

58 DEDICATED PARKING SPACES AVAILABLE


34,088 SF AVAILABLE BUILDING



JOIN THESE AREA ATTRACTIONS



COMMERCIAL/OFFICE SPACE FOR LEASE

- 34,088 SF Full Building Opportunity with 58 dedicated parking spaces
- Corner property with billboard visibility to Rhode Island Avenue's 28,000 VPD
- Easily accessible at a full movement traffic signal
- Across the street from  with 4,100 riders per day.

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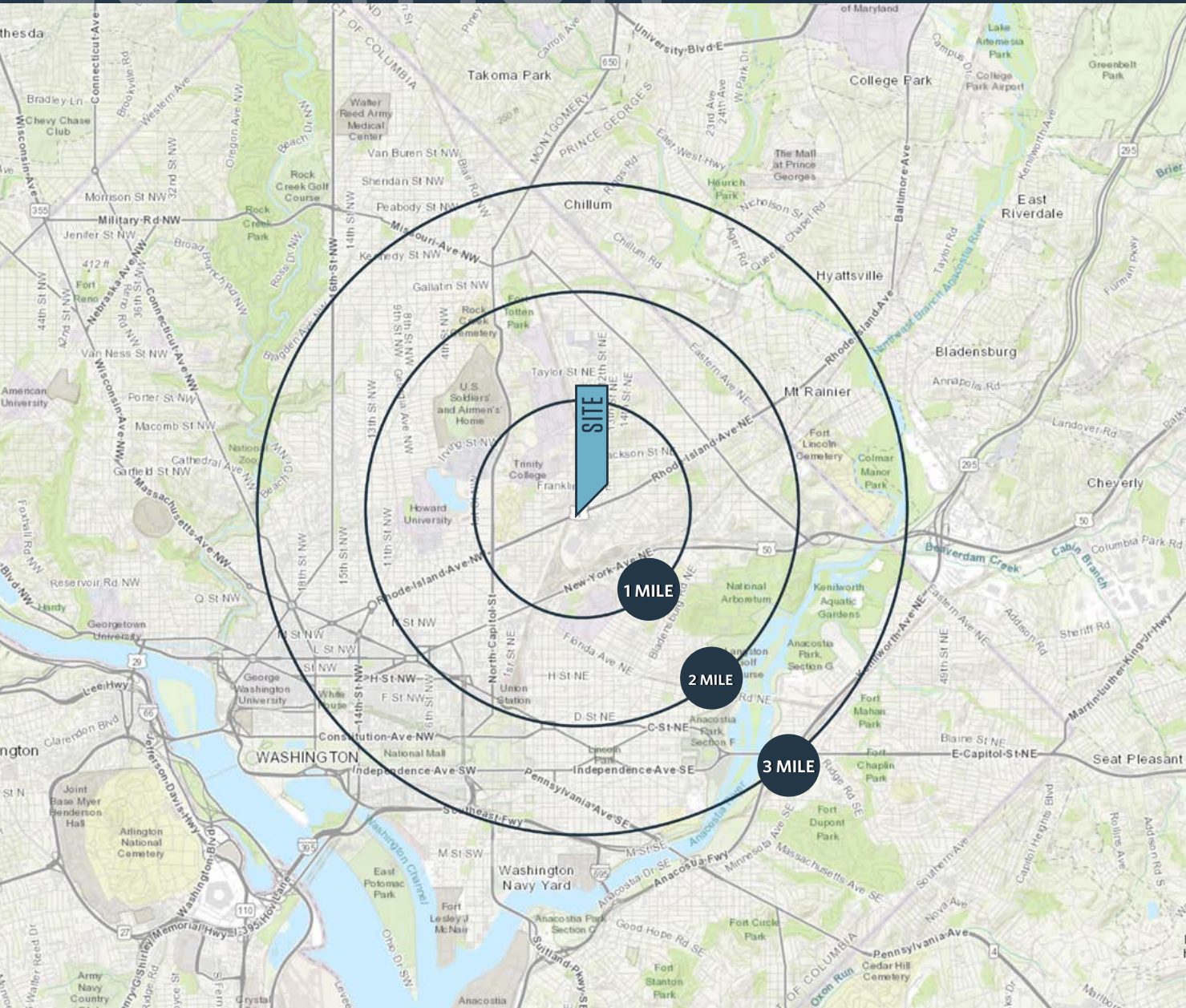
HARRY DEMATATIS
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LOCATION

900 RHODE ISLAND AVE NE

WASHINGTON, DC 20018



DEMOGRAPHICS | 2024:

1-MILE	2-MILE	3-MILE
Population		
34,968	170,974	387,533
Daytime Population		
32,351	206,907	663,468
Average HH Income		
\$142,750	\$160,070	\$165,124
# of Households		
16,007	77,294	180,957

10 MIN DRIVE | 15 MIN DRIVE

Population	
165,142	455,725
Daytime Population	
197,216	721,455
Average HH Income	
\$154,602	\$156,270
# of Households	
73,404	207,630

METRO RIDERSHIP | 2024:

Rhode Island Ave 4,100 PPD

TRAFFIC COUNT | 2023:

Rhode Island Ave 28,000 ADT

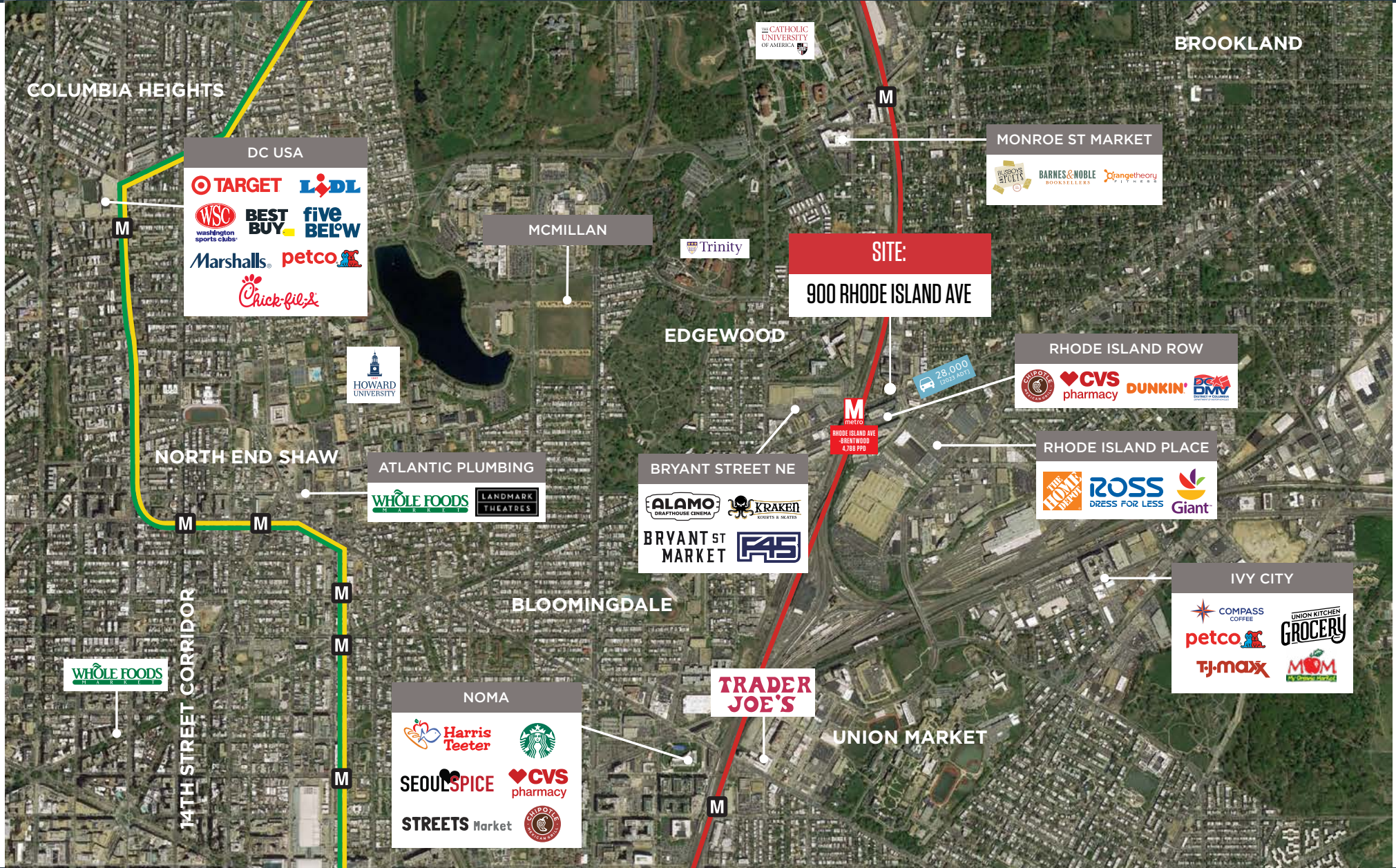
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VICINITY MAP - NOT TO SCALE
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LEGEND

- ⊕ SIGN
- ⊕ LIGHT POLE
- ⊕ ELECTRIC MANHOLE
- ⊕ TRAF. SIGNAL POLE
- ⊕ GAS VALVE
- ⊕ SAN, SEW, MH
- ⊕ WATER METER
- ⊕ WATER MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ GAS METER
- ⊕ BOLLARD
- PROPERTY LINE

SURVEYOR'S CERTIFICATION

TO: BOUNDARY COMPANIES LLC, BOUNDARY 900 R AVE LLC, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS; FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND ITS SUCCESSORS AND ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 7(b), 7(c), 8, 9, 11 (B) AND 11 (C), 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 9, 2018.

DATE OF PLAT OR MAP: APRIL 11, 2018

Ben J. Grouse

BEN J. GROUSE
LICENSED LAND SURVEYOR
DISTRICT OF COLUMBIA
LICENSE NO. LS-800483
EXP: AUGUST 31, 2018



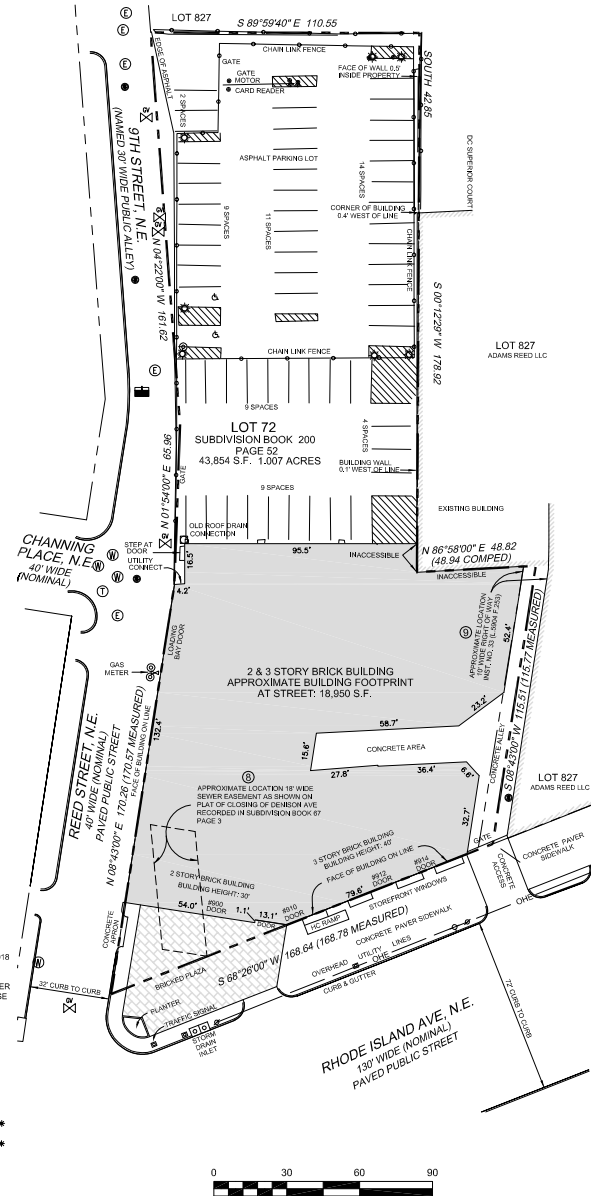
LAST REVISION: 04/17/18 TITLE INFORMATION ADDED
05/20/18 PER REVISION TITLE COMMITMENT
05/21/18 ZONING REPORT & REVISED TITLE COMMITMENT
06/01/18 TITLE COMMITMENT REVISED

ALTA/NSPS LAND TITLE SURVEY
LOT 72, SQUARE 3844
900 RHODE ISLAND AVENUE, N.E.
WASHINGTON, DISTRICT OF COLUMBIA
SCALE: 1" = 30' DATE: APRIL 2018
SHEET 1 OF 1 DRAWING NO: 50102662



Dewberry
Engineers Inc.
Formerly known as
Dewberry & Davis LLC

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ZONING INFORMATION

THE FOLLOWING INFORMATION IS TAKEN FROM A LAND USE AND ZONING ANALYSIS, DATED APRIL 16, 2018 PREPARED BY GOULSTON & STORRS.

* NOTE: SOME REQUIREMENTS REQUIRE INTERPRETATION, OR ARE DEPENDENT ON USE. PLEASE REFER TO THE ZONING ANALYSIS FOR COMPLETE INFORMATION REGARDING THE EXISTING AND POTENTIAL USE OF THE SITE AND APPLICABLE REQUIREMENTS.

ZONING: MU-6; THE MU-6 DISTRICT IS DESIGNED TO ACCOMMODATE MEDIUM TO HIGH DENSITY MIXED-USE DEVELOPMENT PRIMARILY FOCUSED ON RESIDENTIAL BUILDINGS.

BUILDING CATEGORY	RESIDENTIAL	RESIDENTIAL (IZ) (INCLUSIONARY ZONING)	NON-RESIDENTIAL
MAXIMUM LOT OCCUPANCY	80%	90%	N/A
MAXIMUM HEIGHT	90 FEET	90 FEET	90 FEET
REAR YARD SETBACK	15 FEET*	15 FEET*	15 FEET*
SIDE YARD SETBACK	NONE REQUIRED	NONE REQUIRED	NONE REQUIRED*
MAXIMUM FLOOR AREA RATIO	6	7.2	2
COURTS	NONE REQUIRED*	NONE REQUIRED*	NONE REQUIRED*
PARKING	*	*	*
BICYCLE PARKING	*	*	*
LOADING	*	*	*
GREEN AREA RATIO	*	*	*
PENTHOUSE	*	*	*



SITE PLAN

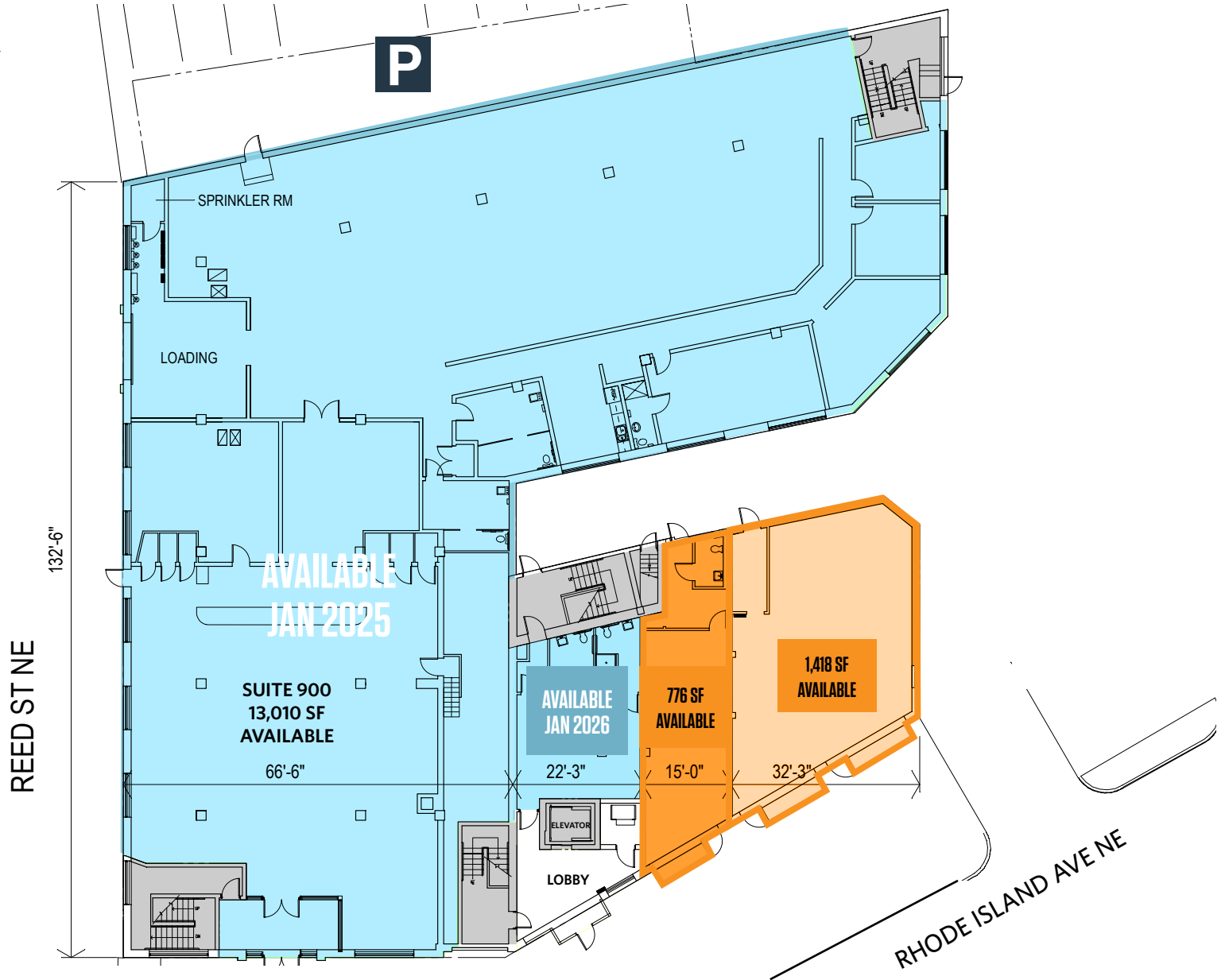
900 RHODE ISLAND AVE NE

WASHINGTON, DC 20018

STREET LEVEL PLAN

FULL 15,204 SF
STREET LEVEL
AVAILABLE

- FUTURE AVAILABILITY
- IMMEDIATE AVAILABILITY



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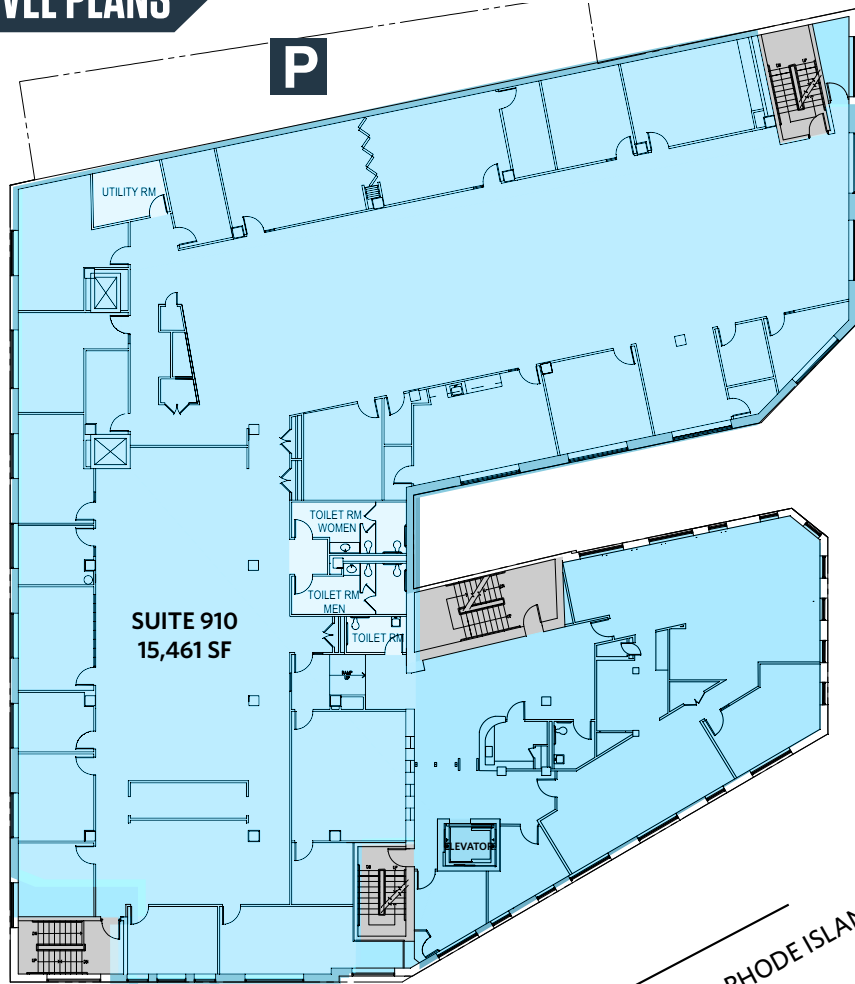
SITE PLAN

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WASHINGTON, DC 20018

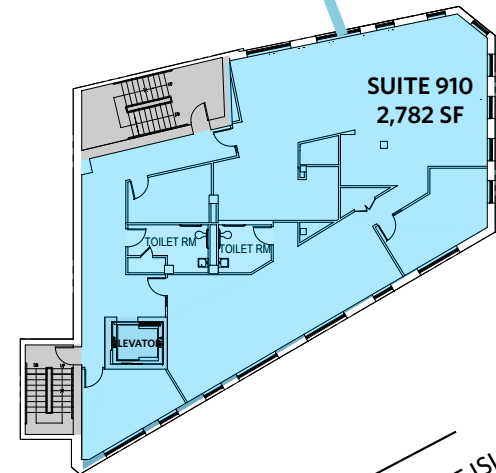
2ND & 3RD LEVEL PLANS

FULL FLOORS
18,243 SF
AVAILABLE



2ND FLOOR

18,243 SF
AVAILABLE
JAN 2026



3RD FLOOR

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BIRDS EYE

900 RHODE ISLAND AVE NE

WASHINGTON, DC 20018



10TH STREET - 1,900 VPD

RHODE ISLAND AVE - 28,000 VPD

PARKING

900 RHODE ISLAND AVE

REED STREET - 2,000 VPD

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