



PLUG INTO RETAIL OPPORTUNITY IN HISTORIC ANACOSTIA

1201-1215 GOOD HOPE ROAD SE & 1909 MLK JR AVE SE | WASHINGTON, DC



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- The most **prominent intersection** in SE Washington, DC
- 20,000 SF of Office **100% pre-leased to Enlightened, Inc.**
- Bringing 150 cyber security jobs in an **unprecedented move from the downtown CBD to Anacostia**
- 16,000 SF new retail space **available Q1 2020**
- **New tech & real estate incubator** coming to 1909 MLK Jr. Ave
- **Hub of office, retail, and community activity:** DC DHCD, Anacostia Arts Center, Busboys & Poets, US Social Security office, 11th Street Bridge Park, and the Anacostia Playhouse
- **Epicenter of a vibrant mix** of commerce, culture, technology, and the arts

A VIBRANT HUB READY FOR RETAIL

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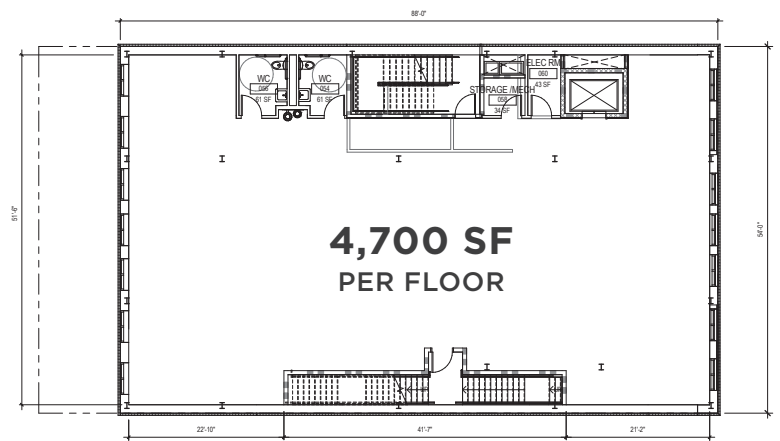
The Menkiti Group has partnered with Washington, DC-based technology company Enlightened, Inc. to create a true gateway at the most prominent intersection in Southeast DC. Together, the two 100% minority-owned District-based companies are committed to delivering a project that engages local residents in pathways to opportunity in this rapidly evolving market.



20,000 SF FOR TECH

Enlightened, Inc. is an award-winning Information Technology (IT) and Consulting firm that delivers end-to-end IT solutions with a focus on Cybersecurity, Software Development, and Integration solutions.

In an unprecedented move for DC's tech sector, Enlightened will relocate company headquarters from the downtown CBD to MLK Gateway. The company will also operate a technology incubator and jobs training center at 1909 MLK Jr Ave.



1909 MLK JR AVE

MLK GATEWAY

PROJECT OVERVIEW

The MLK Gateway in Historic Anacostia has been planned as an epicenter for business and commerce. It will be one of the first projects to deliver in the rapidly progressing Southeast quadrant of the District.

Designed for a mix of retail and office space to best serve the needs of the community, the project features the restoration of 22,000 square feet of historic ground floor retail, as well as 28,500 square feet of new office space.

Within immediate proximity of the MLK Gateway are valuable assets that make a thriving commercial corridor: well-established residential neighborhoods with a mix of housing types, historic landmarks, cultural institutions, government agencies, and dynamic performing and visual arts venues.

The retail components offer an amazing opportunity to locate to the center of Main and Main.

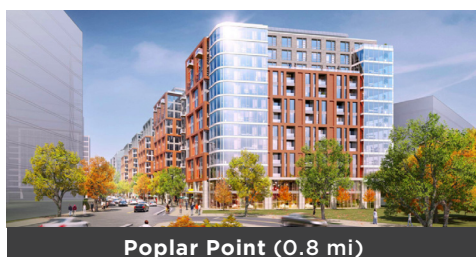


HIGHLY VISIBLE, WALKABLE URBAN RETAIL

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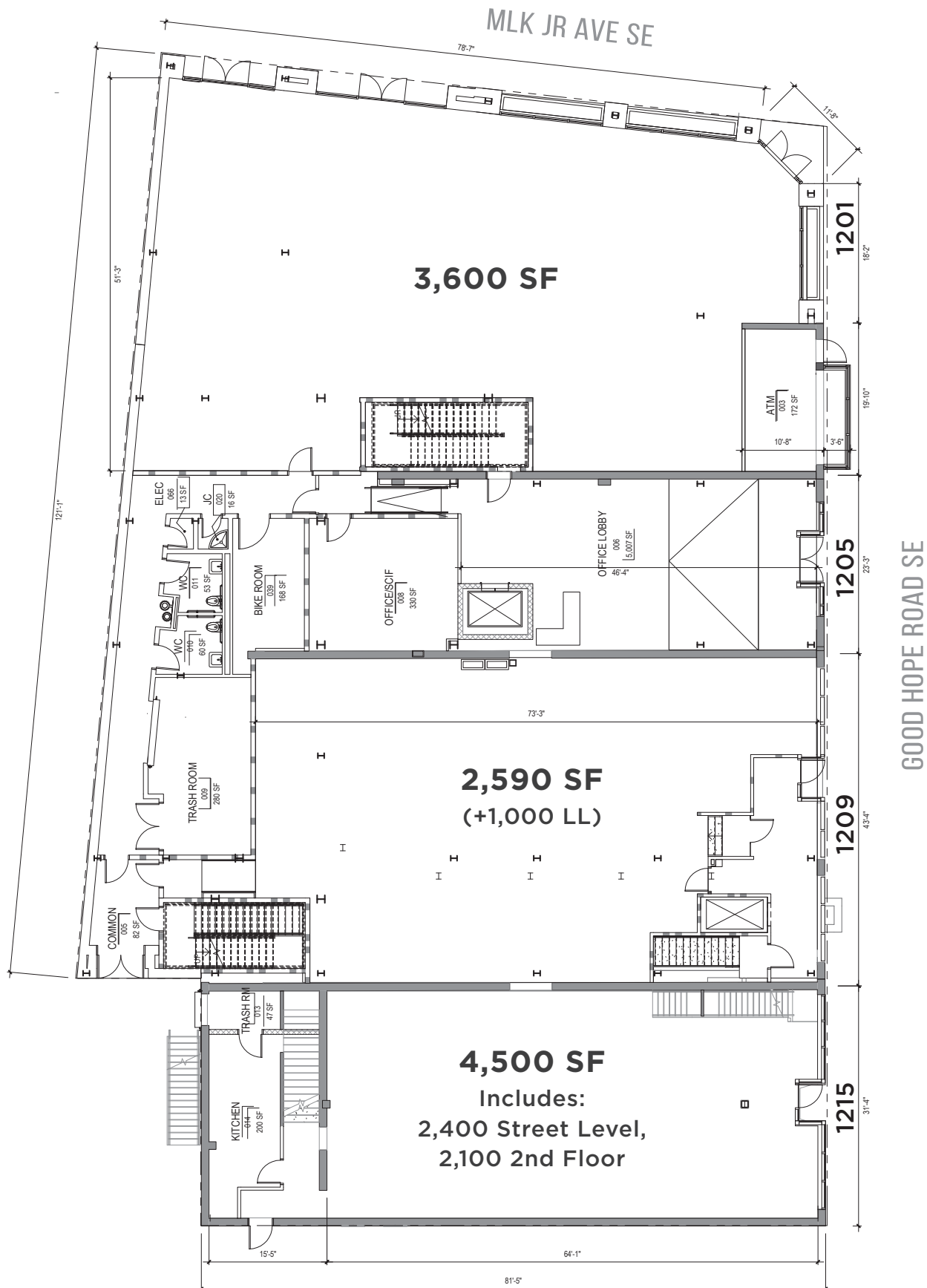
AT THE CENTER OF IT ALL

CAPITAL INVESTMENT FLOWING INTO SOUTHEAST DC



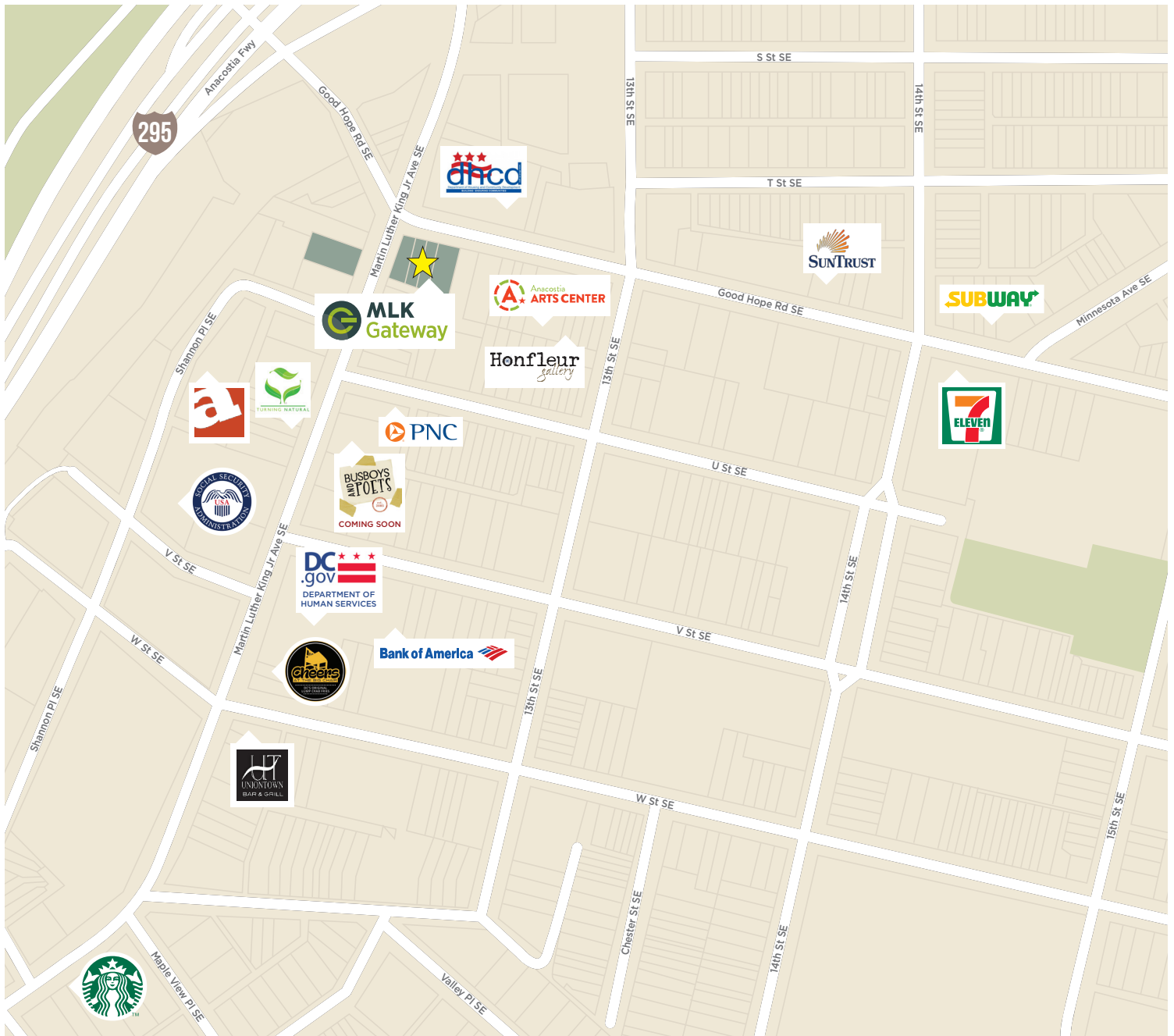
16,000 SF NEW RETAIL SPACE

AT THE CORNER OF MAIN & MAIN



A NEIGHBORHOOD PRIMED FOR GROWTH

A TRANSFORMATIONAL GATEWAY OF OPPORTUNITY



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WE KNOW NEIGHBORHOODS

We specialize in catalytic, pioneering development that brings jobs, retail amenity, and commerce to urban neighborhoods.

WE TRANSFORM COMMUNITIES

We maximize the potential of urban commercial corridors through thoughtful community engagement and unmatched execution.

WE ARE THE MENKITI GROUP

Contact us to learn more about our mission, track record, and additional leasing opportunities.

TRANSFORMING LIVES, CAREERS, AND COMMUNITIES THROUGH REAL ESTATE