

FIFTH FLOOR PENTHOUSE OFFICE SPACE AVAILABLE



1909 MARTIN LUTHER KING JR. AVE,
WASHINGTON, DC

LEASING OPPORTUNITY OVERVIEW

With sweeping views of downtown DC and the Anacostia River, this penthouse space delivers prestige, visibility, and inspiration. Rare opportunity! **Fifth Floor Office - 1,090 SF (Shell Condition)**

LOCATION BENEFITS

- **Location:** Situated in the heart of historic Anacostia, adjacent to the DC Housing Authority (DCHA).
- **Penthouse Suite:** Approx. **1,090 sq ft** of premium office space on the **5th floor**, offering elevated views and privacy.
- **Outdoor Rooftop Patio:** Exclusive access to a beautifully designed rooftop area—ideal for breaks, informal meetings, or events.
- **Meeting Space:** On-site shared meeting rooms available for tenant use.
- **New Construction:** Completed in **2024**, featuring modern finishes and accessibility features including wide doors and level entry.
- **High Foot Traffic:** Located at the vibrant intersection of Martin Luther King Jr. Ave and Marion Barry Ave, with **350+ office workers** on-site

ABOUT THE PROPERTY	
Use:	Office Space
Size:	Approx. 1,090 SF
Floor:	Fifth Floor Penthouse Office
Rent/Term:	Negotiable
Availability:	Immediate

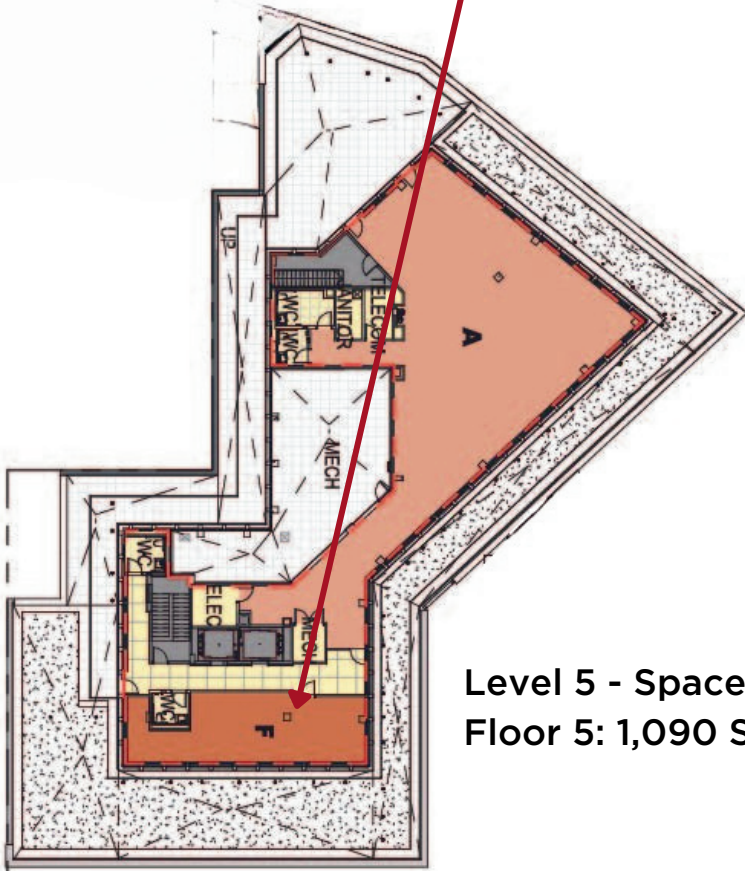
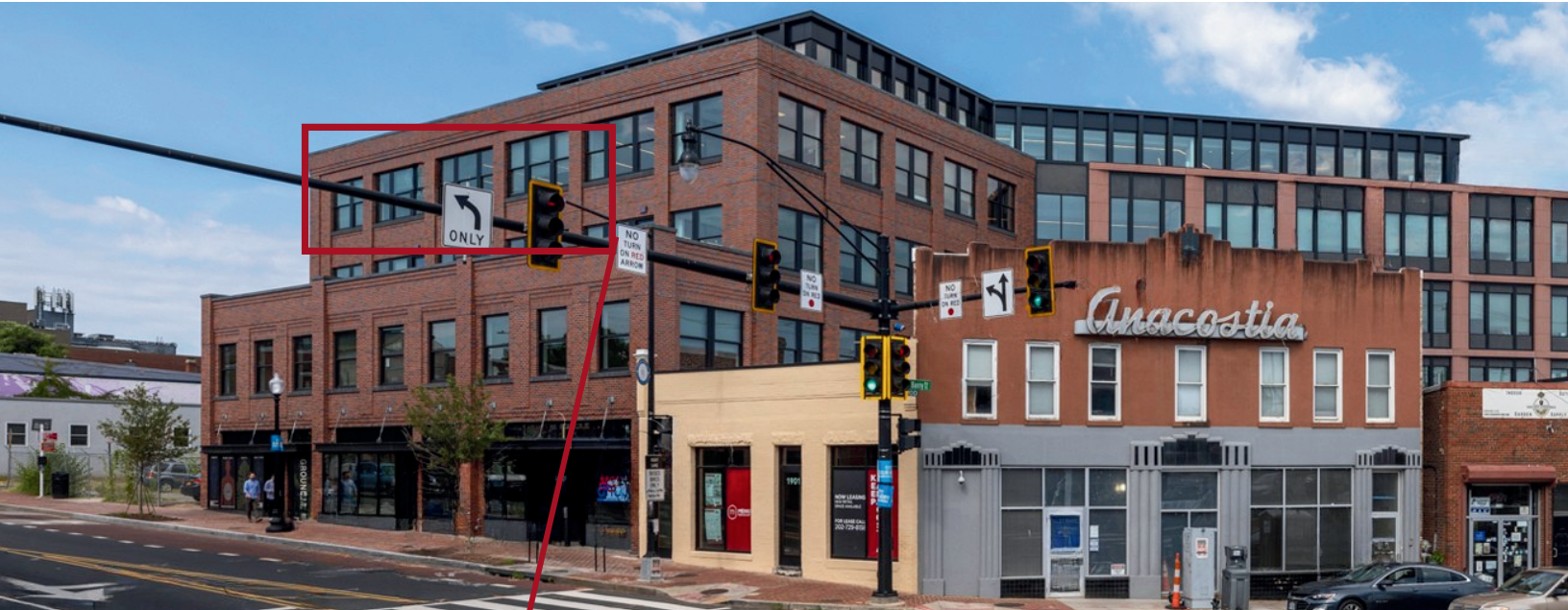


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DON ISAAC

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MLK GATEWAY II PENTHOUSE OFFICE SPACE FOR LEASE



Level 5 - Space F
Floor 5: 1,090 SF

Neighborhood Highlights:

Surrounded by vibrant businesses and cultural institutions:

- Busboys and Poets
- Anacostia Arts Center
- Starbucks
- Turning Natural
- DC DHCD
- US Social Security Office
- Steps from Anacostia River Park and the 11th Street Bridge.

Transit & Parking:

- Just 0.6 miles from the Anacostia Metro Station.
- Dedicated parking available nearby on 13th Street.
- Easy access from I-295.