



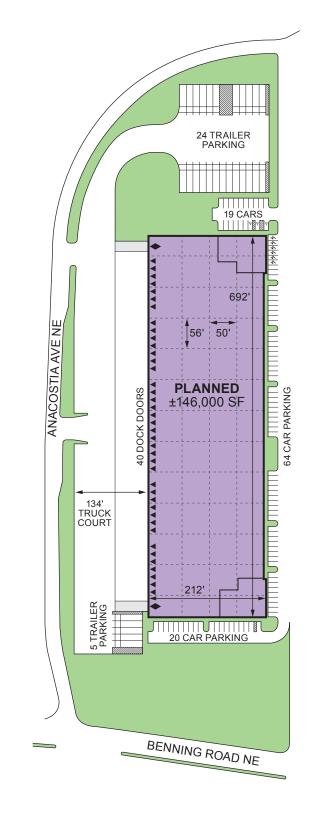


### Location

- Minutes from Route 50
- Conveniently located near the Washington, D.C. / Maryland line
- 2.8 miles to the US Capitol Building
- 5.6 miles to Joint Base Anacostia-Bolling
- 6.0 miles to the Virginia State Line
- 6.8 miles to the Office of the Mayor, District of Columbia

## **Building Features\***

- Construction set to begin July 2025
- ±146,000 SF available Q3 2026
- ±5,000 SF office
- 32' clear height
- 50' x 56' column spacing
- 40 dock doors
- 2 drive-in doors
- ESFR sprinkler system
- 4,000 amps
- LED lighting
- 103 total car parking spaces
- 29 trailer parking spaces
- 6 EV parking spaces
- Equipped with solar panels
- PDR-4 zone







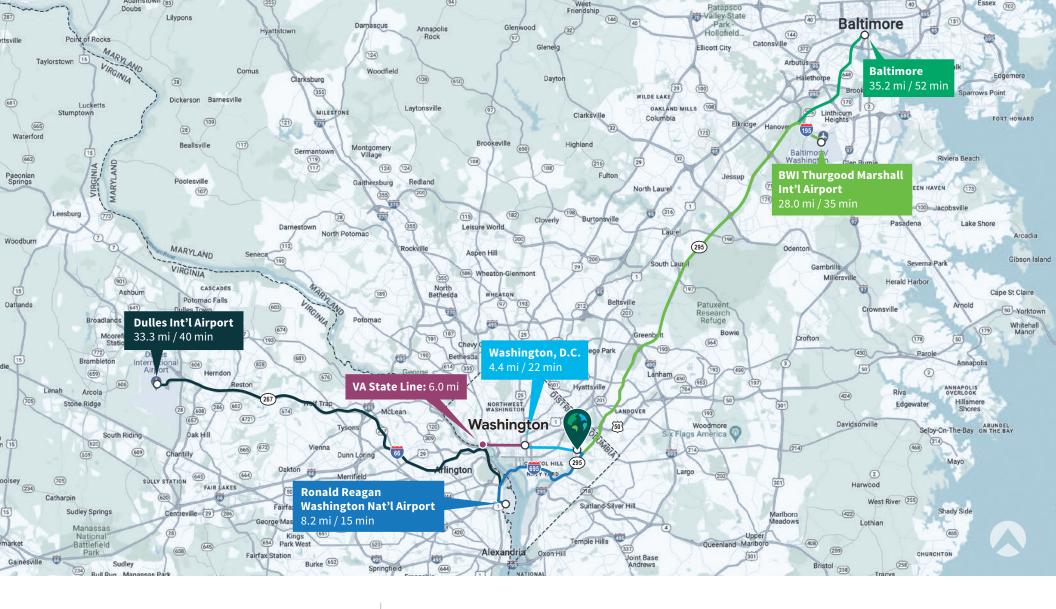


**9** EV Parking

# 3300 Benning Road NE Office of the Mayor, DC WASHINGTON **US Capitol Building** (110) 50 Joint Base Anacostia-Bolling **Joint Base Andrews**

## Surrounding Amenities

- 1 East River Park
  - McDonald's, Safeway
  - CVS
  - Bank of America, Chase Bank
- 2 The Atrium
  - America's Kids, Papa John's, Popeyes, Sala Thai
- 3 Shops at Dakota Crossing
  - Costco, Dick's Sporting Goods, Lowe's, Marshalls
  - Chick-Fil-A, Chipotle, Five Guys, Panda Express, Starbucks
  - TEFCU
- 4 Benco Shopping Center
  - America's Best Wings, Denny's, Ledo Pizza, Subway
- 5 National Harbor
  - Fogo de Chao Brazillian, Nando Peri Peri, Rosa Mexicano, The Walrus Oyster & Ale House
  - AC Hotel, Club Wyndham, Gaylord National Resort, Hampton Inn, Hyatt Place, MGM National Harbor, Residence Inn, Westin
    - Hospitality
    - Food
    - Financial
    - Retail
    - Health / Wellness





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