

# FULLY FURNISHED PRIME CLASS A OFFICE SPACE IN THE HEART OF ANACOSTIA

## ABOUT THE PROPERTY

Size:	Approx. 2,209 SF
Asking Rent	\$39 PSF NNN
Property Type	Class A Office
Parking	Surface parking available
Availability:	Available Immediately!



**1209 MARION BARRY AVE SE,  
WASHINGTON, DC 20020**

## LEASING OPPORTUNITY OVERVIEW

Located in the heart of Historic Anacostia, the third-floor office space at 1209 Marion Barry Ave SE offers 2,209 SF of premium Class A workspace available for lease at \$39 PSF full service. Formerly occupied by AmeriHealth Caritas, the space is ideal for healthcare, nonprofit, or professional service organizations seeking a vibrant, community-centered location. With surface parking, proximity to the Anacostia Metro Station, and easy access to major commuter routes and Reagan National Airport, the property combines convenience with cultural significance. Tenants benefit from a revitalized corridor supported by the Anacostia BID and AEDC Small Business Development Center, which offers business development resources, marketing support, and community engagement opportunities.

## 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.



3401 8<sup>TH</sup> STREET NE  
WASHINGTON, DC 20017

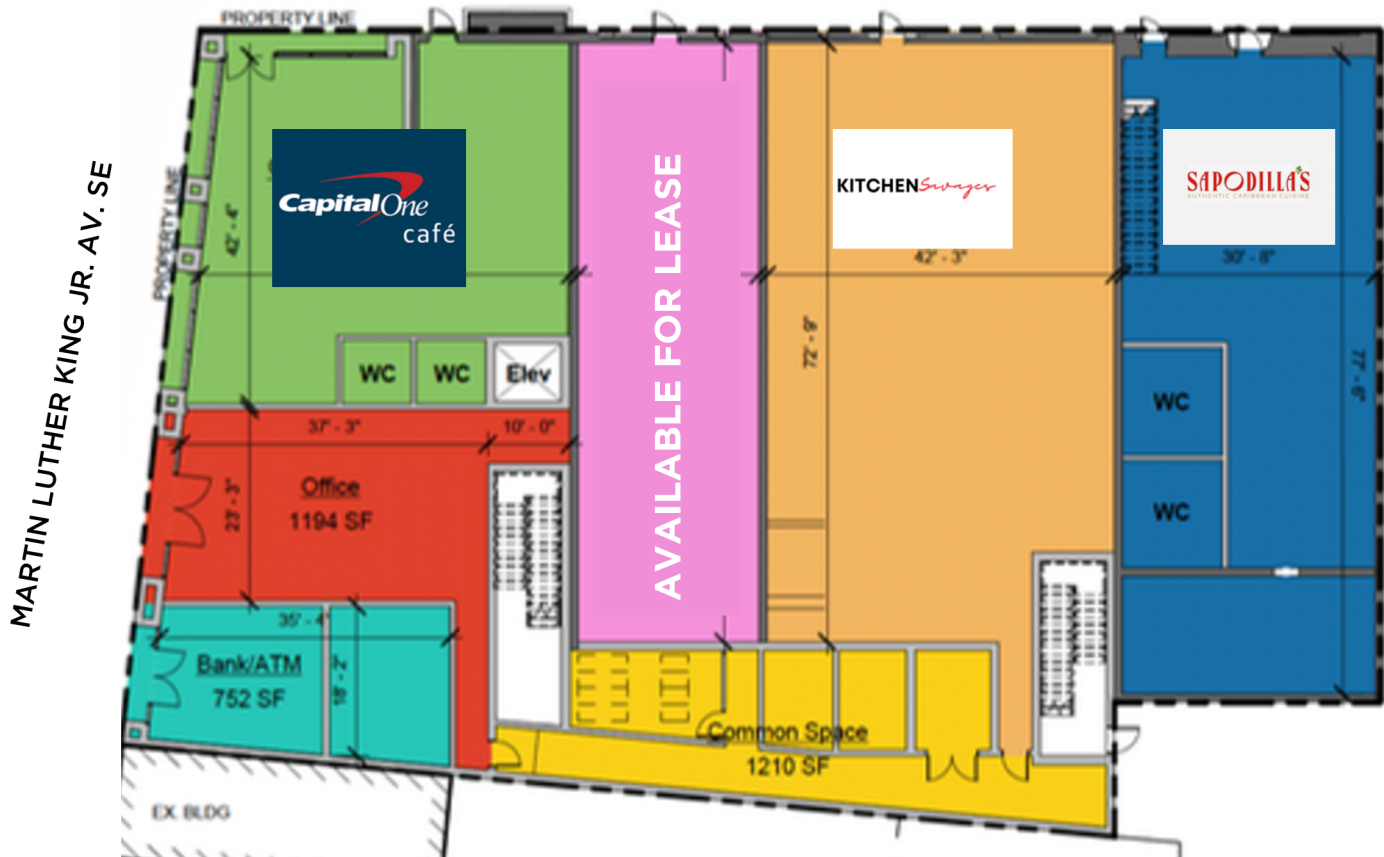
**DON ISAAC**

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# PRIME CLASS A OFFICE SPACE AVAILABLE FOR LEASE

MARION BARRY AVE SE



## 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