



# KINGMAN PLACE

7-PARCEL MULTI-FAMILY  
REDEVELOPMENT

1529 Kingman Pl NW  
Washington, DC  
*Logan Circle Cluster*

CONFIDENTIAL OFFERING MEMORANDUM



## Tours

Prospective purchasers will be afforded the opportunity to visit the Property by appointment only. To not disturb the Property's ongoing operations, visitation requires advance notice and scheduling.

To schedule your tour of the property please contact Tim Farrell or John Williams.

## Offer Submission

Offers should be submitted in the form of a non-binding Letter of Intent to Tim Farrell and John Williams.. Terms and conditions of Purchaser's offer should at the minimum include:

- Offer price
- Earnest money deposit
- Due diligence and closing period
- Buyer resume with proof of funds



## LEAD BROKERS

### Tim Farrell

Director

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### John Williams

Director

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# DEAL OVERVIEW

Cushman & Wakefield is pleased to present the exclusive opportunity to acquire a rare redevelopment assemblage at Kingman Place NW, in the heart of Washington, DC's coveted Logan Circle neighborhood. The offering is located between 13th and 14th Streets NW, and P and Q Streets NW, just steps from Logan Circle and the vibrant 14th Street corridor.

Formerly home to the Kingman Boys & Girls Club, the site is ideally suited for multifamily redevelopment. The offering consists of seven (7) parcels within a larger ten-parcel assemblage and encompasses approximately 0.25 acres of RA-2 zoned land. This presents a rare opportunity to control a significant redevelopment site in one of the District's most supply-constrained residential markets.

Five (5) parcels contain structural improvements. Four (4) are contiguous, improved with a large building featuring tall ceilings and substantial second-floor space that may be well suited for residential conversion or redevelopment. The fifth, non-contiguous parcel is improved with a single-family home, presenting an additional redevelopment opportunity. The remaining two (2) parcels are undeveloped land. One is currently used for parking, providing added flexibility for site planning and density and the other is raw land. All existing improvements are 100% vacant, allowing for an efficient redevelopment process.

**CALL FOR OFFERS**  
**SEPTEMBER 9TH, 2026**

## PROPERTY INFORMATION

|                   |                                       |
|-------------------|---------------------------------------|
| Address           | 1525 - 1529 Kingman Place NW          |
| Former Use        | Boys and Girls Club                   |
| Historic District | Greater 14th Street Historic District |
| # Parcels         | 7                                     |
| Lot Size          | .21 Acres                             |
| Total SF          | Unknown                               |
| Ward              | 2                                     |
| Zoning            | RA-2                                  |
| Classification    | RMOD (Residential Moderate Density)   |



# DEAL CLUSTER FOR SALE

## 7 PARCELS AVAILABLE

**816** - One level structure.  
Assume it will need to remain  
one level

**821** - Two story gable roof

**822** - Two story gable roof

**823** - Flat roof barn

**818** - Dilapidated house to be  
renovated

**819** - Vacant street lot

**845** - Vacant alley lot



**EXCEPTIONAL  
LOCATION.  
UNMATCHED  
POTENTIAL.**



# CALL FOR OFFERS

## SEPTEMBER 9TH, 2026

## TRANSACTION SNAPSHOT

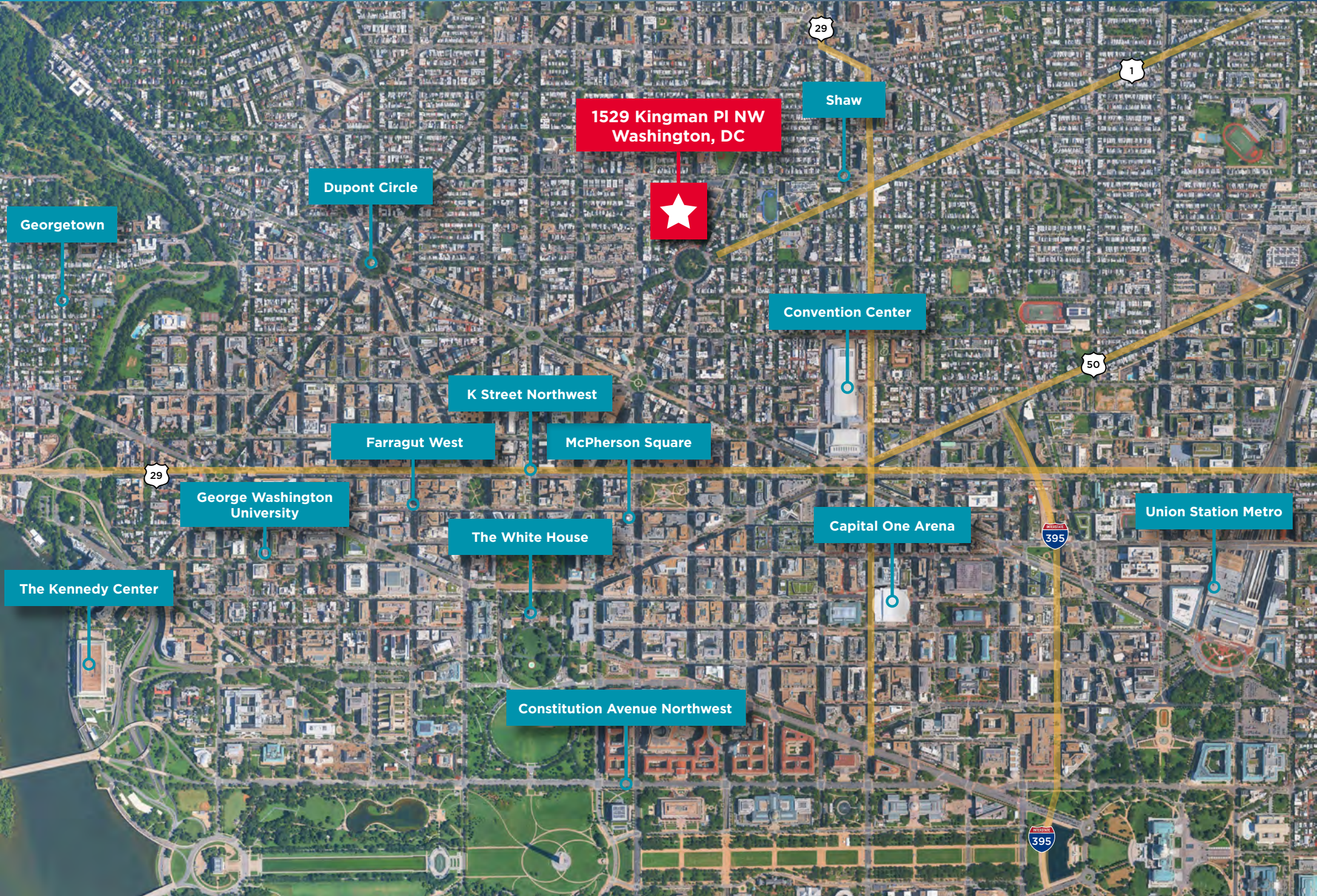


## UNPRICED

### PROPERTY BREAKDOWN

| Address            | Parcel    | Acres | Use Code                                            | 2026 AV     |
|--------------------|-----------|-------|-----------------------------------------------------|-------------|
| 1529 Kingman PI NW | 0241 0816 | 0.02  | 087 - Recreational                                  | \$310,530   |
| 1525 Kingman PI NW | 0241 0818 | 0.04  | 011 - Residential-Row-Single-Family                 | \$1,217,820 |
| 1529 Kingman PI NW | 0241 0819 | 0.04  | 191 - Vacant-True commercial vacant land (class 2)  | \$451,580   |
| Kingman PI NW      | 0241 0821 | 0.03  | 087 - Recreational                                  | \$726,070   |
| Kingman PI NW      | 0241 0822 | 0.02  | 087 - Recreational                                  | \$494,010   |
| Kingman PI NW      | 0241 0823 | 0.02  | 087 - Recreational                                  | \$463,470   |
| Kingman PI NW      | 0241 0845 | 0.04  | 091 - Vacant-True Residential vacant land (class 1) | \$457,620   |

|                     |  |      |  | Assessed Value |
|---------------------|--|------|--|----------------|
| 7 Parcel Assemblage |  | 0.21 |  | \$4,121,100    |



# HIGHEST & BEST USE

**CONTRIBUTING  
STRUCTURE MAP**



**MATTER OF RIGHT USES,  
ACCESSORY USES AND  
SPECIAL EXCEPTION USES**

The subject properties are located within the Greater Fourteenth Street Historic District, and one or more of the existing buildings appear to be contributing historic structures (see historic district map). Any exterior alterations, façade modifications, demolition, or redevelopment of the properties will be subject to review and approval by the Historic Preservation Review Board (HPRB).

The properties are zoned RA-2, which permits residential development at a maximum density of 1.8 FAR as a matter of right, or up to 2.16 FAR for Inclusionary Zoning (IZ) projects. The maximum permitted building height is 50 feet. Through the Planned Unit Development (PUD) process, projects may be eligible for up to 34% additional density and a maximum building height of 60 feet, subject to District approval.

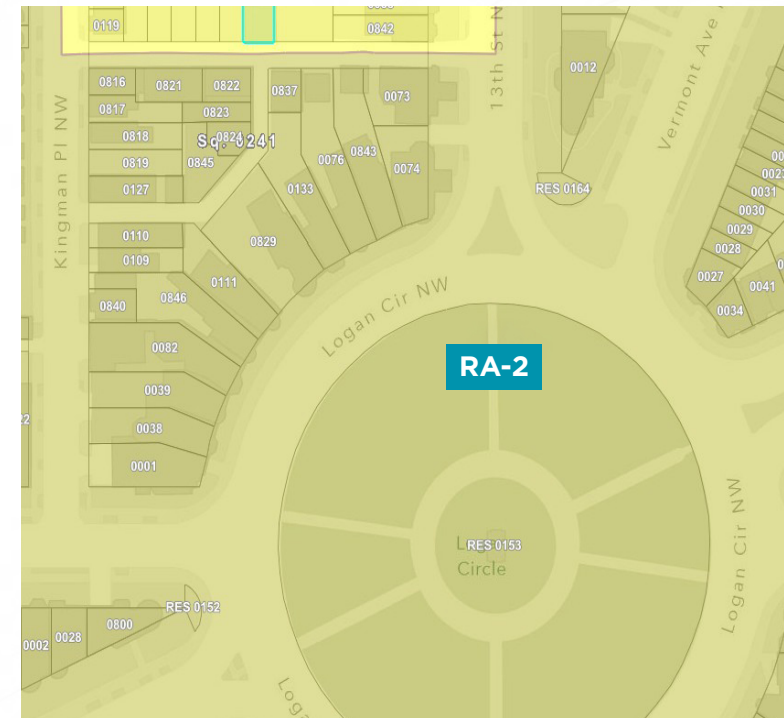
Additional development standards include:

- Rear Yard: Minimum 15 feet
- Side Yard: Not required; if provided, minimum 4 feet
- Open Court (Residential – 3 or More Units): Minimum width of 4 inches for each foot of court height, but not less than 10 feet
- Closed Court (Residential – 3 or More Units): Minimum width of 4 inches for each foot of court height, but not less than 15 feet. Minimum area must equal twice the square of the required court width, but not less than 350 square feet.
- Lot Occupancy: 60%
- Green Area Ratio (GAR): 0.40

In addition to residential development, the RA-2 zone allows a limited number of non-residential uses by right, while certain additional uses may be permitted through the special exception process, which requires a public hearing. Prospective purchasers should consult the District's Zoning Regulations for a complete list of permitted uses and applicable development standards.

**FOR QUESTIONS, REACH OUT TO:**

**[Leila Batties with Holland & Knight](#)**



## REDEVELOPMENT ASSUMPTIONS

1529 Kingman Place NW, constructed in 1908 as a one-story warehouse structure, is street facing on Kingman Street. Any modifications are subject to review and approval by the Historic Preservation Review Board.

The adjacent two-story structures, originally constructed in 1880 and 1900 as private stables, offer additional adaptive reuse potential. Preliminary concepts contemplate restoring previously enclosed window and door openings to enhance natural light and residential functionality. Additional modifications, including carefully designed rear façade openings and low-profile dormers, may be feasible while preserving the historic character of the structures.

The historic character of the existing structures provides a unique opportunity to incorporate adaptive reuse elements into a future residential redevelopment.

Recent and future zoning flexibility related to alley lot development in Washington, DC may provide additional opportunities for increased residential density and more efficient utilization of historically constrained sites.

Based on preliminary redevelopment assumptions, the alley parcels may support a boutique multifamily concept if developed individually while maintaining dedicated alley access and accommodating approximately four off-street parking spaces. We believe there to be potential for a unit mix consisting of approximately 13 residential units, including:

- Six (6) one-bedroom units
- Three (3) two-bedroom units
- Four (4) three-bedroom units

The resulting redevelopment could support:

- Approximately 16,000 gross square feet with parking or
- Approximately 18,000 gross square feet without parking, subject to final design, zoning review, and entitlement approvals
- Reconstruction of cellar space at 818 Kingman Place NW
- The addition of a new cellar level at 819 Kingman Place NW

Final redevelopment potential is subject to detailed architectural review, historic considerations, zoning analysis, and applicable District approvals.







# WASHINGTON, DC

The Washington, DC metropolitan area is one of the nation's most resilient and economically diverse markets, home to more than 6.5 million residents and supported by a highly educated workforce, strong household incomes, and a deep employment base. More than 50% of residents hold a bachelor's degree or higher, among the highest rates in the country, contributing to a highly skilled labor pool and strong economic productivity.

As the nation's capital, the region benefits from the stability of the federal government while continuing to expand across technology, healthcare, defense, education, and professional services sectors. The Washington, DC economy generates more than \$700 billion in annual GDP and is home to one of the largest concentrations of government, corporate, and institutional employers in the United States.

The region's strong demographics continue to drive residential demand, with median household incomes exceeding \$100,000 and a growing preference for walkable, transit-oriented communities. Limited land availability, high barriers to new supply, and sustained renter demand have made Washington, DC one of the nation's premier multifamily investment markets.



## POPULATION

237,149



## MEDIAN AGE

35.1



## BACHELOR'S DEGREE OR HIGHER

73%



## HOUSEHOLDS

124,184



## AVG HOUSEHOLD INCOME

\$157,210

2-mile radius 2025 numbers per Costar

# DC METRO OVERVIEW



## THE NATION'S CAPITAL

Home to the federal government, 177 embassies, and thousands of nonprofits and associations.



## 800,000+ RESIDENTS (5-MILE)

A diverse and highly educated population with strong demand drivers.



## \$157,210 AVERAGE HOUSEHOLD INCOME

Among the highest of U.S. cities.



## DIVERSE ECONOMY

Anchored by government, healthcare, education, and professional services.



## TOP-TIER TALENT

Home to over 20 colleges and universities.



### TOP HOSPITALS IN DC



MedStar Washington Hospital Center



The George Washington University Hospital



Children's National Hospital



Sibley Memorial Hospital



**#2 BEST CITY FOR JOB OPPORTUNITIES**

ZipRecruiter



**#1 MOST EDUCATED CITY IN THE U.S.**

WalletHub



**TOP 3 BEST CITY FOR BUSINESS**

Forbes

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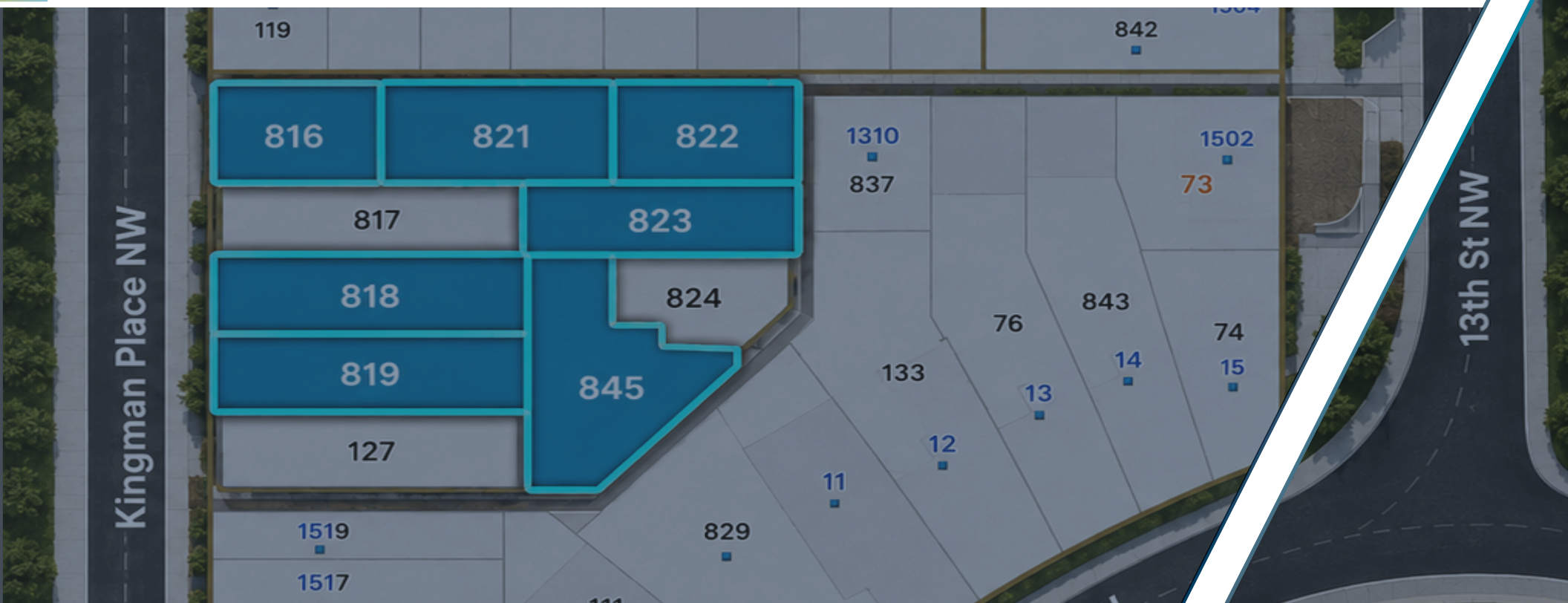
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