

# THIS IS GOOD (+Value!) LIVING

Rents  
from the  
\$1,400s

**LEX AND LEO AT WATERFRONT STATION**  
1150 4TH ST SW, WASHINGTON D.C. 20024  
[LEXANDLEOWATERFRONT.COM](http://LEXANDLEOWATERFRONT.COM)

Lex and Leo at Waterfront Station offers affordable dwelling units (ADUs) in studio, one- and two-bedroom layouts. Enjoy pet-friendly living with in-home washers and dryers, a rooftop deck with infinity pool and grills, 24/7 fitness center and on-site management in the Southwest Waterfront neighborhood of Washington D.C.

## MODERN



## SPACIOUS



## AFFORDABLE



## ENJOY COMFORT & CONVENIENCE

- Open concept layouts
- Tile backsplash
- In-home washer and dryers
- Garage parking
- Bike storage
- Ground level access to restaurants and retail including Safeway, Starbucks and CVS
- Ground level access to Waterfront Metro Station (Green Line)
- On-site management team

## LEARN MORE

Prospective ADU residents must meet annual income minimum and maximum requirements to qualify. Restrictions apply. Contact leasing team for details.

[thelex@bmcproperties.com](mailto:thelex@bmcproperties.com)