

# FOR LEASE | 4000 ALBEMARLE ST NW

## Private Office Suites

4000 ALBEMARLE ST NW, WASHINGTON, DC 20016



## AREA SUMMARY

The Wisconsin Building, located at 4000 Albemarle Street NW, Washington, DC is a 35,466 square foot Class B office building well suited for professional office and executive suites. Located at the high-visibility intersection of Wisconsin Avenue and Albemarle Street, directly across from the Tenleytown-AU Metro station, the property benefits from exceptional accessibility. Surrounded by affluent residential areas, robust commercial activity, and educational users, including American University's 11,000 students and faculty; the property is well-suited for professional services, medical offices, school adjacent uses or creative firms.

## PROPERTY SUMMARY

Various Suite Sizes	185 - 1,508 SF
Available	Immediately
Building Size	35,466 SF
Number of Floors:	5

## PROPERTY HIGHLIGHTS

- **Prime Location:** Positioned at the prominent Wisconsin Avenue and Albemarle Street intersection, directly across from the Tenleytown-AU Metro station.
- **Recent Upgrades:** Capital improvements completed, including modernized common areas. Secure building entry with call box and fob entry. Lobby directory.
- **Vibrant Surroundings:** Steps from Whole Foods, Wawa, Chick-Fil-A, The Container Store, Best Buy, and diverse restaurants.



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### Disclaimer:

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### FLOOR PLAN



### AVAILABILITIES:

Suite	Floor	Area (SF)
004 / 005	LL Space #1-#2	477
6	LL Space #3	237
14	LL Space #4	542
16	LL Space #5	276
200A	2nd Fl. Office #1	185
201	2nd Fl. Office #2	1508
210	2nd Fl. Office #3	1165
305	3rd Fl. Office #1	662
310	3rd Fl. Office #2	905
405	4th Fl. Office #1	909
410	4th Fl. Office #2	1014
501A	5th Fl. Office #1	748



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### AREA MAP



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