

THE SHOPS AT PENN BRANCH

3200 Pennsylvania Ave. SE • Washington, DC 20020



Project Summary

- Exceptional visibility from Pennsylvania Ave
- Southeast Submarket
- \$12M+ in Base Building Improvement completed in 2019
 - Upgraded main entry lobby with new elevator and connecting stair to lower level parking lobby
 - New office level HVAC, electrical, plumbing, and life safety system
 - Renovated facade, retail storefronts & signage
 - New pylon sign at Pennsylvania Ave

4,297

SF AVAILABLE

71,081

SF BUILDING SIZE

MU-3

ZONING

AMENITY RICH

VARIOUS RETAILERS

WITHIN REACH

CIVITAS
COMMERCIAL REAL ESTATE SERVICES



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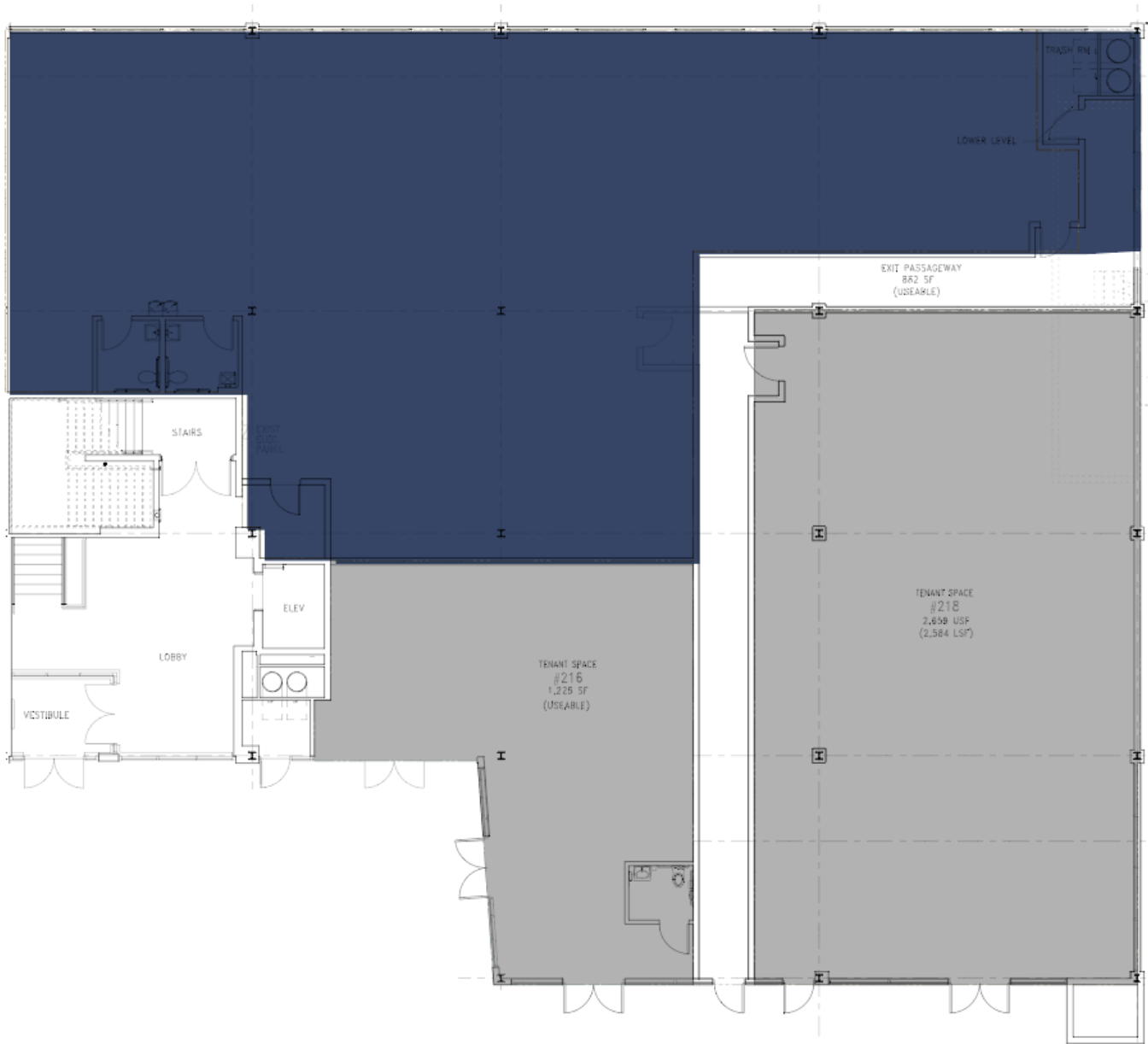
FLOOR PLAN

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4,297

SF AVAIL ABLE



RETAILER MAP

3200 Pennsylvania Ave. SE • Washington, DC 20020



93 
WALKING SCORE



PREMIERE
OFFICE BUILDING
IN
WARD 7

PARKING
AVAILABLE

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PHOTOS

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