## **Commercial Space Available** 2704 N Pershing Drive, Arlington



Below market-rate, boutique office or retail space with two conference rooms, one private office, reception area, two bathrooms (one shower), and small kitchen. 1,918 square feet available immediately, comfortably holds eight staff.

## Furnishings

- Refrigerator
- Dishwasher
- Partial height dividers
- Two work stations
- Note, not ADA compliant

## Terms

Renting for \$2,800/month; includes real estate taxes, water, sewer, and trash. Rent is subject to annual 3% escalation. Tenant responsible for electricity and cleaning service.

Landlord provides property management through S.L. Nusbaum Realty Co., including 24 hour on-call service.

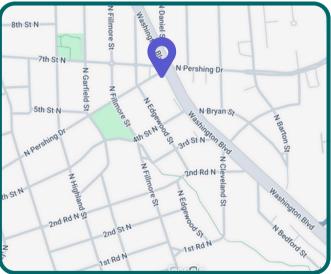
## Location

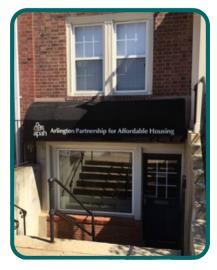
Located blocks from Clarendon Metrorail station and serviced by multiple bus lines. Walkable to nearby amenities with a walk score of 77. Abundant free street parking and one-hour guest parking.

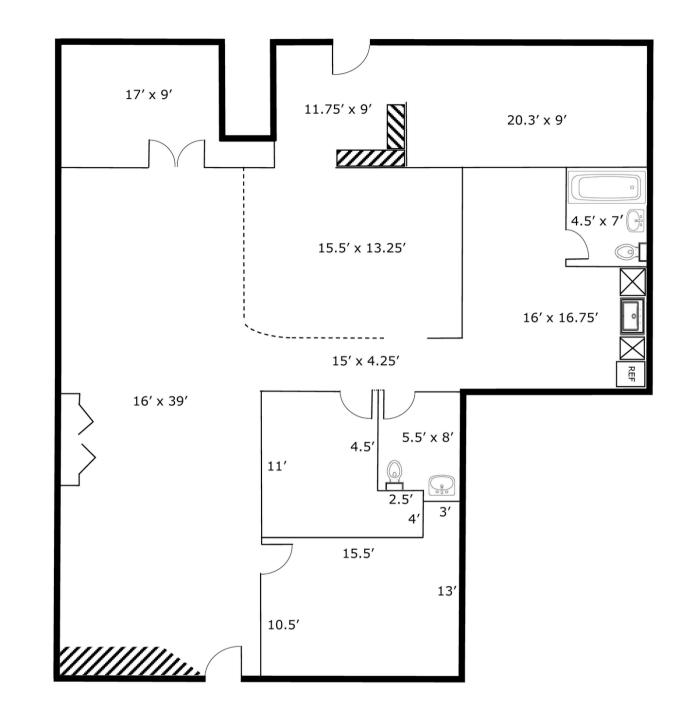


jmcclain@truegroundhousing.org 571-733-9628









2704 N. Pershing Drive Arlington, VA 22201

Total square footage: 1,918

Contact: Jay McClain, Asset Manager jmcclain@truegroundhousing.org | 571-733-9628

