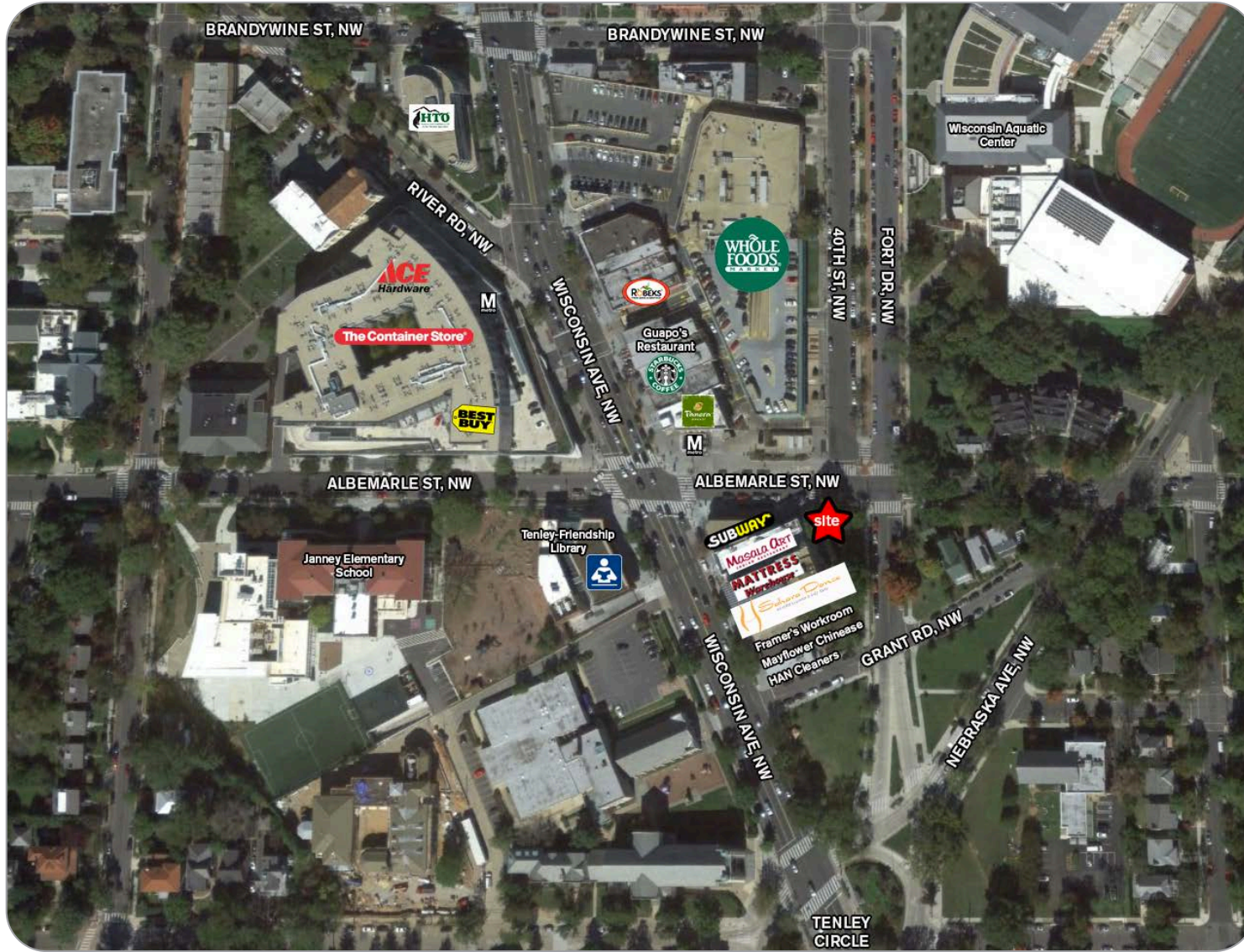


THE WISCONSIN BUILDING

4000 Albemarle Street, NW | Washington, DC



AREA DEMOGRAPHICS:

	.25 mile	.5 mile	1 mile
Population	1,914	6,118	32,108
Average HH Income	\$131,949	\$148,033	\$128,581
Daytime Population	3,024	5,955	26,485
Households	728	2,291	13,375

US CENSUS BUREAU, CENSUS 2010 SUMMARY FILE 1. ESRI FORECASTS FOR 2016 AND 2021 PROJECTIONS. ACTUAL DEMOGRAPHICS BASED ON 2016 FORECAST.

The information contained herein was furnished to us by sources we deem to be reliable, but no warranty or representation is made to the accuracy thereof. This offering is subject to correction or errors and omissions, change of price, prior to sale/lease or withdrawal from the market, without notice.

FOR MORE INFORMATION:

Jeff Edelstein
 202.375.7946
 jeff@roadsidellc.com

Roadside Development LLC
 3939 Wisconsin Avenue, NW
 Suite 100
 Washington, DC 20016
 www.roadsidedevelopment.com

THE WISCONSIN BUILDING

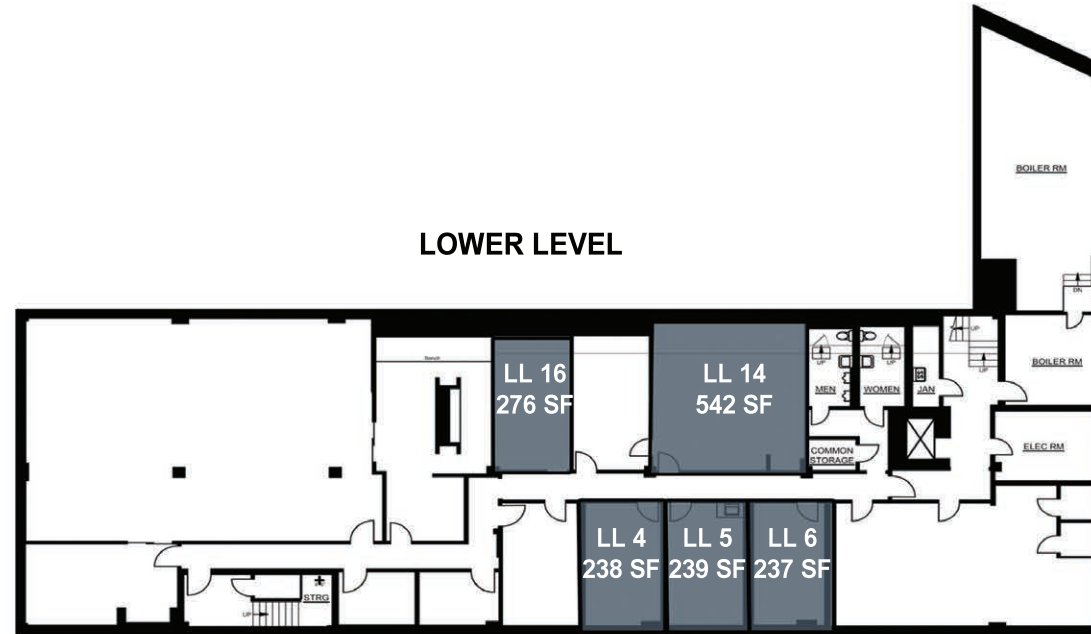
4000 Albemarle Street, NW | Washington, DC



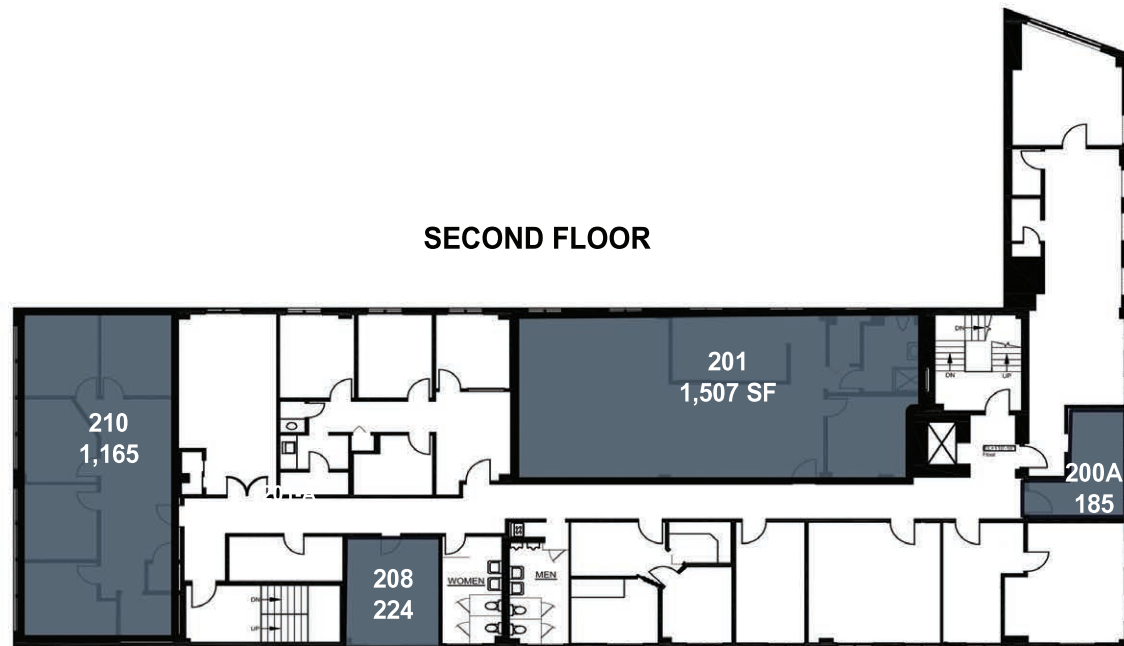
TENLEYTOWN

The Wisconsin Building is located at the submarket's most prominent intersection at Wisconsin Avenue, and Albemarle Street, NW. Conveniently located across the street from the Tenleytown-AU Metro, Whole Foods, The Container Store, Best Buy and many eclectic restaurants. Tenleytown is surrounded by dense residential, commercial and a thriving university population with American University (11,000 students and faculty) and their new law school (1,800 law students) a block away.

LOWER LEVEL



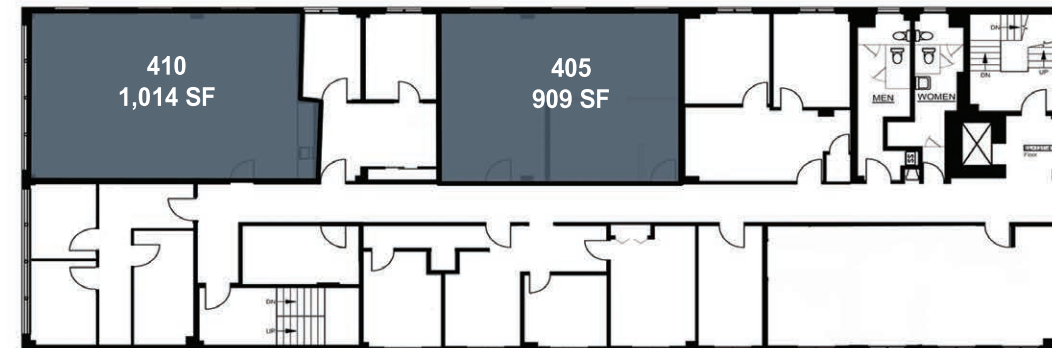
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR

