

3400 NEW YORK AVENUE NE
WASHINGTON, DC 20002

2ND GENERATION EDUCATIONAL BUILDING
FOR LEASE OR SALE

27,000 SF
ON 2 LEVELS



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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 (~80,080 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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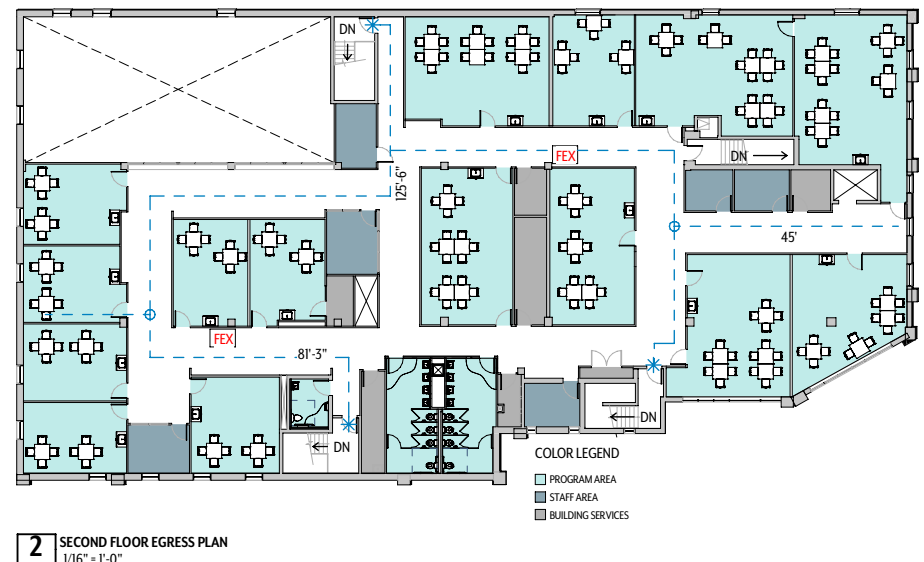
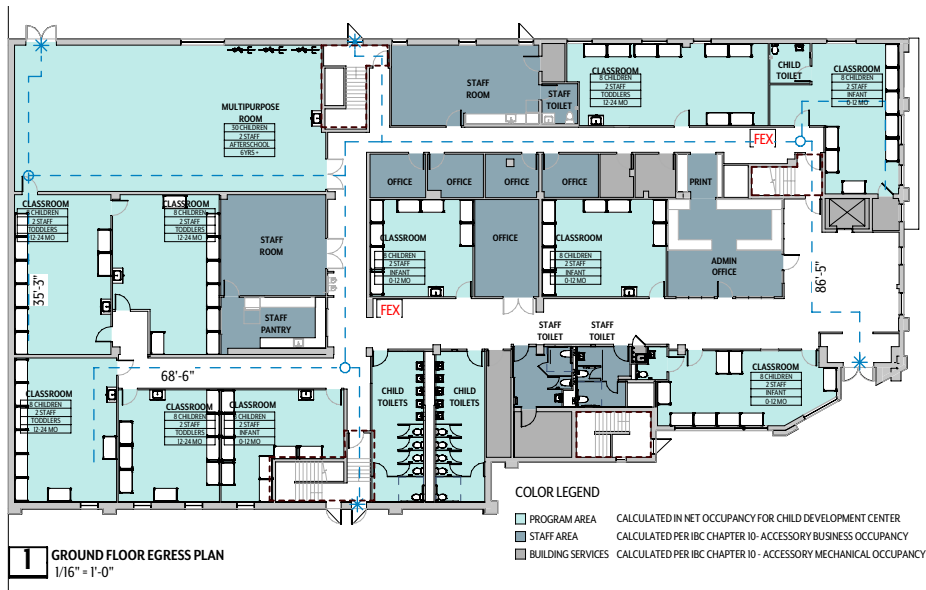
SITE PLAN

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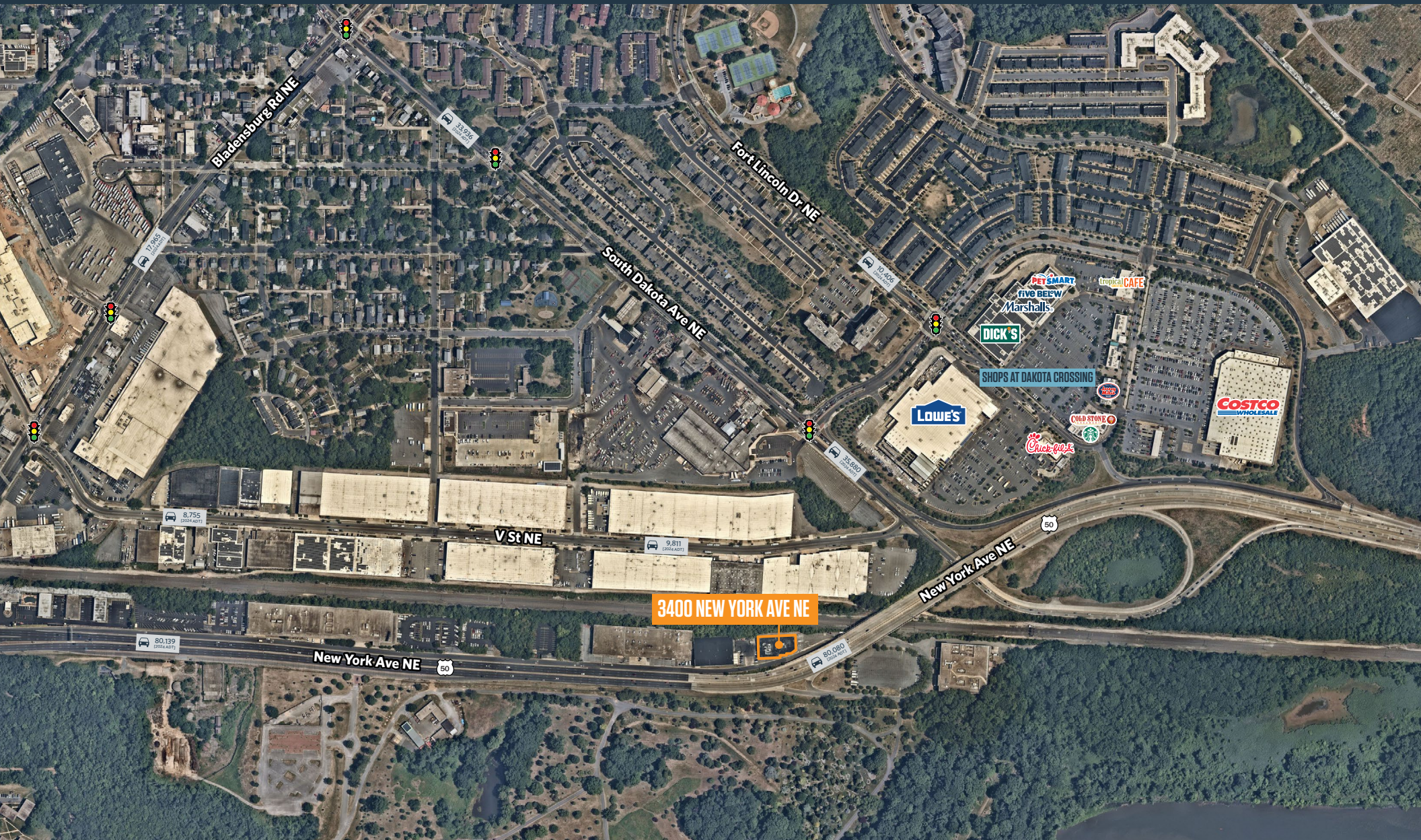
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RETAIL CLOSE UP

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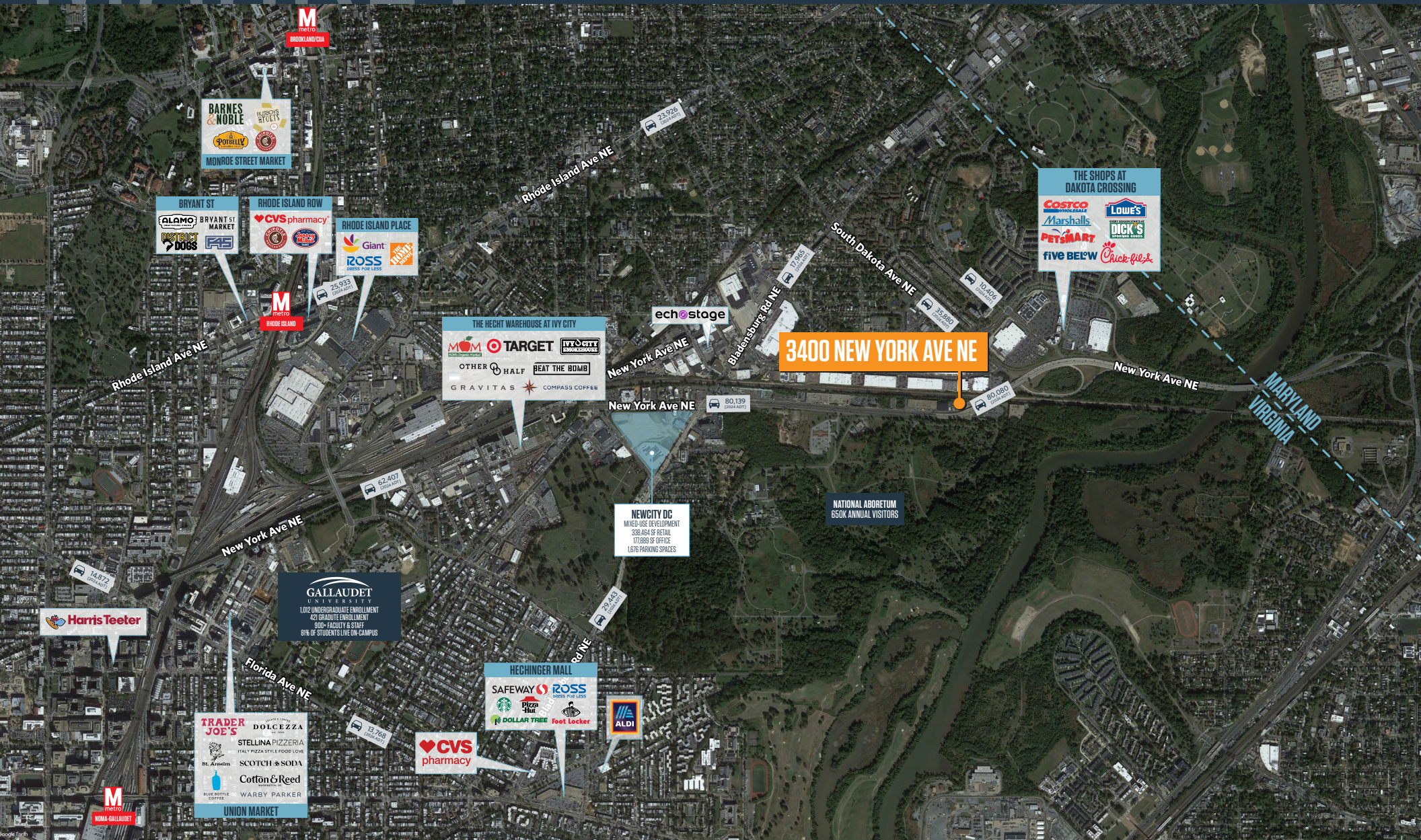


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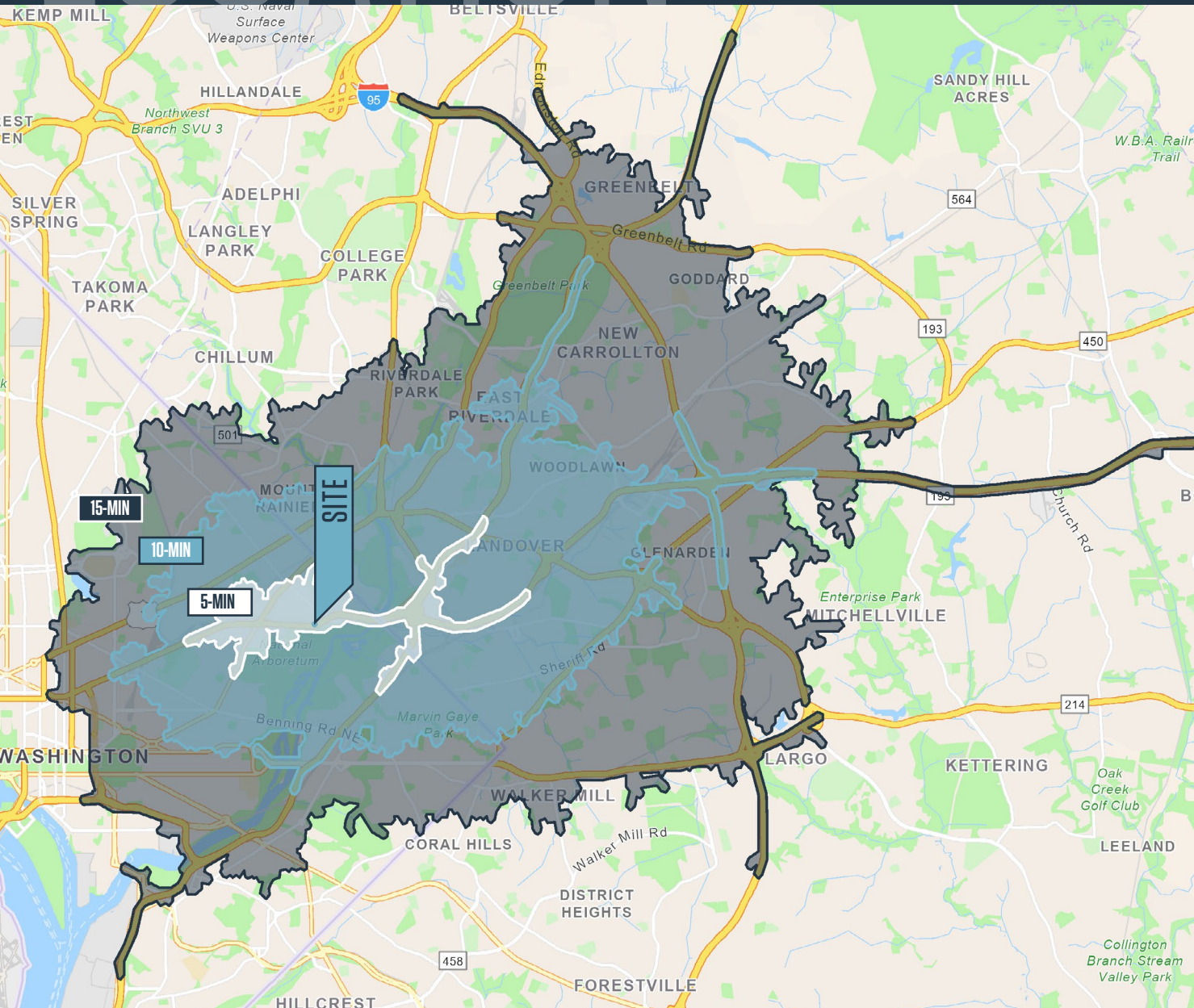
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LOCATION

3400 NEW YORK AVENUE NE WASHINGTON, DC 20002



DEMOGRAPHICS | 2025:

DRIVE TIME

	5 MIN	10 MIN	15 MIN
Population	8,726	179,630	493,177
Daytime Population	9,423	78,058	311,720
Households	3,044	71,749	200,907
Average HH Income	\$105,235	\$127,158	\$136,379

TRAFFIC COUNTS | 2024:

New York Ave NE	80,080 ADT
V St NE	9,811 ADT

[CLICK FOR DEMOS](#)

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