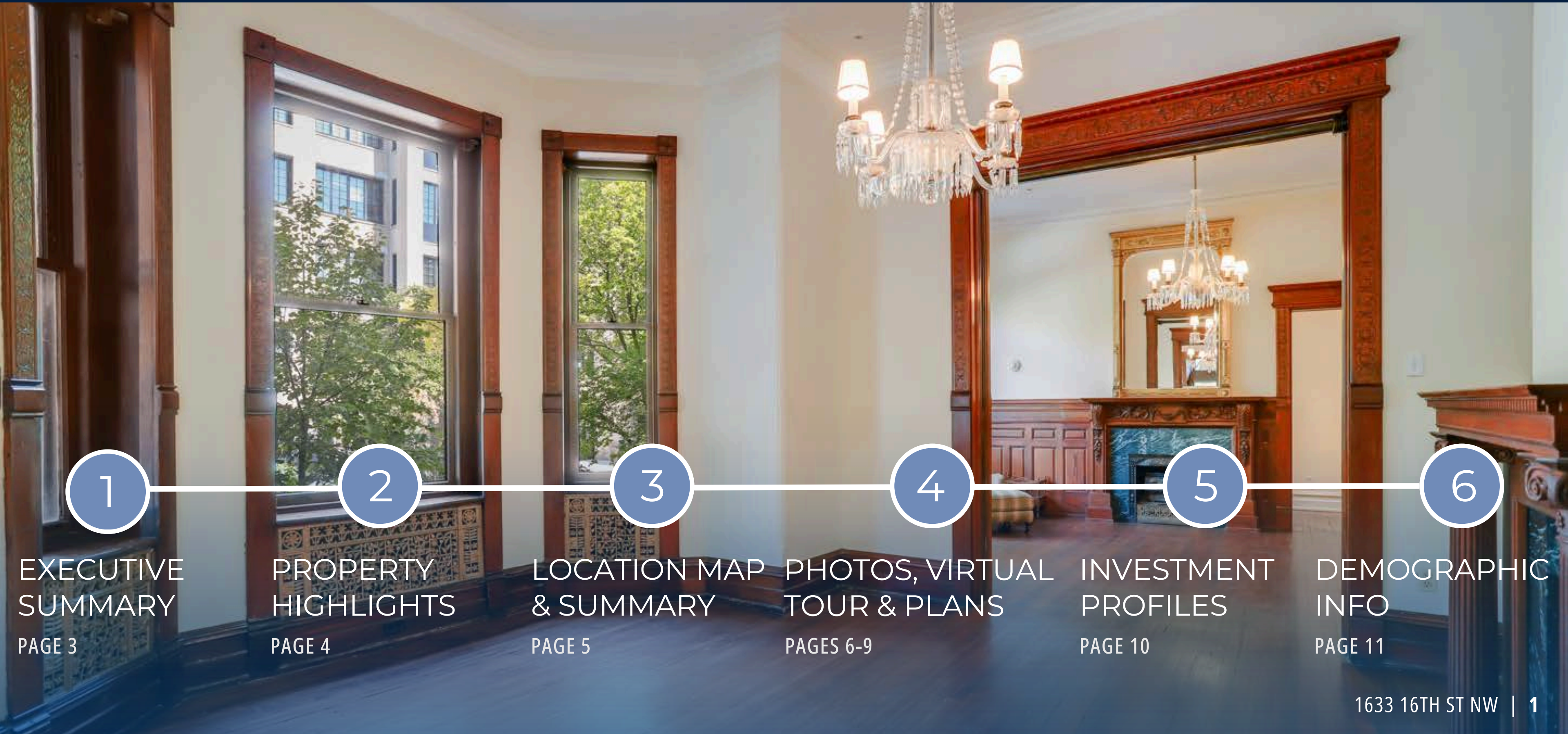


OVERVIEW

1633 16TH ST NW, WASHINGTON, D.C.



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CONTACT



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EXECUTIVE SUMMARY

1633 16TH ST NW, WASHINGTON, D.C.

LONG &
FOSTER
REAL ESTATE

Forbes
GLOBAL PROPERTIES

OVERVIEW

Rare opportunity to lease an iconic Romanesque Revival mansion in the heart of Logan Circle's Historic District. Formerly home to the Bolivian and Ecuadorian embassies, this ±10,000 SF property offers flexible zoning, strategic corner visibility on 16th and R Streets, and Victorian architectural character in one of DC's most prestigious, walkable neighborhoods.

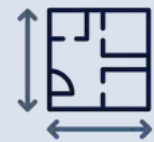
RA-4

zoning



10,419

square feet



0.06

acre lot



12

beds



10.5

baths



\$50.00

NNN lease rate



PROPERTY DETAILS

PROPERTY TYPE

Hospitality | Office | Residential

SALE PRICE

\$55.00/SF/Yr (NNN)

BUILDING SIZE

10,419 SF

LEASE TYPE

Triple Net

BEDS / BATHS

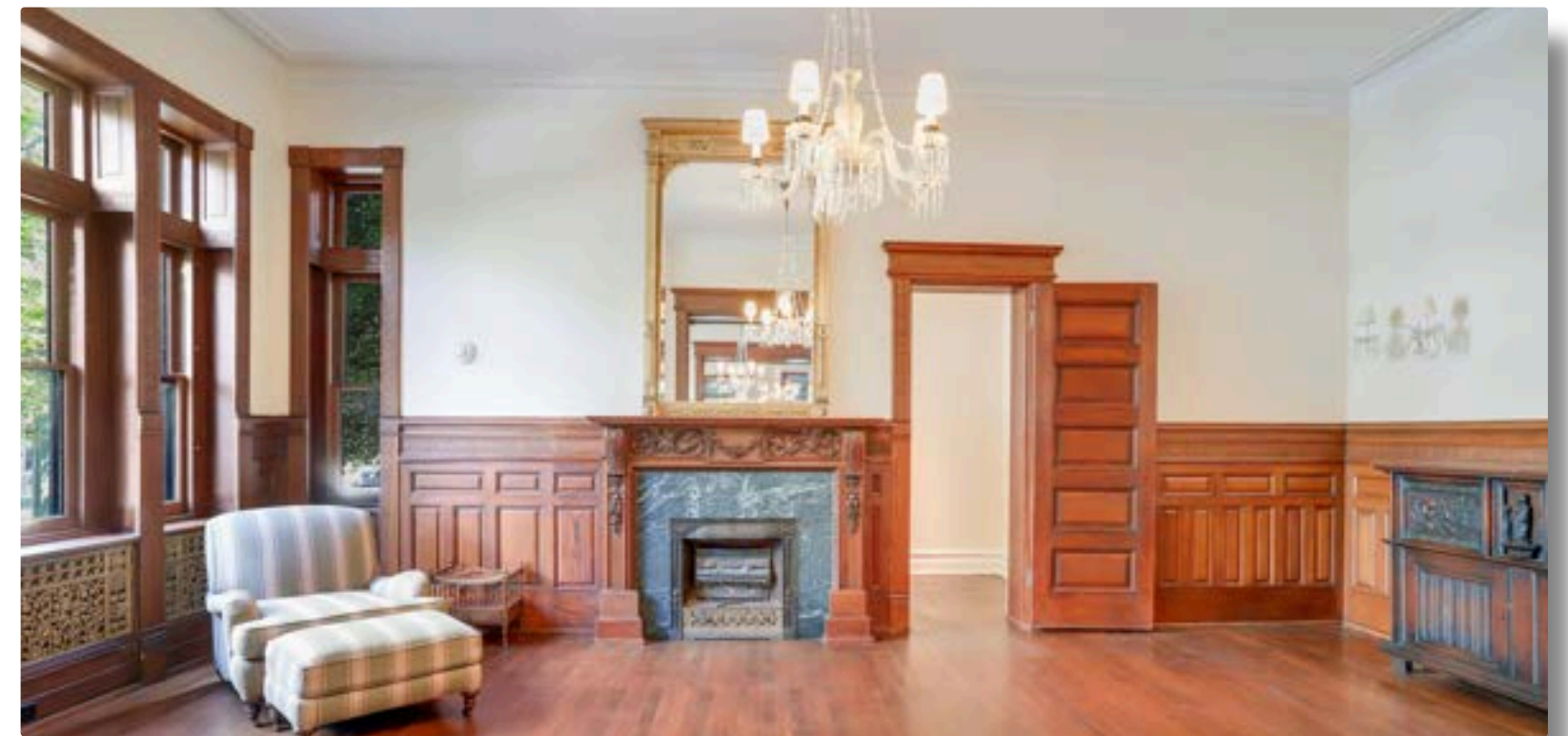
12 BD | 10.5 BA

ZONING

RA-4/DC

YEAR BUILT

1885



PROPERTY HIGHLIGHTS

Expansive Main Residence: 6,700 SF across 4 floors with 8+ beds and 6.5 baths, offering generous living, entertaining, and flexible-use spaces.

Private Carriage House: A detached 911 SF carriage home with 2 beds, 1 bath, and its own private entry—ideal for guests, rentals, or staff.

Garden Apartment: 1,400 SF apartment with 2 beds and 2 baths, featuring its own private entrance for independent living or rental income.

Parking & Manager's Studio: 350 SF garage, surface parking, and a 485 SF studio suitable for an onsite manager or additional rental.

Prestigious Setting: Prominent corner lot on DC's Embassy Row, surrounded by Washington's most distinguished residences and institutions.

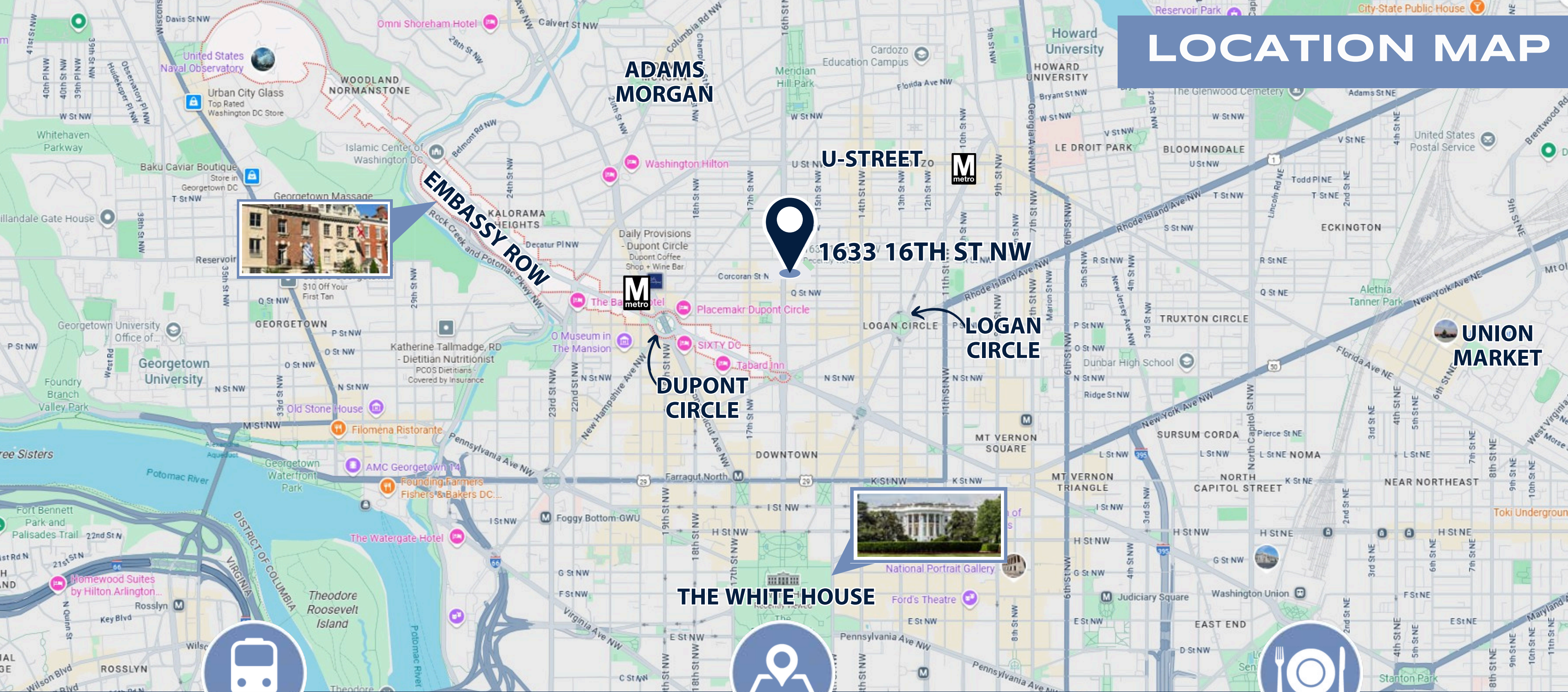
Versatile Opportunity: Well-suited for a boutique B&B, diplomatic use, or other high-profile residential or investment purposes.

Unmatched Central Location: Just blocks from the White House, with premier dining, cultural landmarks, and business centers nearby. Walkable to Dupont Circle and U Street Metro stations.



**VERSATILE
PROPERTY WITH
MULTI-UNIT
INCOME
POTENTIAL**

LOCATION MAP



Dupont Circle Metro - 0.5 Mi (~10 min. walk)
U Street Metro - 0.8 Mi (~17 min. walk)

Centrally located in the middle of Logan Circle and Dupont and Circle.

Many popular eateries within a 3-block radius, like Le Diplomate, Barcelona Wine Bar, and Agora

ADDITIONAL PHOTOS

1633 16TH ST NW, WASHINGTON, D.C.

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GLOBAL PROPERTIES



VIRTUAL TOUR
MAIN LEVEL

ADDITIONAL PHOTOS

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GLOBAL PROPERTIES



VIRTUAL TOUR
2ND LEVEL



VIRTUAL TOUR
3RD LEVEL

FLOOR PLANS

CARRIAGE HOUSE
911 FIN. SQ. FT.
8' CEILING



ENTRY



LOWER LEVEL
1788 FIN. SQ. FT.
99 UNFIN. SQ. FT.
7'6 CEILING

STUDIO LEVEL
485 FIN. SQ. FT.
8'6 CEILING



UP DN DN

MAIN LEVEL
2176 FIN. SQ. FT.
12' CEILING



UPPER LEVEL 1
1887 FIN. SQ. FT.
11' CEILING

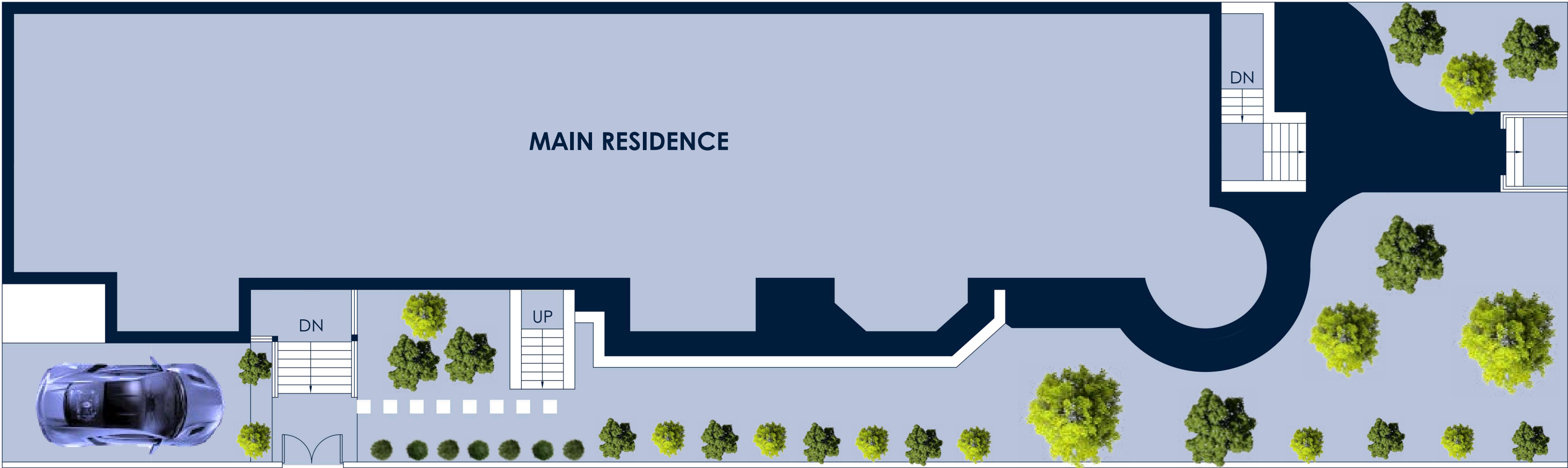


UPPER LEVEL 2
1586 FIN. SQ. FT.
10' CEILING



UPPER LEVEL 3
1586 FIN. SQ. FT.
9' CEILING

SITE PLAN



BTWimages.com

SITE PLAN | LOT SIZE: 2,750 SF /0.06 ACRES

INVESTMENT PROFILES

1633 16TH ST NW, WASHINGTON, D.C.

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GLOBAL PROPERTIES

1 BOUTIQUE HOSPITALITY | Potential Adaptive Reuses

- Conversion to a Bed & Breakfast, student housing, or executive residence
- Strong branding potential with turreted façade
- Rare inventory with historic charm and modern possibility

2 SHORT-TERM RENTALS | Furnish & Manage Apartments or Homes

- Apartments, Condos, Townhouses, or Single-family homes
- Fully-furnished apartments or condos for business professionals
- ADU potential from carriage house and studio

3 EMBASSIES / DIPLOMATIC OFFICES | Consular Offices

- Previously occupied as the Embassy of Bolivia and Ecuador
- Secure layout for receptions, consular activity, and staff
- Private parking and existing accommodations

4 ULTRA-LUXURY RESIDENTIAL | Owner-User Residential



LOGAN CIRCLE SUBMARKET



Current Population (2024)

86,739



Total Consumer Spending

\$1.7B



Average Household Income

\$149,999



Average Household Size

1.6 Persons



Unemployment Rate

4.8%



Median Home Value

\$765,731



College Educated
Bachelor's Degree or higher

79%

**Using 1 Mile Population Data*

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	7,684	28,853	86,739
Average Age	34.6	34.9	33.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,208	18,738	52,762
Average Household Size	1.5	1.5	1.6
Average Household Income	\$161,098	\$143,702	\$149,999
Median Home Value	\$618,862	\$603,663	\$652,815

** Demographic data derived from 2020 ACS - US Census*

LONG &
FOSTER[®]
REAL ESTATE

Forbes
GLOBAL PROPERTIES

SALES CONTACT



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