

# FULLY FURNISHED - 3RD FLOOR OFFICE SPACE AVAILABLE FOR SUBLEASE

## ABOUT THE PROPERTY

Size:	Approx. 7,857 SF
Asking Rent:	\$50 PSF NNN
Parking:	Surface parking available
Availability:	Available Immediately



1205 MARION BARRY AVE SE, 3<sup>RD</sup> FLOOR,  
WASHINGTON, DC 20020

## LEASING OPPORTUNITY OVERVIEW

Located in the heart of Historic Anacostia, 1205 Marion Barry Ave SE offers 7,857 SF of Class A, fully built-out office space for sublease. The property is just minutes from the Anacostia Metro Station, major commuter routes, and Reagan National Airport.

Surrounded by local businesses and cultural landmarks, the building benefits from strong community engagement, ongoing neighborhood revitalization, and support from the Anacostia BID and AEDC Small Business Development Center.

This location is ideal for public institutions, government and mission-driven organizations, as well as corporate and professional firms seeking visibility and growth in a vibrant, transit-accessible corridor (with the added convenience of surface parking).

## LOCATION BENEFITS

- **Transit-Oriented:** Close proximity to Metrorail, commuter rail (VRE), and major highways.
- **Airport Access:** 12 minutes to Reagan National Airport.
- **Community Investment:** Located in a revitalized corridor with ongoing infrastructure and safety improvements.
- **Cultural Hub:** Designated Arts & Culture District, celebrating DC's official music—Go-Go.

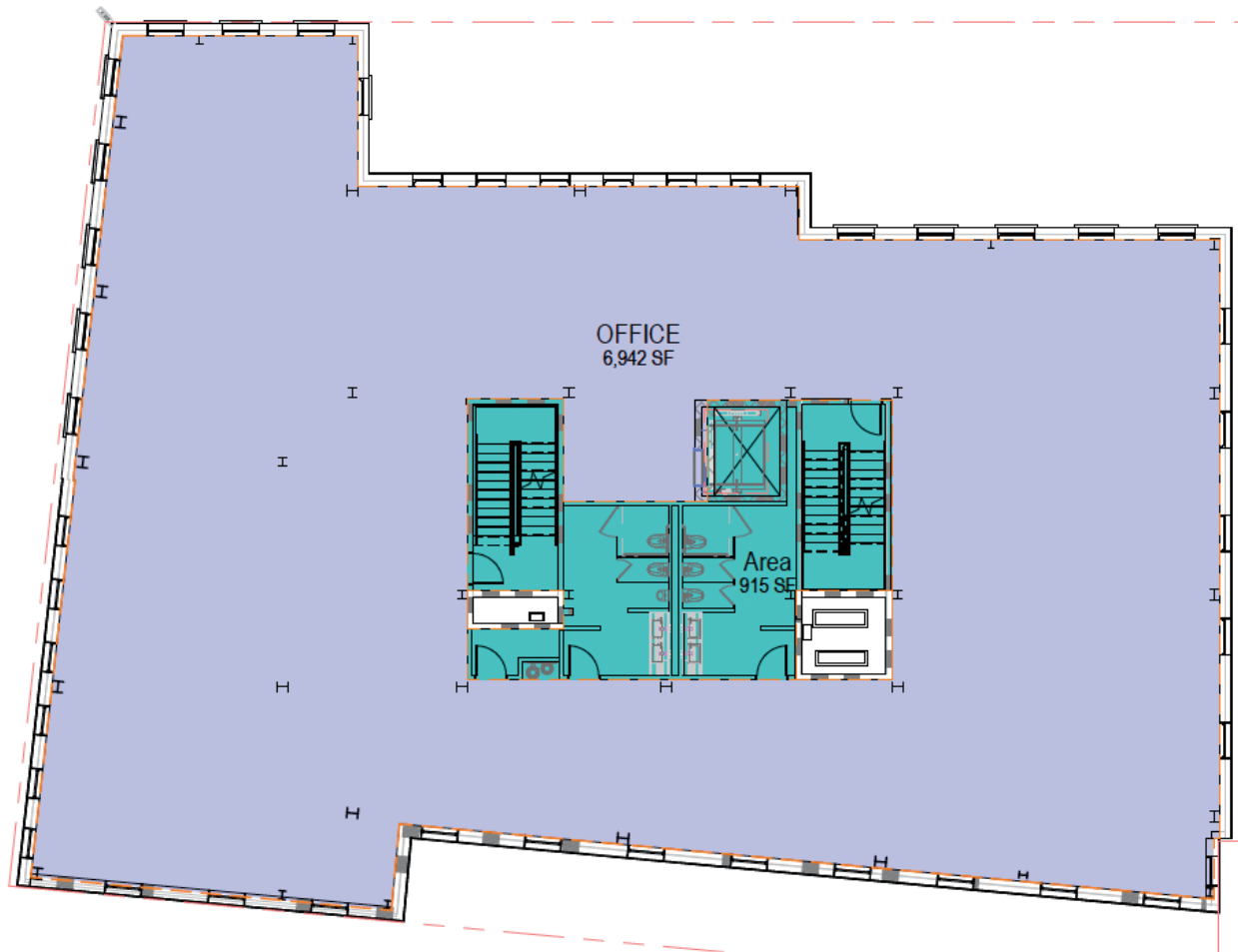


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## Foot Traffic & Surrounding Businesses

- Capital One Café (1203 Marion Barry Ave SE): Popular local spot with 4.3 Yelp rating.
- Truist Bank (1340 Marion Barry Ave SE): Full-service branch.
- Kitchen Savages (1211 Marion Barry Ave SE): Local eatery.
- Embarq Solutions (1227 Marion Barry Ave SE): Facility management services.

## Community Anchor/ Notable Tenants:



- Legal Aid
- WAICIF
- Anacostia Arts Center
- The Go-Go Museum
- Anacostia Community Development Corporation
- DC Smokehouse Anacostia
- District HealthCare Services