

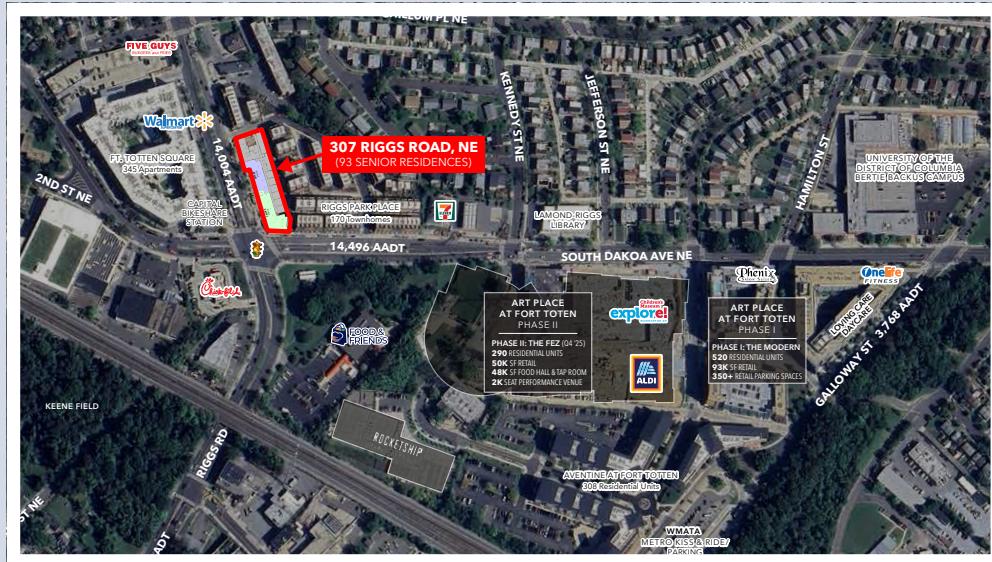


# Exclusive under-market retail space

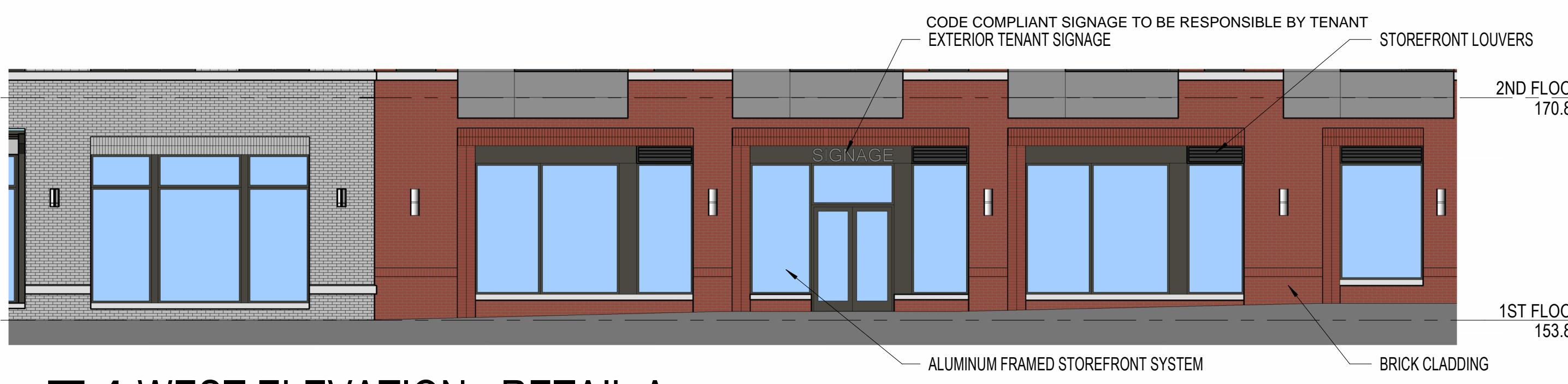
Dear Community,

Inquiries are open for retail space in Riggs Park, DC near the Fort Totten metro station. We are seeking **local and unique DC tenants** for an exclusive **under-market lease**.

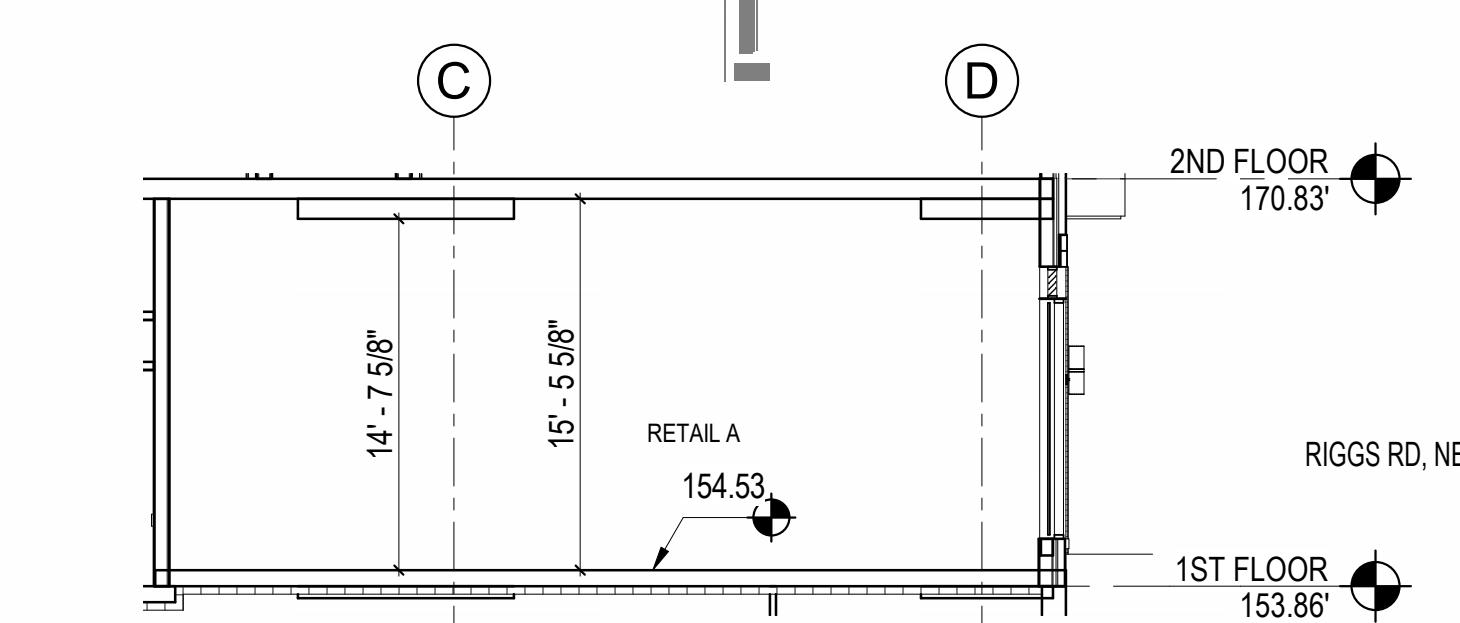
Please contact True Ground Housing Partners to submit interest.  
[Info@truegroundhousing.org](mailto:Info@truegroundhousing.org)



RETAIL SPACE MATRIX		
GENERAL INFORMATION	RETAIL A	RETAIL B
SUITE NUMBER	RETAIL A	RETAIL B
TARGET USE	FITNESS	RESTAURANT (FAST CASUAL)
AREA (SF)	3,911	5,677
DOORS	(1) 3'-0" x 8'-0" DOUBLE STOREFRONT DOORS (1) 3'-0"x8'-0" REAR HOLLOW METAL DOOR	(1) 3'-0" x 8'-0" DOUBLE STOREFRONT DOORS (1) 3'-0"x7'-0" DOUBLE STOREFRONT DOORS (1) 3'-0" x 8'-0" REAR HOLLOW METAL DOOR
STOREFRONT	ALUMINUM FRAMED STOREFRONT IN BRICK VENEER ON METAL STUD FRAMING	ALUMINUM FRAMED STOREFRONT IN BRICK VENEER ON METAL STUD FRAMING
DEMISING WALLS	METAL STUD	METAL STUD
SLAB	STRUCTURAL SLAB AT DOOR ELEVATION	STRUCTURAL SLAB AT DOOR ELEVATION
COOLING	ROOF AREA FOR TENANT EQUIPMENT (SPLIT SYSTEMS), CONDUIT AND SHAFT PROVIDED	ROOF AREA FOR TENANT EQUIPMENT (SPLIT SYSTEMS), CONDUIT AND SHAFT PROVIDED
HEATING	TEMPORARY ELECTRIC HEATERS - HEATING BY TENANT	TEMPORARY ELECTRIC HEATERS - HEATING BY TENANT
KITCHEN EXHAUST IN SHAFT	N/A	21' X 21' TYPE I DUCT
MAKE UP & OUTSIDE AIR	AS REQUIRED - FAÇADE LOUVERS	AS REQUIRED - FAÇADE LOUVERS
DISHWASHER	N/A	N/A
BATHROOM EXHAUST	FAÇADE LOUVERS BY TENANT	FAÇADE LOUVERS BY TENANT
2HR RATED SHAFT TO ROOF	(2) 3'-0" X 3'-0"	(3) 3'-0" X 3'-0"
POWER @ 208/120V 3PHASE 4 WIRE	800 AMPS, CONDUIT(S) BY TENANT RETAIL SERVICE WIREWAY IN MAIN ELEC RM	800 AMPS, CONDUIT(S) BY TENANT RETAIL SERVICE WIREWAY IN MAIN ELEC RM
TELECOM CONDUITS TO MPOE	CONDUIT W/ PULL STRING PROVIDED	CONDUIT W/ PULL STRING PROVIDED
WATER SUPPLY & SUBMETER	2"	2"
SEWER UNDER SLAB	4"	4"
VENT AT CEILING	4"	4"
GAS LINE METER BY TENANT	NOT ALLOWED - ALL ELECTRIC	NOT ALLOWED - ALL ELECTRIC
GREASE PROVISIONS	N/A	TENANT PROVIDED
FIRE ALARM	EXTEND FROM DEVICES ON BUILDING PANEL	EXTEND FROM DEVICES ON BUILDING PANEL
SPRINKLERS	SEPARATE ZONE(S), UPTURN HEADS FOR CORE AND SHELL	SEPARATE ZONE(S), UPTURN HEADS FOR CORE AND SHELL
TRASH	TRASH ROOM IN LOADING AREA	TRASH ROOM LOCATED IN LOADING AREA



F4 WEST ELEVATION - RETAIL A  
1/8" = 1'-0"



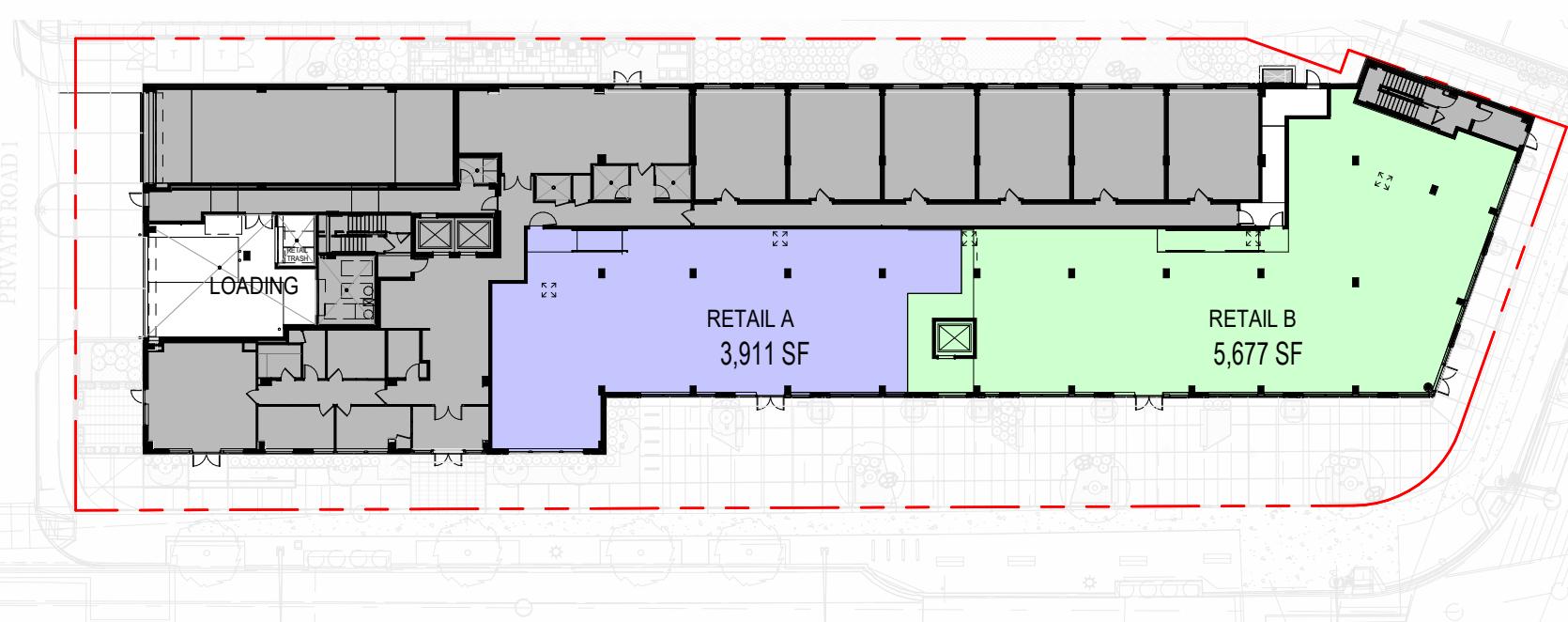
F8 SECTION - RETAIL A  
1/8" = 1'-0"



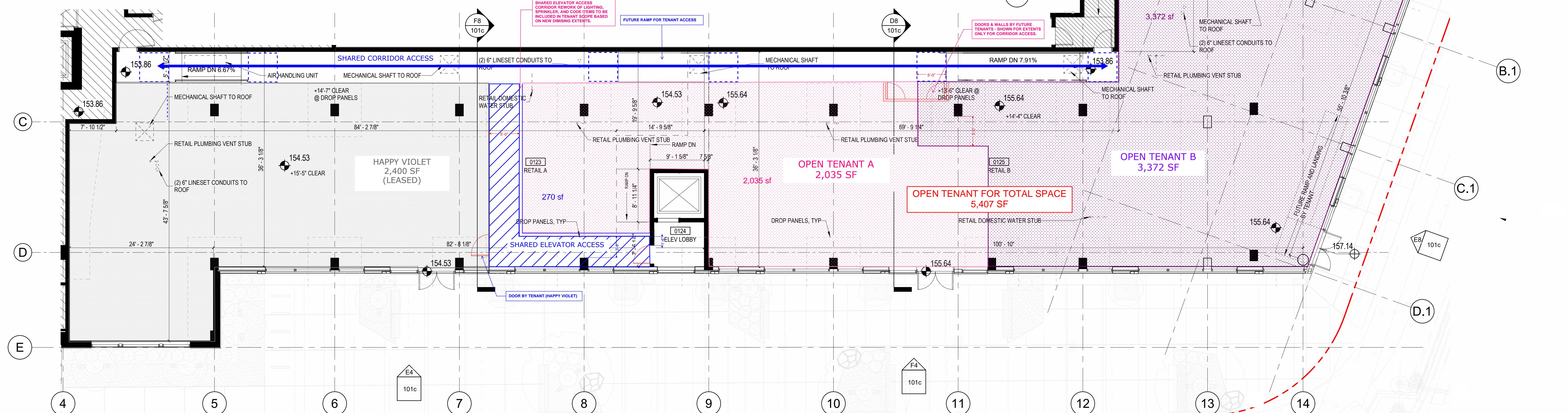
E4 WEST ELEVATION - RETAIL B  
1/8" = 1'-0"



E8 SOUTH ELEVATION - RETAIL B  
1/8" = 1'-0"



C1 PARTIAL FIRST FLOOR PLAN - 1  
1" = 40'-0"



A1 PARTIAL FIRST FLOOR PLAN - 1  
1/8" = 1'-0"