



DOCHTER & ALEXANDER
RETAIL ADVISORS



THE MAREN

71 POTOMAC AVE SE | WASHINGTON, DC

Square Footage | 5,111 RSF

Timing | Immediate

Rent/Nets | Pricing Upon Request

A CAPITOL RIVERFRONT PROPERTY

CONTACT

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HIGHLIGHTS

- Unbeatable location directly between the newly renovated **Anacostia Riverfront** and the **Nationals Baseball Stadium** which hosts **2.5M fans each year**. The space is also only two blocks from the brand new Audi MLS Stadium
- Huge branding potential with **wrap around frontage** and **24' ceiling heights**

NEARBY TENANTS



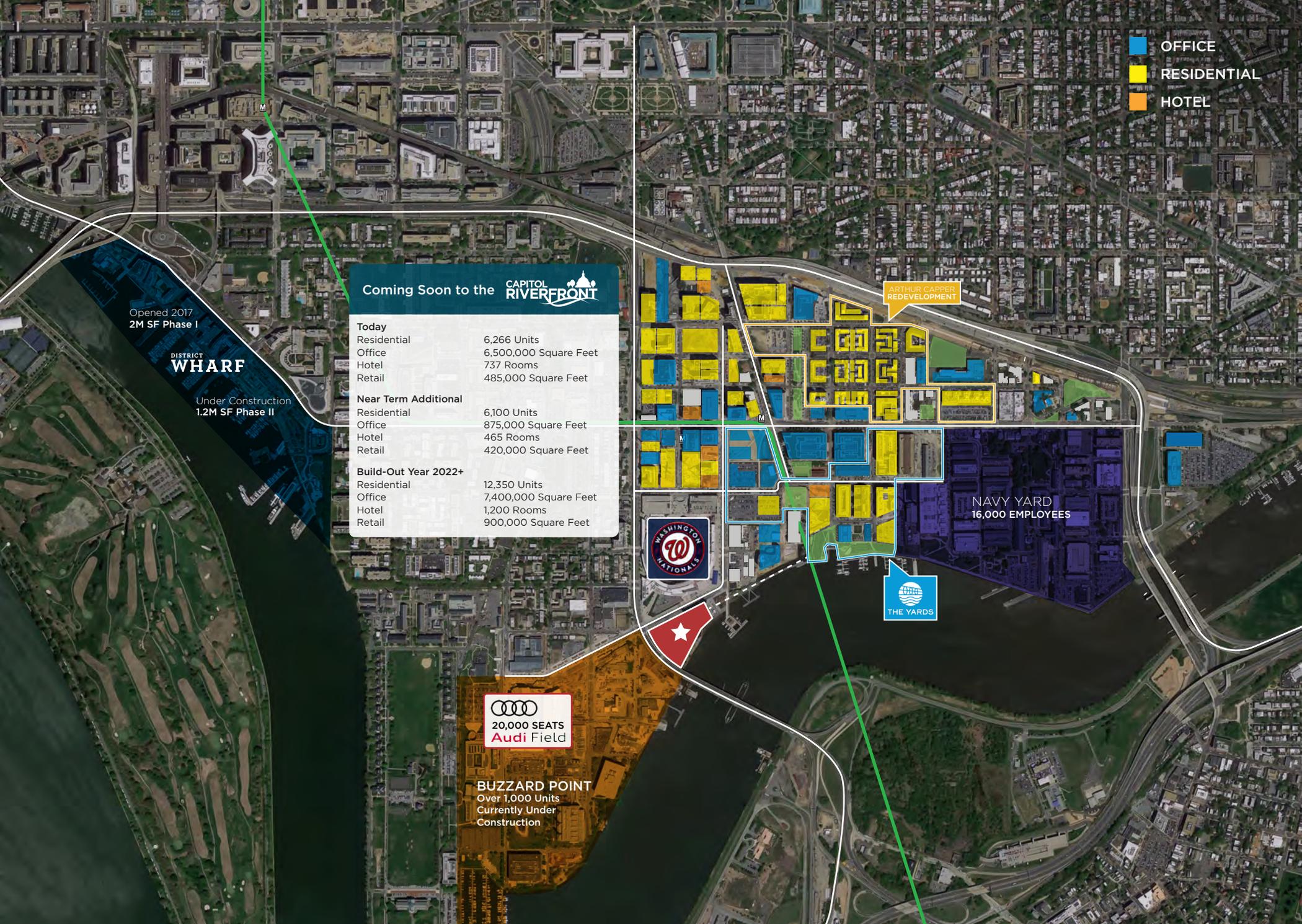
THE SALT LINE
OYSTER + ALE

DISTRICT
WINERY



Audi Field





- OFFICE
- RESIDENTIAL
- HOTEL

Coming Soon to the **CAPITOL RIVERFRONT**

| Today | |
|----------------------|-----------------------|
| Residential | 6,266 Units |
| Office | 6,500,000 Square Feet |
| Hotel | 737 Rooms |
| Retail | 485,000 Square Feet |
| Near Term Additional | |
| Residential | 6,100 Units |
| Office | 875,000 Square Feet |
| Hotel | 465 Rooms |
| Retail | 420,000 Square Feet |
| Build-Out Year 2022+ | |
| Residential | 12,350 Units |
| Office | 7,400,000 Square Feet |
| Hotel | 1,200 Rooms |
| Retail | 900,000 Square Feet |

Opened 2017
2M SF Phase I

DISTRICT WHARF

Under Construction
1.2M SF Phase II

ARTHUR CAPPER REDEVELOPMENT

NAVY YARD
16,000 EMPLOYEES

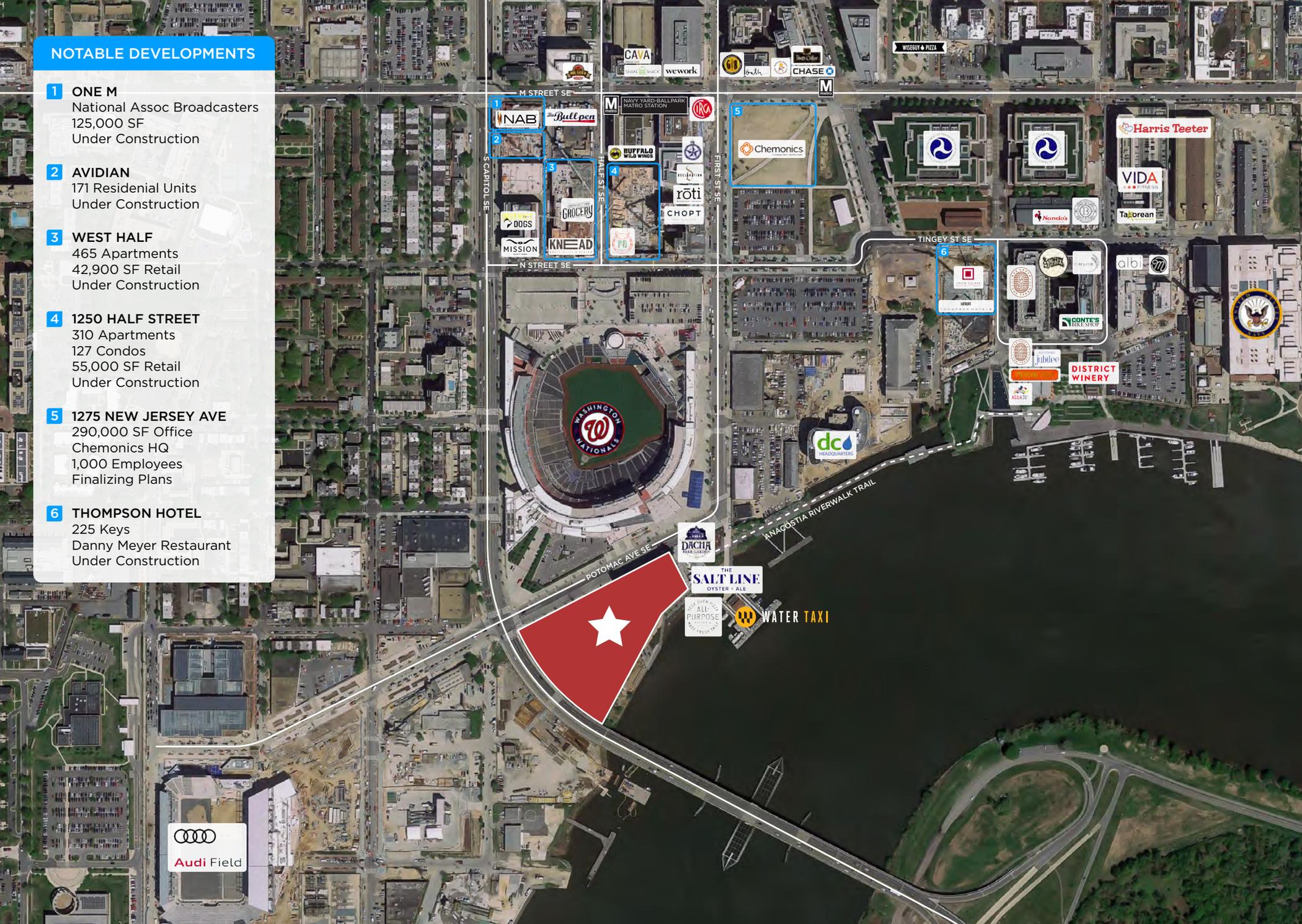


20,000 SEATS
Audi Field

BUZZARD POINT
Over 1,000 Units
Currently Under Construction

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



PHASE 3

PHASE 2

PHASE 1

5,111 SF



3,636 SF



DACHA
BEER GARDEN

THE SALT LINE
OYSTER - ALE

ALL PURPOSE

THE MAREN

SPECS

- Square footage | 5,111 RSF
- Frontage | 67'4" frontage along the waterfront
- Ceiling Heights | 24'
- Timing | Q4 2019
- Rent | Available upon request

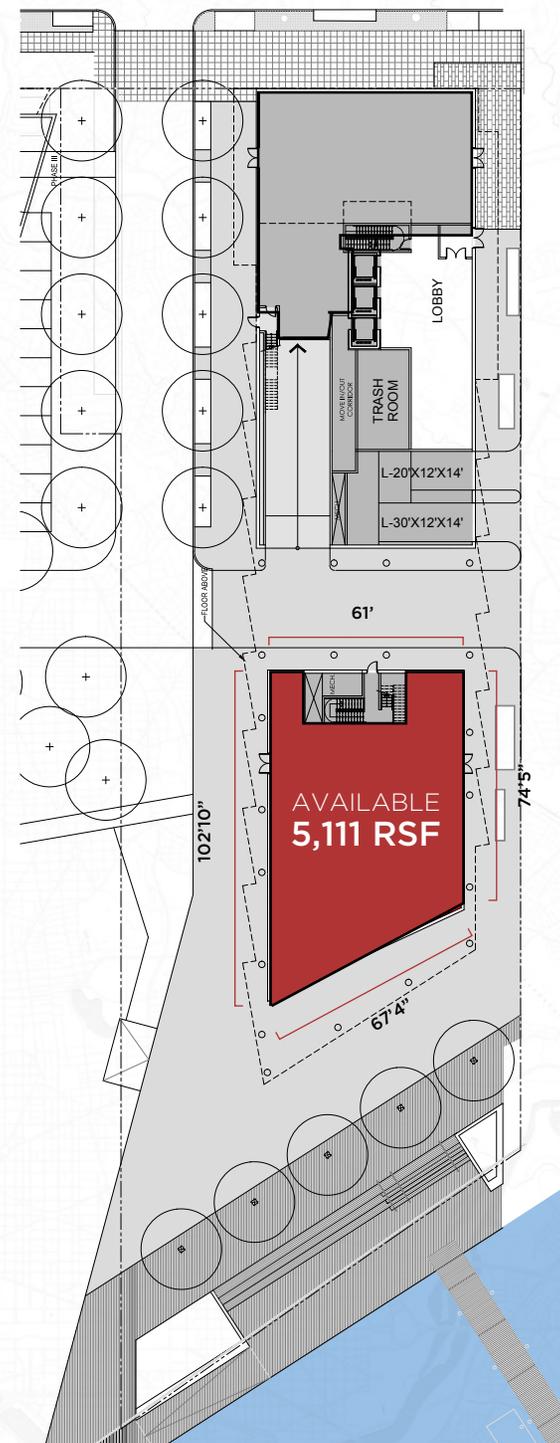
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DOCHALEX.COM



ANACOSTIA RIVER



OFFICE ANCHORS
IN NAVY YARD



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 Miles |
|---------------------------|-----------------|----------------|
| POPULATION | 5,287 | 16,556 |
| AVG HOUSEHOLD INCOME | \$72,489 | \$125,971 |
| TOTAL HOUSING UNITS | 3,472 | 10,998 |
| EMPLOYEES | 10,085 | 64,349 |
| FOOD AWAY FROM HOME (AVG) | \$3,165 | \$4,947 |