

58 DEDICATED PARKING SPACES AVAILABLE

34,088 SF AVAILABLE BUILDING




18,884 SF AVAILABLE JAN 2026

15,204 SF AVAILABLE JAN 2025

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.

JAKE LEVIN
jlevin@klnb.com | 202-909-6102

MATT SKALET
mskalet@klnb.com | 202-420-7775

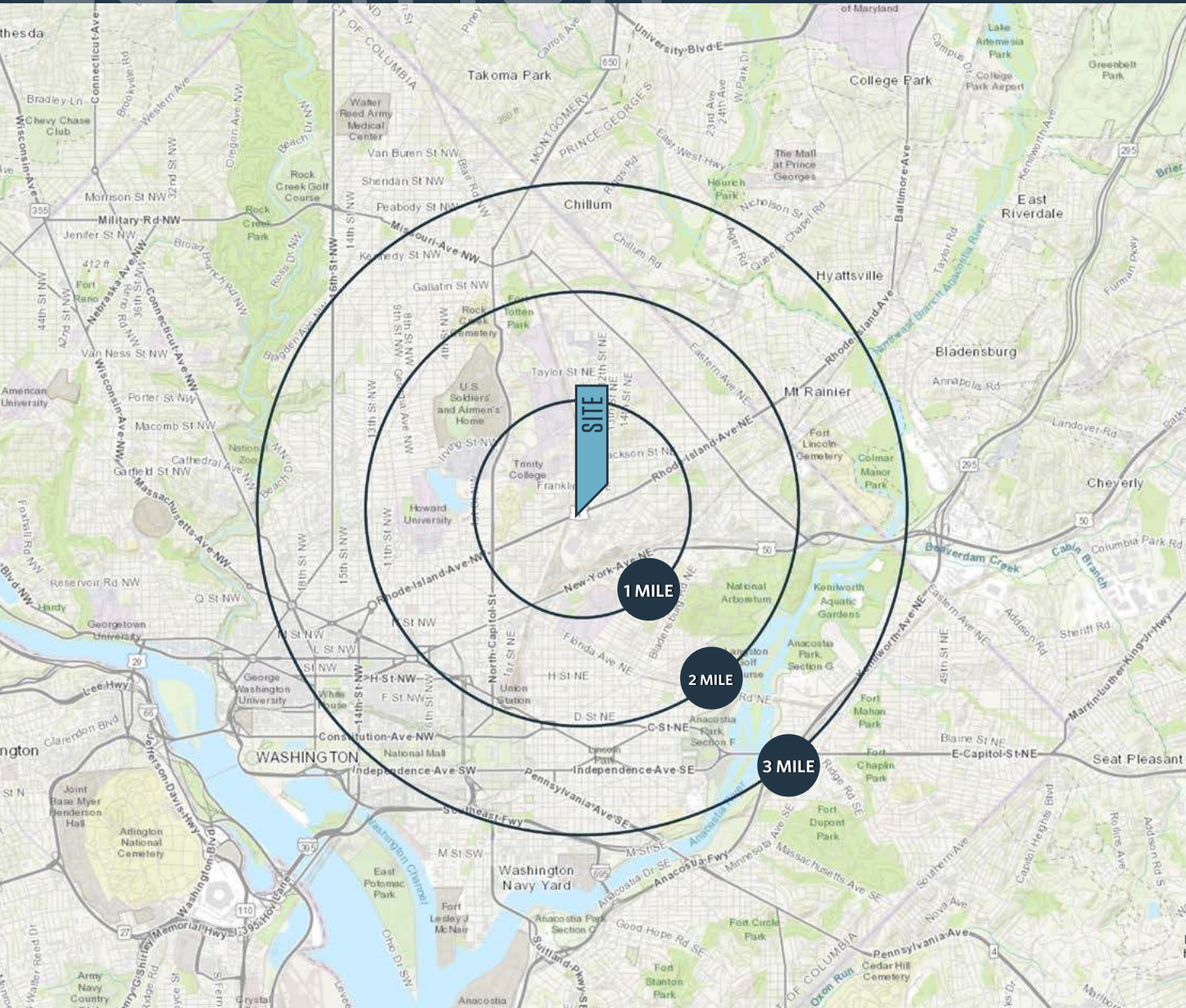
HARRY DEMATATIS
hdematatis@klnb.com | 202-420-7778

ANDREW COUREMBIS
acourembis@klnb.com | 202-420-7766

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

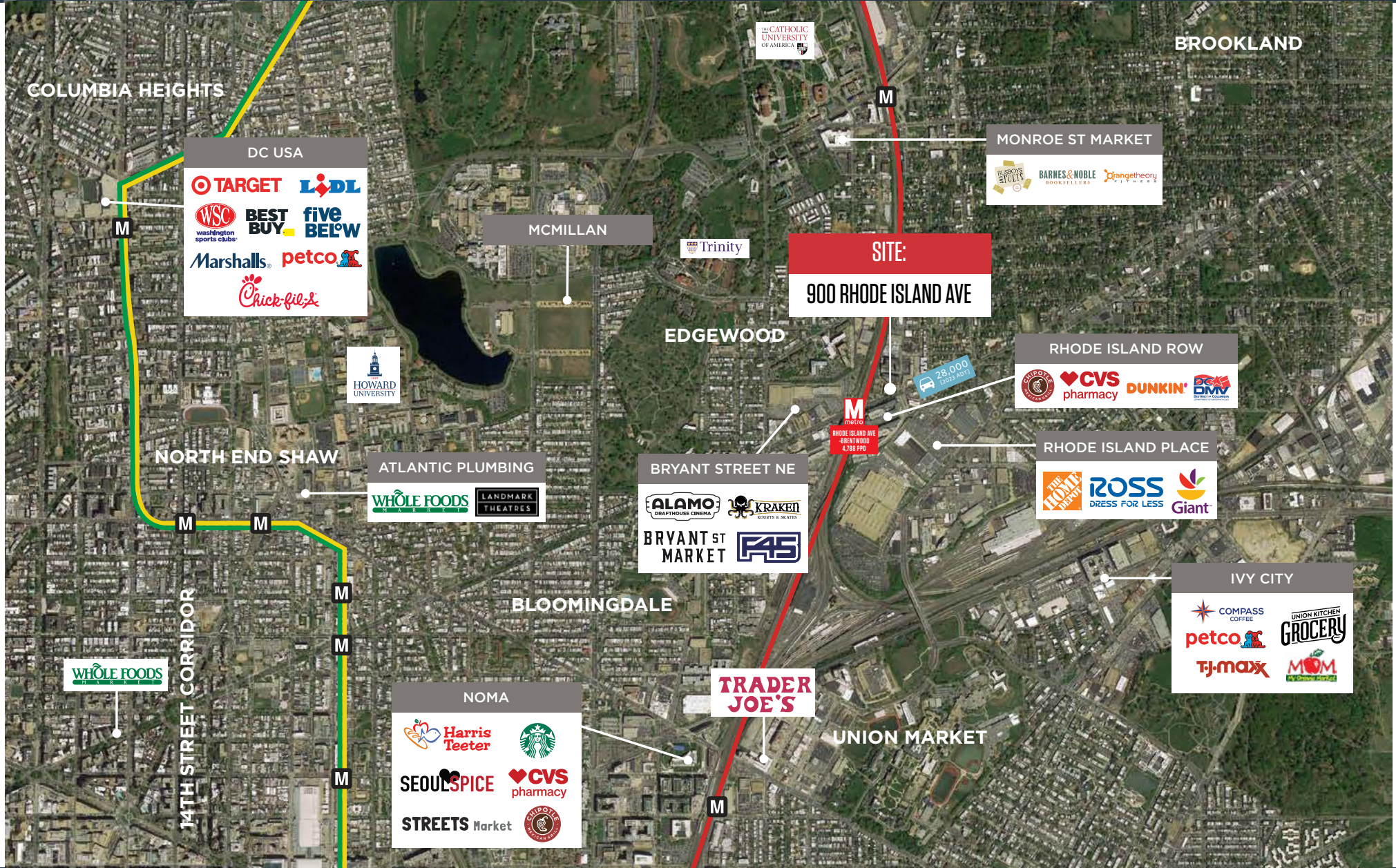
JAKE LEVIN
jlevin@klnb.com | 202-909-6102

MATT SKALET
mskalet@klnb.com | 202-420-7775

HARRY DEMATIS
hdematatis@klnb.com | 202-420-7778

ANDREW COUREMBIS
acourembis@klnb.com | 202-420-7766

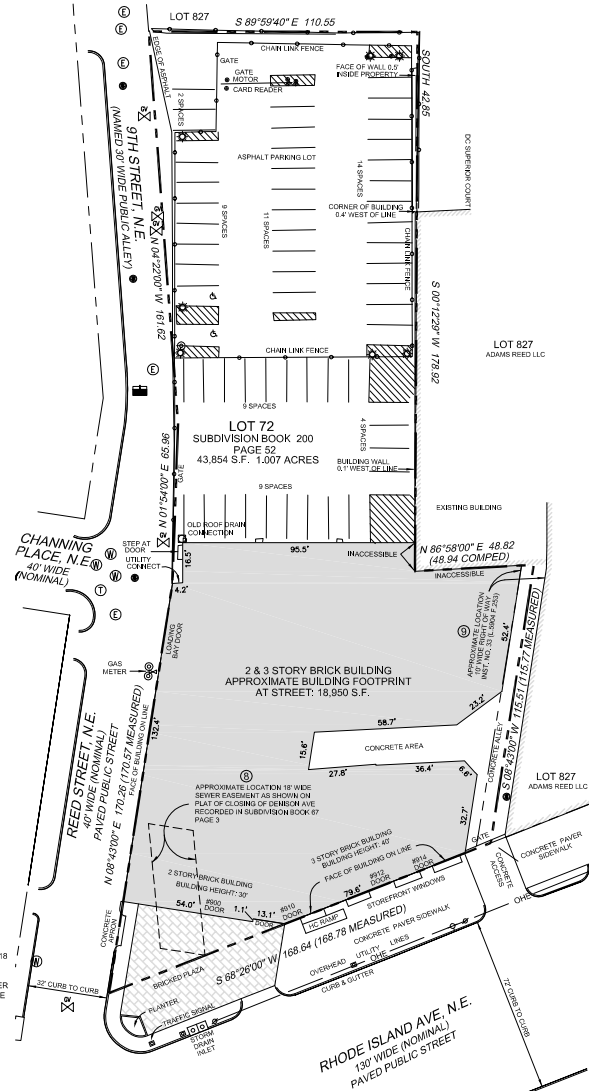




SURVEY

900 RHODE ISLAND AVE NE

WASHINGTON, DC 20018



VICINITY MAP - NOT TO SCALE
© ADC - HAPPA MAP GROUP LLC/DBI INTEGRATED SOLUTIONS LLC 2014

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(b), 7(b)(1), 7(c), 8, 9, 11 (BROWNE PARADISE), 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

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	*	*	*



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

321 BALLENGER CENTER DRIVE
SUITE 103
FREDERICK, MD 21703-4565
301.663.3158
301.663.3679 (FAX)
www.dewberry.com

JAKE LEVIN
jlevin@klnb.com | 202-909-6102

MATT SKALET
mskalet@klnb.com | 202-420-7775

HARRY DEMATIS
hdematatis@klnb.com | 202-420-7778

ANDREW COUREMBIS
acourembis@klnb.com | 202-420-7766



SITE PLAN

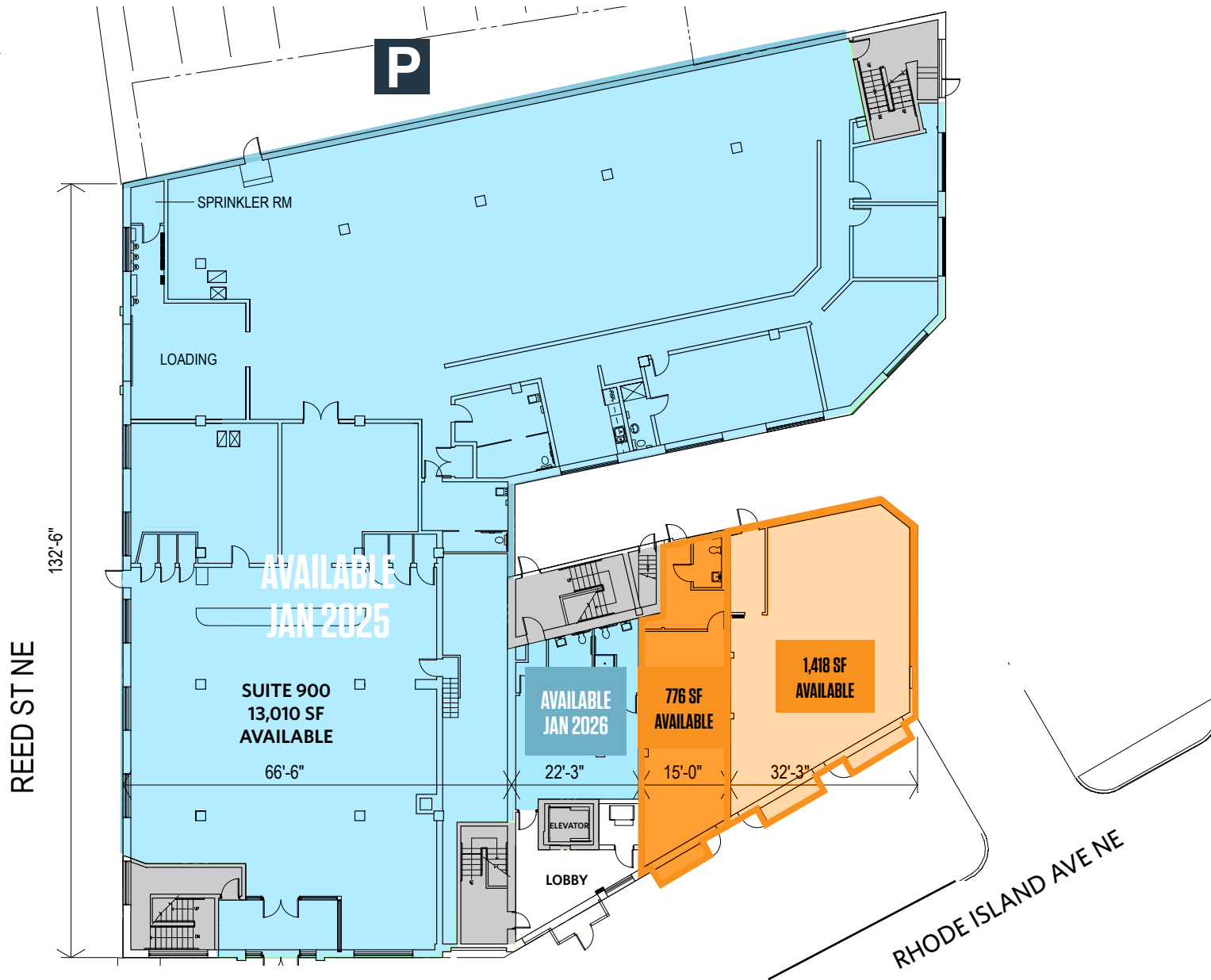
900 RHODE ISLAND AVE NE

WASHINGTON, DC 20018

STREET LEVEL PLAN

FULL 15,204 SF
STREET LEVEL
AVAILABLE

- FUTURE AVAILABILITY
- IMMEDIATE AVAILABILITY



JAKE LEVIN
jlevin@klnb.com | 202-909-6102

MATT SKALET
mskalet@klnb.com | 202-420-7775

HARRY DEMATATIS
hdeamatatis@klnb.com | 202-420-7778

ANDREW COUREMBIS
acourembis@klnb.com | 202-420-7766



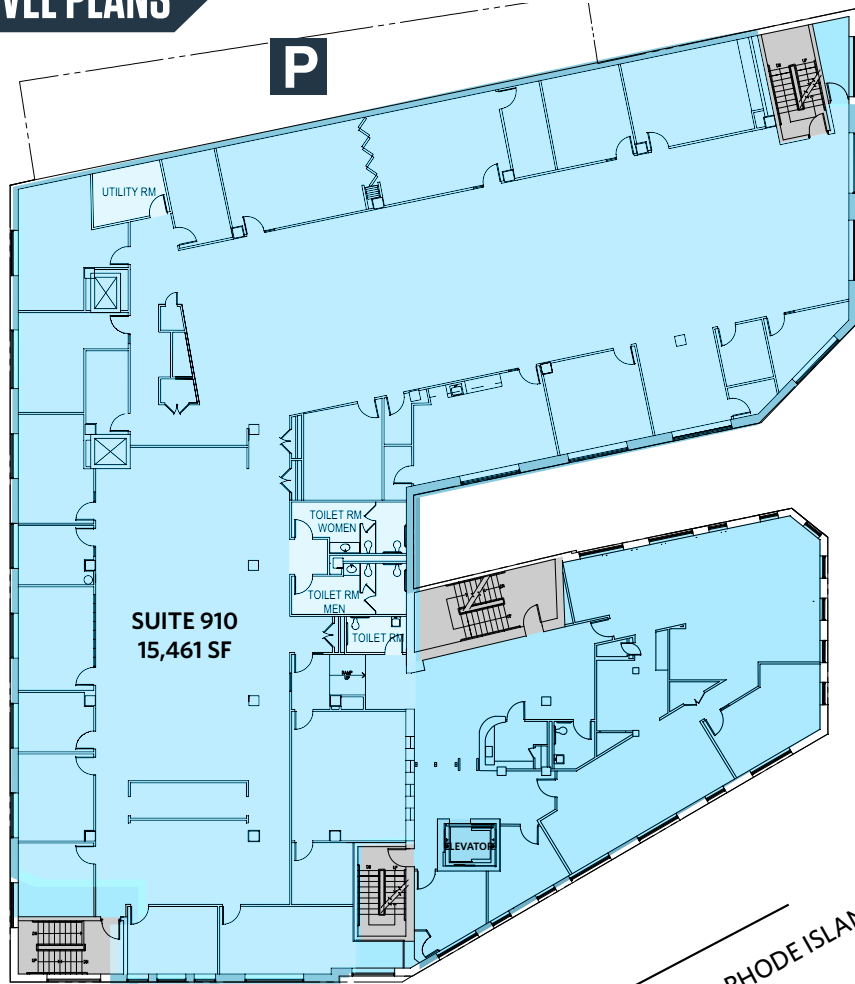
SITE PLAN

900 RHODE ISLAND AVE NE

WASHINGTON, DC 20018

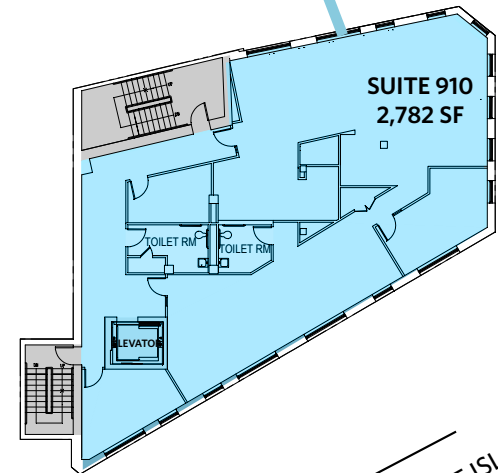
2ND & 3RD LEVEL PLANS

FULL FLOORS
18,243 SF
AVAILABLE



2ND FLOOR

18,243 SF
AVAILABLE
JAN 2026



3RD FLOOR

JAKE LEVIN
jlevin@klnb.com | 202-909-6102

MATT SKALET
mskalet@klnb.com | 202-420-7775

HARRY DEMATATIS
hdematatis@klnb.com | 202-420-7778

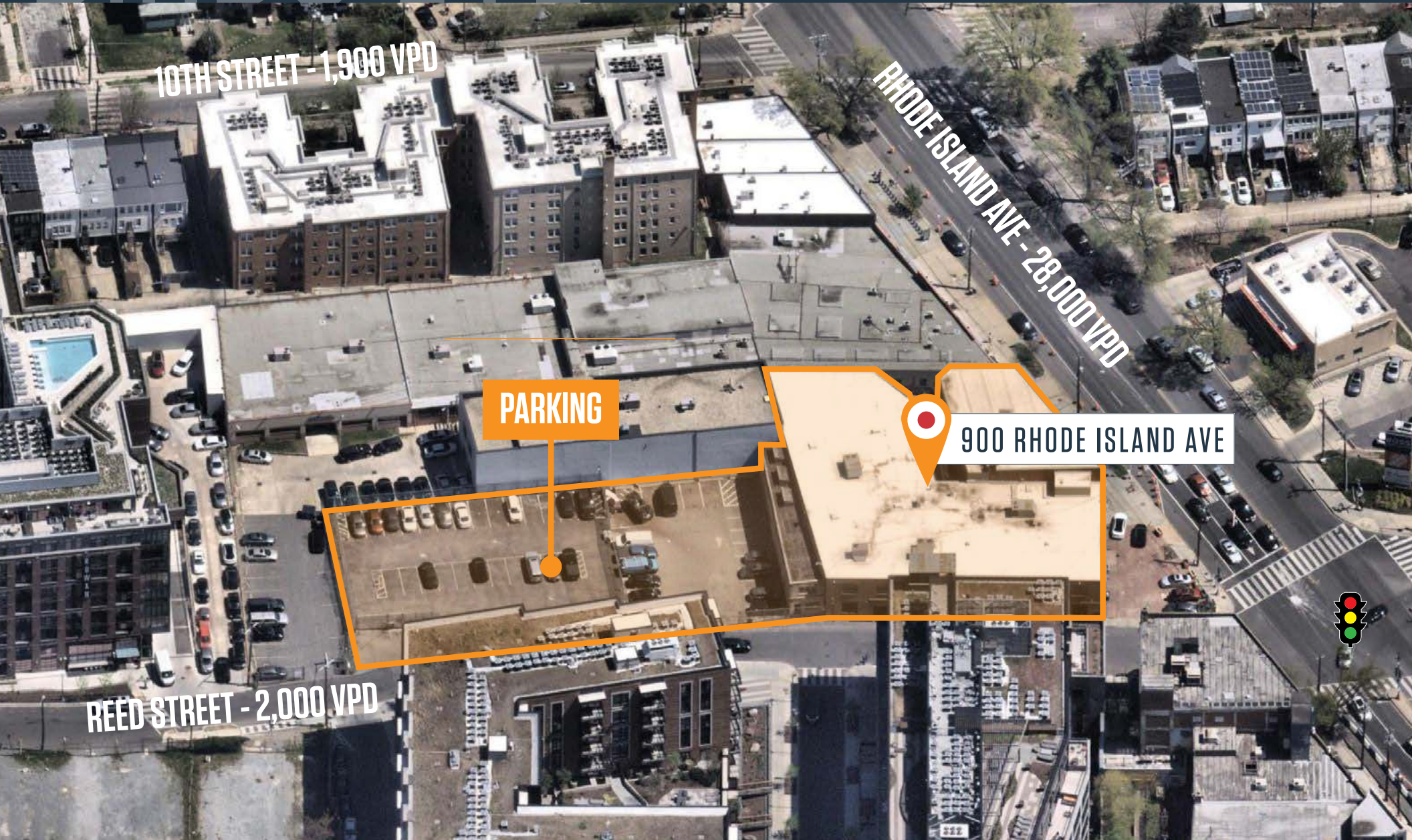
ANDREW COUREMBIS
acouembis@klnb.com | 202-420-7766



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

JAKE LEVIN
jlevin@klnb.com | 202-909-6102

MATT SKALET
mskalet@klnb.com | 202-420-7775

HARRY DEMATIS
hdematis@klnb.com | 202-420-7778

ANDREW COUREMBIS
acourembis@klnb.com | 202-420-7766

klnb



900 RHODE ISLAND AVE NE

WASHINGTON, DC 20018

FOR MORE INFORMATION, PLEASE CONTACT:

JAKE LEVIN

jlevin@klnb.com | 202-909-6102

MATT SKALET

mskalet@klnb.com | 202-420-7775

HARRY DEMATATIS

hdenatatis@klnb.com | 202-420-7778

ANDREW COUREMBIS

acourembis@klnb.com | 202-420-7766

1130 Connecticut Ave, NW, Suite 600, Washington, DC 20036

.....

klnb.com



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.