



## OFFERING SUMMARY

# 26 P STREET NE

Washington, D.C. 20002

**4**

UNITS

**3,670**

TOTAL BUILDING SF

**878**

AVG. SQ FT

### THE OPPORTUNITY

26 P Street NE is a four-unit multifamily property with a unit mix of three two-bedroom units and one three-bedroom penthouse unit. Situated in the highly desirable NoMa neighborhood, the area is known for its vibrant, urban lifestyle with close proximity to key employers, restaurants, and retail hubs.

### RECENTLY RENOVATED UNITS

All four units have been recently renovated, offering modern finishes and features that appeal to today's renters. The updates include:

- Updated flooring and cabinetry;
- Stainless steel appliances and granite countertops in kitchens;
- Renovated bathrooms with high-end fixtures;
- Energy-efficient lighting and updated HVAC systems, reducing utility costs for tenants.

### ADVANTAGEOUS UNIT MIX

The Property consists of three two-bedroom units and one spacious three-bedroom unit, making it attractive to a diverse tenant base. The larger floor plans offer flexibility, catering to families, professionals, and shared living situations, all while commanding competitive rental rates in the growing NoMa submarket.



## UNION MARKET DISTRICT

Located just a 10-minute walk southeast of the Property, the Union Market District is situated adjacent to Gallaudet University with a plethora of dining, nightlife, arts, and entertainment.

## LIFESTYLE AMENITIES AT YOUR FINGERTIPS

With a Walk Score of 96, the Property has immediate walkable access to many lifestyle amenities. Located in NOMA and located less than a 10-minute walk from the Union Market District there is immediate access to a grocery amenities like Trader Joe's and Harris Teeter. Additional options like Whole Foods and Giant are a convenient five-minute drive away.

## VIBRANT COMMUNITY

A vibrant hub in Northeast D.C., the Union Market District blends local culture with modern amenities. Known for its eclectic food hall, artisanal shops, and weekend markets, this area is a hotspot for food lovers and creatives alike. With easy access to public transportation, including the NoMa-Gallaudet U Metro station, residents can explore the city while enjoying the quiet retreat of the neighborhood. Outdoor spaces like the U.S. National Arboretum are nearby for nature escapes, and the bustling H Street Corridor offers additional dining and entertainment just minutes away. Union Market District offers the best of urban living without the downtown hustle.

## TRANSFORMATIVE DEVELOPMENT AROUND

26 P Street NE, which is located in NOMA, is encircled by three of D.C.'s most notable neighborhood revitalization (Ivy City/NewCityDC, Union Market District, and the H Street Corridor) and adjacent to the long-planned Hechinger Mall redevelopment.

26 P Street NE, located in NoMa, is positioned at the center of some of D.C.'s most transformative neighborhood revitalizations, including Ivy City/NewCityDC, the Union Market District, and the H Street Corridor, while also being adjacent to the planned redevelopment of Hechinger Mall. The NewCityDC

development has already introduced around 2.2 million square feet of mixed-use space, including 340,000 square feet of retail and 175,000 square feet of office, featuring popular spots like trendy restaurants, wine bars, Target, and PetSmart. Nearby, the 45-acre Union Market District—situated between Florida and New York Avenues, close to Gallaudet University—is nearing finalization on an 8-million-square-foot redevelopment plan. This vibrant submarket, just a 10 minute walk southeast from Bladensburg Gardens, also offers major retailers like Trader Joe's, Giant, and Whole Foods, adding even more appeal to the area.

NewCityDC and the transformation of Ivy City has delivered ~2.2M GSF comprised of ~340K SF of Retail and ~175K SF of Office, featuring trendy restaurants, wine bars, and retailers like Target and PetSmart.

The 45 acres between Florida and New York Avenues next to Gallaudet University, better known as the Union Market District, and is approximately a 10-minute walk from P Street is in the process of finalizing an 8M SF redevelopment plan. The submarket features Trader Joes, Giant, and Whole Foods.

## EXCELLENT TRANSIT ACCESSIBILITY

26 P Street NE offers outstanding access to public transportation, making it an ideal location for commuters and city dwellers. Key transit options include:

- **Union Station:** D.C.'s Main train station serving Amtrak, MARC, and Virginia Railway. Regional trains connect Boston, New York, Philadelphia, Richmond, and Norfolk
- **Metro:** NoMa-Gallaudet U Metro Station (Red Line) – 0.5 miles away
- **Bus Lines:** Nearby routes include the D4, D8, 80, and P6, offering connections across the city
- **Train:** Union Station, one of D.C.'s primary transportation hubs, is only one mile away, offering Amtrak and MARC train services for regional travel
- **Capital Bikeshare:** Multiple stations nearby, providing an easy biking alternative to get around the city





LOCAL MAP

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