



NOW SIGNED!


MedStar Family
Choice




citibank

1,659 SF - 2,876 SF
AVAILABLE

klnb

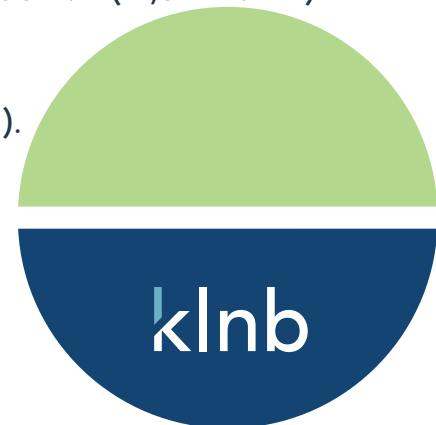
DEPT. OF GENERAL SERVICES HQ

3924 MINNESOTA AVENUE NE, WASHINGTON, DC 20019

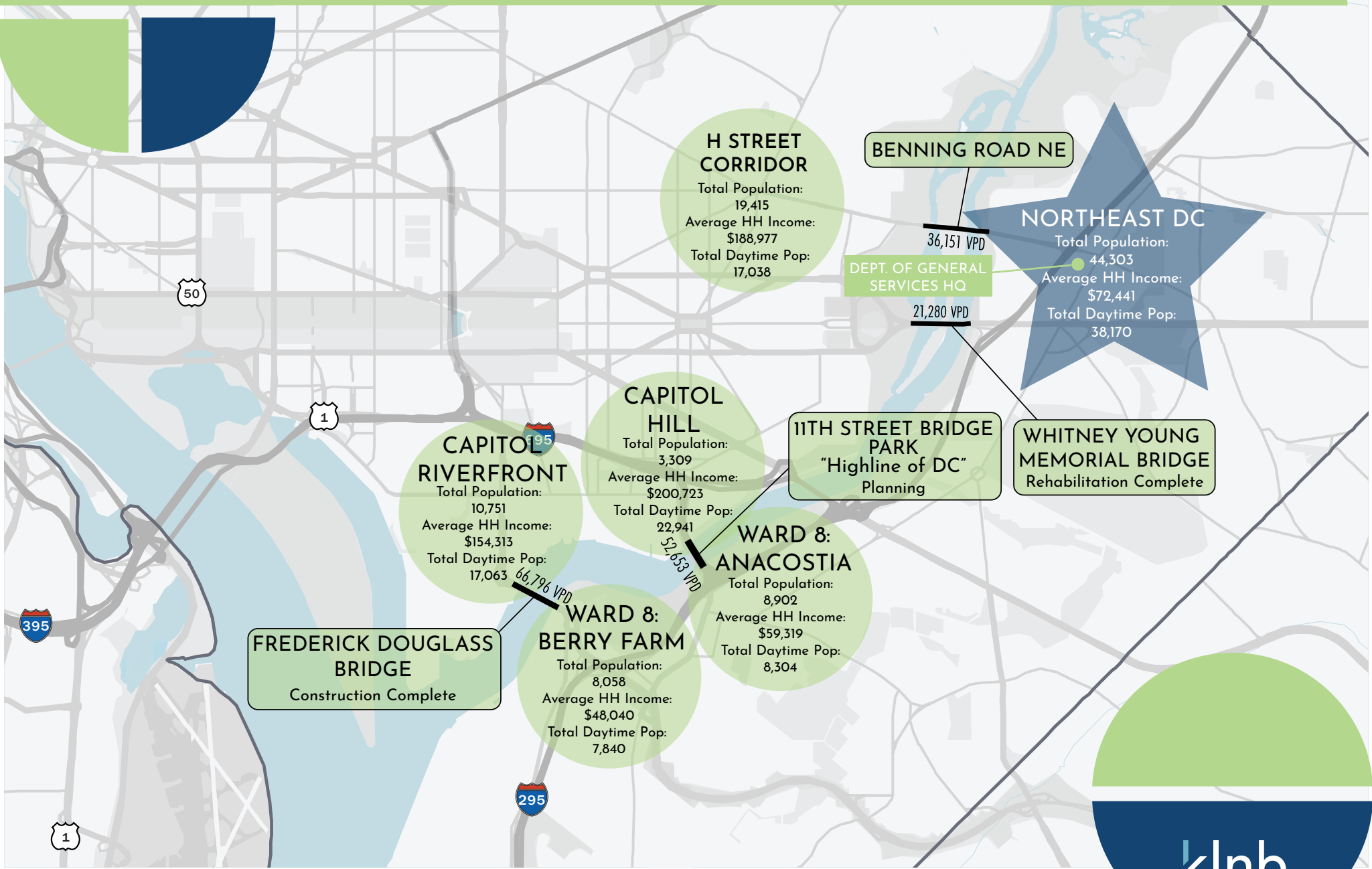
MARKET SNAPSHOT



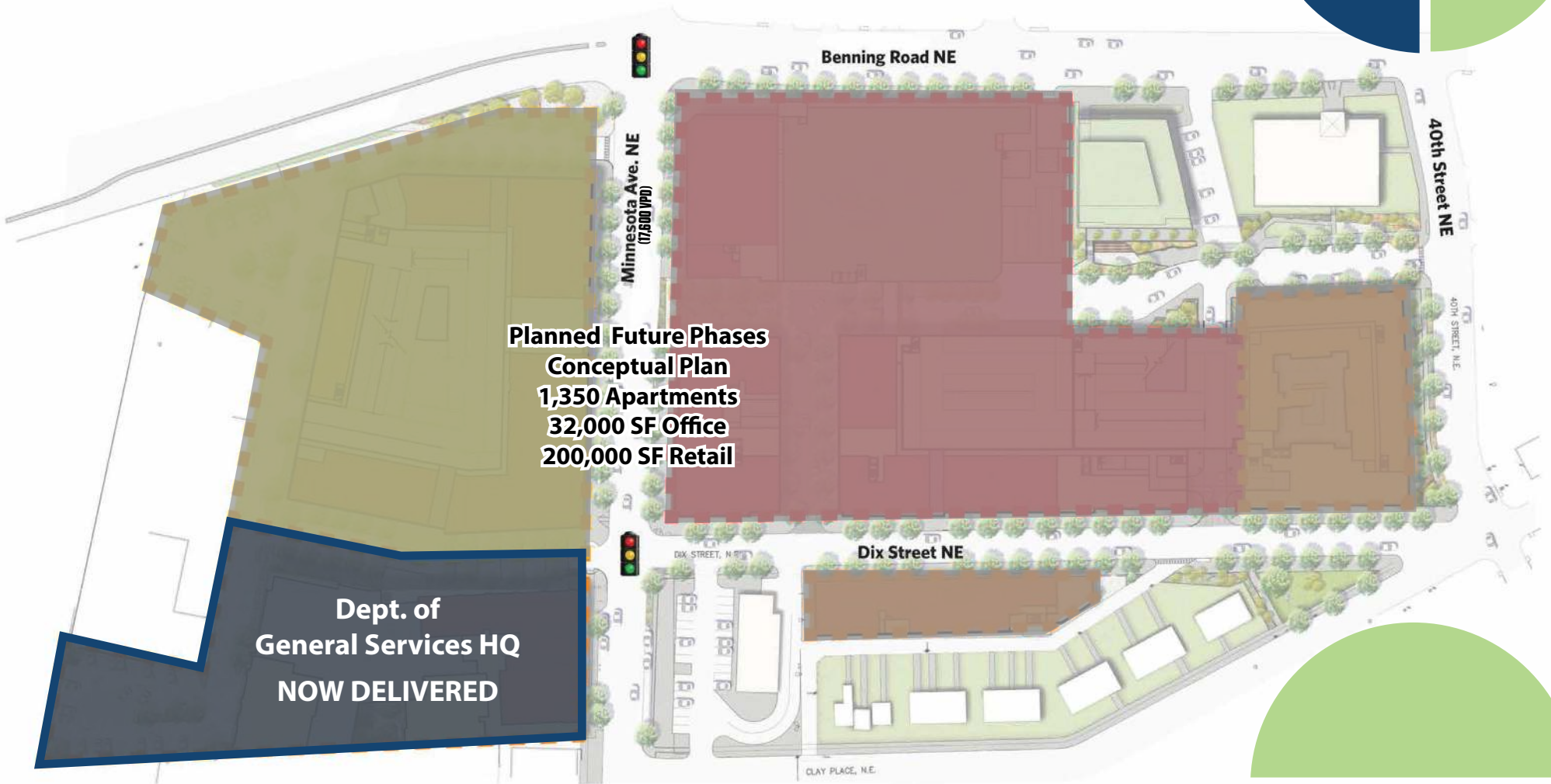
- 3924 Minnesota Avenue NE is home to the new 250,000 SF Department of General Services Headquarters (approximately 700 employees).
- The site includes 15,000 SF of street facing retail located at a lighted intersection on Minnesota Avenue NE (17,600 VPD).
- The retail opportunities are located 0.4 miles from the Minnesota Avenue Metro- Orange Line (2,251 daily riders) and 1 mile away from the Benning Road Metro- Blue/Silver Line (2,638 daily riders).
- With priority given to locations in Ward 7 and Ward 8, DC's Food Access Fund Grant will support qualified businesses with capital for tenant improvements related to expansion in order to increase equitable access to fresh, healthy, and affordable food for grocery stores, full service restaurants and fast casual restaurants.



SURROUNDING DEVELOPMENTS



FUTURE DEVELOPMENT PLAN

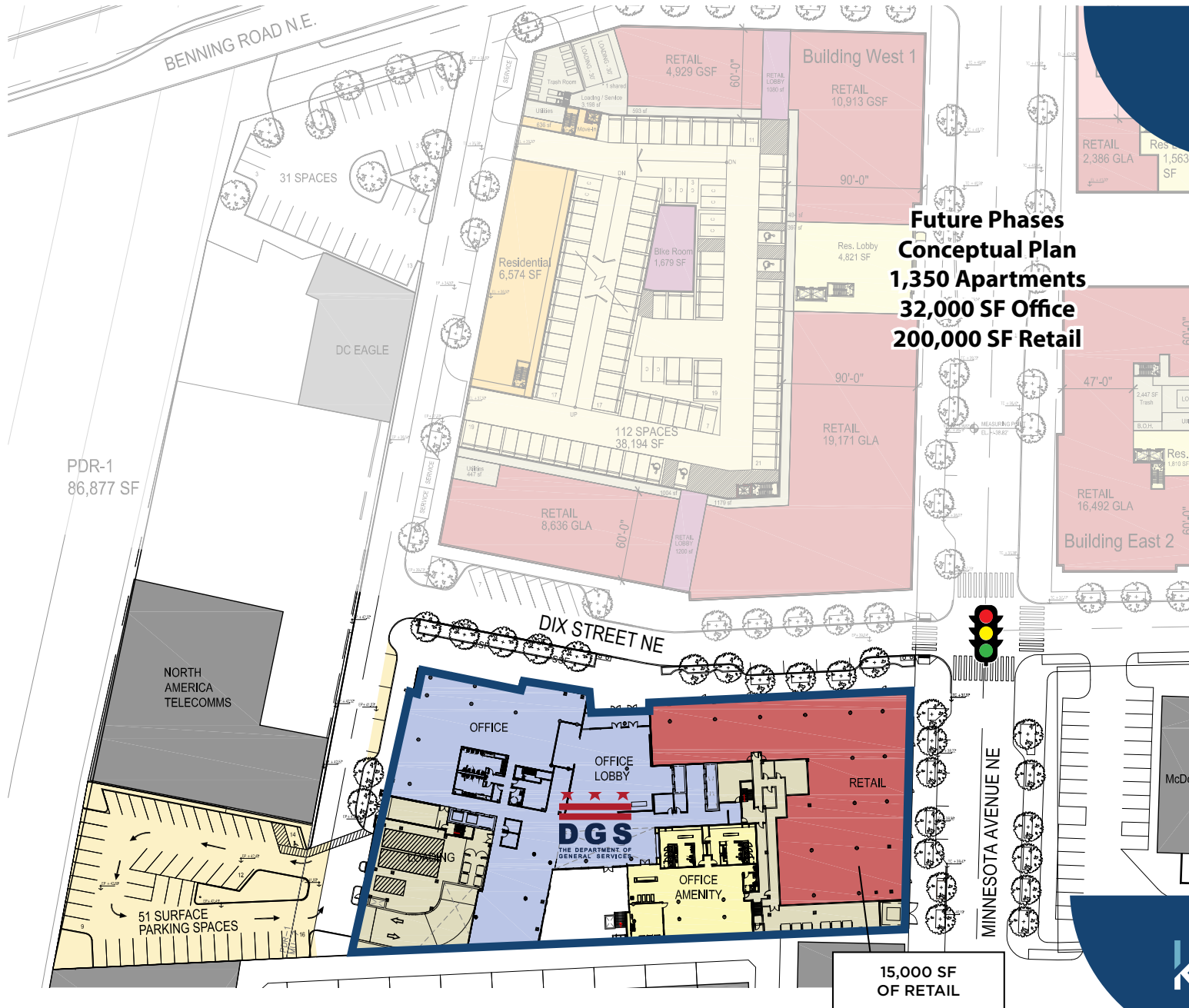


**Planned Future Phases
Conceptual Plan
1,350 Apartments
32,000 SF Office
200,000 SF Retail**

**Dept. of
General Services HQ
NOW DELIVERED**

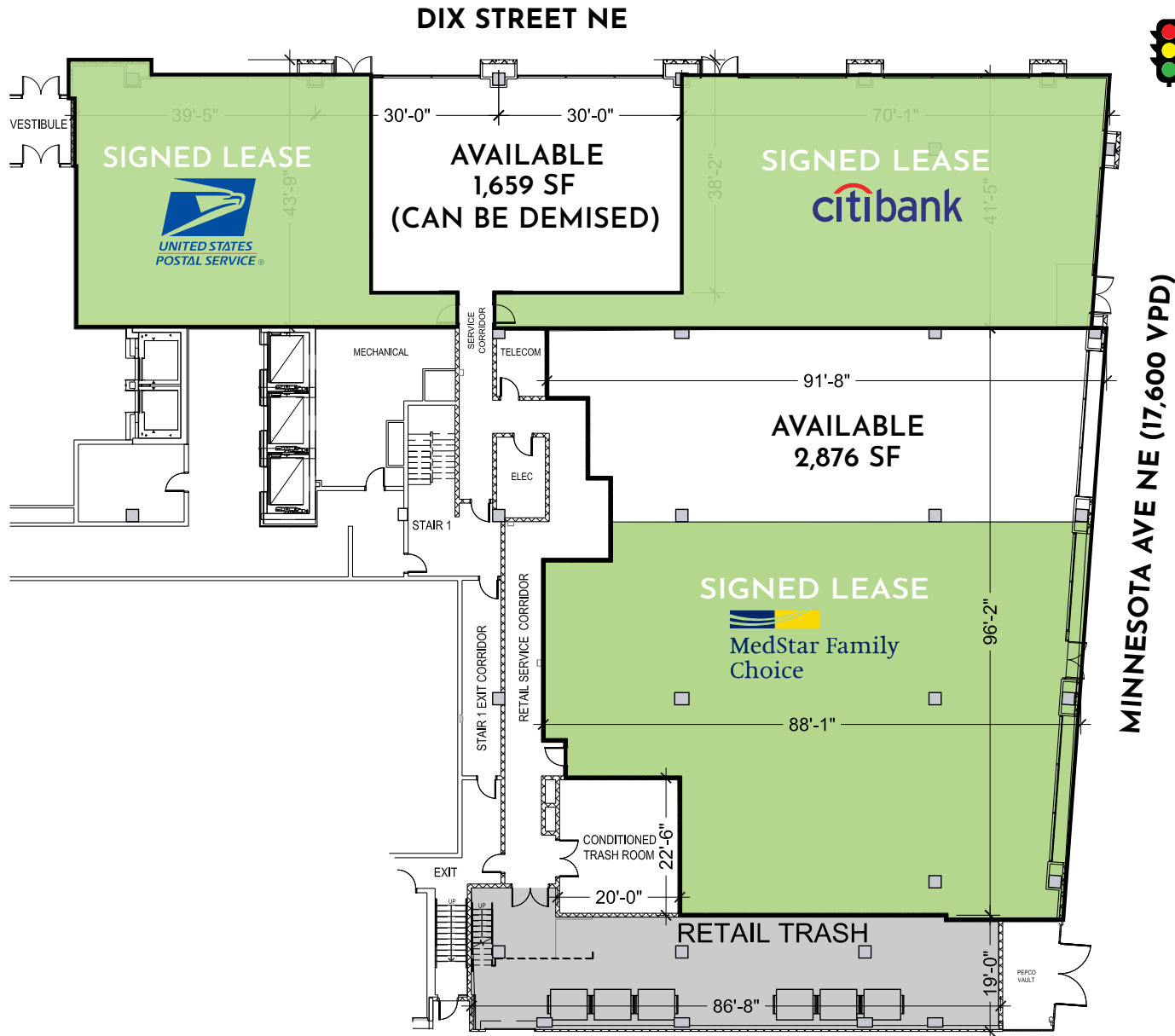


PARKING + ACCESS

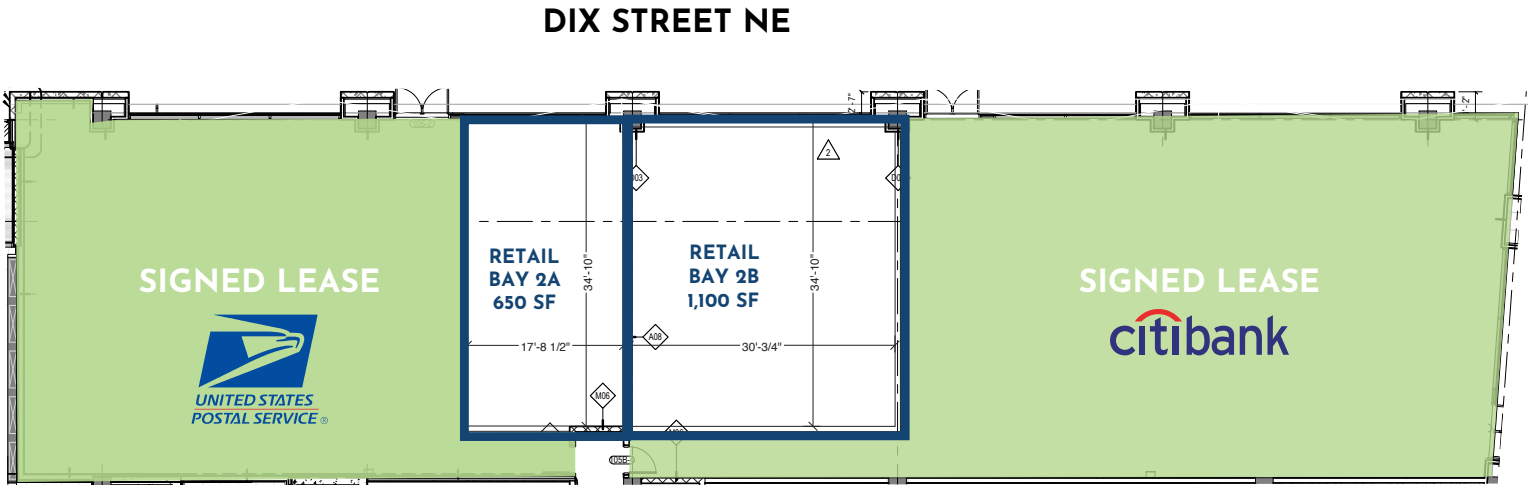


SITE PLAN

GROUND FLOOR



DIX STREET DEMISING PLAN



MINNESOTA AVE NE (17,600 VPD)



DEMOGRAPHICS

DRIVE TIMES



POPULATION

44,303 | 218,488 | 570,868



DAYTIME POPULATION

38,170 | 196,785 | 626,308



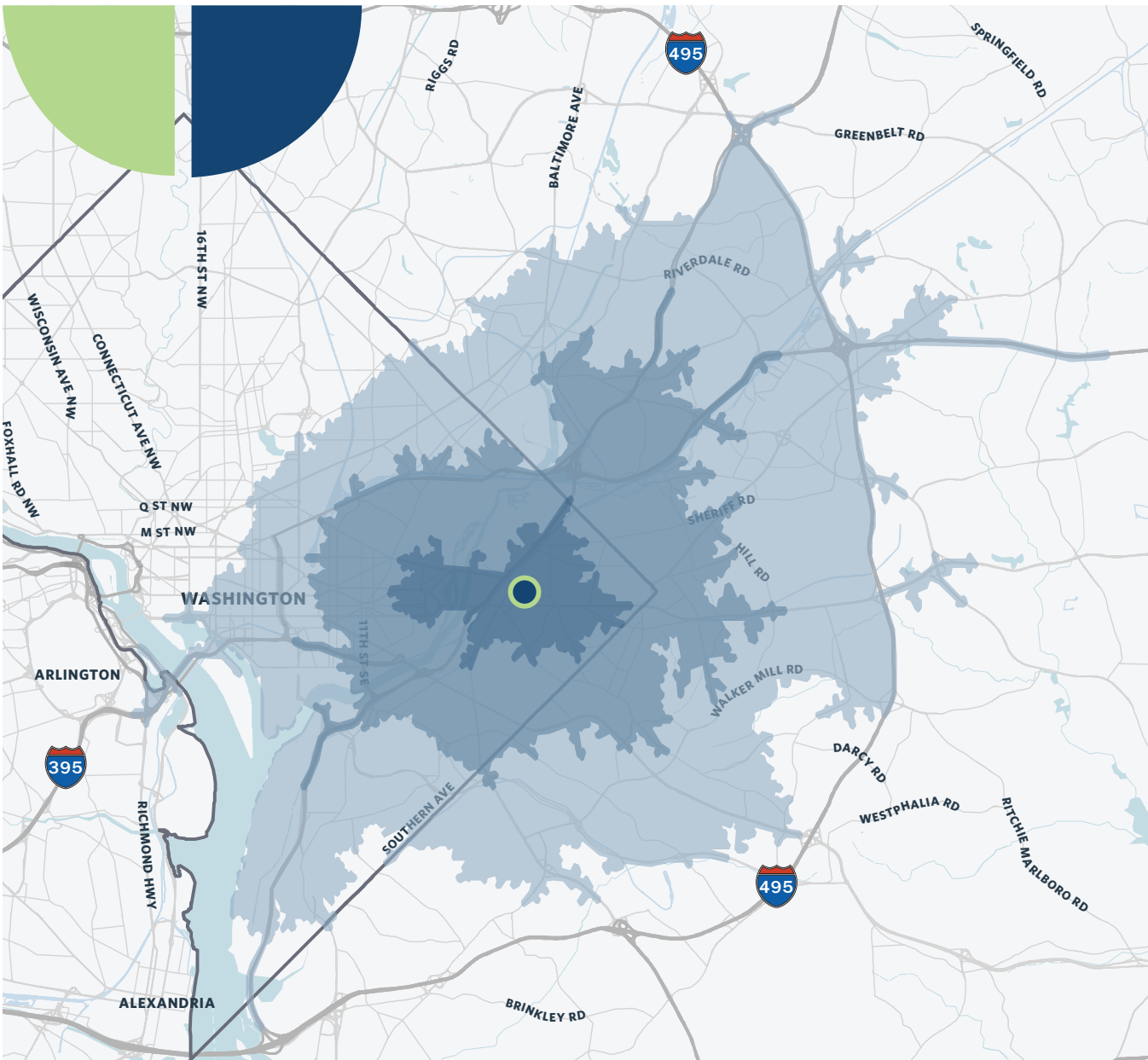
HOUSEHOLDS

18,241 | 89,342 | 228,756

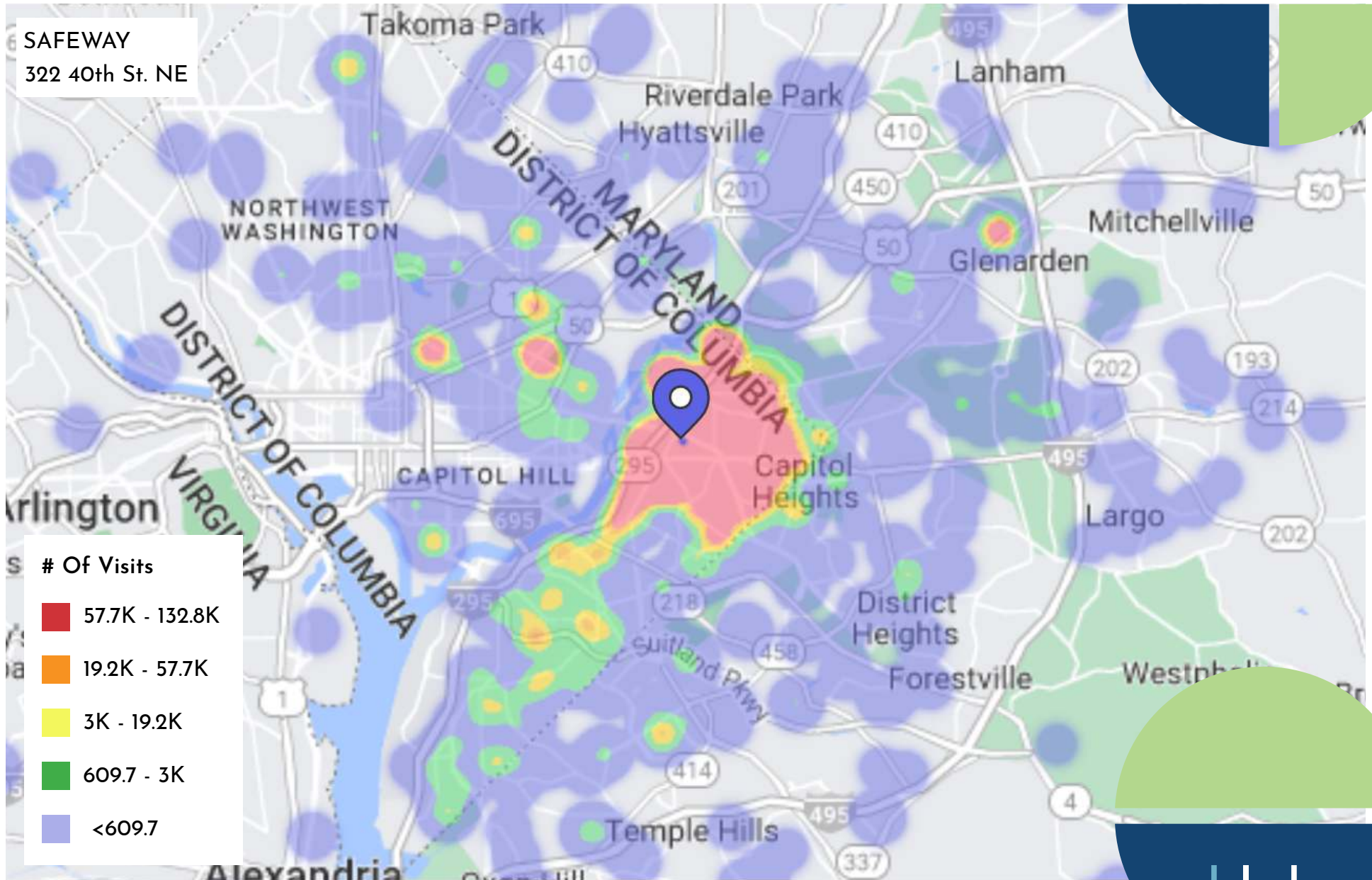


AVERAGE HH INCOME

\$72,441 | \$108,684 | \$103,158



TRADE AREA



RETAIL MAP





DEPT. OF GENERAL SERVICES HQ

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