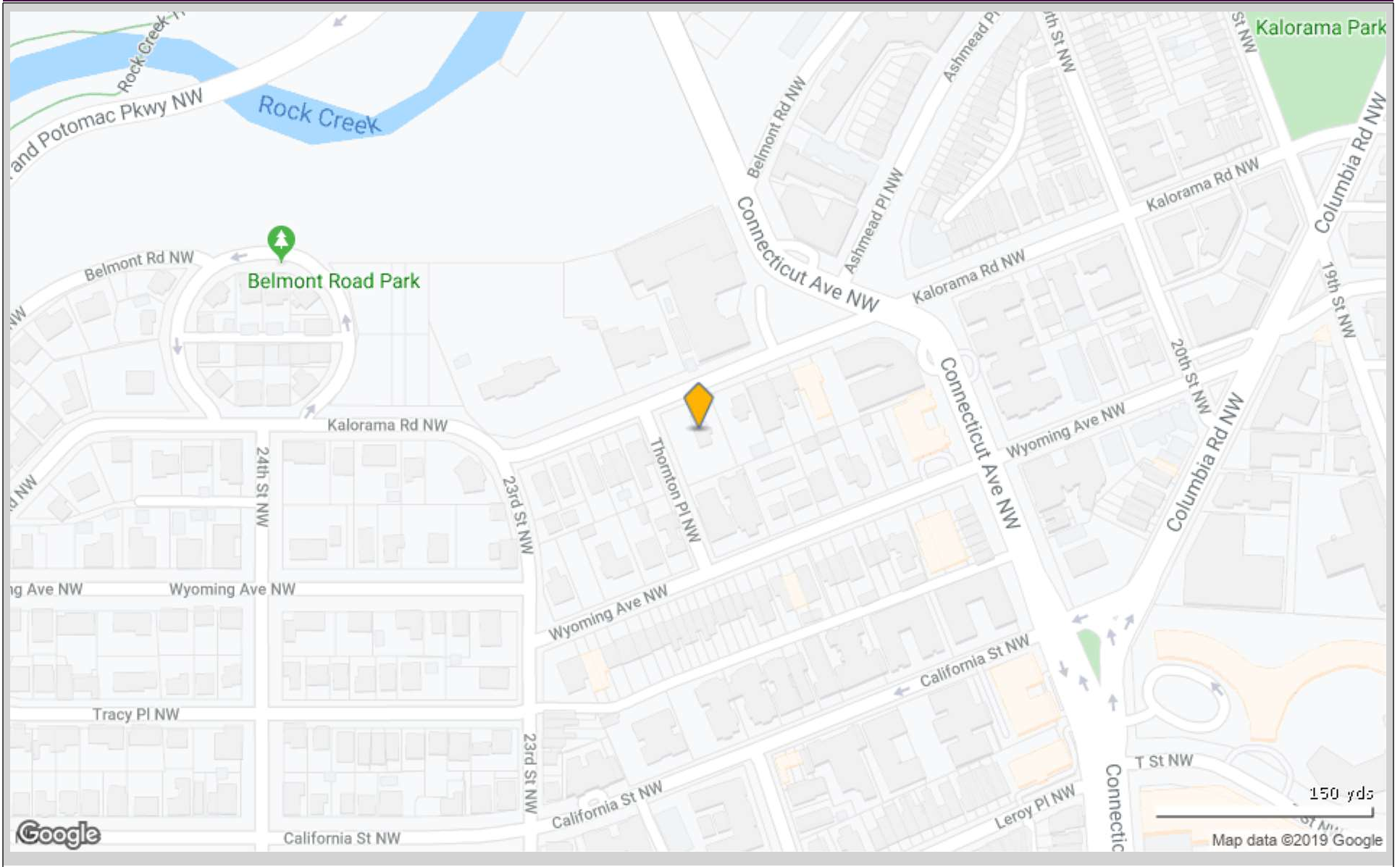
Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$95.9	▲ 5.5%
12 Mo. Price Per SF	\$462	▲ 1.1%





Aerial / Map Report

2134 Kalorama Rd NW - Washington, DC 20008



Aerial / Map Report

2134 Kalorama Rd NW - Washington, DC 20008

