

# FOR SALE

## Residential Development Site At Metro

# 900

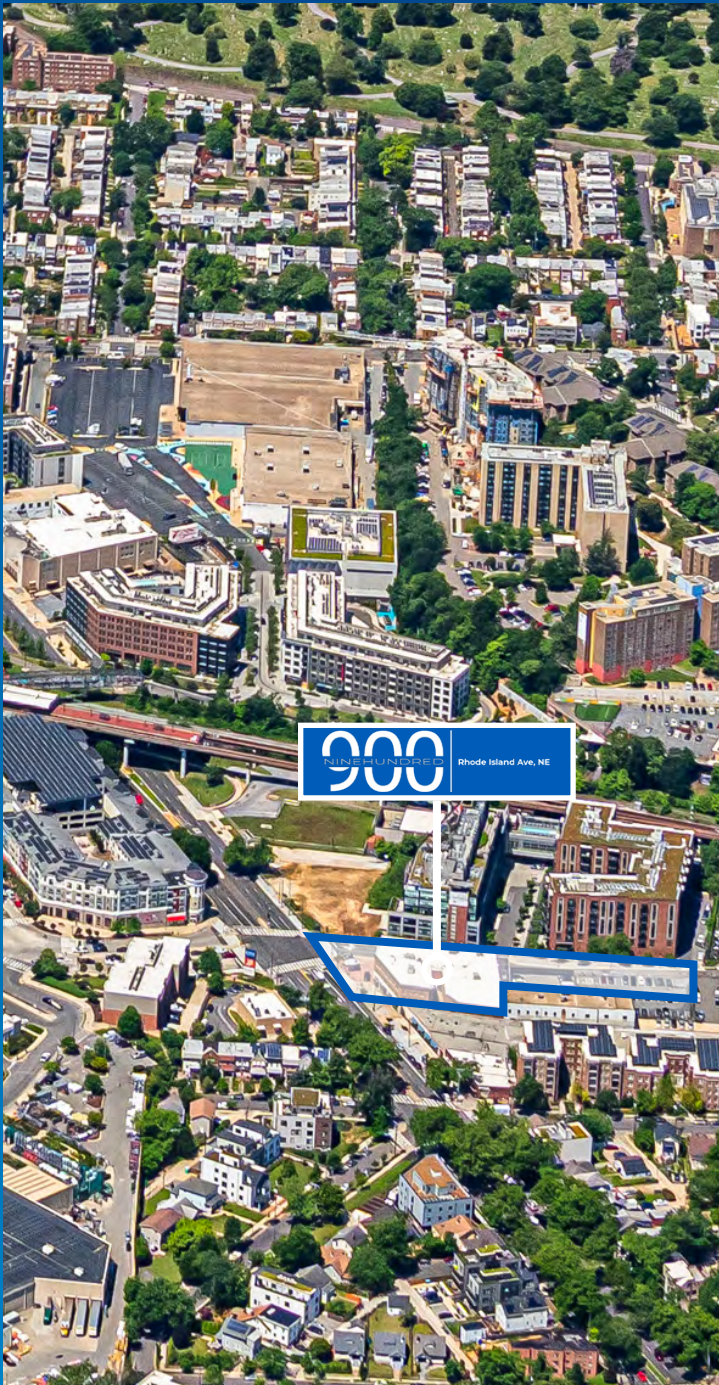
NINE HUNDRED Rhode Island Ave, NE

< 5 MIN WALK



 **TRANSWESTERN**®

MID-ATLANTIC CAPITAL MARKETS GROUP



# The Offering

Transwestern’s Mid-Atlantic Capital Markets Group is pleased to present the fee simple interest in 900 Rhode Island Avenue NE (the “Property”), a premier multi-family development opportunity located in Washington, DC. Strategically positioned adjacent to the Rhode Island Avenue Metro Station (Red Line), the Property offers exceptional transit-oriented development potential within the rapidly evolving Rhode Island Avenue corridor.

Zoned MU-6, the site allows for by-right residential redevelopment, eliminating the need for the Planned Unit Development (PUD) process or additional entitlements—streamlining the development process. The 43,996 square foot site allows for 264,000 - 315,000 square feet of density (6.0 – 7.2 FAR w/IZ).

Furthermore, the Property is currently leased to two tenants with the last lease expiring in January 2026, providing optionality to renew the tenants or move immediately forward with the redevelopment of the site.

## Property at-a-Glance

<b>Address</b>	900 Rhode Island Avenue, NE
<b>Square/Lot</b>	Square 3844 / Lot 0072
<b>Site Area</b>	43,996 SF Land Area (1.01 Acres)
<b>Zoning</b>	MU-6
<b>Current Density</b>	6.0 FAR (7.2 with Inclusionary Zoning)
<b>Potential Max FAR SF</b>	264,000 - 315,000
<b>Max Height</b>	90 Feet
<b>Existing Building Area</b>	33,350 SF
<b>Rear Surface Parking Lot</b>	~29,510 SF   67 spaces

# Investment Highlights

## Metro-Adjacent Transit-Oriented



One block to the Rhode Island Avenue - Brentwood Metro Station (Red Line) and located on one of Washington's major vehicular thoroughfares (39,000 cars daily).

## In-Place Cash Flow



98% leased to two tenants. There is optionality to renew tenants at the end of current lease term.

## Highly Amenitized Submarket



Directly across Rhode Island Avenue from a grocery store and abundant service retail. Two blocks from Bryant Place which includes approximately 250,000 square feet of place-making retail.

## Timing Advantage



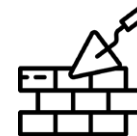
Investors have the timing optionality to introduce a new project to the market with limited new supply delivering over the next few years.

## Visibility



Over 160 feet of frontage on Rhode Island Ave providing a highly visible project.

## In The Path of Growth



Continuing the eastward path of new mixed-use development.

# Irreplaceable Location



**ARLINGTON**

**GEORGETOWN**

**NATIONAL MALL**

**THE WHITE HOUSE**

**MEDSTAR HEALTH**

**CHILDREN'S NATIONAL**

**HOWARD UNIVERSITY**

**TRINITY UNIVERSITY**

**NOMA**

**UNION MARKET**

**IVY CITY**

**900** | NINEHUNDRED Rhode Island Ave, NE



**NEW YORK AVE - 46,000 VPD**

**RHODE ISLAND AVE - 33,000 VPD**

## DEAL CONTACTS

### INVESTMENT SALES

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### FINANCING

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## CONFIDENTIALITY AGREEMENT

**RE: 900 Rhode Island Ave, NE  
Washington, DC (the "Property")**

Dear Investor:

TRANSWESTERN ("TW") is acting as the exclusive agent in the sale of the above referenced Properties. The above referenced Properties' owner is making you aware of this investment opportunity as well as making available to you and certain of your employees and representatives (hereinafter all together referred to as "Recipient") certain information, data and documents (collectively, the "Information") which TW [and Owner] consider to be proprietary and confidential in nature. Accordingly, in consideration of being given such access, Recipient hereby agrees as follows:

1. That Recipient will treat the Information (and the fact that the same is being disclosed to Recipient) as being strictly confidential;
2. That Recipient will not disclose the Information (or any of the content thereof), except to those employees, representatives, consultants and professional advisors of Recipient who have a legitimate need to review or know same and who have, prior to disclosure, agreed in writing to be bound by the terms of confidentiality set forth herein;
3. That Recipient will not make additional copies of the Information or allow copies thereof to be made, except for use exclusively by persons described in paragraph 2 above;
4. That Recipient, and the persons described in paragraph 2 above, will use the Information solely for the purpose of pursuing the acquisition of the above referenced Properties.
5. That the Information will not be retained by Recipient or by the persons described in paragraph 2 above, after the use thereof is no longer required, and all written materials will be either destroyed or returned to TW.
6. That Recipient acknowledges it is acting solely on its own and has not retained or authorized a broker to assist it in evaluating the Properties; and will not, under any circumstances whatsoever, make any claim against Owner or TW for any fees or other compensation or for any loss, damage, or expense suffered or incurred in connection with its activities with respect to the Properties.
7. That Recipient will not contact the lender of the above referenced Properties without written permission from Owner.

Please indicate Recipient's agreement to, and acceptance of, these terms of confidentiality by signing this letter where indicated and returning it to TW at your earliest convenience.

### TRANSWESTERN

If you are in agreement with the foregoing, please sign this Agreement and return it to **Rowan Miller (Email: rowan.miller@transwestern.com)**. Accepted and Agreed To This \_\_\_\_\_ Day of \_\_\_\_\_, \_\_\_\_.

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Telephone: \_\_\_\_\_

Company: \_\_\_\_\_

Email: \_\_\_\_\_