



DOCHTER & ALEXANDER
RETAIL ADVISORS

DOCK79

WASHINGTON, DC | CAPITOL RIVERFRONT



Square Footage | 3,636 RSF

Timing | Immediate

Rent/Nets | Pricing Upon Request

A CAPITOL RIVERFRONT PROPERTY

CONTACT

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HIGHLIGHTS

- Over 115 ft of waterfront frontage with **extensive outdoor seating**
- Across from **Washington Nationals Baseball Stadium**, which hosts **2.5M fans each year**, and two blocks from the brand new **Audi MLS Stadium**
- 265 luxury residential units** in the building

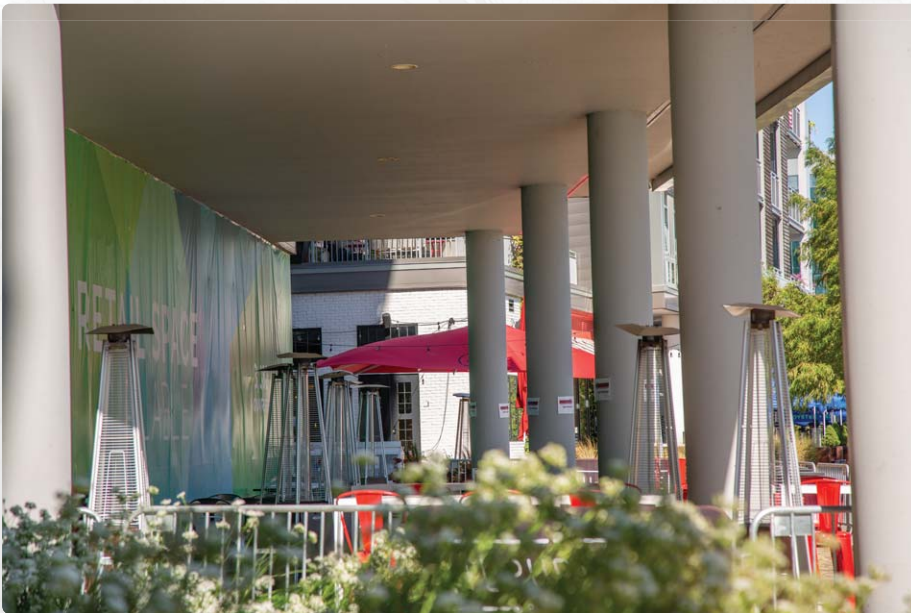
NEARBY TENANTS



Audi Field



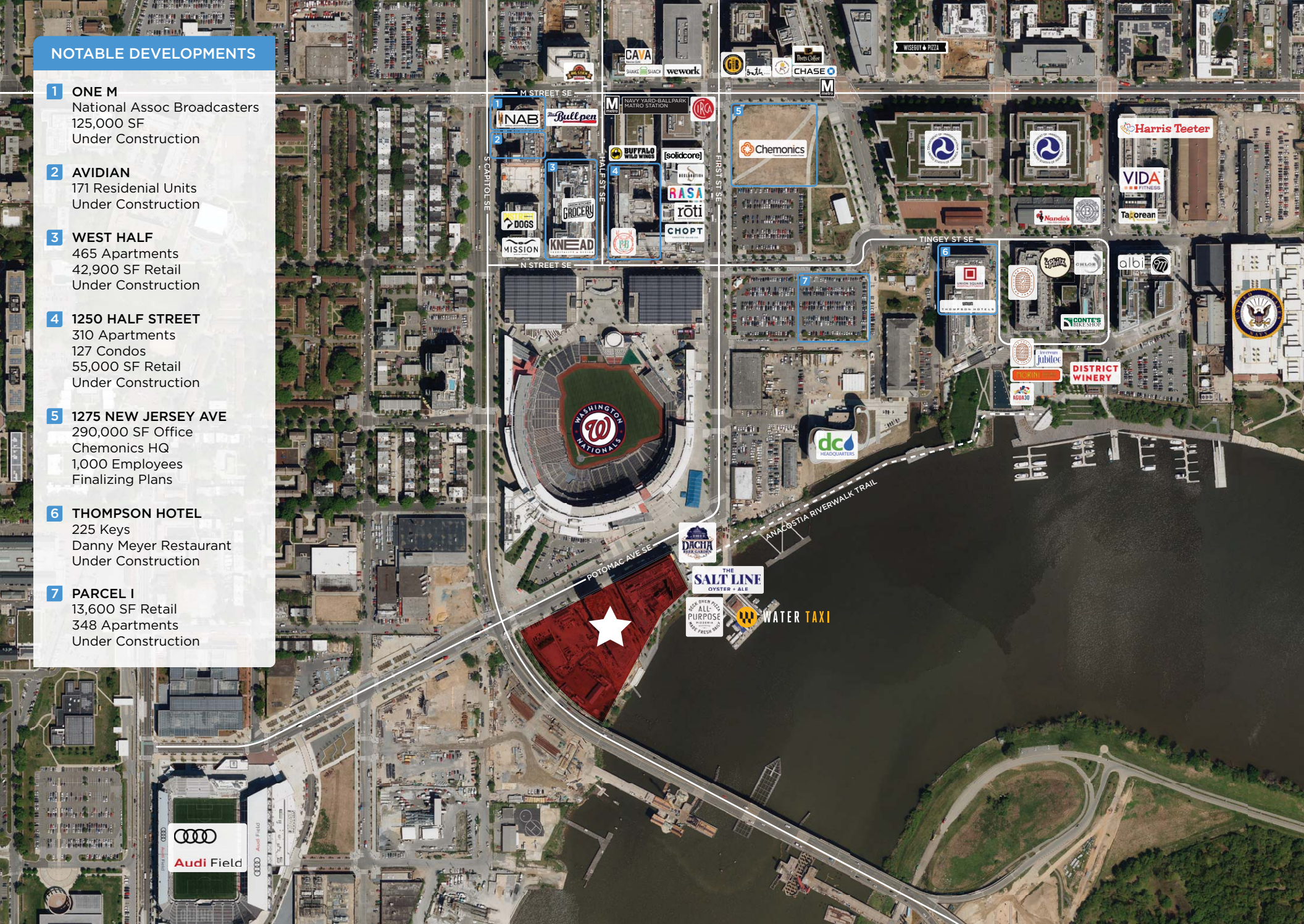
UNIQUE WATERFRONT DINING EXPERIENCE

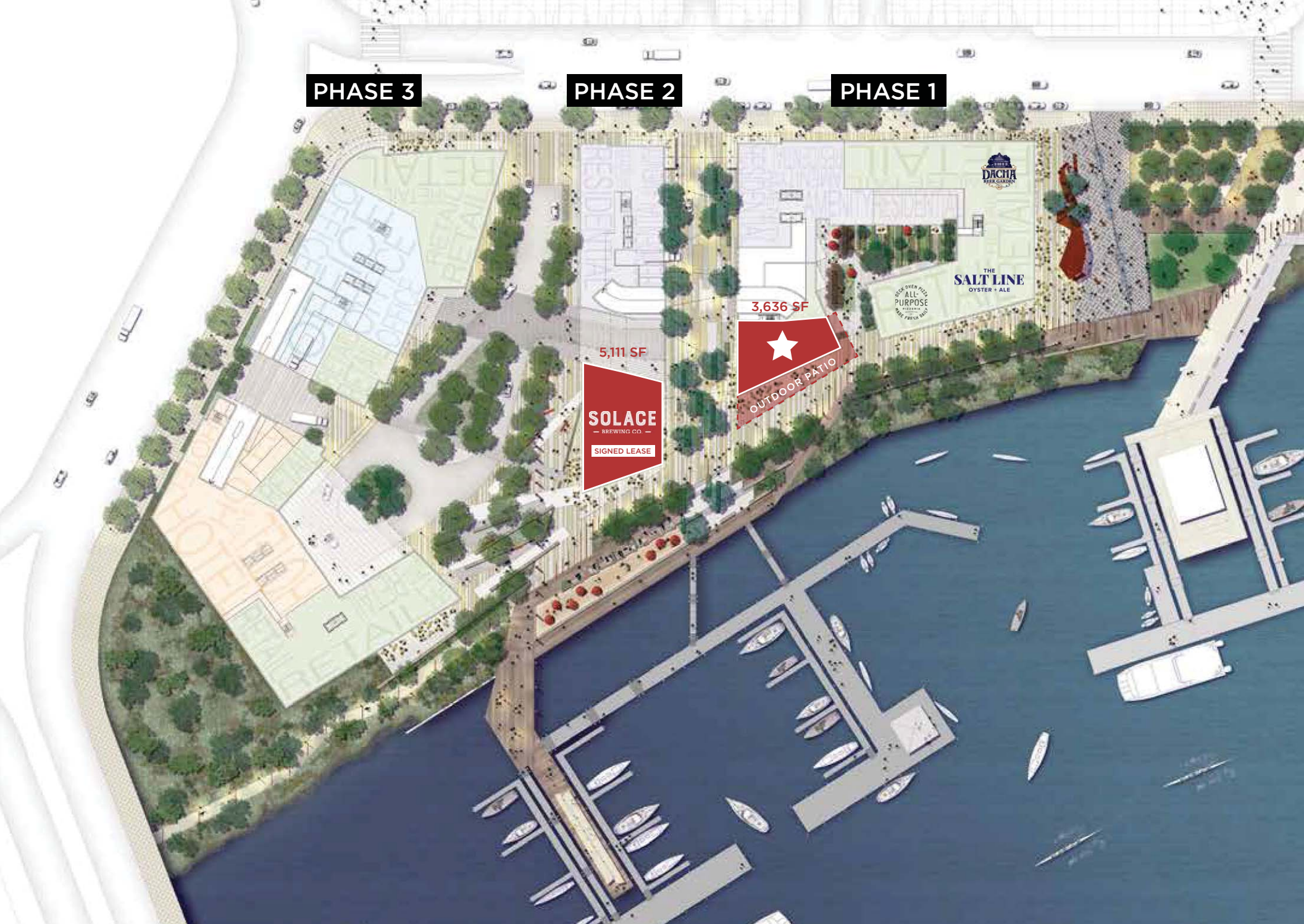




NOTABLE DEVELOPMENTS

- 1 ONE M**
National Assoc Broadcasters
125,000 SF
Under Construction
- 2 AVIDIAN**
171 Residential Units
Under Construction
- 3 WEST HALF**
465 Apartments
42,900 SF Retail
Under Construction
- 4 1250 HALF STREET**
310 Apartments
127 Condos
55,000 SF Retail
Under Construction
- 5 1275 NEW JERSEY AVE**
290,000 SF Office
Chemonics HQ
1,000 Employees
Finalizing Plans
- 6 THOMPSON HOTEL**
225 Keys
Danny Meyer Restaurant
Under Construction
- 7 PARCEL I**
13,600 SF Retail
348 Apartments
Under Construction





PHASE 3

PHASE 2

PHASE 1

5,111 SF

SOLACE

— BREWING CO. —

SIGNED LEASE

3,636 SF



OUTDOOR PATIO



THE SALT LINE

OYSTER + ALE



DOCK 79

SPECS

Square Footage	3,636 RSF
Ceiling Heights	16'
Timing	Immediate
Rent	Available upon request

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SEE MORE AT [DOCK79.COM](https://dock79.com)

OFFICE ANCHORS

IN NAVY YARD

wework



NAB
NATIONAL ASSOCIATION OF BUILDERS

NATIONALS PARK ATTENDANCE

EACH YEAR

2.5M

AVERAGE METRO RIDERS

AT NAVY YARD METRO

7,658

RESIDENTIAL GROWTH

UNITS UNDER DEVELOPMENT

5,202

DEMOGRAPHICS

	.5 Miles	1 Mile
POPULATION	6,924	30,690
AVG HOUSEHOLD INCOME	\$96,614	\$126,144
TOTAL HOUSING UNITS	4,406	19,194
EMPLOYEES	9,661	36,241
FOOD AWAY FROM HOME (AVG)	\$4,318	\$5,570