

3400 NEW YORK AVENUE NE
WASHINGTON, DC 20002

2ND GENERATION EDUCATIONAL BUILDING
FOR LEASE OR SALE

27,000 SF
ON 2 LEVELS



VICTOR SALCIDO
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OVERVIEW

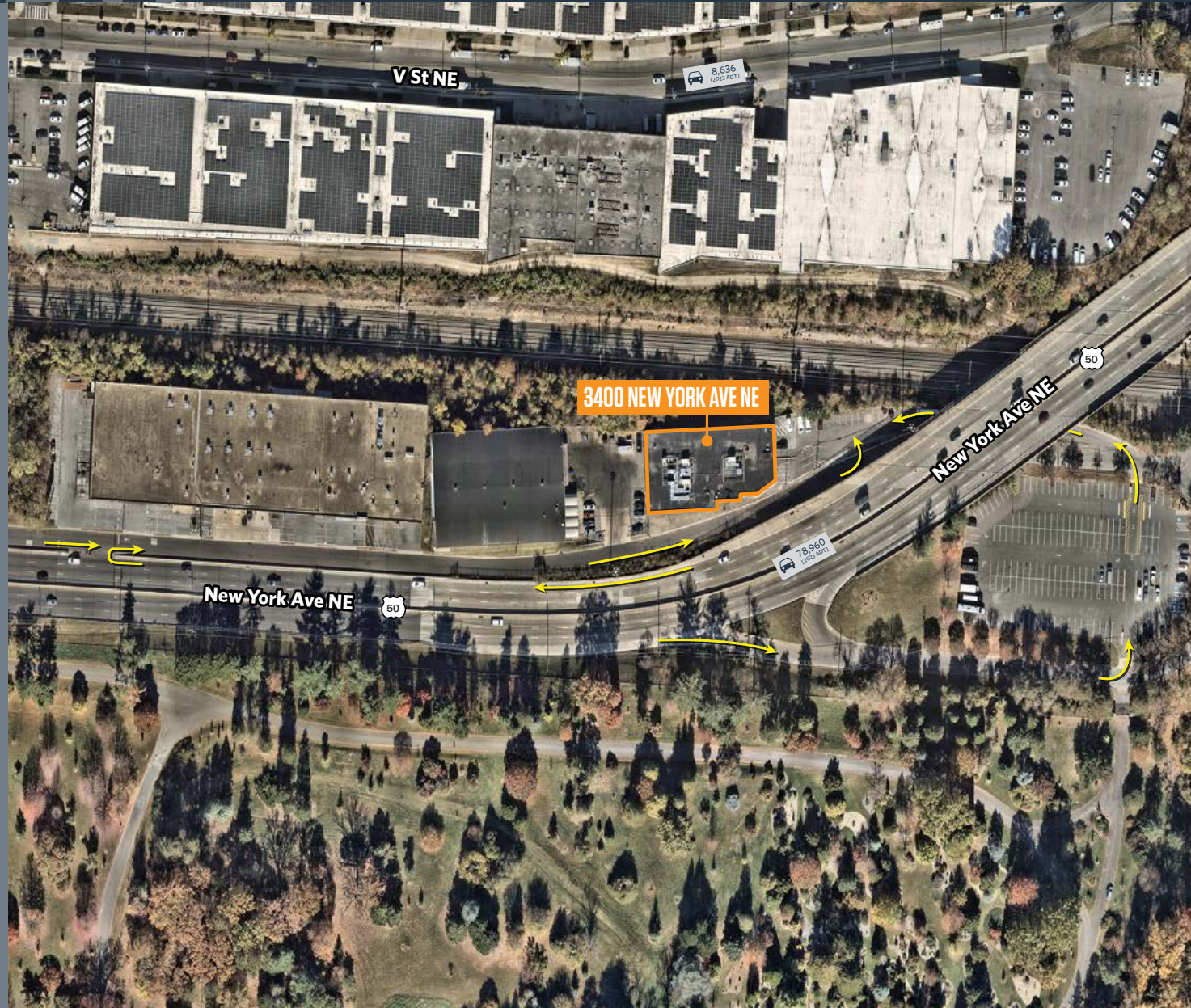
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2ND GENERATION EDUCATIONAL BUILDING FOR LEASE OR SALE

- Two-story, ~26,430 SF freestanding educational building with exclusive parking in Ward 5 for lease or for sale.
- Unobstructed visibility and signage opportunity along New York Ave NE (~78,960 vehicles per day) with direct connectivity to I-395, BW Parkway, Route 1, and Route 295, providing seamless regional access.
- Well-suited for office, educational, institutional, or owner-user occupancy, with proximity to major retail (Dakota Crossing), dense residential neighborhoods, and growing mixed-use districts.

NEARBY RETAILERS:



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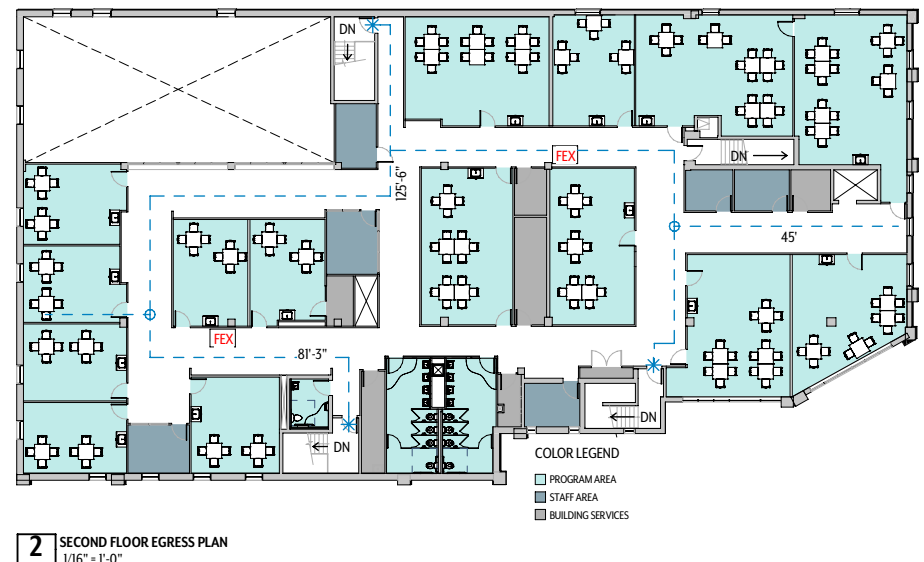
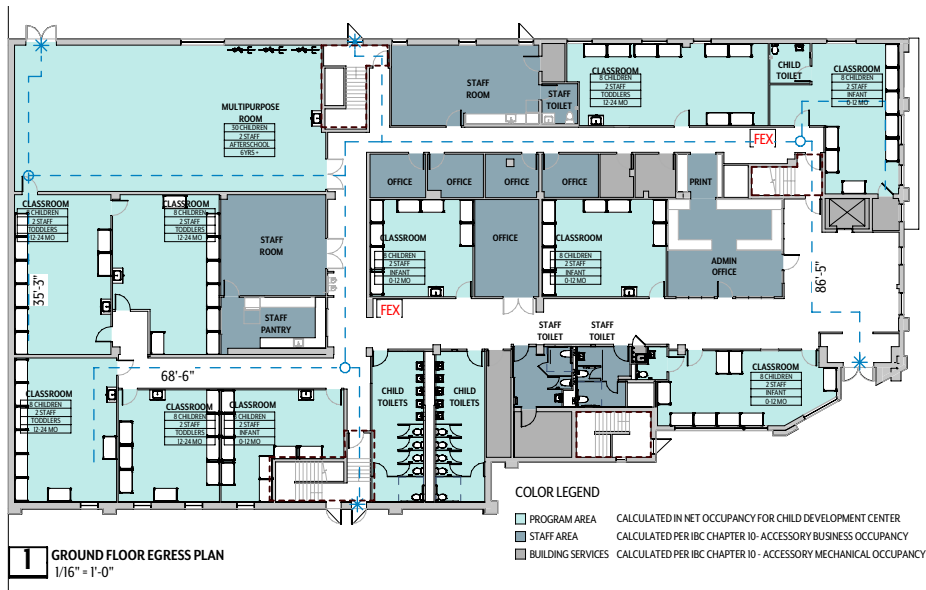
SITE PLAN

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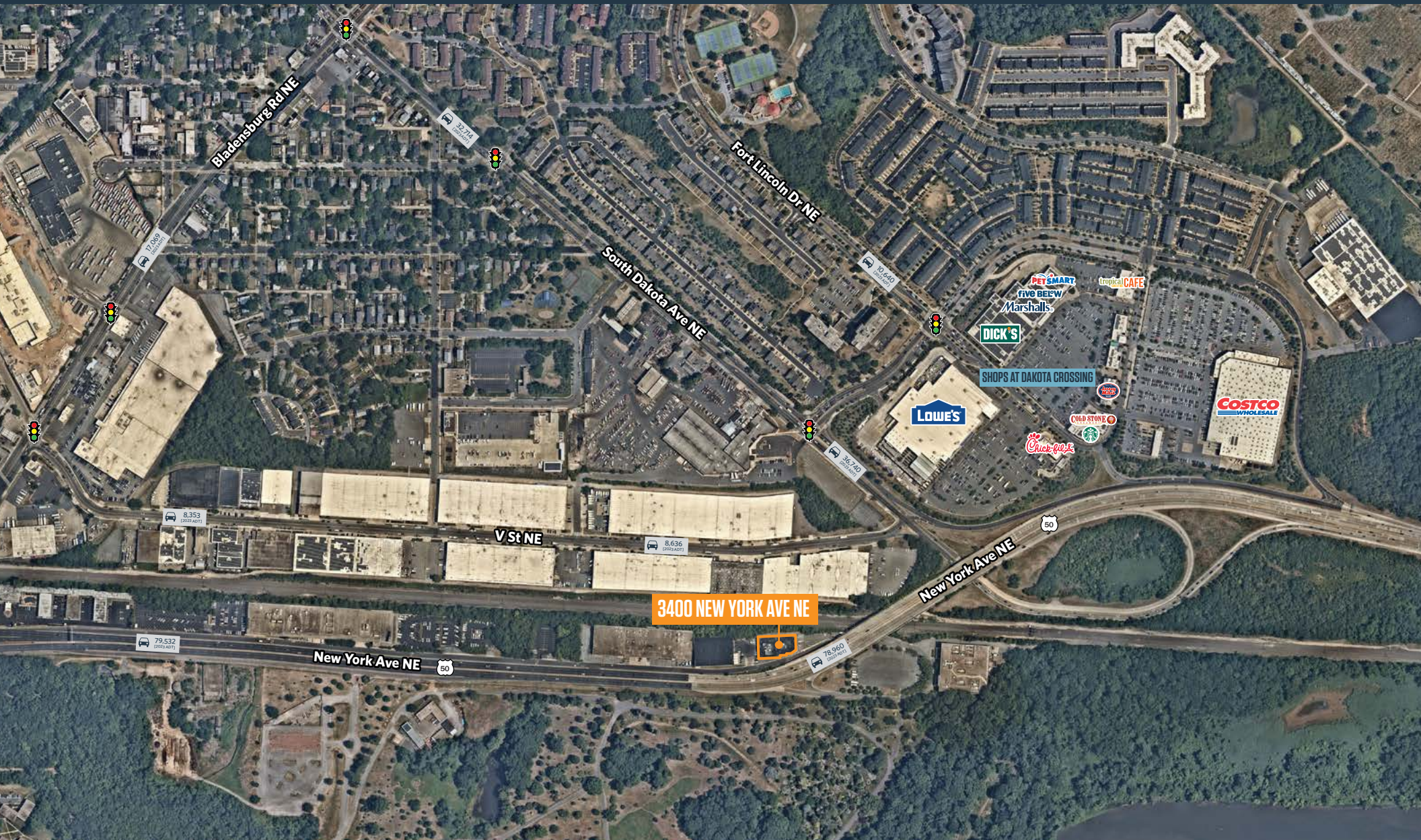
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RETAIL CLOSE UP

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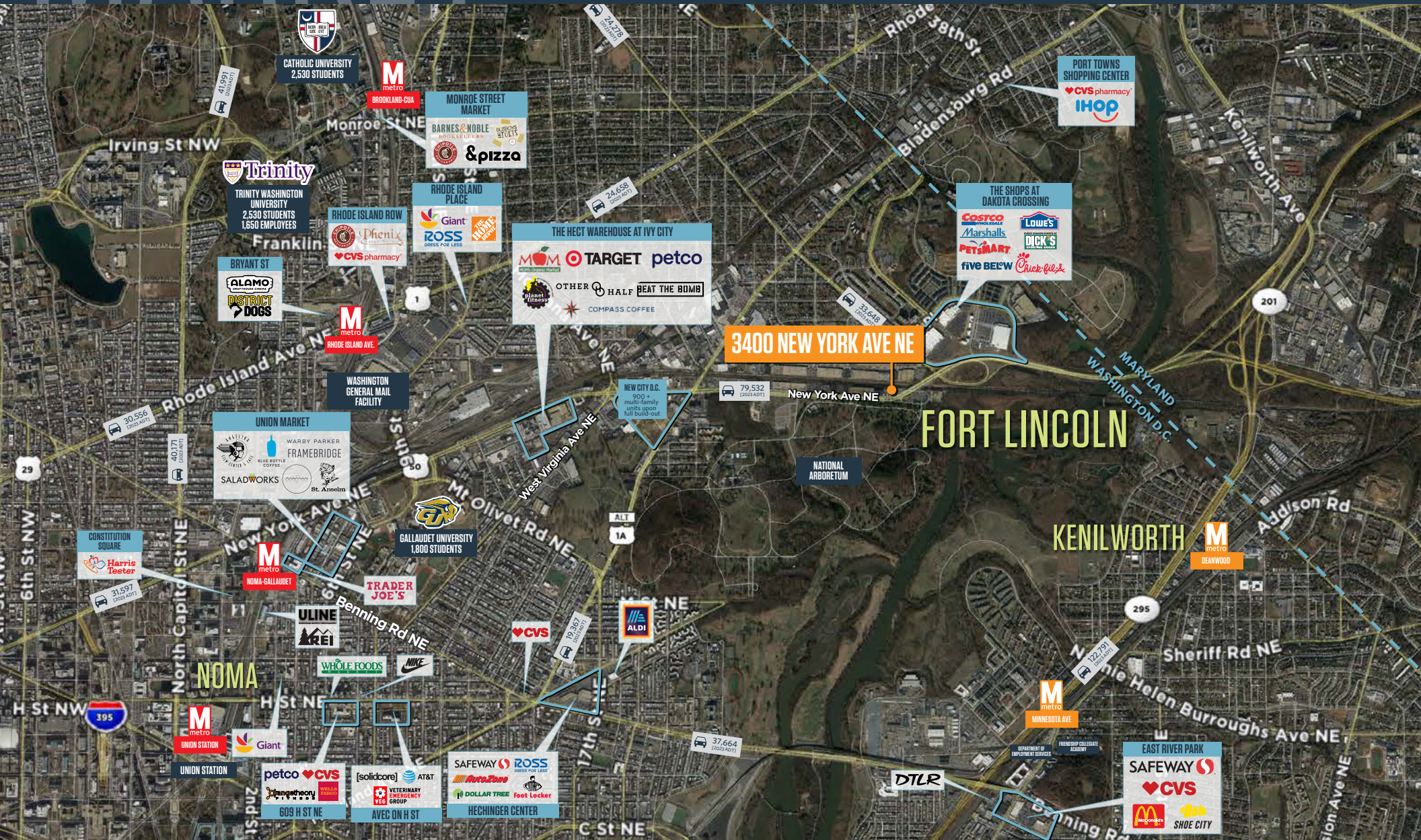


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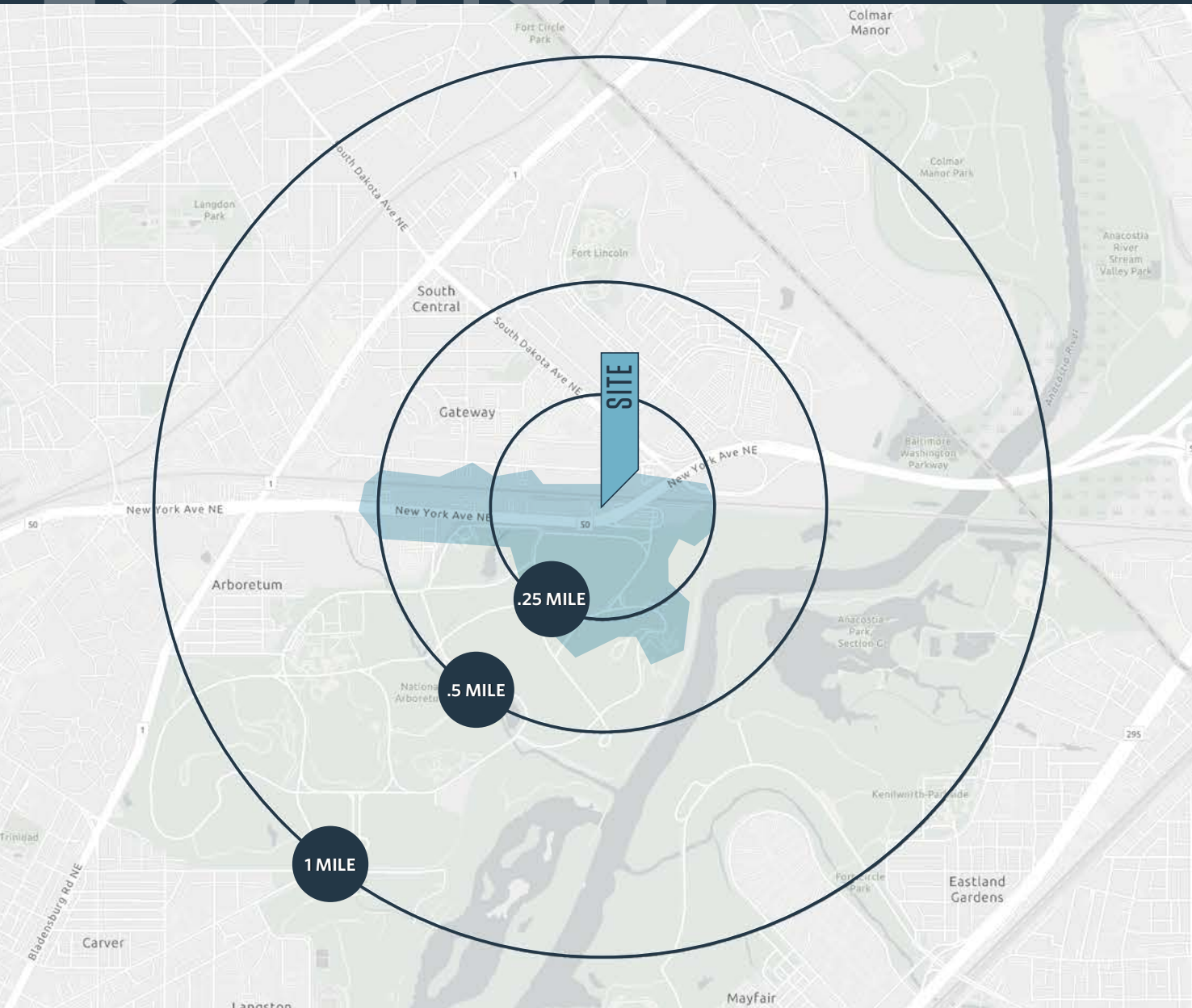
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LOCATION

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DEMOGRAPHICS | 2025:

WALK TIME

10-MIN	.25-MILE	.5-MILE	1-MILE
Population			
836	0	2,421	8,776
Daytime Population			
923	0	4,473	13,267
Households			
12	0	742	3,677
Average HH Income			
\$153,778	\$0	\$109,284	\$129,016

TRAFFIC COUNTS | 2023:

Massachusetts Ave NW	31,390 ADT
H St NW	10,404 ADT

[CLICK FOR DEMOS](#)

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