

405 Rhode Island Avenue NE

Washington, DC 20002

Space Available	1,800 SF	Zoning	MU-4
Base Rent	\$5,800/month	Lease Type	NNN (Triple Net)
Asking Rate	\$3.22 PSF/mo \$38.64 PSF/yr	Property Type	Ground Floor Retail

LEASE STRUCTURE

Lease Type	NNN (Triple Net)
Base Rent	\$5,800/month
Tenant Pays	Proportionate share of property taxes, insurance, maintenance, and utilities
Landlord Covers	Trash service

TENANT INCENTIVES

Formal TI Allowance	Not offered
Rent Abatement	45-60 days free rent during buildout period for qualified tenants
Marketing Package	1 professionally produced promotional video + 4 professionally edited social media reels to support grand opening efforts
Great Streets Grant	Space is located in DC Great Streets corridor. Qualifying tenants may be eligible for up to \$85,000 in grant funding toward buildout costs.

SPACE CONDITION & CERTIFICATE OF OCCUPANCY

Shell Condition	As-is condition with existing systems in place. HVAC, electrical, and plumbing recently operational from prior tenant use.
Prior Tenant	Maven (cannabis dispensary)
Existing C of O	Classified as retail or wholesale store
Buildout Timeline	45-60 days (owner's estimate, dependent on tenant's business model and required buildout scope)
Term Flexibility	Terms are negotiable depending on tenant qualifications and lease term

LOCATION HIGHLIGHTS

Corridor	Rhode Island Avenue NE — DC Great Streets corridor
Transit	Steps from Rhode Island Ave-Brentwood Metro Station (Red Line)
Density	3,400+ residential units within walking distance (not including row homes and single family residences in the immediate area)
Full Listing	crexi.com/lease/properties/1198345/district-of-columbia-405-rhode-island-avenue-ne

Raven Charles | Taylor Properties | Luxury Realtor® | 240-898-5940 | raven@ravencharles.com
Your community. Your home.