



ABOUT THE PROPERTY

Use:	Office Space
Size:	Approx. 3,300 SF
Floor:	2nd Floor
Rent/Term:	Negotiable
Availability:	Immediate

2ND FLOOR OFFICE SPACE AVAILABLE FOR LEASE



1909 MARTIN LUTHER KING JR. AVE,
WASHINGTON, DC

LEASING OPPORTUNITY OVERVIEW

A blank canvas ready for your custom buildout. Ideal for creative offices, nonprofits, and mission-driven businesses looking to establish a strong presence in DC's East of the River cultural hub. **Second Floor Office - 3,300 SF (Shell Condition)**

LOCATION BENEFITS

- Size & Layout: Spacious 3,300 sq ft on the 2nd floor, offering a blank canvas for your custom buildout.
- Ideal For: Creative agencies, nonprofits, mission-driven organizations, and businesses seeking a strong presence in DC's East of the River cultural hub.

Shared Amenities:

- Access to a rooftop patio—perfect for team gatherings or client events.
- Meeting space available for tenant use.
- Modern construction completed in 2024 with wide doors and accessible entryways.
- High Visibility: Located at the bustling intersection of Martin Luther King Jr. Ave and Marion Barry Ave, with 350+ office workers on-site



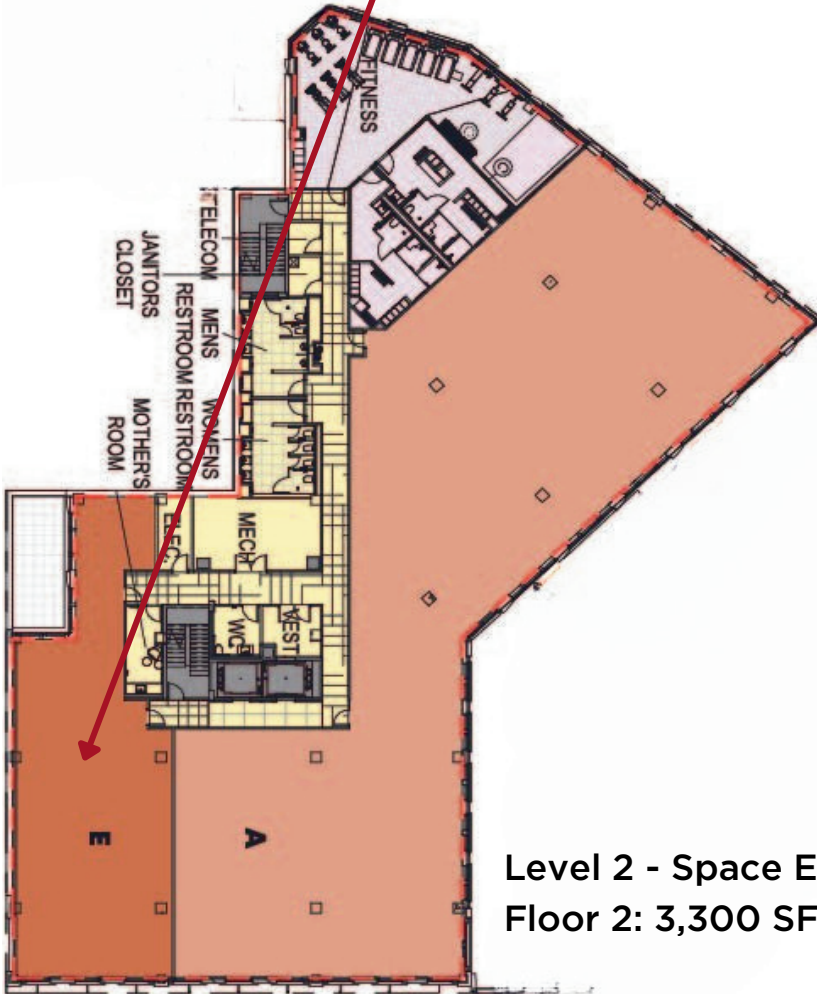
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MLK II GATEWAY 2ND FLOOR OFFICE SPACE FOR LEASE



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 is available nearby on 13th Street.
- Easy access from I-295.