

FOGGY BOTTOM | GWU | KENNEDY CENTER

FOR SALE

2123-2125 E Street NW | Washington, DC 20037



THE OFFERING

AMR Commercial, LLC. is the exclusive representative in the offering of the fee simple interest in **2123-2125 E Street NW, Washington, DC** (the “Property”) located in the heart of Foggy Bottom. The subject Property is a one-story (with small 2nd floor office) plus lower-level retail building consisting of approximately 16,326 gross square feet on approximately 9,202 square feet of land zoned MU-2. The Property is leased by one retail tenant on a triple net basis through June 30, 2030. All leases contain a redevelopment clause.

VALUE-ADD OPPORTUNITY

2123-2125 E Street, NW offering is an ideal value-creation opportunity. The Property is now well positioned for a new owner to strategically reposition the asset to meet their specific goals. For the shorter-term, higher-yield investor, this asset has outstanding potential retail/entertainment venue potential. For the developer, the intrinsic value of this Property is repositioning as condominiums, apartments or a hotel.

DEVELOPMENT

Per the [MU-2 Zoning](#), the Property could likely be developed into 67,000+/- square feet of either condos, apartments or a boutique hotel. Foggy Bottom has excellent demand for residential condominiums, apartments and hotel properties, which have sold in the immediate area for record prices in recent years. Additionally, due to the historic nature of the Foggy Bottom / GWU submarket, there are very few opportunities for redevelopment at all, let alone with scale.



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Investor Scenario

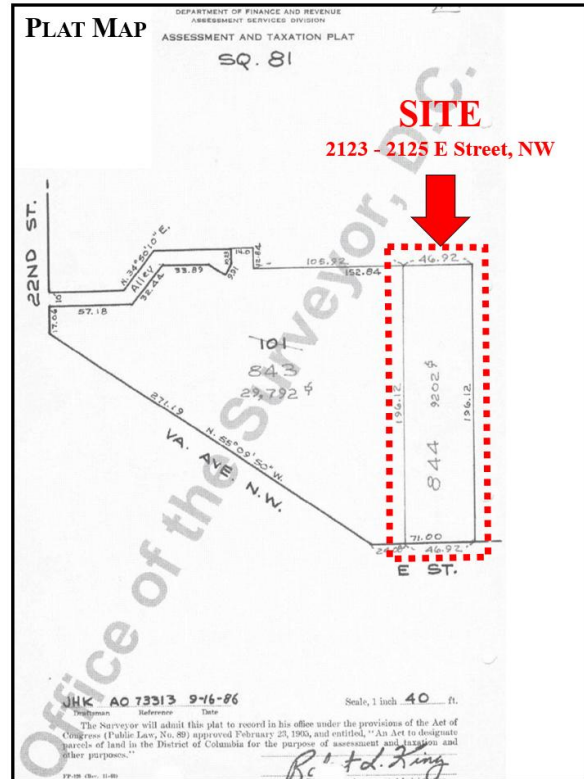
12,966 S.F. to Lease/Occupy

Consisting of approximately 16,326 square feet, the Property is occupied by one retail tenant. Bourbon & More occupies approximately 3,360 square feet which includes first floor, small 2nd floor office and lower-level.

Owner-Occupant Scenario

12,966 SF Available to be Occupied between 1st/2nd Floor Office & Lower-Level

Approximately 7,305 square feet of the first floor and 5,464 square feet of the lower-level are available for occupancy or leasing by the purchaser immediately.



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NOT TO SCALE | MEASUREMENTS APPROXIMATE

Although all information furnished is from sources we deem reliable, such information has not been verified and no express representation is made, nor is any to be implied, as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price/rental or other conditions prior to sale or lease, and subject to withdrawal without notice.



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