

# TIVOLI SQUARE

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



RAPPAPORT









# TIVOLI SQUARE

## COLUMBIA HEIGHTS, WASHINGTON, DC

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

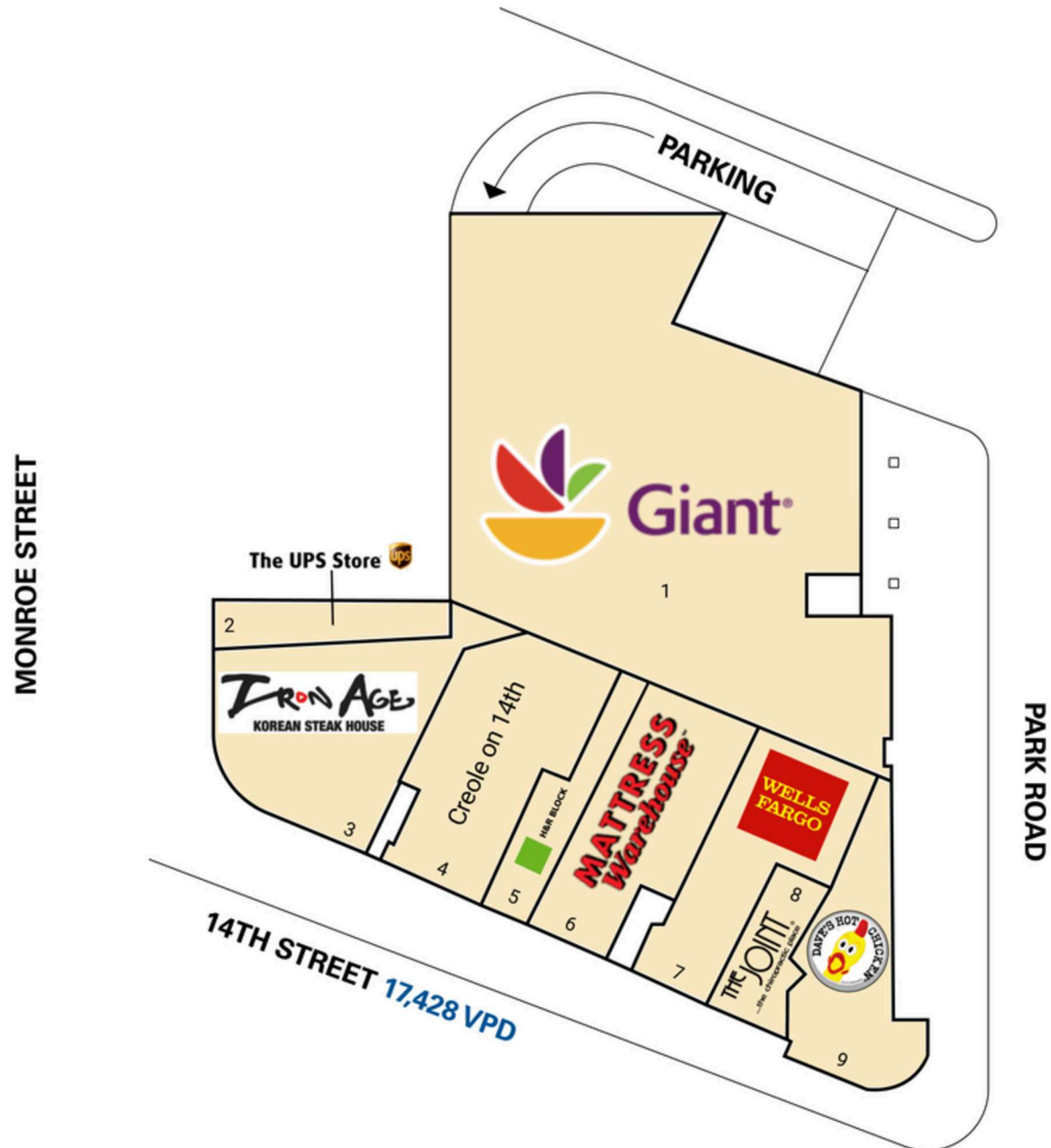




## SITE PLAN

TIVOLI SQUARE | COLUMBIA HEIGHTS, WASHINGTON, DC

1,732 - 2,875 SF AVAILABLE





## TIVOLI SQUARE

COLUMBIA HEIGHTS, WASHINGTON, DC





# RAPPAPORT

**TIVOLI SQUARE | 3339 14TH ST NW, COLUMBIA HEIGHTS, WASHINGTON, DC**

**Bill Dickinson | [bdickinson@rappaportco.com](mailto:bdickinson@rappaportco.com) | 703.310.6983**

**Kyle Gamber | [kgamber@rappaportco.com](mailto:kgamber@rappaportco.com) | 571.382.1216**

**[rappaportco.com](http://rappaportco.com)**