



OFFICE BUILDING FOR LEASE

810 POTOMAC AVENUE SE

WASHINGTON, DC 20003



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	2,886 - 9,317 SF
Lease Rate:	Negotiable
Building Size:	25,887 SF

AVAILABLE SPACES	SF
Lower Level; B-1	2,886 SF
First Level; 102	3,380 SF
2nd Level; 200	3,051 SF

PROPERTY OVERVIEW

810 Potomac Avenue SE is located within the Navy Yard, and is approximate to Eastern Market and the Navy Yard Metro station. The space consists of three spaces per three floors and offers up to 9,317 SF of contiguous space.

PROPERTY HIGHLIGHTS

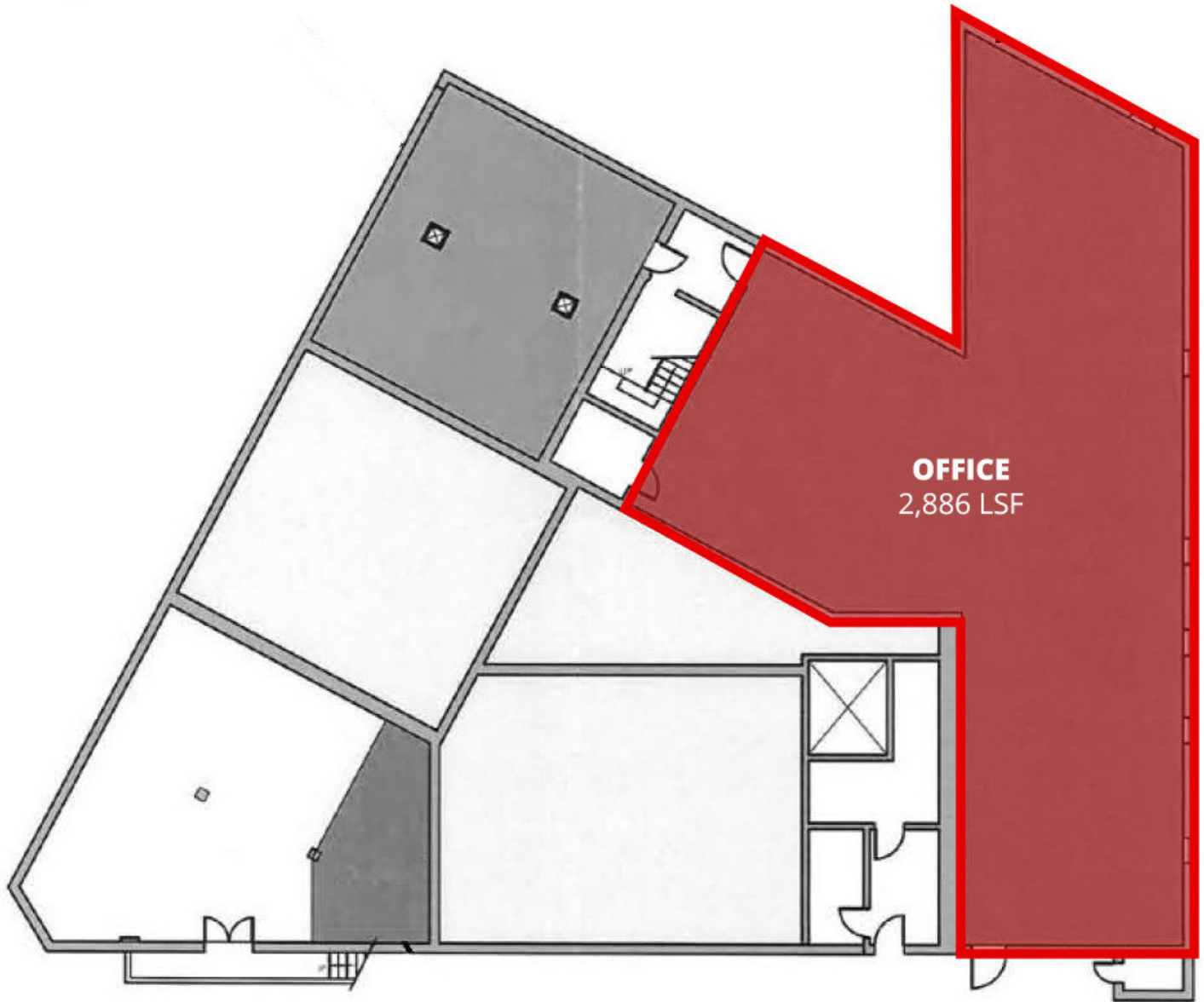
- Plug and play office available November, 2025.
- Located at the main gate of the new Navy Yard.
- Strong demographics with a population of 132,703 people within a 2-mile radius and a household income of \$117,772.
- High visibility with 14,100 vehicles per day.

DEMOGRAPHICS	1 Mile	2 Miles	3 Miles
Total Households:	17,771	60,656	120,252
Total Population:	34,536	132,703	264,685
Average HH Income:	\$133,354	\$117,772	\$103,243

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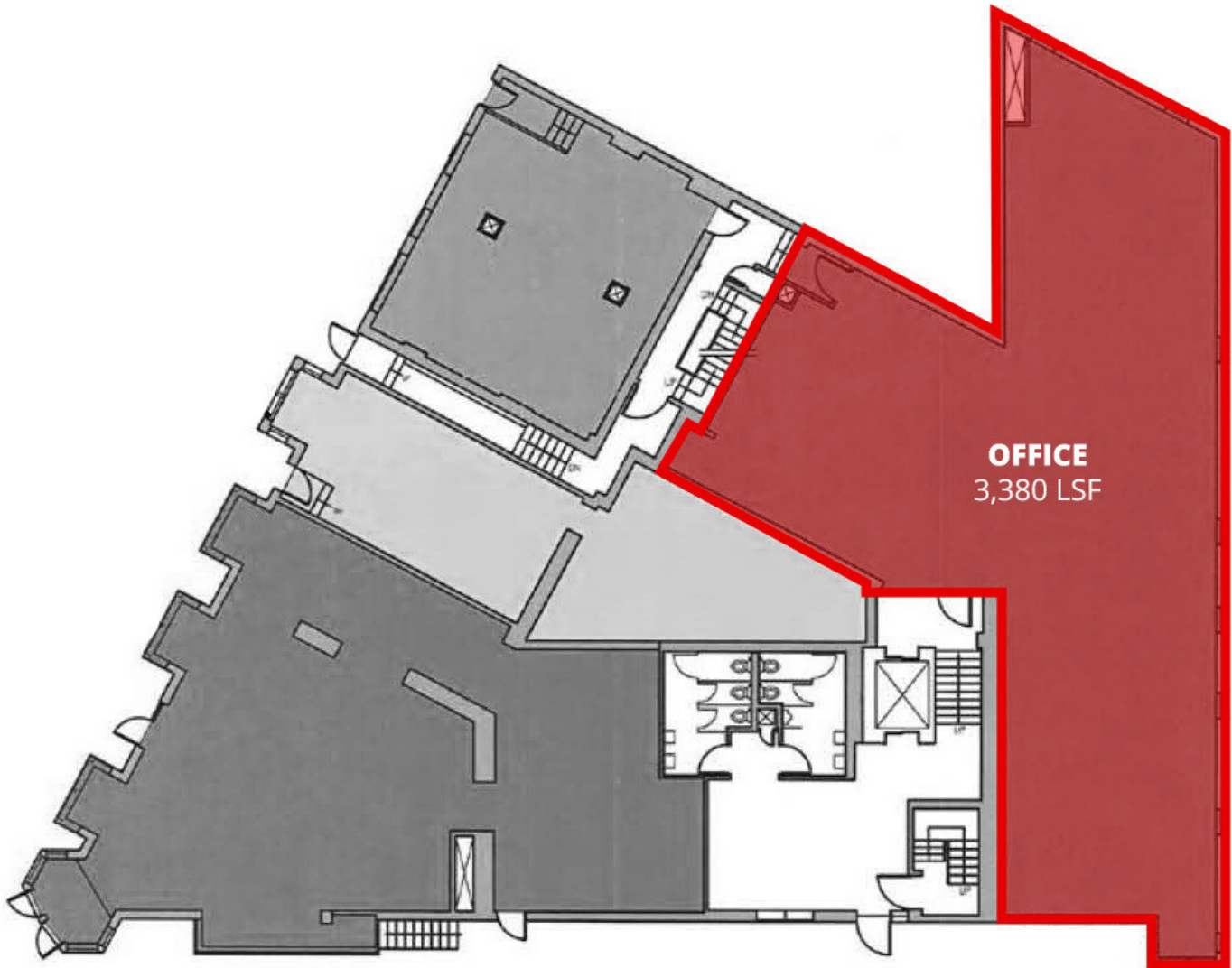
LOWER LEVEL / BASEMENT



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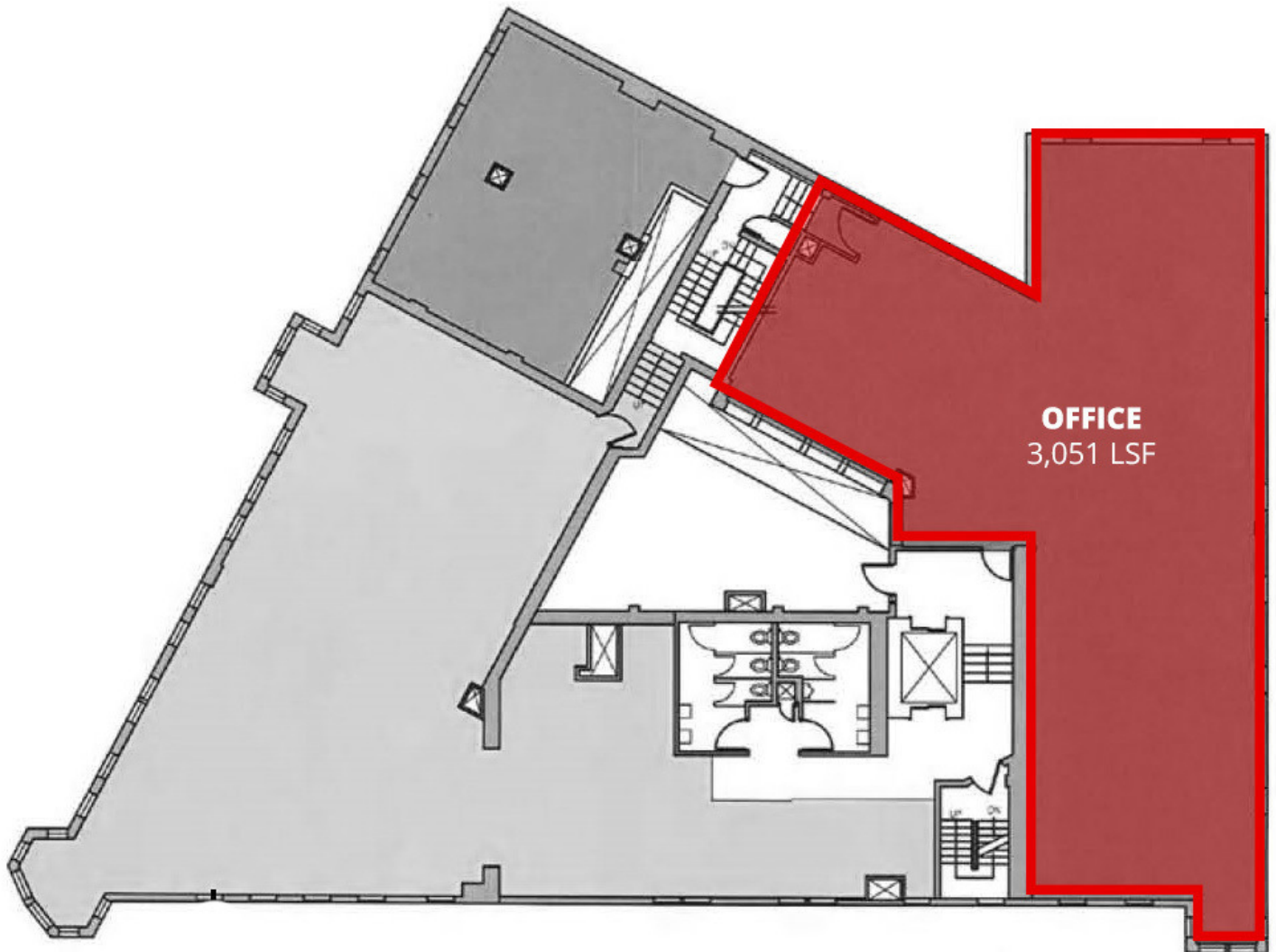
FIRST FLOOR



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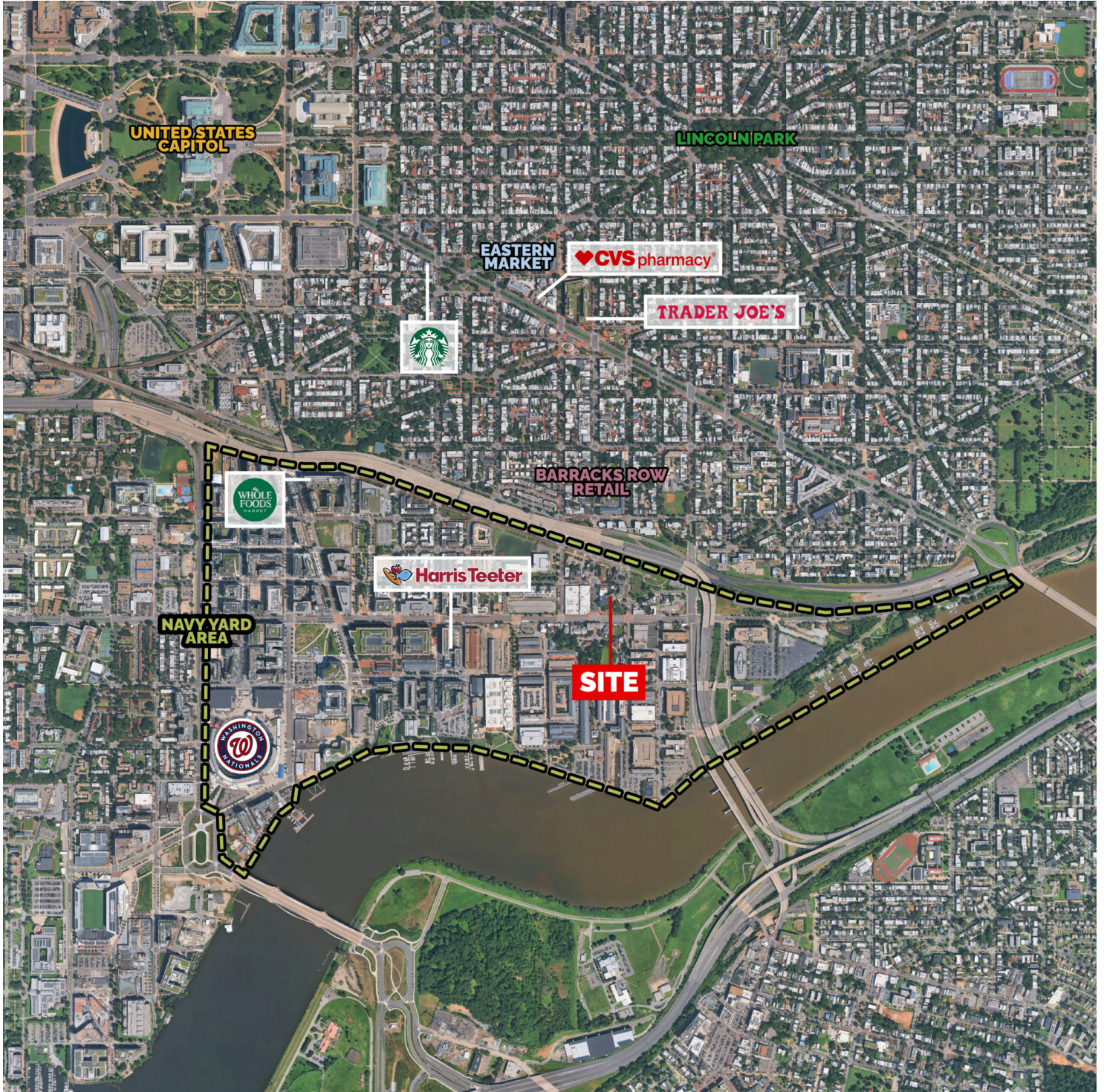
SECOND FLOOR



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RETAILER MAP

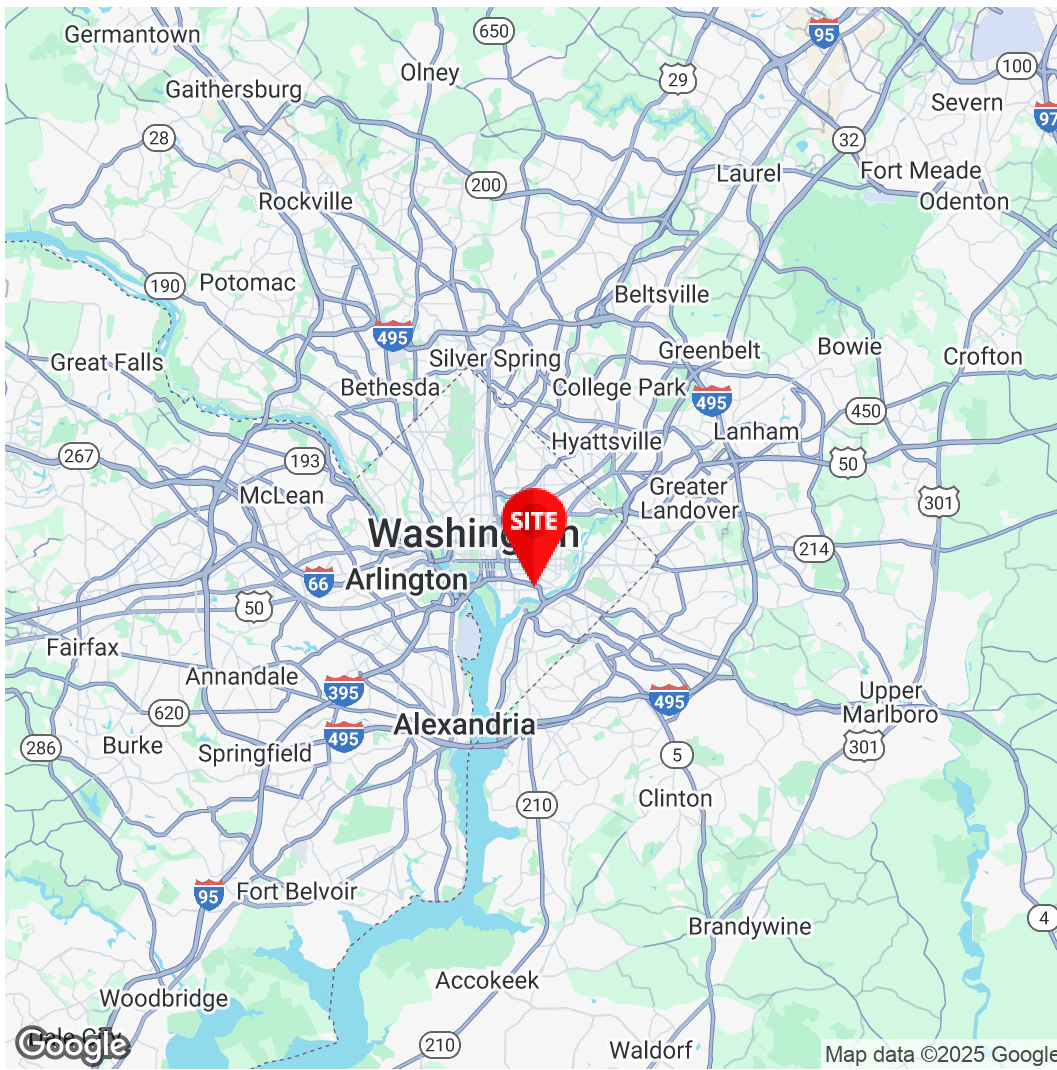


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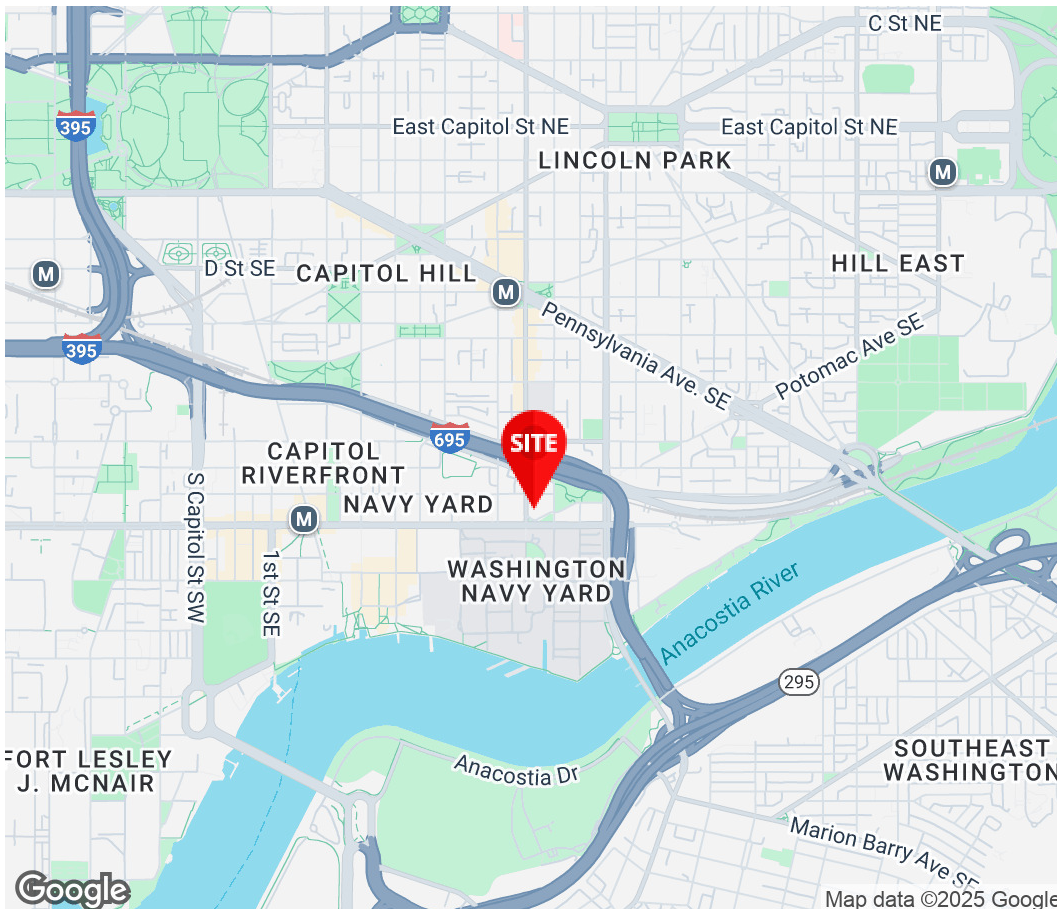
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ADDITIONAL PHOTOS





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