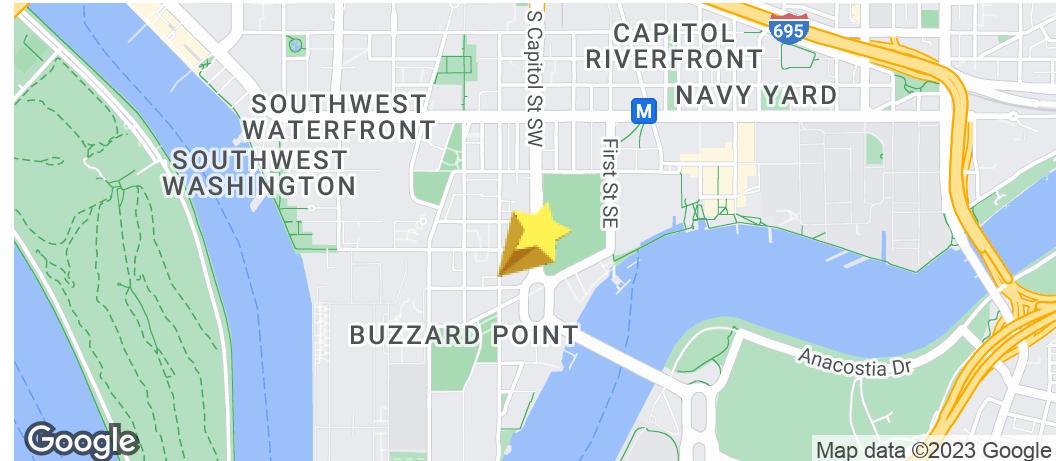


FOR LEASE NEW HOTEL CONSTRUCTION

45 Q ST. SW
45 Q St. SW
Washington DC, DC 20024



OFFERING SUMMARY

Available SF:	11,038 SF +/-
Lease Rate:	Negotiable
Lot Size:	0.36 Acres
Year To Be Built:	2025
Building Size:	152,000
Zoning:	CG-4
Market:	Washington DC Metro
Submarket:	Buzzard Point

PROPERTY OVERVIEW

Located at the foot of the new South Capitol Street bridge, directly between the Audi Arena and Nationals Baseball Stadium. 182 room Moxy Hotel, 64 residential apartments, ground floor food hall, and roof top restaurant with pool. 6/1/2025 estimated completion date.

PROPERTY HIGHLIGHTS

- Total of 11,038 SF of Retail Space including:
- 1st Floor Market, Café Dining and 2nd Floor Kitchen & Storage
- Roof Top Restaurant with Bar and Patio and 2nd Floor Storage

Presented By:

Scott Douglas

301.655.8253

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DOUGLAS
COMMERCIAL

431-C FOURTH STREET, ANNAPOLIS, MD 21403

FOR LEASE NEW HOTEL CONSTRUCTION



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PROPERTY DESCRIPTION

Total of 11,038 SF of Retail Space
Retail Market- 1st Floor Market, 2nd Floor Kitchen & Storage
Retail Market Café Dining
Roof Top Restaurant Inside- 1st Floor PH Access, 2nd Floor Storage, PH Bar Interior, PH Kitchen
Roof Top Restaurant Patio- PH Bar Exterior

LOCATION DESCRIPTION

45 Q sits at the crossroads between Nationals Stadium and Audi Field, directly adjacent to the new West Oval along South Capitol Street SW. The idea of "crossroads" is the keyword for the design with the intent to bridge or weave the existing SW neighborhood with new Buzzard Point neighborhood, creating an iconic addition to the skyline.

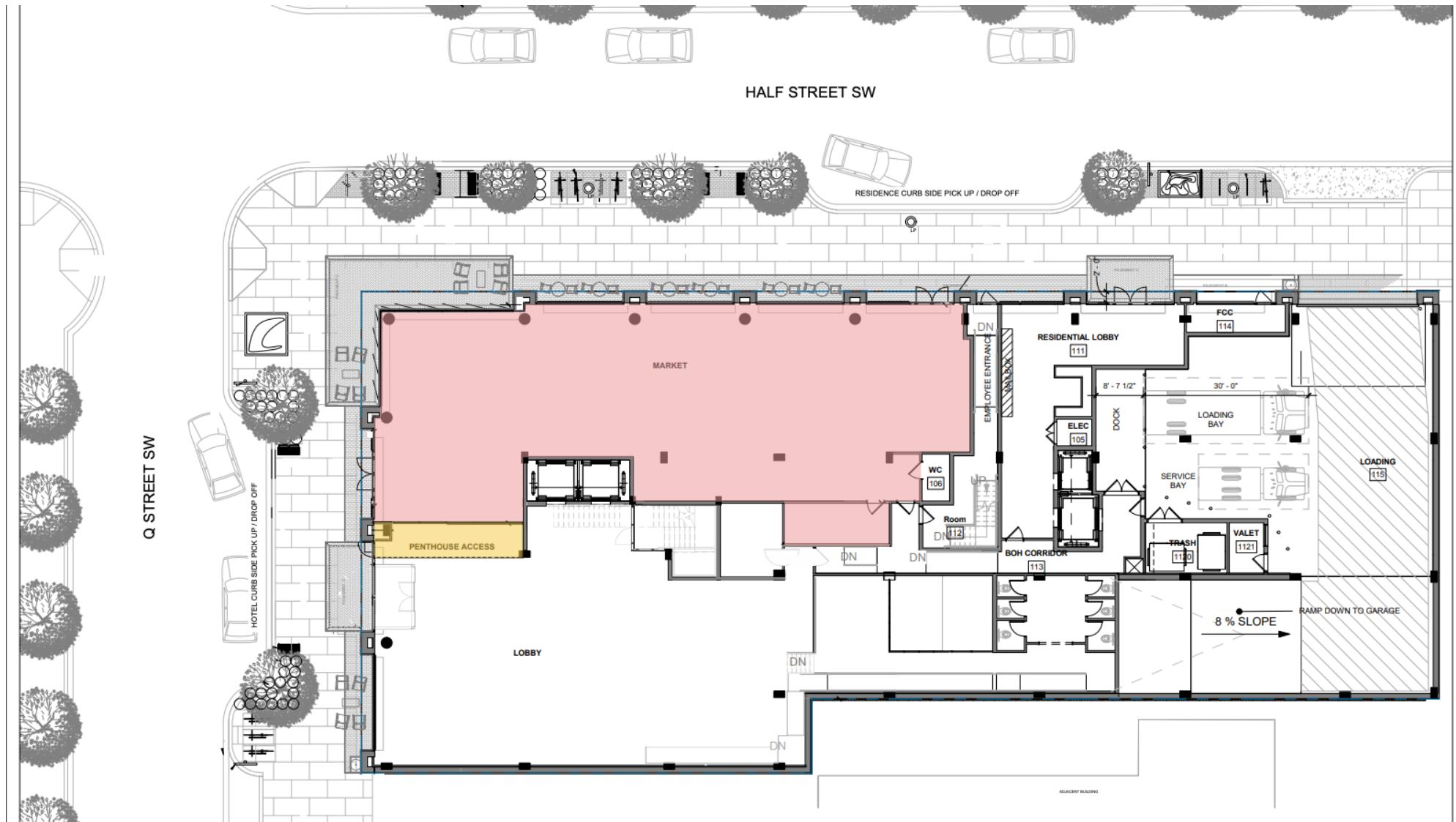
The Project will contribute to the thoughtful mix of lifestyle and growth in this community by providing daytime and nighttime uses and enhancing the public realm with a new streetscape.

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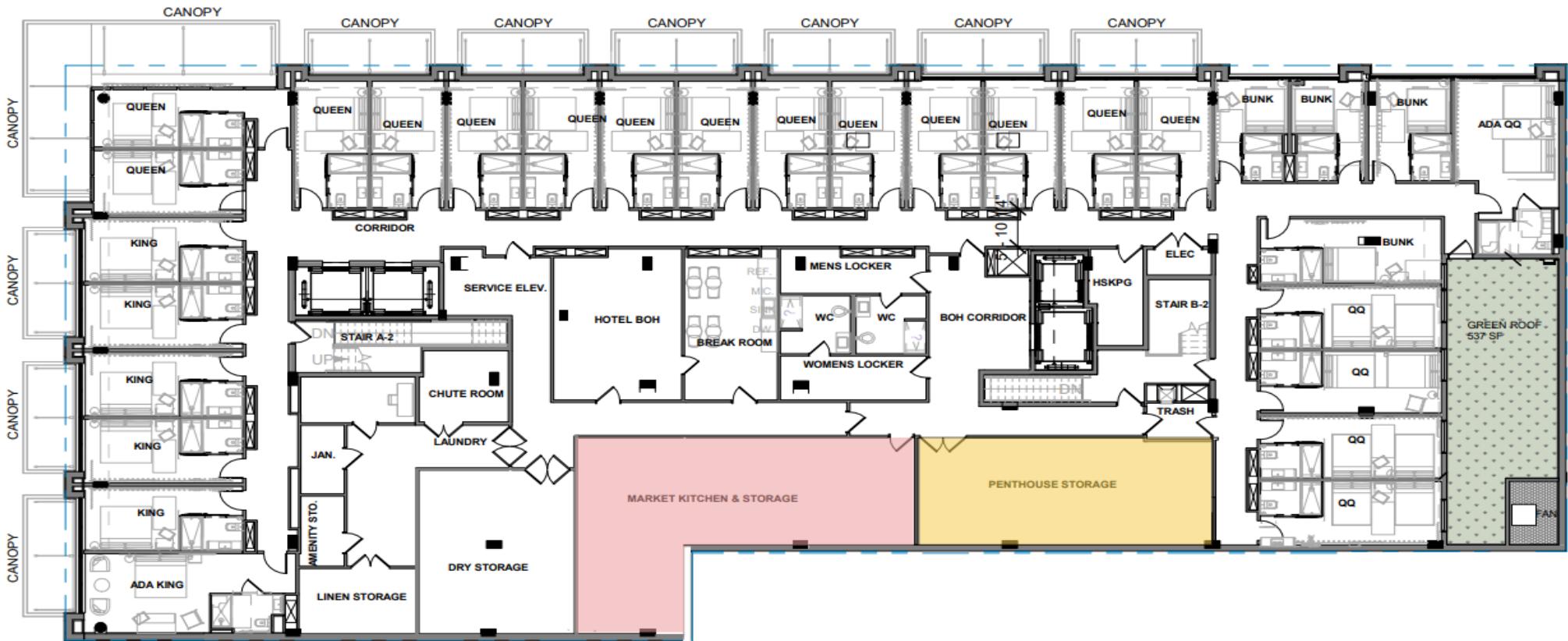
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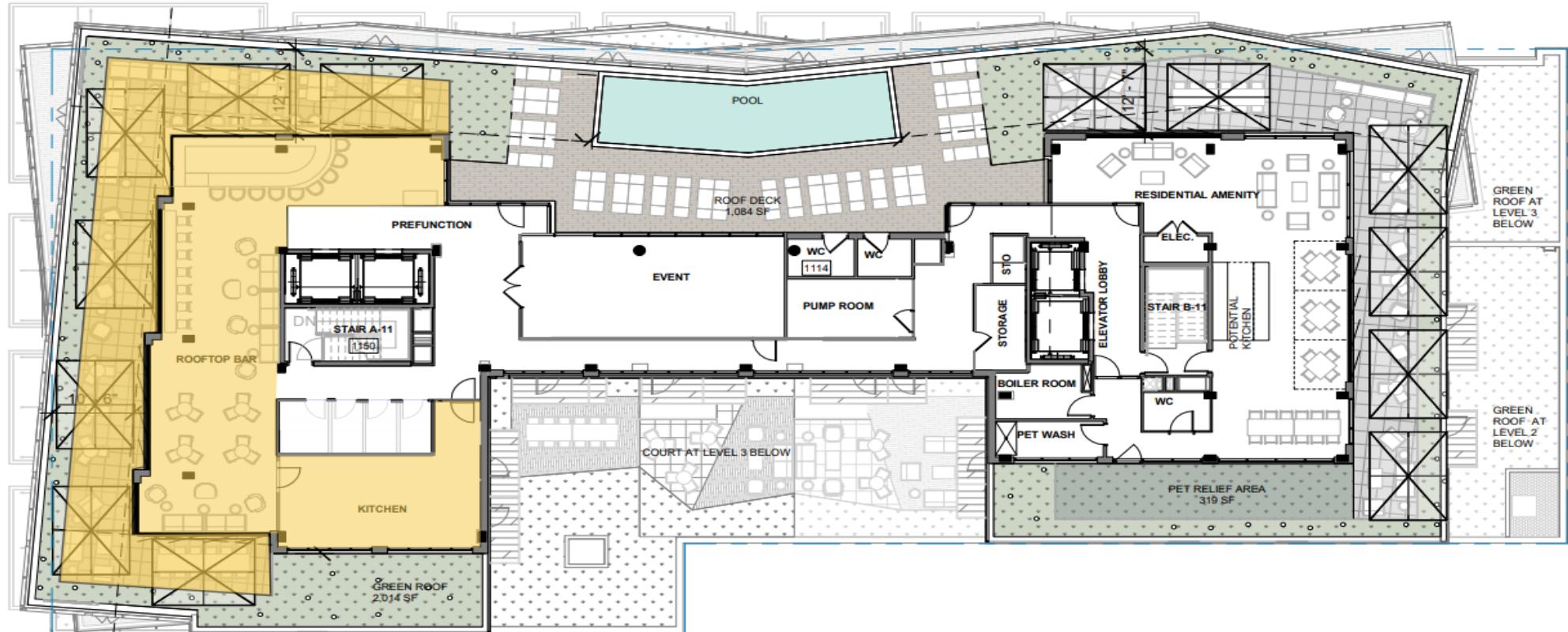
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(Not to Scale)



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AKRIDGE
Phase 1 & 2
Under Construction/ In Design

RIVERPOINT
Apartments, Shopping, Dining

PENINSULA 88
Condominiums

AUDI FIELD
United Soccer Stadium

WATERMARK
Apartments, Retail

PN HOFFMAN
In Design

WATERMARK
Apartments, Retail

45 Q STREET SW

NATIONALS PARK
Baseball Stadium

FREDERICK DOUGLASS BRIDGE

FLORIDA ROCK
Apartments, Retail,
Office, Htel

FOR LEASE NEW HOTEL CONSTRUCTION

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Retail Market/Kitchen/Roof Top Bar and Storage	Available	11,038 SF	NNN	\$0.00 SF/yr	Retail Market: 1st Floor Market 2nd Floor Kitchen & Storage Retail Market Café Dining Roof Top Restaurant - Inside 1st Floor PH Access 2nd Floor Storage PH Bar Interior PH Kitchen Roof Top Restaurant- Patio PH Bar Exterior

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FOR LEASE MIXED-USE PROPERTY



SCOTT DOUGLAS

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