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.



4923 Bethesda Avenue, Suite 200 Bethesda, Maryland 20814 www.advisoRE.com ALEX ALPERSTEIN 301 795-4966 ext 1 Alex@advisoRE.com CLARK TURNER
301 795-4966 ext 2
CTurner@advisoRE.com

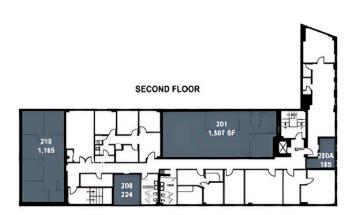
FOR LEASE | 4000 ALBEMARLE ST NW

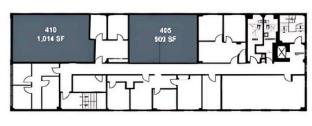
Office Suites

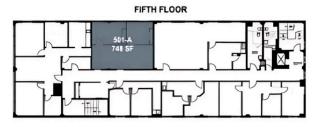
FLOOR PLAN











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



4923 Bethesda Avenue, Suite 200 Bethesda, Maryland 20814 www.advisoRE.com ALEX ALPERSTEIN 301 795-4966 ext 1 Alex@advisoRE.com CLARK TURNER 301 795-4966 ext 2 CTurner@advisoRE.com

FOR LEASE | 4000 ALBEMARLE ST NW

Office Suites

AREA MAP



