



DOCHTER & ALEXANDER
RETAIL ADVISORS



DOCK79

WASHINGTON, DC | CAPITOL RIVERFRONT

Square Footage | 3,636 RSF

Timing | Immediate

Rent/Nets | Pricing Upon Request

A CAPITOL RIVERFRONT PROPERTY

CONTACT

David Dochter
202.971.8989
david@dochalex.com

Matthew Alexander
202.971.8788
matthew@dochalex.com

HIGHLIGHTS

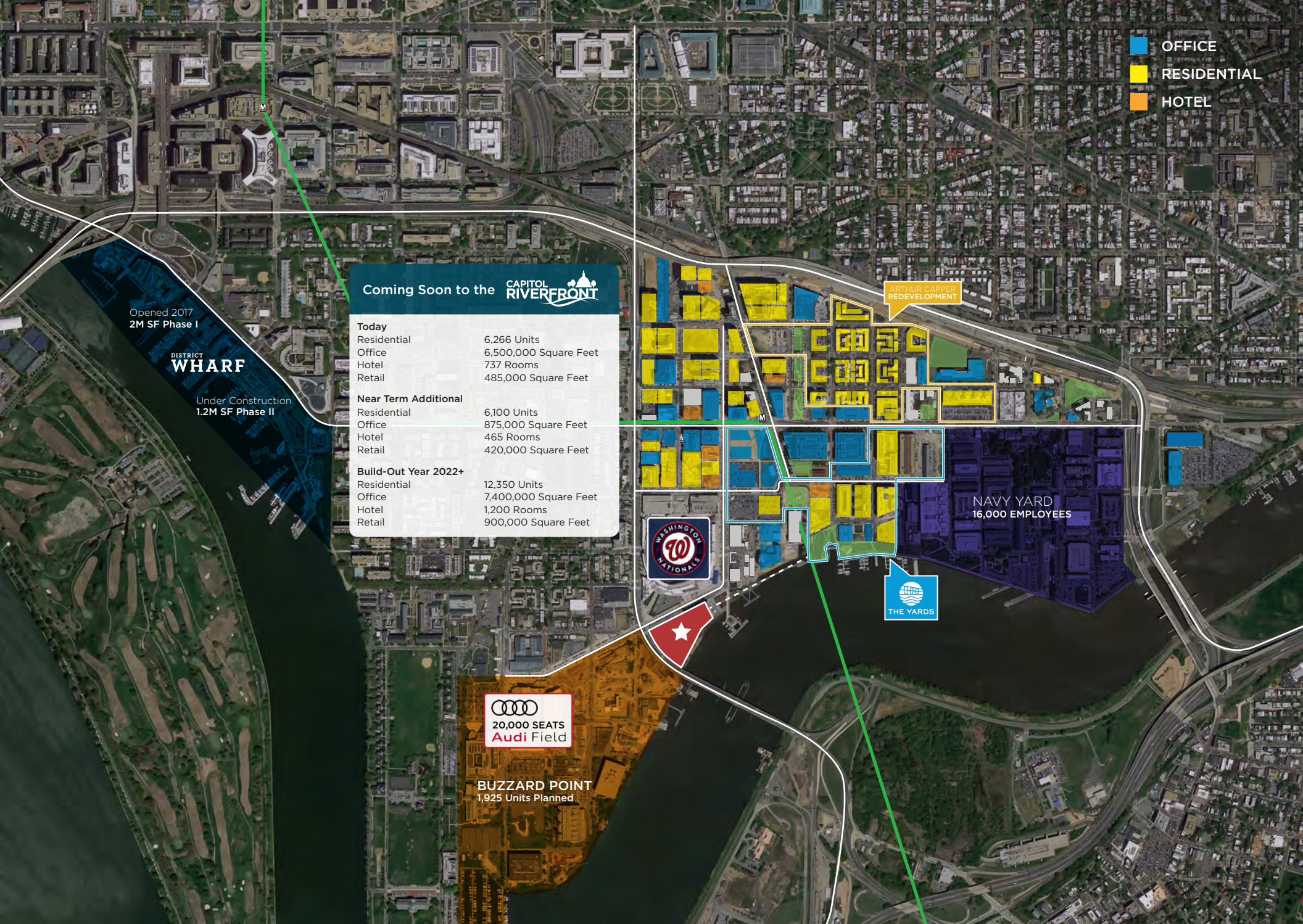
- Great location, bordering the **Anacostia Riverfront** and the **Washington Nationals Baseball Stadium**, which hosts **2.5M fans each year**, and two blocks from the brand new **Audi MLS Stadium**
- Wrap around frontage with **extensive outdoor seating**
- 265 luxury residential units** in the building

NEARBY TENANTS



Audi Field





- OFFICE
- RESIDENTIAL
- HOTEL

Coming Soon to the **CAPITOL RIVERFRONT**

Today	
Residential	6,266 Units
Office	6,500,000 Square Feet
Hotel	737 Rooms
Retail	485,000 Square Feet
Near Term Additional	
Residential	6,100 Units
Office	875,000 Square Feet
Hotel	465 Rooms
Retail	420,000 Square Feet
Build-Out Year 2022+	
Residential	12,350 Units
Office	7,400,000 Square Feet
Hotel	1,200 Rooms
Retail	900,000 Square Feet

Opened 2017
2M SF Phase I

DISTRICT WHARF

Under Construction
1.2M SF Phase II

ARTHUR CAPPER REDEVELOPMENT

NAVY YARD
16,000 EMPLOYEES



20,000 SEATS
Audi Field

BUZZARD POINT
1,925 Units Planned

NOTABLE DEVELOPMENTS

- 1 ONE M**
National Assoc Broadcasters
125,000 SF
Under Construction
- 2 AVIDIAN**
171 Residential Units
Under Construction
- 3 WEST HALF**
465 Apartments
42,900 SF Retail
Under Construction
- 4 1250 HALF STREET**
310 Apartments
127 Condos
55,000 SF Retail
Under Construction
- 5 1275 NEW JERSEY AVE**
290,000 SF Office
Chemonics HQ
1,000 Employees
Finalizing Plans
- 6 THOMPSON HOTEL**
225 Keys
Danny Meyer Restaurant
Under Construction



PHASE 3

PHASE 2

PHASE 1

DACHA
RESTAURANT

THE
SALT LINE
OYSTER - ALE

ALL-PURPOSE
MARKET

3,636 SF



5,111 SF



DELIVERING
FALL 2019

DOCK 79

SPECS

Square footage		3,636 RSF
Ceiling Heights		16'
Timing		Immediate
Rent		Available upon request

CONTACT

David Dochter
202.971.8989
david@dochalex.com

Matthew Alexander
202.971.8788
matthew@dochalex.com

Laura Bellantoni
202.763.7213
laura@dochalex.com

[DOCHALEX.COM](https://www.dochalex.com)





SEE MORE AT DOCK79.COM

OFFICE ANCHORS
IN NAVY YARD



NATIONALS PARK ATTENDANCE
EACH YEAR

2.5M

AVERAGE METRO RIDERS
AT NAVY YARD METRO

7,658

RESIDENTIAL GROWTH
UNITS UNDER DEVELOPMENT

5,202

DEMOGRAPHICS

	.5 Miles	1 Miles
POPULATION	5,287	16,556
AVG HOUSEHOLD INCOME	\$72,489	\$125,971
TOTAL HOUSING UNITS	3,472	10,998
EMPLOYEES	10,085	64,349
FOOD AWAY FROM HOME (AVG)	\$3,165	\$4,947