FOR SALE

Reliant
Realty Advisors

ANACOSTIA, DC
14,700 SF COMMERCIAL BUILDING

1300 GOOD HOPE ROAD SE, WASHINGTON DC, 20020
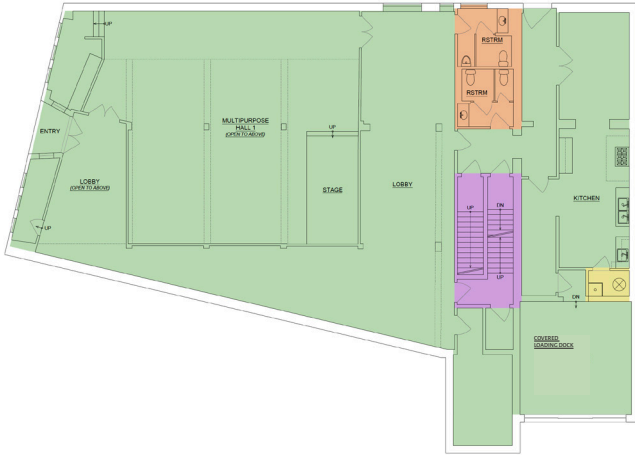*PERFECT FOR NON-PROFIT HQ OR INVESTORS*

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
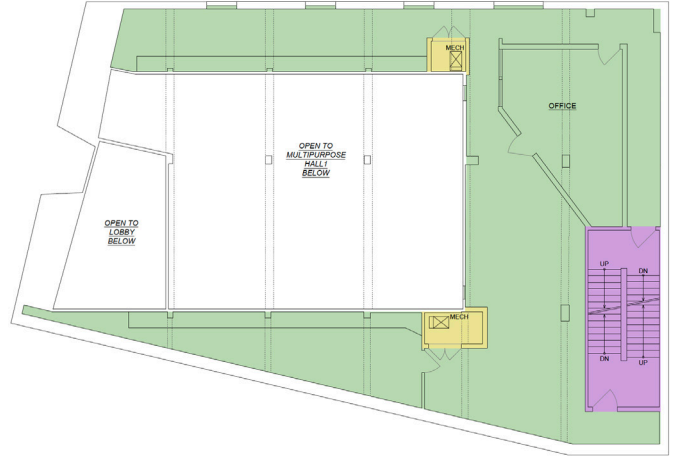
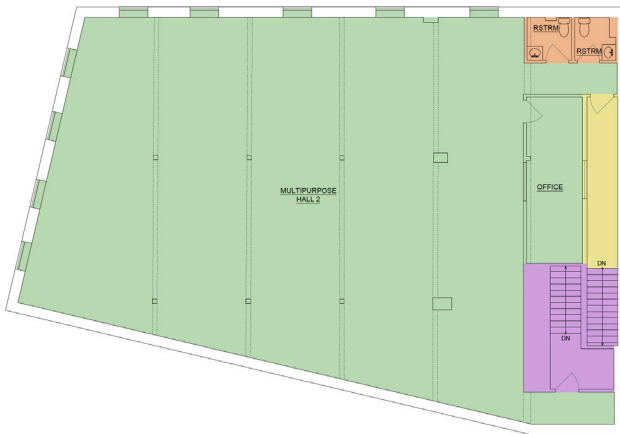+ Additional development potential for residential use

FLOOR PLANS

1ST FLOOR - 4746 GSF

ENTRY

LOBBY
(OPEN TO ABOVE)

MULTIPURPOSE
HALL 1
(OPEN TO ABOVE)

STAGE

LOBBY

RSTRM

RSTRM

UP

DN

UP

KITCHEN

DN

COVERED
LOADING DOCK

MEZZANINE LEVEL - 1856 GSF

MECH

OFFICE

OPEN TO
MULTIPURPOSE
HALL 1
BELOW

OPEN TO
LOBBY
BELOW

MECH

UP

DN

DN

UP

2ND FLOOR - 4000 GSF

RSTRM

RSTRM

MULTIPURPOSE
HALL 2

OFFICE

DN

DN

LOWER LEVEL - 4100 GSF

RSTRM

SHOWER AREA

MECH

STAGE

UP

MULTIPURPOSE
HALL 3

STORAGE

UP

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**

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