

OFFICE/RETAIL SPACE AVAILABLE FOR LEASE

M & CO.
A CLEAN, CURLY COMPANY

ABOUT THE PROPERTY

Use:	Office/Retail Space
Size:	Approx. 2,195 SF
Levels:	2 Levels
Rent/Term:	\$30 PSF AND \$16.38 PSF
Availability:	Immediate



3301 RHODE ISLAND AVE, MT RAINIER, MD 20712

LEASING OPPORTUNITY OVERVIEW

Strategic Positioning on the DC Border Located just one block from the Washington, D.C. line (Eastern Ave), this property captures the best of both worlds: the historic, small-town charm of Mount Rainier and the high traffic of the Route 1 corridor connecting D.C. to Hyattsville and College Park.

LOCATION BENEFITS

- **High Visibility:** Situated directly on Rhode Island Avenue (Route 1) with significant daily traffic counts.
- **Gateway Arts District:** Be part of a federally designated Arts & Entertainment District, home to over 150 artists and arts organizations.
- **Walkable Community:** A "Main Street" atmosphere with high foot traffic from local residents and visitors to nearby cultural events.



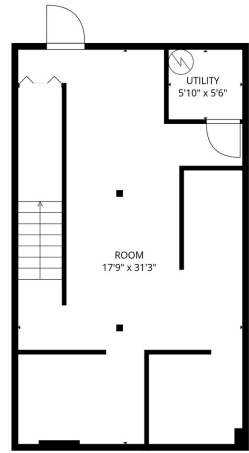
3401 8TH STREET NE
WASHINGTON, DC 20017

MARTHA LIRIANO

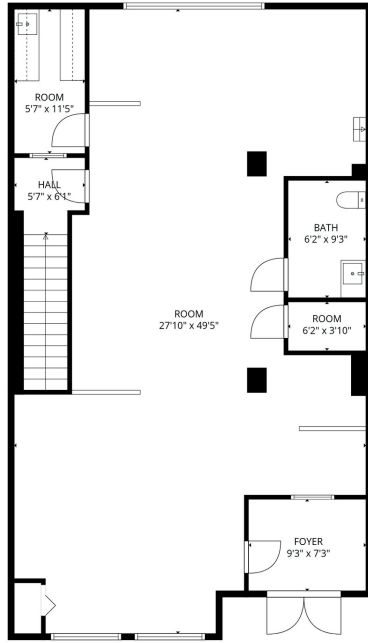
REAL ESTATE ADVISOR, RESIDENTIAL & COMMERCIAL

📞 202.848.5138 ✉️ MARTHA@MENKITIGROUP.COM

PRIME LIVE/WORK & RETAIL OPPORTUNITY



Basement 1



1st floor



PROPERTY FEATURES

Modern Industrial Aesthetic Built to inspire, 3301 Rhode Island Ave combines modern amenities with an industrial loft feel, perfect for creative entrepreneurs and customer-facing businesses.

- **Soaring Ceilings:** High, industrial-style ceilings that create an open, airy atmosphere.
- **Natural Light:** Expansive, storefront-style windows providing excellent natural lighting and street visibility.
- **Modern Construction:** Energy-efficient building (LEED standards) featuring sustainable design elements.

TRANSIT & PARKING

Unmatched Accessibility Commuting is effortless for employees and clients alike, with major transit hubs steps from the front door.

- Dedicated off-street and rear parking for tenants (check specific lease for allocation).
- Ample metered street parking and municipal lots nearby for customers.
- Located on major regional bike routes with bike racks available on-site. (Bike and Metro Friendly).

NEARBY BUSINESSES

- Dining & Nightlife:
 - Pennyroyal Station (Comfort food & craft cocktails)
 - Era Wine Bar (Upscale wine and small plates)
 - Aladdin Sizzler (Casual dining staple)
 - Glut Food Co-op (Historic vegetarian grocery)
- Services:
 - Mount Rainier Public Library

