



# Spring Valley Village Office

Washington, DC

Executive Office Suites Available

**RAPPAPORT**  
CULTIVATING PLACES®

# Washington

## District of Columbia

- Thoughtfully designed office space featuring private offices, common area with kitchenette, coffee stations, conference room, huddle rooms, and more
- Originally developed in 1939, fully renovated in 2020
- Designated surface parking on-site
- Located alongside fully-leased trophy shopping center on Massachusetts Ave in Washington, D.C.
- Located 3 miles south of Bethesda, and 3 miles north of Georgetown. Half mile from American University with 14,800 students



## 2025 Demographics

|                    | .25 mi.                        | .5 mi.    | 1 mi.     |
|--------------------|--------------------------------|-----------|-----------|
| Population         | 11,163                         | 4,980     | 20,837    |
| Daytime Population | 207                            | 3,564     | 10,255    |
| Household Income   | \$309,959                      | \$377,226 | \$321,606 |
| Traffic Counts     | 19,599 on Massachusetts Ave NW |           |           |

## Area Retailers

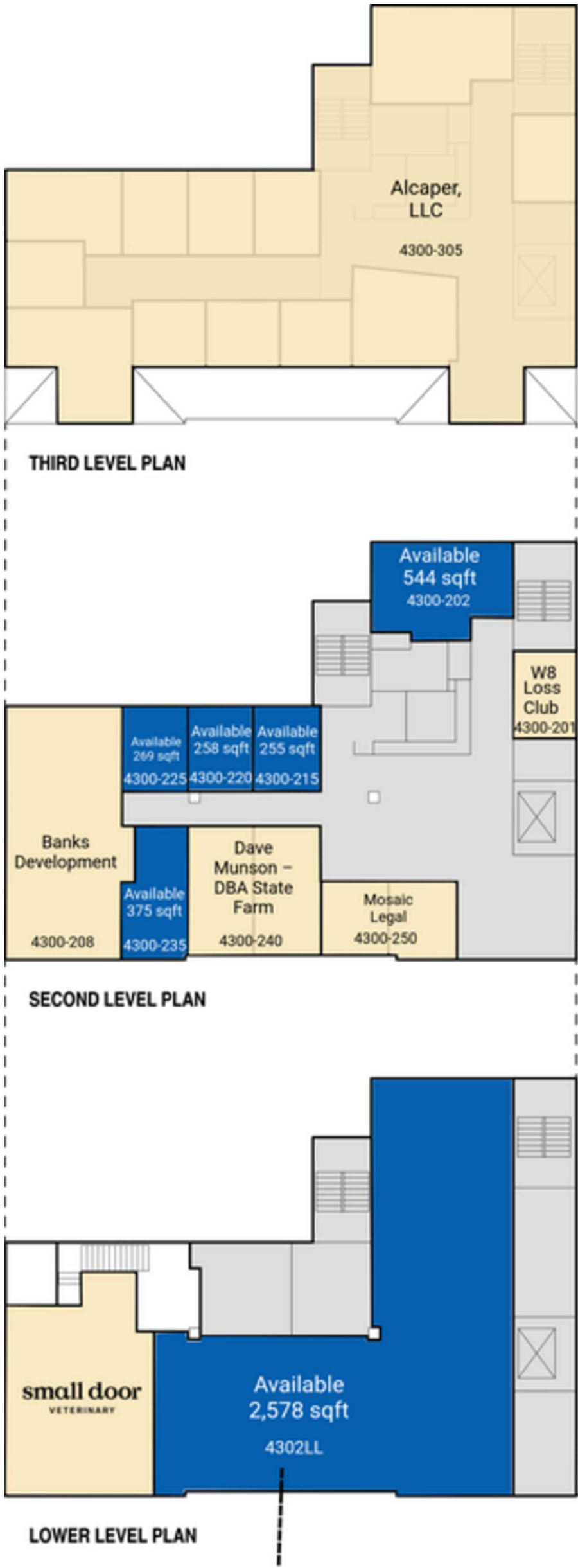




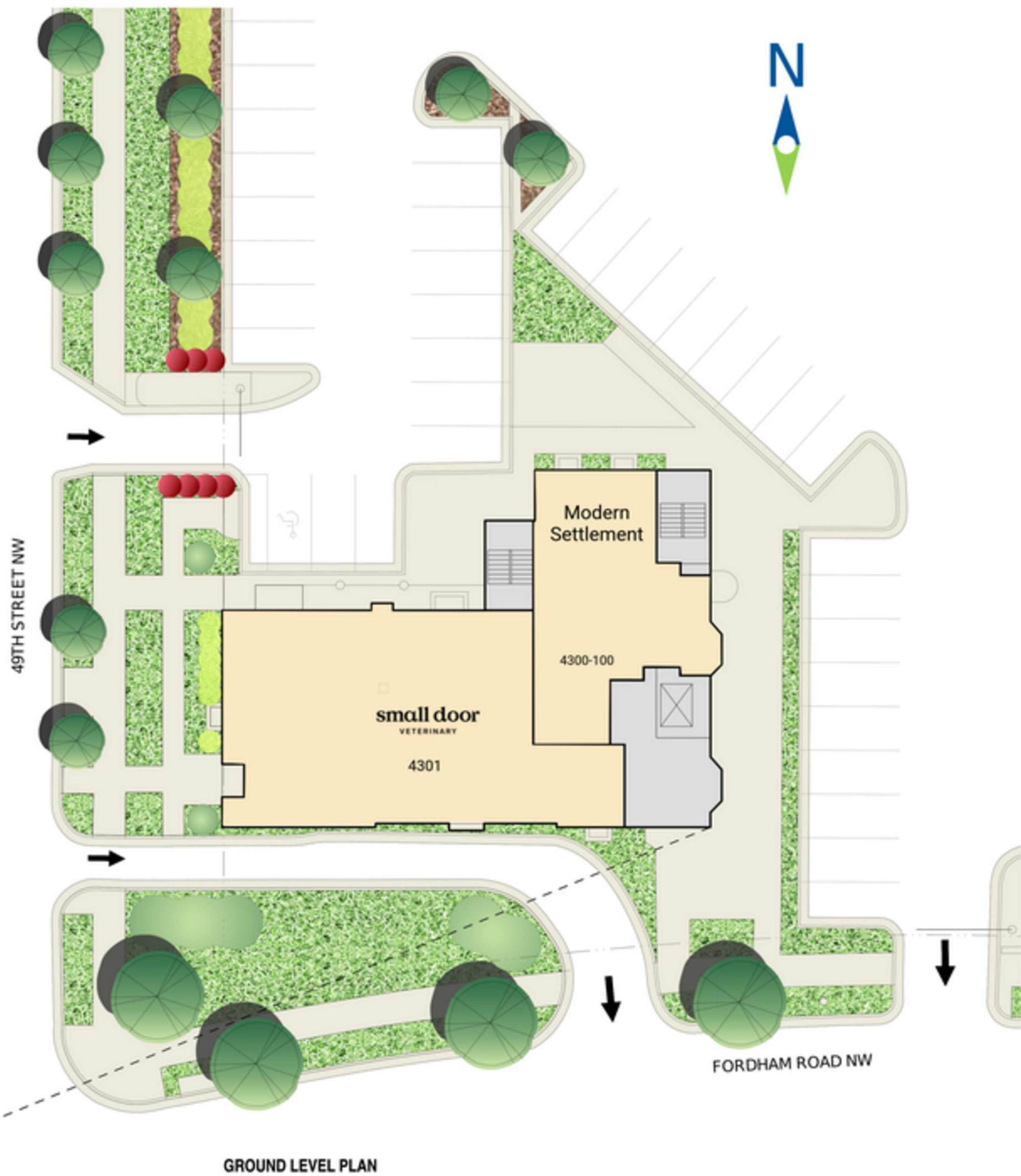
# Site Plan

255 - 2,578 SF available

● Space Available



Space is Best Fit for Fitness Users



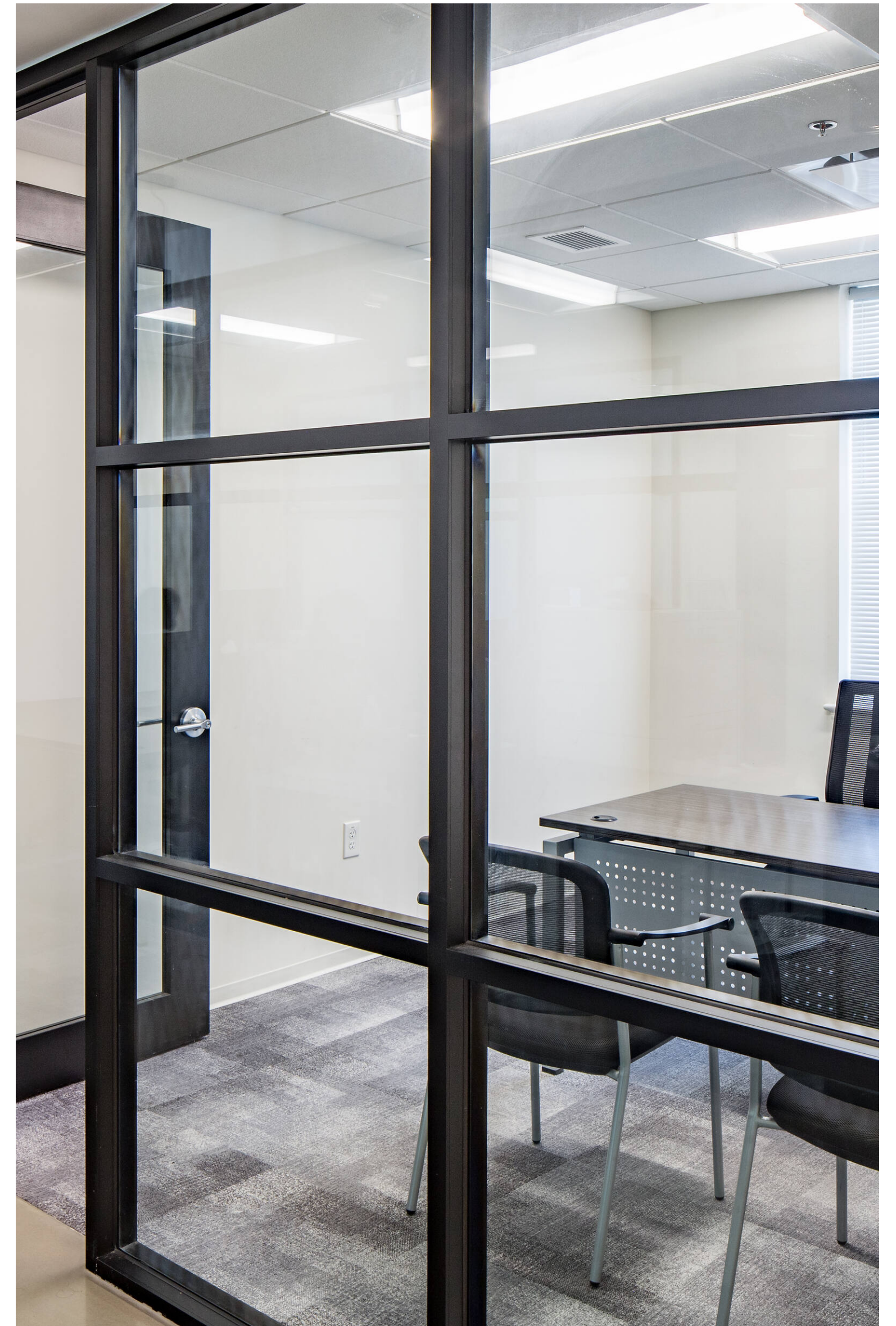
# Tenant List

| Space #  | Sq. Ft. | Tenant            |
|----------|---------|-------------------|
| 4300-100 | 1,123   | Modern Settlement |
| 4300-201 | 330     | W8 Loss Club      |
| 4300-202 | 544     | Available         |
| 4300-208 | 1,206   | Banks Development |
| 4300-215 | 255     | Available         |

| Space #  | Sq. Ft. | Tenant                       |
|----------|---------|------------------------------|
| 4300-220 | 258     | Available                    |
| 4300-225 | 269     | Available                    |
| 4300-235 | 375     | Available                    |
| 4300-240 | 715     | Dave Munson – DBA State Farm |
| 4300-250 | 455     | Mosaic Legal                 |

| Space #  | Sq. Ft. | Tenant                |
|----------|---------|-----------------------|
| 4300-305 | 3,545   | Alcaper, LLC          |
| 4301     | 3,221   | Small Door Veterinary |
| 4302LL   | 2,578   | Available             |

# The Property



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