



Benning Station
 Washington, DC
 315,000 square feet

Commercial
Mixed Use
Sustainable Design
Underground Parking

Strategically located atop the Benning Road Metro, Benning Station combines 180,000 SF of commercial office space, 18,000 SF of street level retail space, and 100,000+ SF of below-grade parking in one mixed-use complex. Rising in an articulated five-story bar faceting along the sweeping curve of Benning Road, the office/retail building sits back from residentially-scaled Blaine and 45th Streets, providing a reserve at the rear of the property for approximately 50,000 SF of future residential development to complete the block. The project exploits the sloping grade to provide at-grade access to loading at the second-floor level that will eventually become a partially below-grade plinth for the residential block and green-roof terrace along 45th Street. 270 spaces are provided on three levels of below-grade parking accessed from the low-point of the site adjacent to commercial Benning Road.

Presenting a dynamic corner gateway to new development concentrated at the Benning Road Metro, the project also intends to achieve LEED certification through a variety of site development and environmentally friendly building strategies and systems.