FOR SALE



ANACOSTIA, DC 1300 GOOD HOPE ROAD SE, WASHINGTON DC, 20020 PERFECT FOR NON-PROFIT HQ OR INVESTORS 14,700 SF COMMÉRCIAL BUILDING BENNING RIDGE CAPITOL RIVERFRONT SOUTHWEST NAVY YARD SOUTHWEST WASHINGTON DUPONT PARK FAIRLAWN RANDIF FORT DAVIS BUZZARD POINT FAIRFAX VILLAGE HILLSDALE HILLCREST ANACOSTIA SKYLAND NAYLOR GARDENS

INVESTMENT OPPORTUNITY

- Ideal for users or investors in extremely tight submarket – vacancy below 3.0%
- + 9,447 SF corner lot with 10 parking spaces
- MU-4 zoning allows for wide range of by-right commercial and residential uses
- + High barrier-to-entry Anacostia Historic

 District
- Building will convey vacant
- Qualified Opportunity Zone Investment
- 0.5 miles to Anacostia Green Line Metro
- Additional development potential for residential use

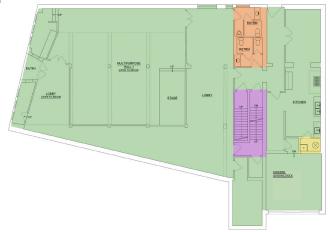


BUENA VISTA

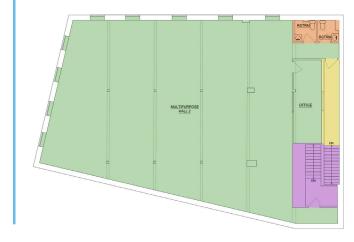


FLOOR PLANS

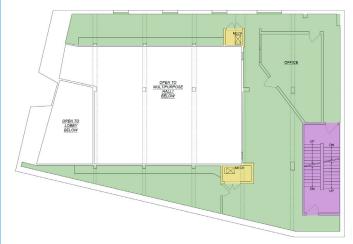
1ST FLOOR - 4746 GSF



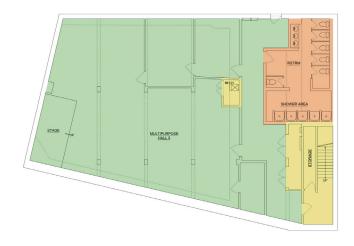
2ND FLOOR - 4000 GSF



MEZZANINE LEVEL - 1856 GSF



LOWER LEVEL - 4100 GSF



Please contact brokers to execute the Confidentiality Agreement to receive the Offering Memorandum.

Interested parties should submit a Letter of Intent with the following terms and conditions;

- **Purchase Price**
- **Earnest Money Deposit**
- Due Diligence and Closing Period
- Description of Purchaser Qualifications and Proof of Funds

Barry Wright Principal office 202.350.4283 cell 703.966.0312 bw@reliantrealtyadvisors.com **Christopher Woods** Principal office 202.688.0121 cell 202.213.1781 cw@reliantrealtyadvisors.com



This Confidential Offering Memorandum ("Memorandum") is solely for the use of the prospective purchaser in its evaluation of 1300 Good Hope Rd SE, address located in Washington, DC 20020 ("Property"). Reliant Realty Advisors, exclusive agent for the Property's owner ("Owner"), prepared this Memorandum and while the information contained in this analysis is deemed to be reliable, neither Reliant Realty Advisors nor its representatives make any representations or warranties as to the accuracy or completeness of the information contained in this analysis.