3400 NEW YORK AVENUE NE
WASHINGTON, DC 20002

2ND GENERATION EDUCATIONAL BUILDING
FOR LEASE OR SALE

360° CLICK HERE FOR A 3D TOUR



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OVERVIEW

3400 NEW YORK AVENUE NE

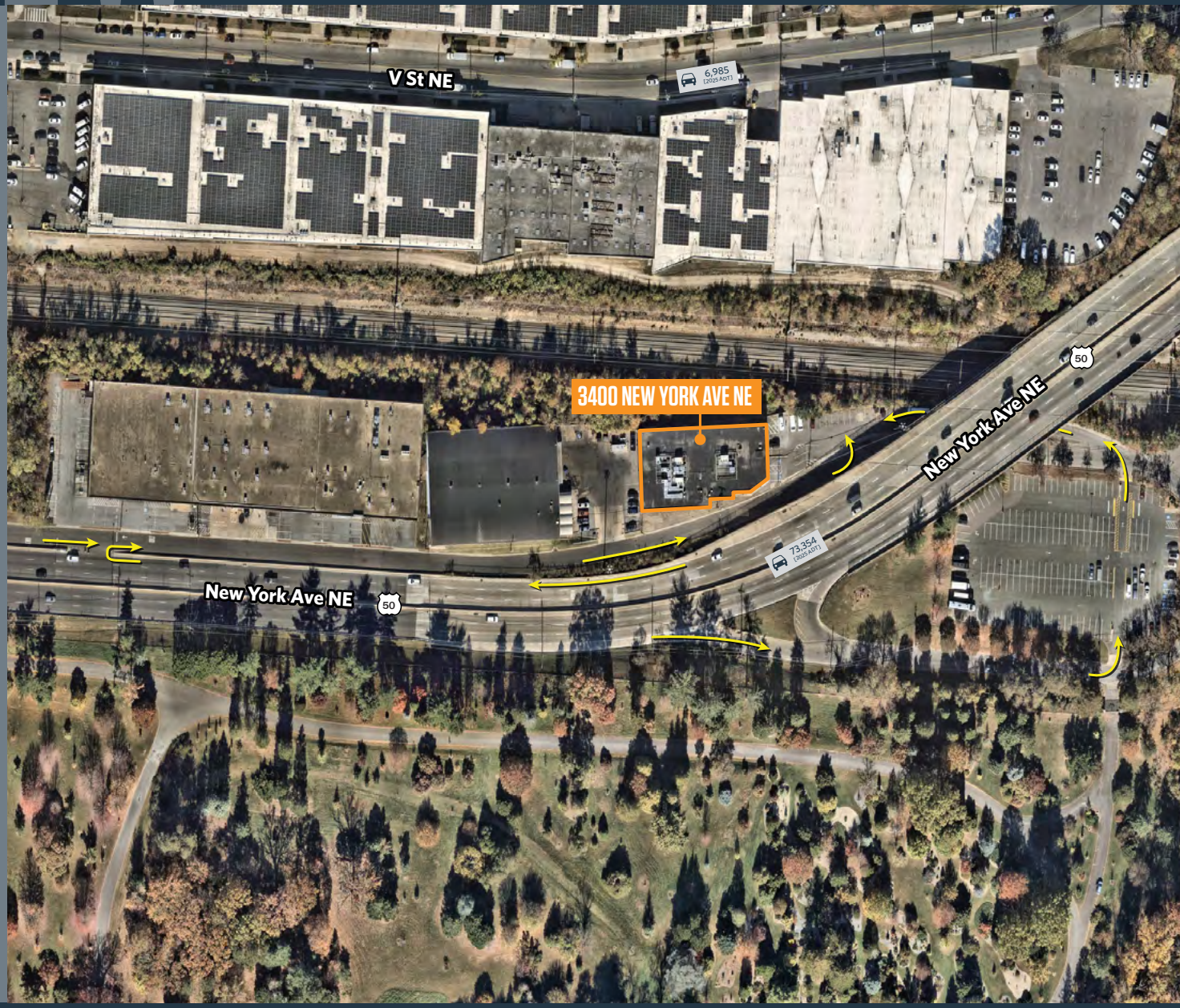
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2ND GENERATION EDUCATIONAL BUILDING FOR LEASE OR SALE

- 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 (~73,354 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:

DICK'S LOWE'S COSTCO WHOLESALE



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SITE PLAN

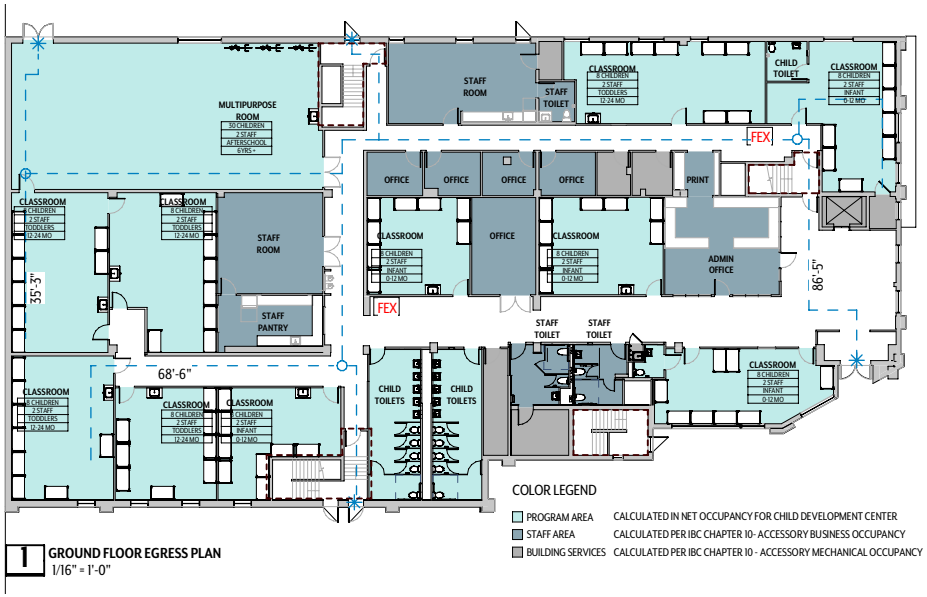
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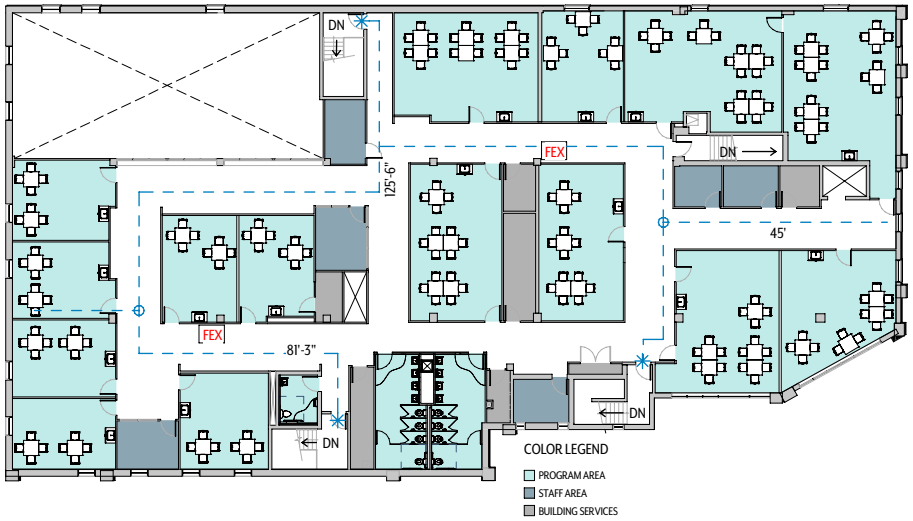
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CLICK FOR PLANS

CLICK FOR PHOTOS



1 GROUND FLOOR EGRESS PLAN
1/16" = 1'-0"



2 SECOND FLOOR EGRESS PLAN
1/16" = 1'-0"

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RETAIL CLOSE UP

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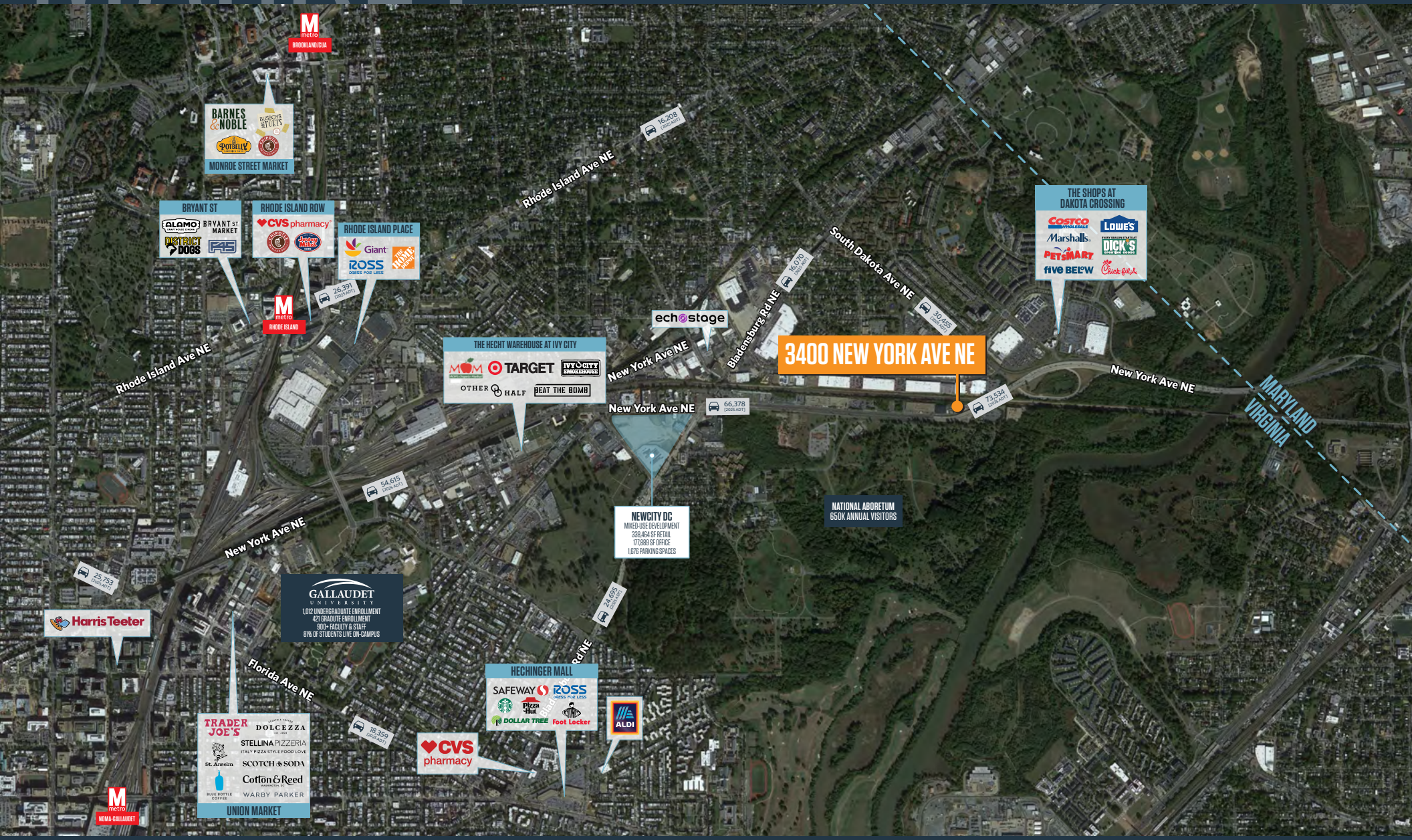
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MARKET

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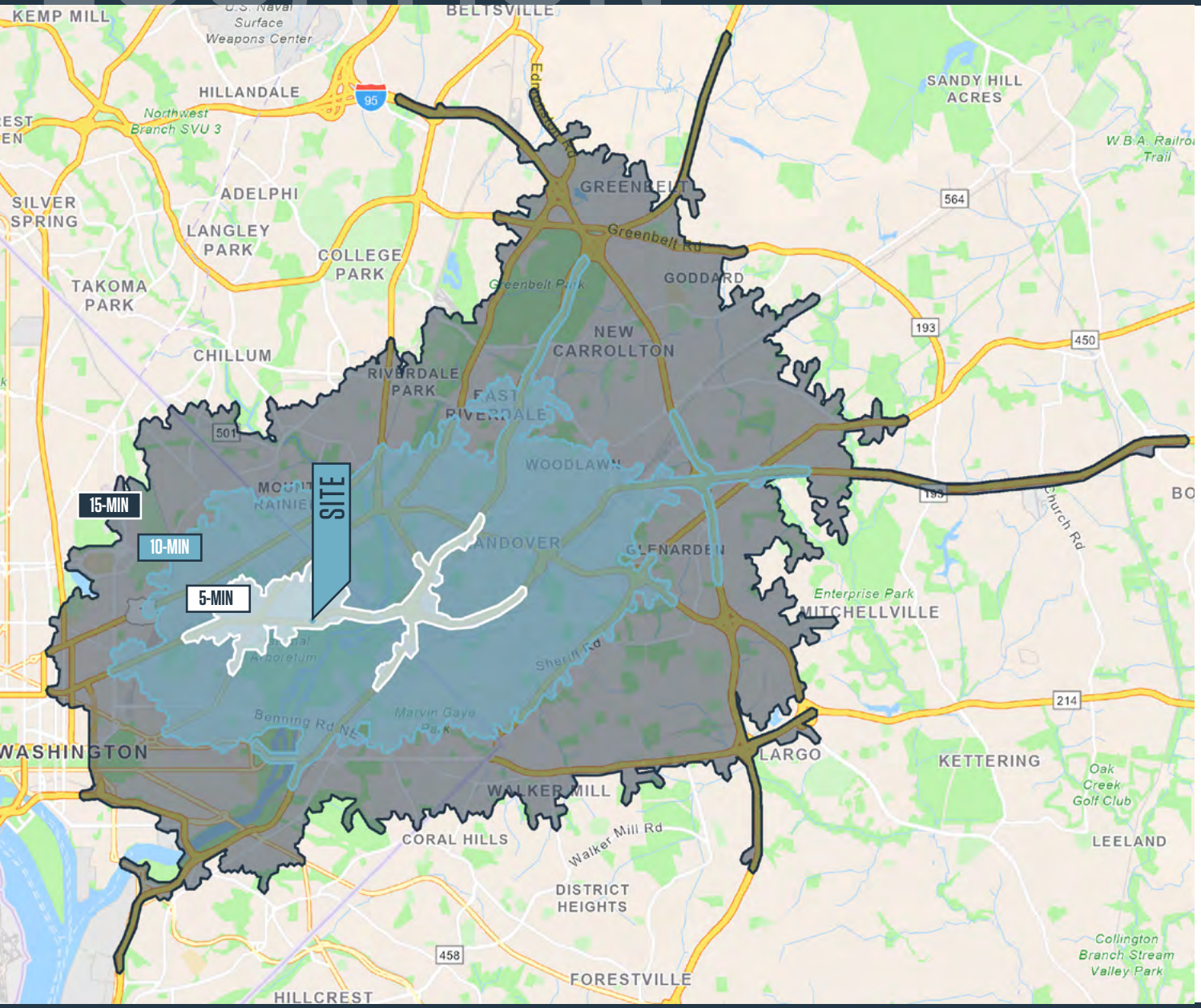
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LOCATION

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DEMOGRAPHICS | 2026:

DRIVE TIME

	5 MIN	10 MIN	15 MIN
Population	8,967	175,010	498,534
Daytime Population	11,639	163,645	530,216
Households	3,270	69,874	203,892
Average HH Income	$110,234	$125,477	$136,570

TRAFFIC COUNTS | 2025:

New York Ave NE	73,354 ADT
V St NE	6,985 ADT

CLICK FOR DEMOS

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