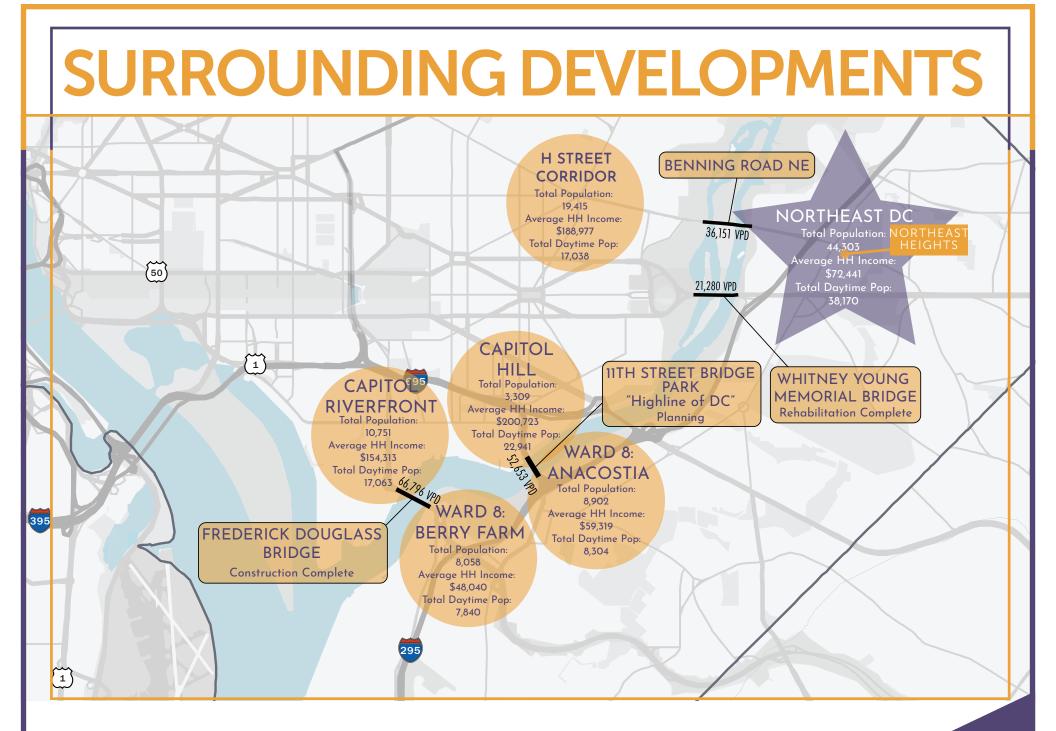


- Anchor and in-line retail opportunities available. The 13-acre site is located at the bustling intersection of Minnesota Ave NE (20,112 VPD) and Benning Road NE (36,151 VPD) and comprises the majority of the Northeast Heights master plan.
- Mixed-use redevelopment offering 1,500 residential units and 145,000 square feet of community serving retail space.
- The retail opportunities are located 0.2 miles from the Minnesota Avenue Metro-Orange Line (2,251 daily riders) 0.3 miles from the 200,000 SF Department of Employment Services Headquarters.

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• 0.7 miles away from the Benning Road Metro- Blue/Silver Line (2,638 daily riders) and across the street from the new Department of General Services 250,000 SF Headquarters.



klnb

SITE PLAN - GROUND LEVEL Available At Lease Ē Phase 1 Phase 2 Phase 3 BENNING ROAD N.E ******** @ @ @ @ • 0000 TITIT \boxtimes RESIDENTIAL LOBBY 10,023 GSF -UNERAV F MARSHALL HEIGHTS COMMUNITY CENTER 0000000 \odot DC PUBLIC 13,300 GSF 17,925 GSF 0.913 GS O. È -1 1 **666666** 500 GSI 0 0000000 <u>(;</u>;).∕⊤ **∖⊖** Res.Lobby 4,821 SF ٢ ٢ O Ф aka<mark>t s</mark> Residentia 26,876 SF O DC EAGLE \bigcirc m 13,720 **S** 00 mm Ó PDR-1 Res. 19.171 GLA 86,877 SF ¢ LOBBY / AMENITIES 10,784 SF ¢. 8.636 GLA 10.060 GSF 13,948 GLA S CAMARA Œ 000000 DIX STREET NE **a** a 00 <u>a a e</u> 0000 99999 - 600 NORTH AMERICA citibank E P 0000 OFFICE LOBBY MedStar Health LOADING OFFICE AMENITY CLAY PLACE N.E Chase Ban kInb

SITE PLAN - 1ST FLOOR



RENDERING



VIEW FROM BENNING ROAD & MINNESOTA AVE

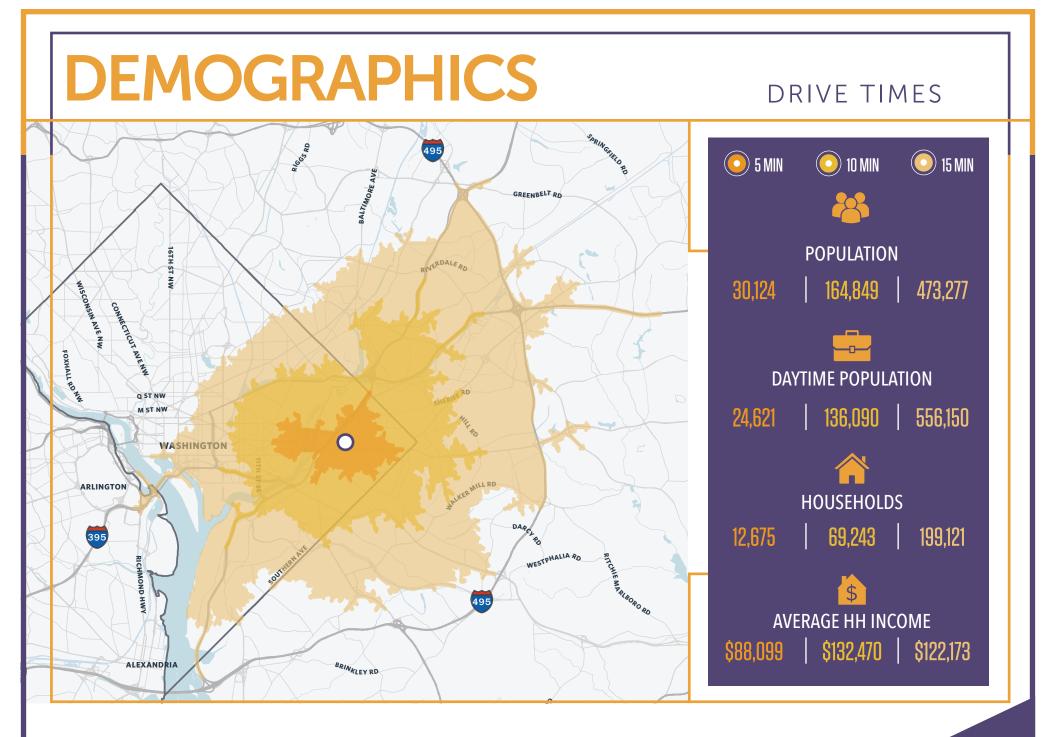


RENDERING



VIEW FROM BENNING ROAD







TRADE AREA 193 SAFEWAY 410 Lanham **Riverdale Park** 322 40th St. NE 953 DISTRICTOR Fairwoo Hyattsville 410 450 50 WASHINGTON Mitchellville OF COLUMBIA 50 Glenarden DISTRICT OF COLUMBIA 202 Capitol 0.5 CAPITOL HILL Heights Largo # of Visits 202 ers 57.7K - 132.8K 🕏 District 19.2K - 57.7K Heights lev Westphalia sroa Forestville 3K - 19.2K Broc 609.7 - 3K 414 <609.7 Temple Hills







NORTHEAST HEIGHTS

322 40TH STREET NE, WASHINGTON, DC

MATT SKALET MSKALET@KLNB.COM 202-420-7775 STEVE COMBS SCOMBS@KLNB.COM 202-420-7776 LINDSEY ST. MAXENS LSTMAXENS@KLNB.COM 202-420-7769

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