

# 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

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DOUGLAS  
COMMERCIAL

431-C FOURTH STREET, ANNAPOLIS, MD 21403

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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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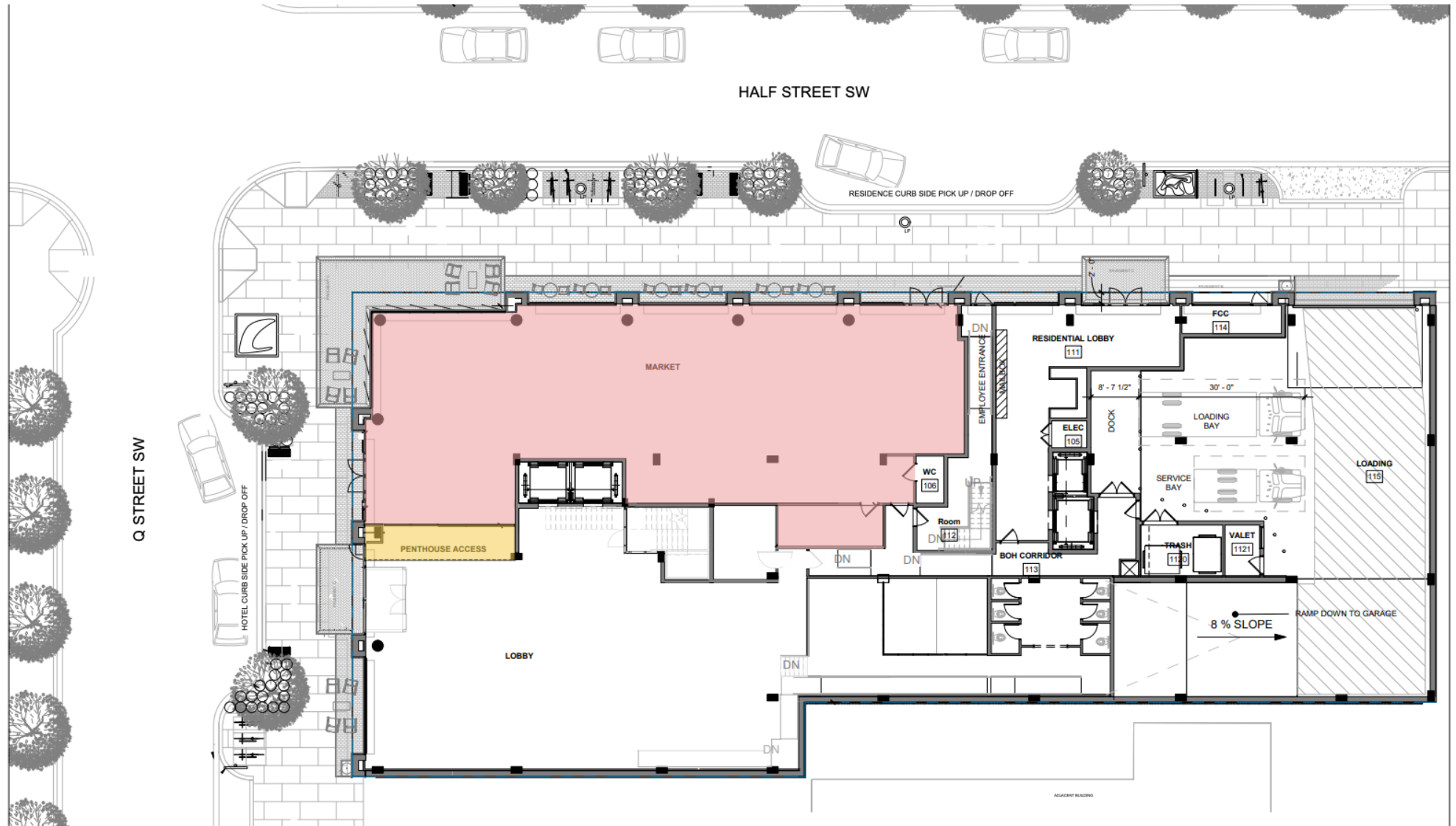
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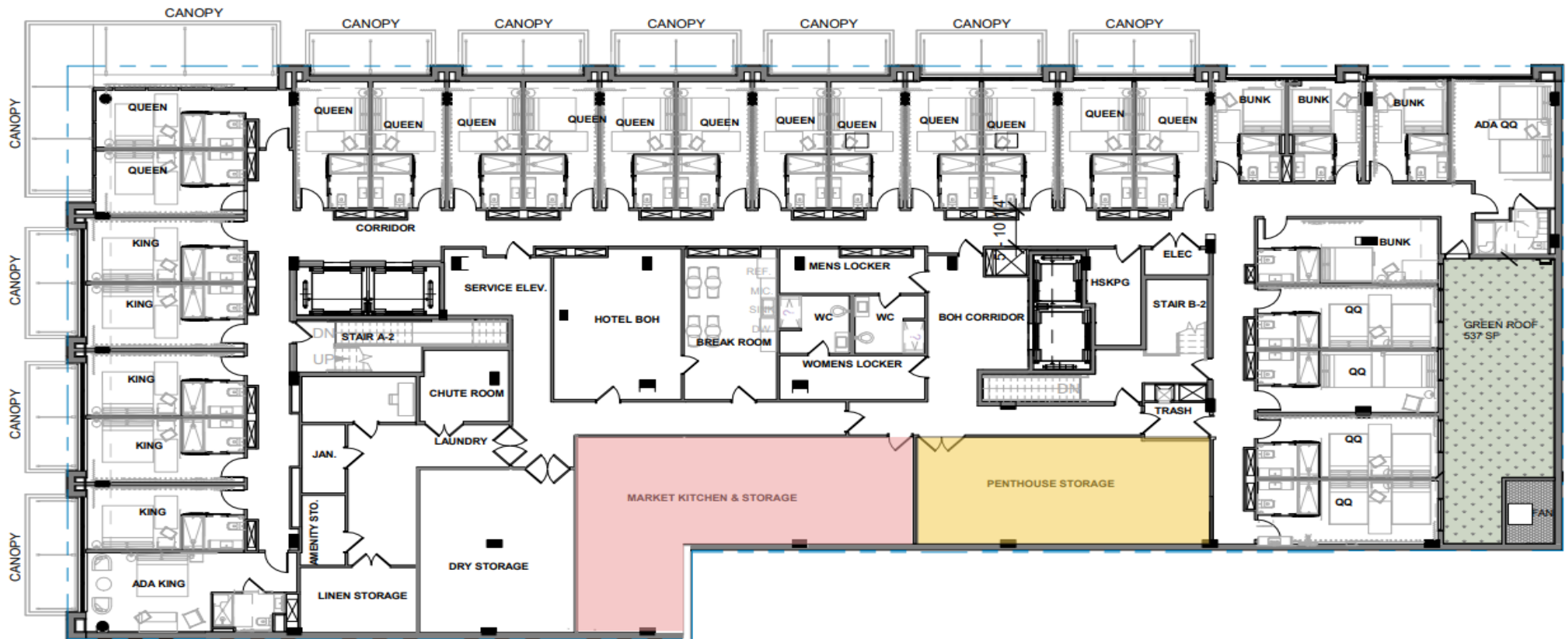
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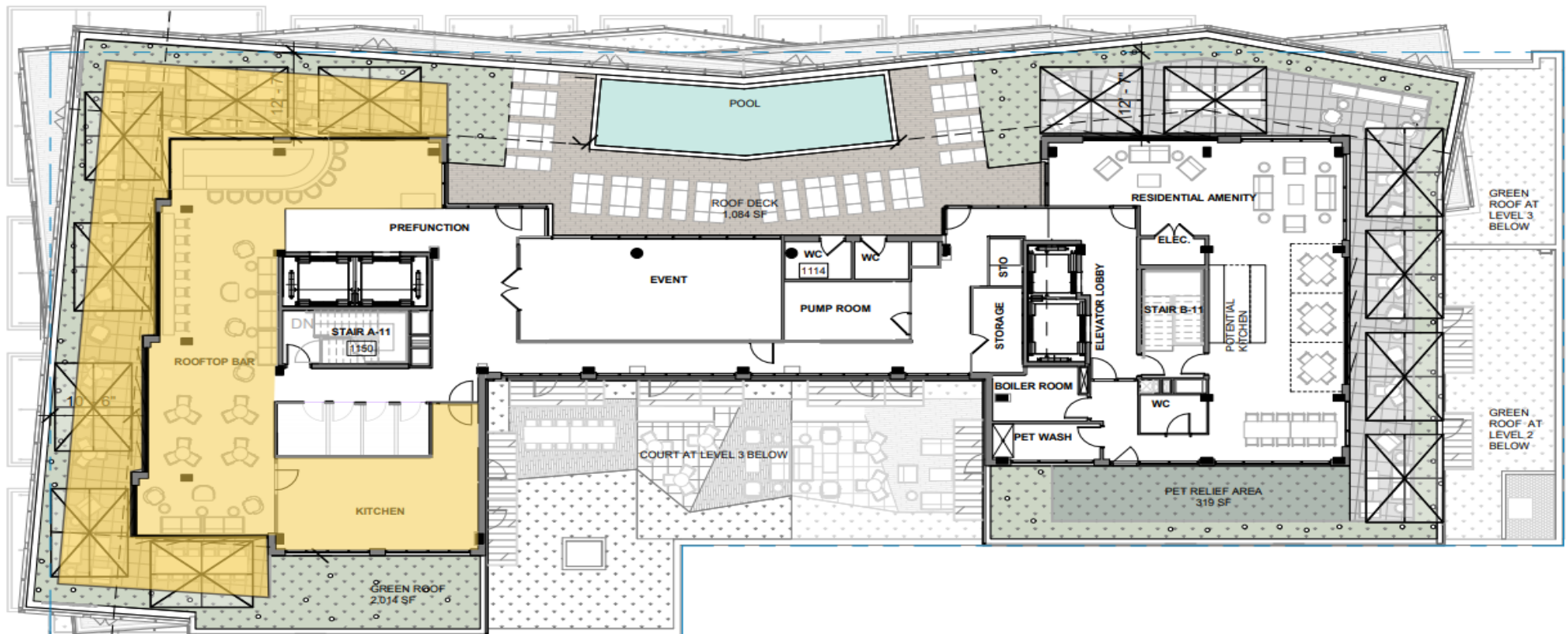


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(Not to Scale)



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## 45 Q STREET SW

Hospitality Units: 182

Residential Units: 64

Retail: 9,362 SF





AKRIDGE  
Phase 1 & 2  
Under Construction/ In Design

RIVERPOINT  
Apartments, Shopping, Dining

PENINSULA 88  
Condominiums

AUDI FIELD  
United Soccer Stadium

WATERMARK  
Apartments, Retail

WATERMARK  
Apartments, Retail

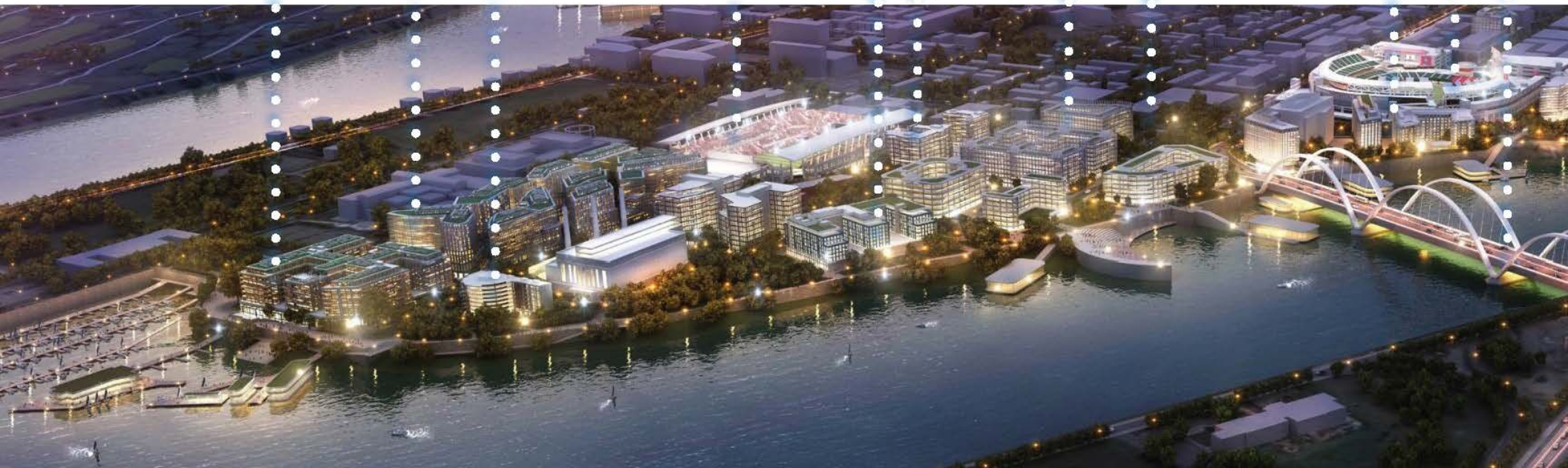
PN HOFFMAN  
In Design

45 Q STREET SW

FREDERICK DOUGLASS BRIDGE

FLORIDA ROCK  
Apartments, Retail,  
Office, Hotel

NATIONALS PARK  
Baseball Stadium





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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

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