

3915 DIX STREET

ANCHOR THE NEW **NORTHEAST HEIGHTS** DEVELOPMENT

FOR LEASE

45,000 SF - 60,000 SF
of divisible office, educational,
or medical space for lease.

DOWNTOWN WARD 7'S

PLACE TO BE

Positioned at the heart of the evolving Ward 7, the new Dix Street office project offers a versatile space tailored for an office, medical, or educational anchor. Take advantage of a unique opportunity to anchor this expansive Northeast Heights redevelopment project. This landmark is transforming two legacy shopping centers at the vital intersection of Benning Road and Minnesota Avenue, ensuring a bustling environment with a traffic flow of nearly 50,000 cars daily. Northeast Heights sets the pace with distinctive retail, dining and lifestyle experiences, as Dix Street showcases the wave of office developmental generating excitement in Ward 7.

LARGEST MIXED USE
Shopping Center East of the River

TWO METRO STATIONS
(Minnesota Ave & Benning Rd)
within a 10-minute walk

DELIVERY

18 months
from Lease Signing

- Up to **4 STORIES AVAILABLE**
- **BUILD TO SUIT** Offering
- Located in an **OPPORTUNITY ZONE**
- Flexible Use Considered
- **MINORITY OWNED** Development Project

GREAT STREET + MAIN STREET

Minnesota Avenue and Benning Road are designated Great Streets corridors. With the financial support of the District's Department of Small and Local Business Development (DSLBD) and the Washington Area Community Investment Fund (WACIF), awards over \$100,000 in direct business grants.

VIEW LOOKING EAST DOWN DIX STREET



ACCESSIBLE LOCATION

I-295 Off Ramp with
120,000+ VPD & Metro Access



AREA DESTINATION

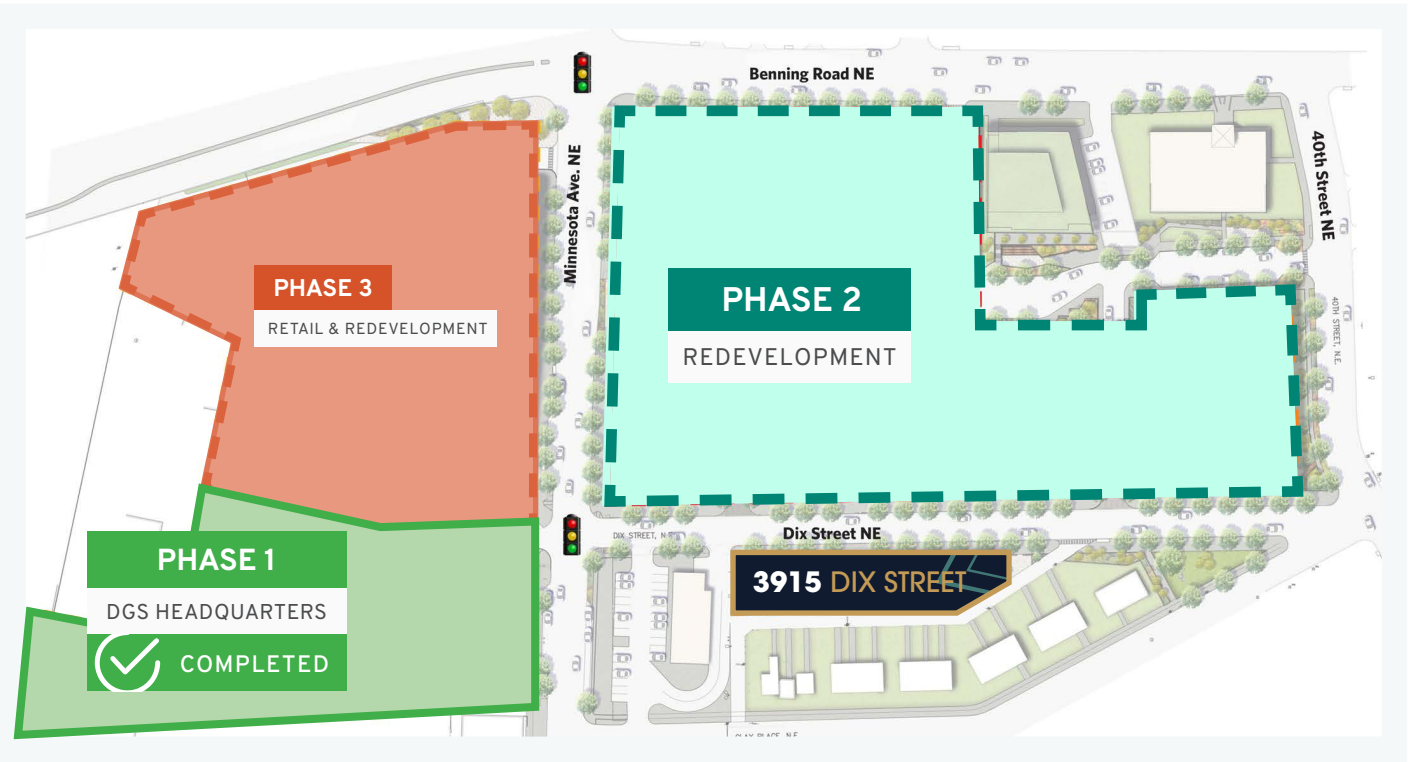
Northeast Heights is the area's destination for a unique shopping and dining experience.

CIVITAS

Dennis Perkins
P : 202.817.2806
E : dperkins@civitasre.com

Carmen Perkins
P : 202.817.2813
E : cperkins@civitasre.com

Jahsmine Victor
P : 202.817.2826
E : jvictor@civitasre.com



PHASE ONE - COMPLETED
New DGS Headquarters



New Headquarters of the DC Department of General Services at 3924 Minnesota Ave NW. 258,500 square foot six-story commercial building with ground-floor retail



PHASE TWO:
\$220 Million Dollar Redevelopment

Northeast Heights is a \$220 million redevelopment of the East River Park neighborhood shopping center into a modern mixed-use property at the southeast corner of Minnesota Avenue and Benning Road in Ward 7 of Washington DC. The Development will contain 485 units of workforce housing, 63,400 net rentable square feet of retail and 814 parking spaces on a 5.5 acre site

RETAIL GLA: 63,400 SF - 70% LEASED | **GARAGE:** 815 parking spaces

CONTACT
CIVITAS

Dennis Perkins
 P : 202.817.2806
 E : dperkins@civitasre.com

Carmen Perkins
 P : 202.817.2813
 E : cperkins@civitasre.com

Jahsmine Victor
 P : 202.817.2826
 E : jvictor@civitasre.com

LOCATION

BENNING STREETCAR PROJECT RECONSTRUCTION & STREET CAR PROJECT

2026 DELIVERY

- The Streetcar offers free transportation from Union Station east to Benning
- There are 8 Total Stops with ~21,000 Riders per Week
- The extension is planned to add four more stations to support more passengers traveling to River East
- They have also planned a ramp replacement at DC-295 which will further boost vehicle, bicycle, and pedestrian traffic on Benning Road

36,151 VPD



POPEYES

DENTAL Dreams
dentistry for KIDS and ADULTS



GREENWAY MARKETS

ANACOSTIA RIVERWALK TRAIL



Sala
Thai Kitchen

SUBWAY

295



3915
DIX STREET

DOROTHY I. HEIGHT
NEIGHBORHOOD LIBRARY

MINNESOTA AVENUE REVITALIZATION PROJECT

- The 20 million revitalization project is set to kickstart Q1 2020
- The project scope plans to enhance traffic flow for vehicles and pedestrians by activating new signals, installing new medians, curbs and gutter at the intersection of Benning & Minnesota
- The revitalization project's goal to add more foot and vehicular traffic for Ward 7 & 8

WARD 7: BENNING

Total Population: 7,225
Median HH Income: \$30,785
Total Daytime Pop: 6,067

LOCATION

