

TIVOLI SQUARE

COLUMBIA HEIGHTS, WASHINGTON, DC
1,732 - 2,875 SF AVAILABLE

RAPPAPORT



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Up to 3,277 SF available in the hot and growing Columbia Heights market. Tivoli Square's iconic architecture has over 84,000 SF of office space of 36,136 SF of streetfront retail including the historic Tivoli Theater. Location benefits from dense daytime and residential populations as well as the nearby Columbia Heights metro and onsite parking available.

DEMOGRAPHICS 2024

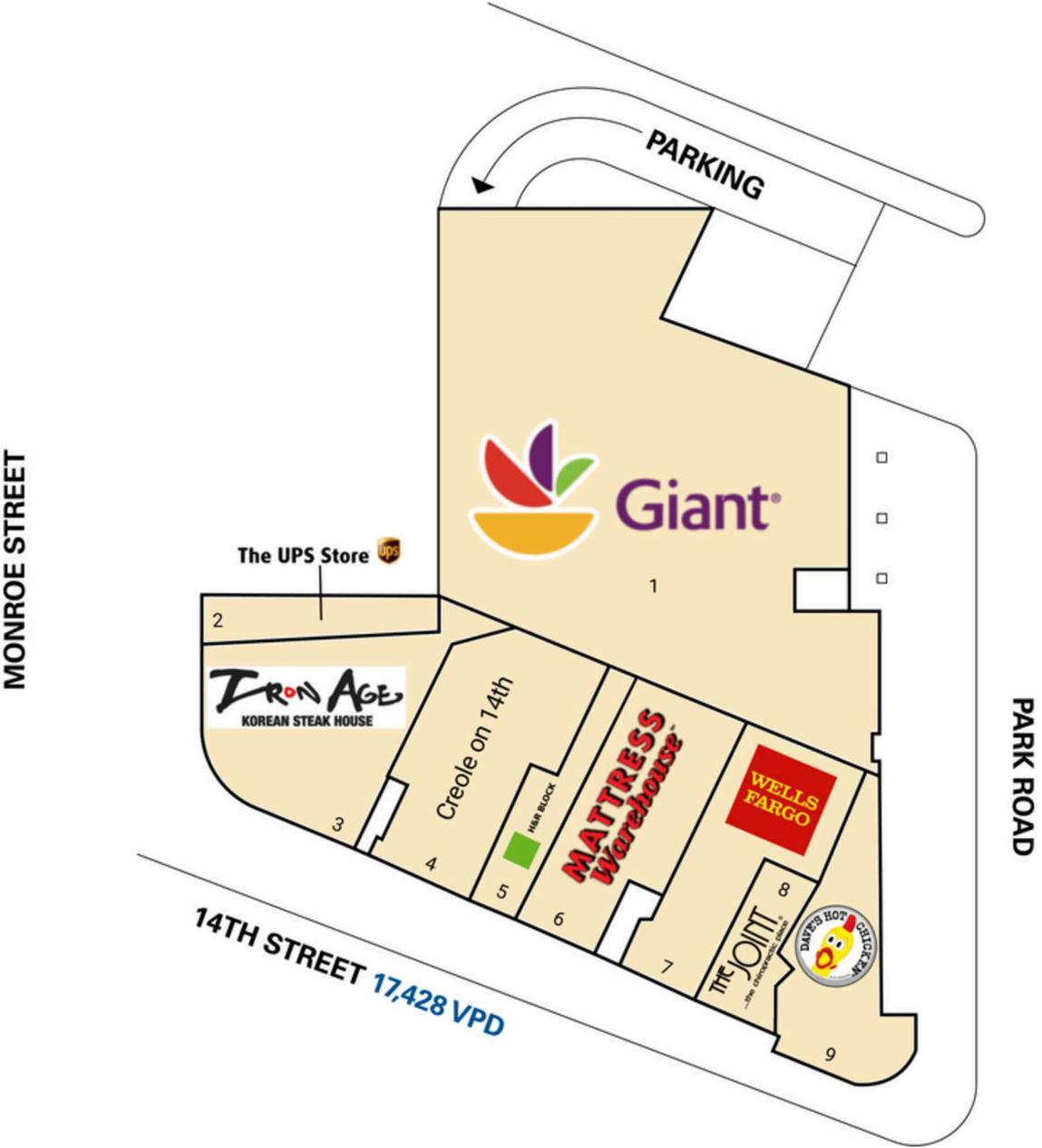
| | 0.25 MILE | 0.5 MILE | 1 MILE |
|---|--------------------------|----------|-----------|
|  POPULATION | 9,803 | 36,929 | 88,341 |
|  DAYTIME POPULATION | 2,891 | 6,700 | 21,406 |
|  HOUSEHOLD INCOME | \$82,031 | \$87,227 | \$107,465 |
|  TRAFFIC COUNTS | 17,428 on 14th Street NW | | |

CO-TENANTS



SITE PLAN

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