



MIXED-USE PROPERTY FOR LEASE

3443 BENNING ROAD NE

WASHINGTON, DC 20019



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WASHINGTON, DC 20019

PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,600 - 10,787 SF
Lease Rate:	Negotiable
Building Size:	10,787 SF
Zoning:	MU-4

AVAILABLE SPACES **SF**

Retail/Office	1,600 - 10,787 SF
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PROPERTY OVERVIEW

New development featuring innovative, transit-oriented, neighborhood retail and office space (Delivering in late August 2020) at 3443 Benning Road. The site has excellent access to over 700 employees at Pepco's Benning Road Service Center, the residents of River Terrace and frontage to 44,000 vehicles per day along Benning Road.

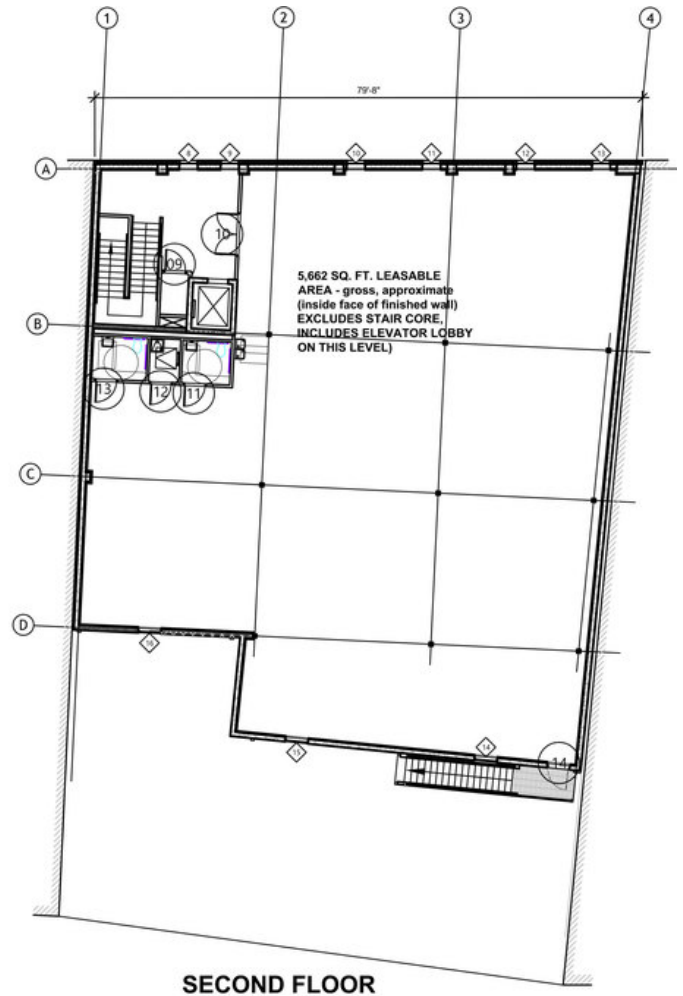
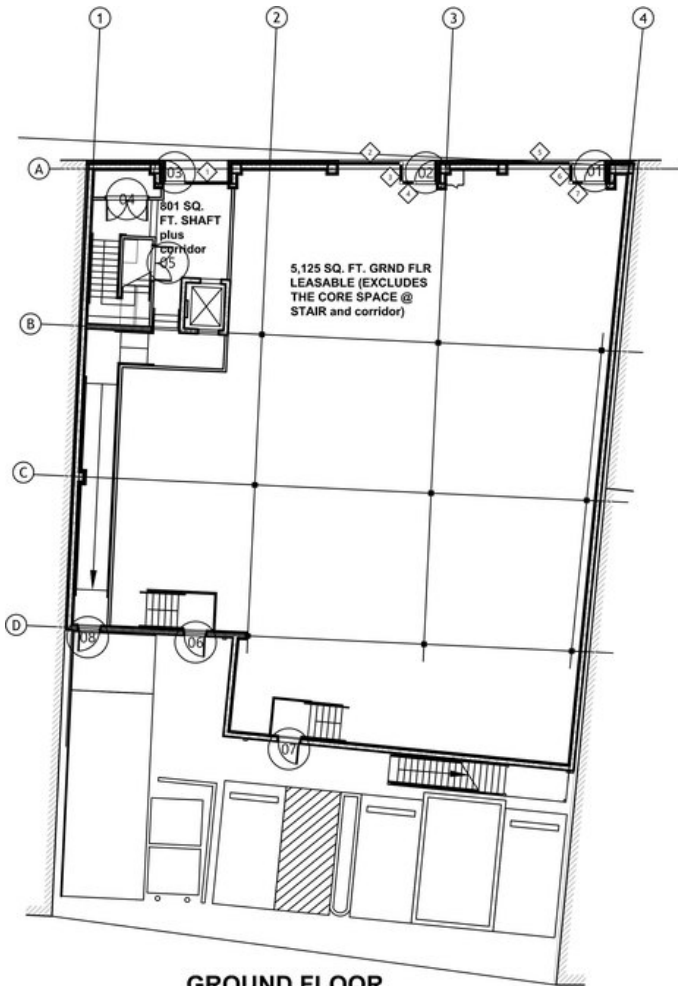
PROPERTY HIGHLIGHTS

- Broke ground December 2019
- Located one block from the Anacostia Freeway (115,000 VPD).
- Located two blocks from the Minnesota Avenue Metro Station.
- Located on a "Minnesota-Benning Great Streets Corridor" (Retail Priority Area) where grants have been provided to small businesses. For more information, please check with the DMPED Grants Team dmpedgrants@dc.gov or 202-724-8111.

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3443 BENNING ROAD



LOCAL RETAIL



enterprise



RIVER TERRACE EDUCATION CAMPUS

3443 BENNING ROAD



Benning Road NE

Anacostia Freeway

ADT 115,480

ADT 44,400

MINNESOTA AVENUE METRO STATION

FRIENDSHIP PUBLIC CHARTER SCHOOL

AutoZone

metroPCS



PARK 7 APARTMENTS

DTLR

DOLLAR TREE

CVS



SAFWAY

Bank of America

RFK STADIUM
1/2 MILE

3443 BENNING ROAD NE

WASHINGTON, DC 20019

BENNING MARKET DELIVERING NOVEMBER 2020



DIVARIS REAL ESTATE INC // 8150 LEESBURG PIKE, SUITE 501, TYSONS, VA 22182 // DIVARIS.COM

BENNING MARKET DELIVERING
NOVEMBER 2020 // 5

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LOCAL DEVELOPMENTS

Completed Developments

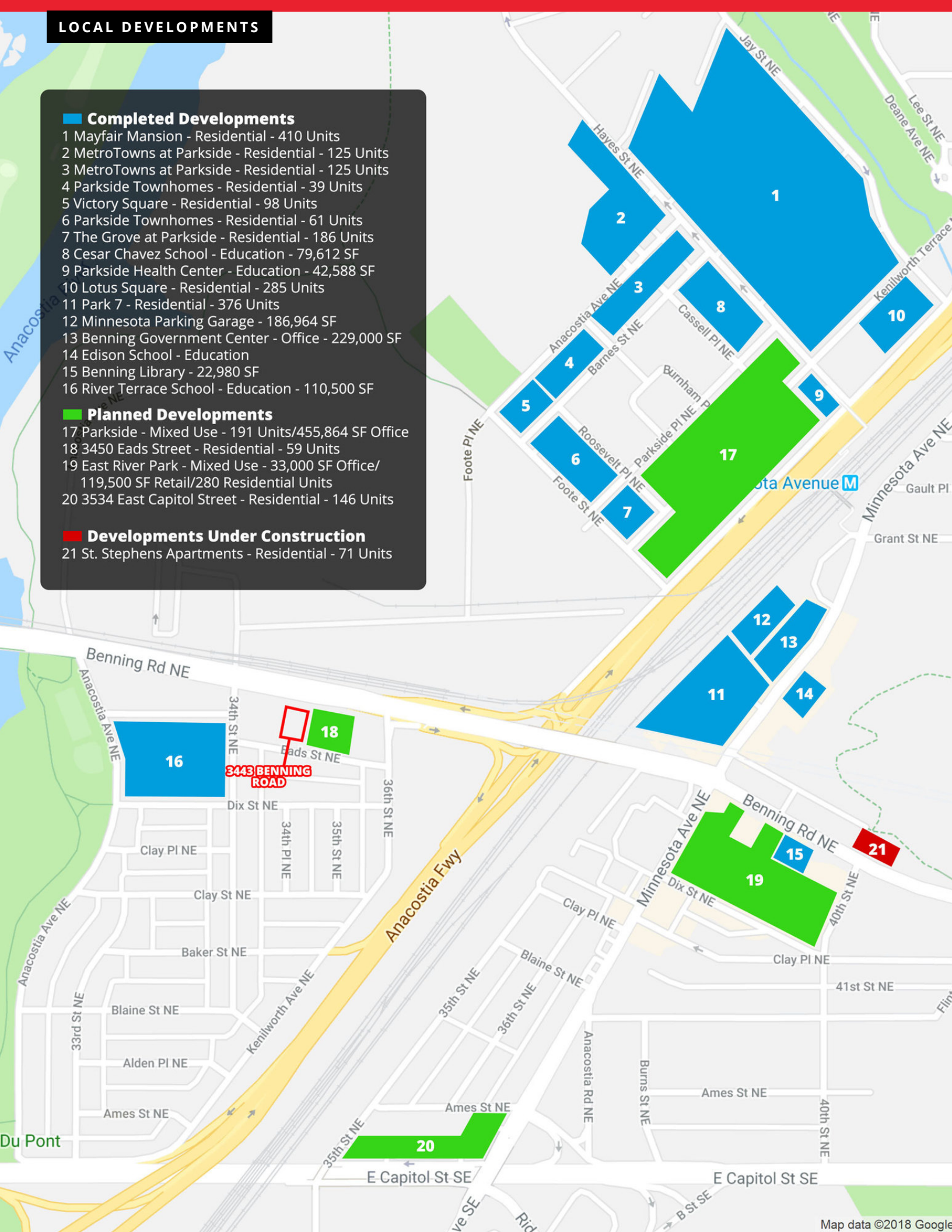
- 1 Mayfair Mansion - Residential - 410 Units
- 2 MetroTowns at Parkside - Residential - 125 Units
- 3 MetroTowns at Parkside - Residential - 125 Units
- 4 Parkside Townhomes - Residential - 39 Units
- 5 Victory Square - Residential - 98 Units
- 6 Parkside Townhomes - Residential - 61 Units
- 7 The Grove at Parkside - Residential - 186 Units
- 8 Cesar Chavez School - Education - 79,612 SF
- 9 Parkside Health Center - Education - 42,588 SF
- 10 Lotus Square - Residential - 285 Units
- 11 Park 7 - Residential - 376 Units
- 12 Minnesota Parking Garage - 186,964 SF
- 13 Benning Government Center - Office - 229,000 SF
- 14 Edison School - Education
- 15 Benning Library - 22,980 SF
- 16 River Terrace School - Education - 110,500 SF

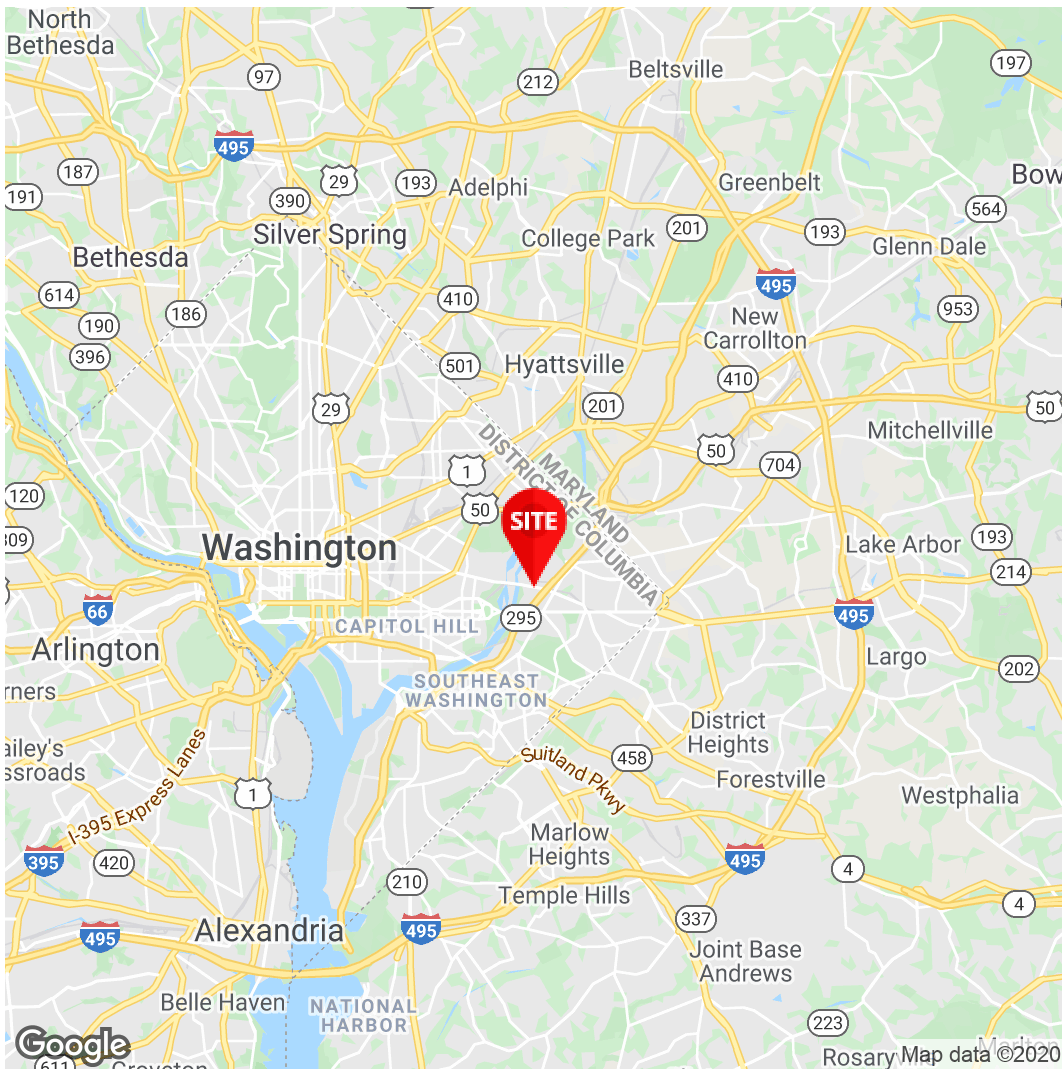
Planned Developments

- 17 Parkside - Mixed Use - 191 Units/455,864 SF Office
- 18 3450 Eads Street - Residential - 59 Units
- 19 East River Park - Mixed Use - 33,000 SF Office/
119,500 SF Retail/280 Residential Units
- 20 3534 East Capitol Street - Residential - 146 Units

Developments Under Construction

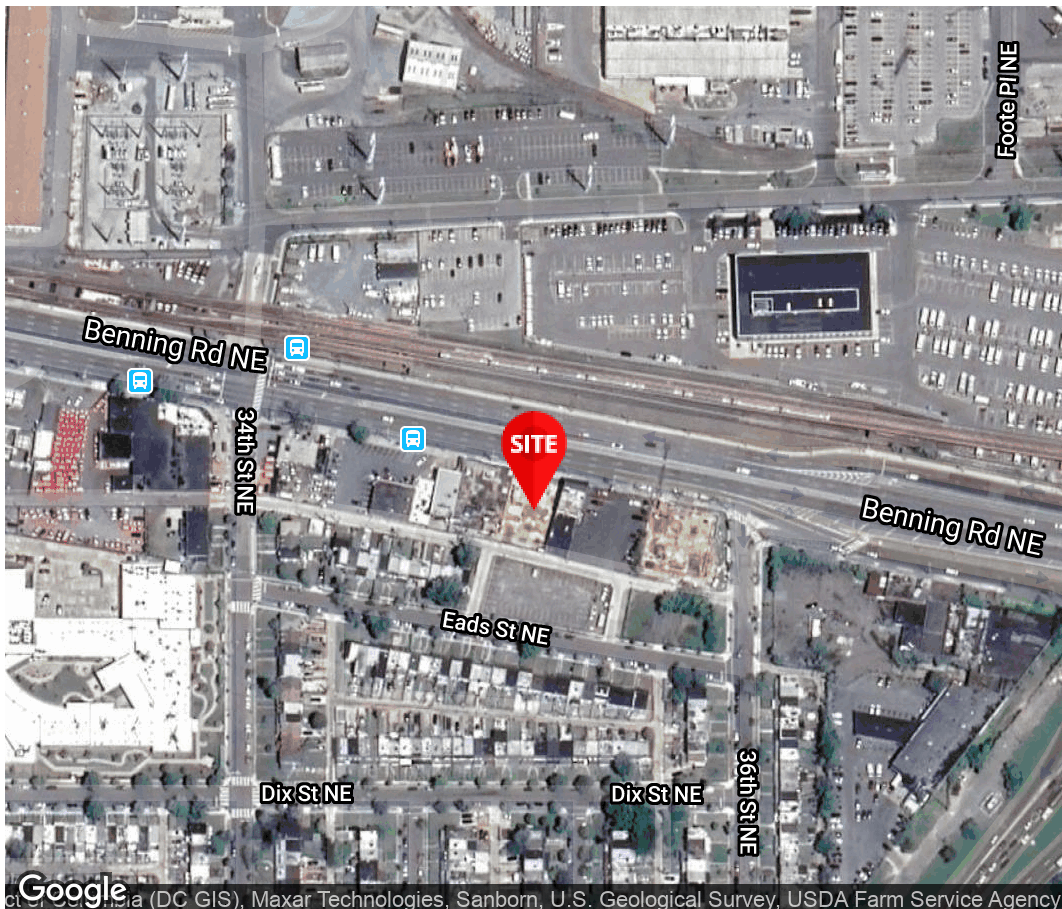
- 21 St. Stephens Apartments - Residential - 71 Units





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