



1920 Ballenger Avenue (East)

BUILDING HIGHLIGHTS

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- Approximately 26,000 sf of total retail space available on 2 levels (can be subdivided)—available immediately
 - 1,780 sf to 11,000 sf available on first floor with outdoor seating potential and frontage on Ballenger Avenue and John Carlyle Street
 - 15,216 sf of second floor retail space available with potential streetfront entrance or up to 6,000 sf on 1st floor, contiguous with second floor
- Outdoor seating and access to adjacent “Pocket Park”
- Adjacent to Patent & Trademark Complex; approximately 2.5 million sf and 8,000 employees
- Walking distance to King Street & Eisenhower Avenue metros
- Near AMC Hoffman Multi-Plex Theaters, dense commercial & residential market

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