

FOR LEASE



# 1299 First Street SE

WASHINGTON, D.C.

13,303 SF





# NEW CONSTRUCTION DELIVERS 2020

## 13,303 SF

- Directly across the street from Nationals Park – home of the Washington Nationals
- Adjacent to The Yards, which is expanding under development
- Two-story building with functional cellar and rooftop space
- Two blocks from Navy Yard/ Ballpark metro station ●
- 120' of frontage on the northwest corner of N Street SE and First Street SE
- Five blocks south of the Capitol with direct access to I-295 and I-395
- 35,000 to 47,000 game-day population swell
- 18' of clearance on ground level



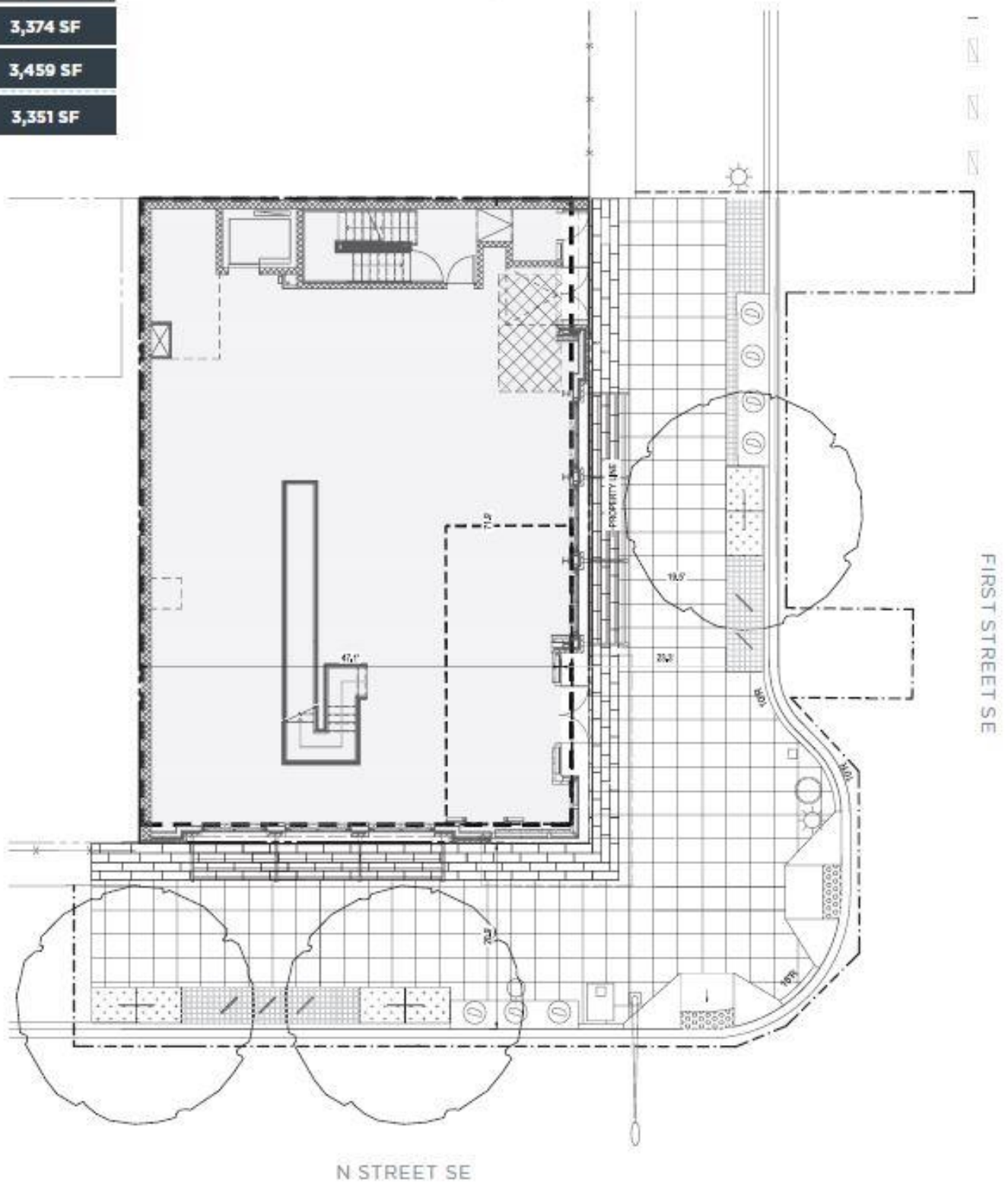
1299 First Street SE, Washington, D.C.



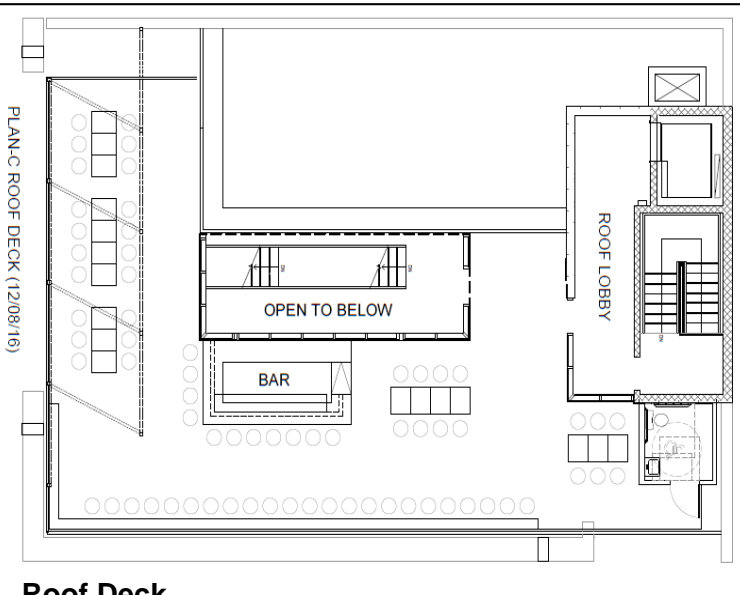
# SITE PLAN

13,303 SF Over 4 Levels

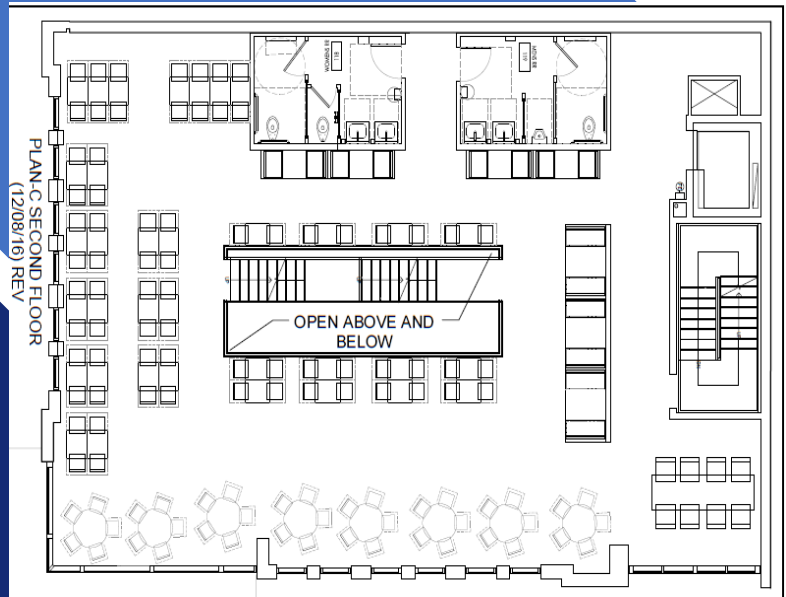
R	3,119 SF
2	3,374 SF
1	3,459 SF
B	3,351 SF



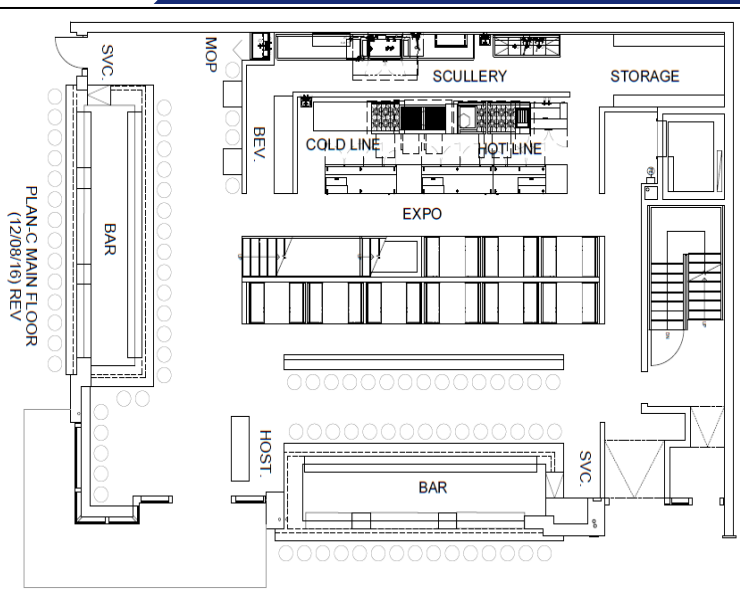
# HYPOTHETICAL PLAN



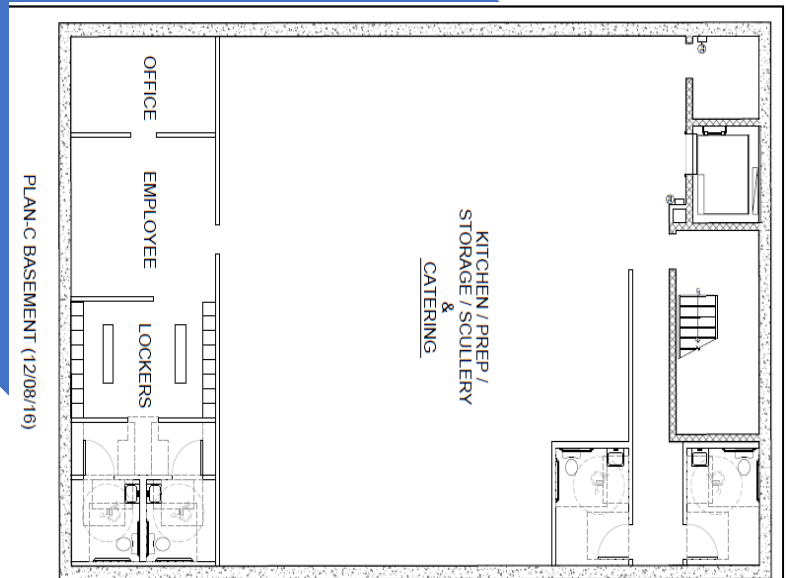
Roof Deck



Second Floor



Main Floor

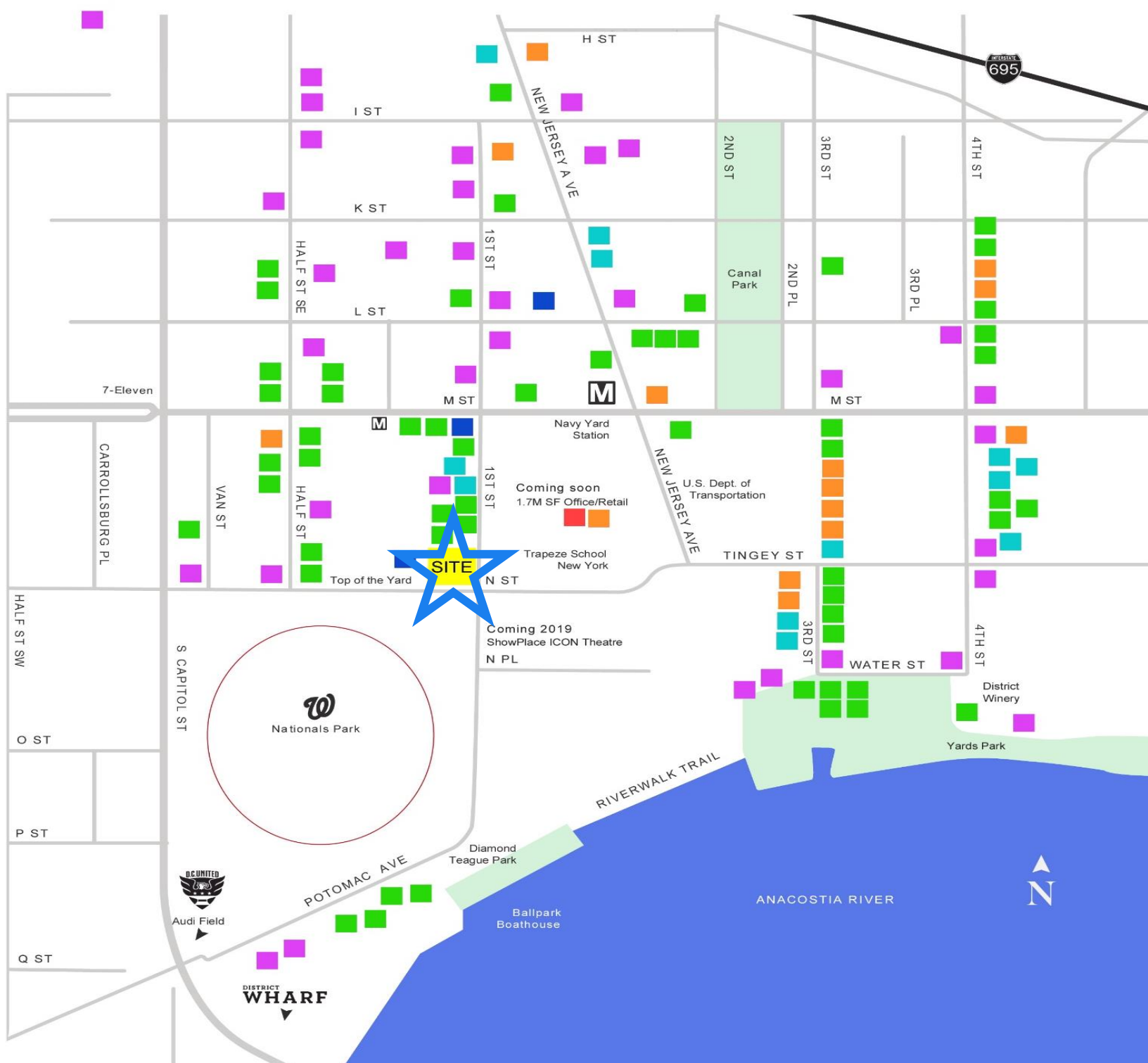


Basement



# SURROUNDING AREA MAP

- FOOD/RESTAURANT ■ OFFICE ■
- RESIDENTIAL ■ RETAIL ■
- WELLNESS ■ HOTEL ■



For Leasing Inquiries:

**Michael Goldman**  
 202.706.6201  
 mgoldman@mgaco.com

