

FOR SALE
OPPORTUNITY OVERVIEW

516 8TH ST SE
WASHINGTON, D.C. 20003

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OPPORTUNITY HIGHLIGHTS

516 8th Street SE, consisting of 0.111 acres of land and improved by a four-story, 18,855 square-foot office building ("the Property"), offers users or investors a rare opportunity to acquire a well-located, move-in ready building in the heart of Barracks Row (8th Street SE), a prominent retail corridor in Washington, D.C.'s Capitol Hill neighborhood. The building, currently serving as the headquarters for a leading arts nonprofit, features office, administrative, educational, and meeting spaces.

The Property is currently exempt from real estate taxes and includes a flexible floorplate with minimal columns, allowing for efficient layout options suited to a wide range of users. With multiple points of entry, the building supports a variety of potential configurations—from single-user occupancy to multi-tenant setups with ground-floor retail use.

With approximately 45 feet of street frontage along Barracks Row, the building offers strong visibility in one of Capitol Hill's most vibrant commercial corridors. Its central location places it within walking distance of D.C.'s influential political and nonprofit ecosystem, making it ideal for organizations seeking proximity to decision-makers and advocacy groups. Additionally, the Property is just a four-minute walk from the Eastern Market Metro station (serving the Blue, Orange, and Silver lines), enhancing accessibility and appeal for both users and future tenants.



Property Description

YEAR BUILT (RENOVATED)	1878 (1997)
STORIES	4 floors (no below grade space)
<u>BUILDING SIZE</u>	<u>TOTAL: 18,855 SF</u>
FOURTH FLOOR	4,566 SF
THIRD FLOOR	4,569 SF
SECOND FLOOR	4,734 SF
GROUND FLOOR	4,986 SF
LAND AREA	0.111 AC (4,817 SF)
ZONING	MU-4 / CHC
ELEVATOR	Passenger elevator with one hydraulic car serving all 4 floors
WINDOW LINE	Thermal store-front windowpanes in wood frames
CONSTRUCTION	Masonry building, constructed on a concrete slab

8th Street SE

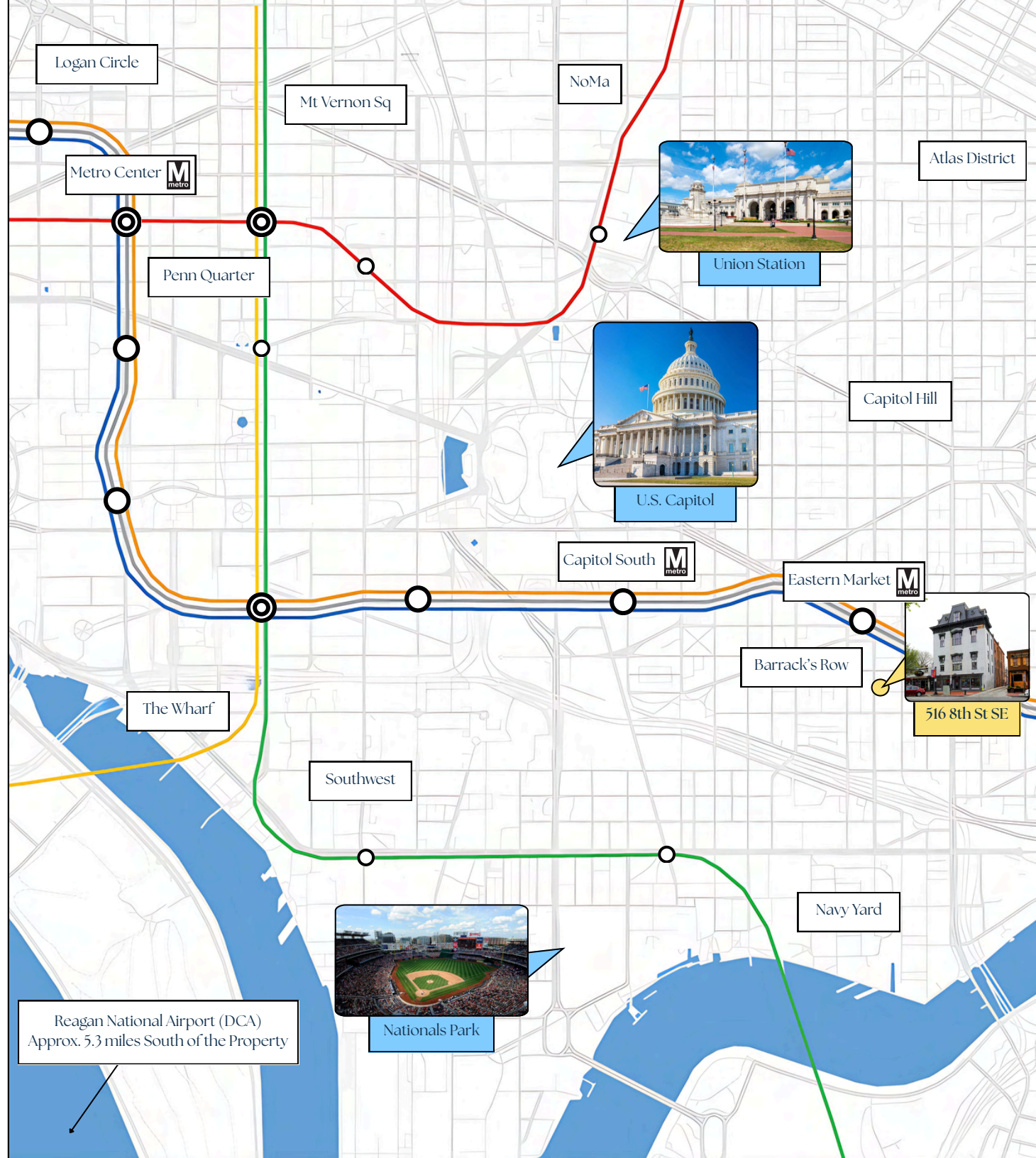
within the Capitol Hill context

516 8th Street SE is located in the heart of Capitol Hill, one of Washington, D.C.'s most densely populated neighborhoods. Anchored by the U.S. Capitol and Union Station, the area is both a symbolic and functional center of national government, and a well-established residential community known for its 19th-century rowhomes, tree-lined streets, public parks, and civic institutions. Capitol Hill is highly walkable, supported by strong public infrastructure and easy access to multiple Metro stations, including Eastern Market, Capitol South, and Union Station.

Positioned between two major hubs—Eastern Market to the north and the Navy Yard to the south—516 8th Street SE benefits from steady pedestrian activity and continued investment in surrounding development. Its location also provides immediate access to I-695 and convenient connections to citywide bus, bike, and rail networks.

Distances to:

- Eastern Market Metro: 0.2 mi (4-min walk)
- Capitol South Metro: 0.6 mi
- Library of Congress: 0.8 mi
- U.S. Capitol: 1.0 mi
- Nationals Park: 1.6 mi
- Union Station: 1.8 mi
- The Wharf: 2.2 mi
- Downtown D.C. (Metro Center): 2.3 mi
- Reagan National Airport (DCA): 5.3 mi



BARRACKS ROW *at a glance*



16,162 daytime
population within 0.5 mi



40+ dining, retail, and health /
wellness services within 0.5 mi



4-min walk to Metro
Eastern Market ●●●

DINING

- | | |
|--------------------------|-----------------------|
| 1. As You Are Bar | 27. The Ugly Mug |
| 2. Belga Café | 28. Valor Brewpub |
| 3. Betsy | 21. Rose's Luxury |
| 4. Bombay Street Food 2 | 22. Starbucks |
| 5. Café 8 | 23. Szechuan House |
| 6. Call Your Mother Deli | 24. Ted's Bulletin |
| 7. CHiKO | 25. Torai |
| 8. Chipotle | 26. Trattoria Alberto |
| 9. Compliments Only | |
| 10. District Doughnut | |
| 11. Dunkin' | |
| 12. Extreme Pizza | |
| 13. Ginza BBQ Lounge | |
| 14. Jeni's Ice Creams | |
| 15. Kaiju Ramen | |
| 16. Ledo Pizza | |
| 17. Lola's | |
| 18. Matchbox | |
| 19. Pineapple and Pearls | |
| 20. Pizza Boli's | |

RETAIL

1. DCarter
2. Frame of Mine
3. Howl to the Chief!
4. The Kitchen Company Inc.
5. Little District Books
6. Sherwin-Williams Paints
7. Yes! Organic Market

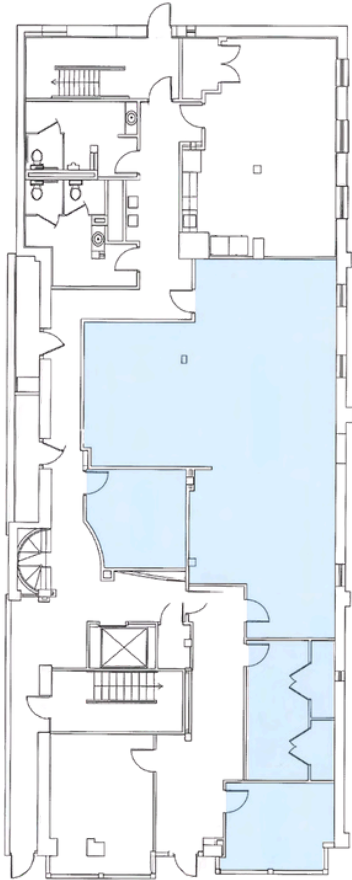
HEALTH / WELLNESS

1. District Flow Yoga
2. Empire Racquet and Pickle Ball
3. Family Psychological Services of Capitol Hill
4. Luna Nails & Spa
5. Miel Wellness
6. Momentum Dance and Fitness Studio
7. Movement Methods Chiropractic
8. My Orange Wellness
9. Pure Barre
10. Reformation Fitness
11. Skin Beauty Bar DC



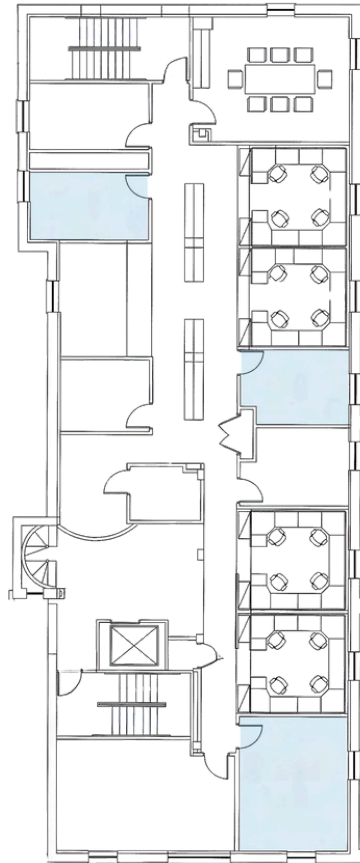
FLOOR PLANS

Ground Floor
4,566 SF



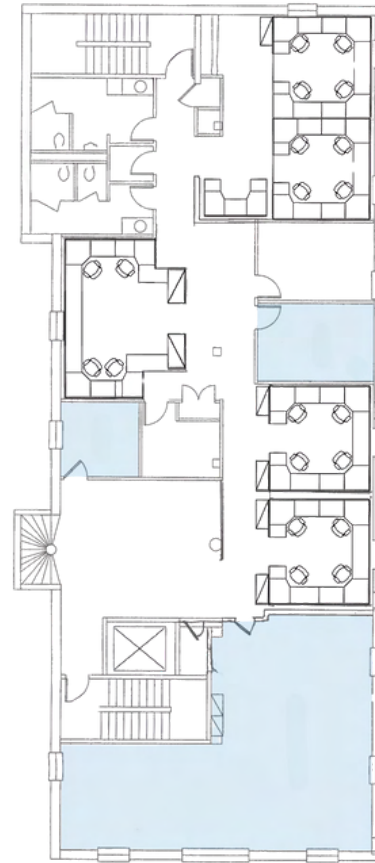
8th Street SE

Second Floor
4,569 SF



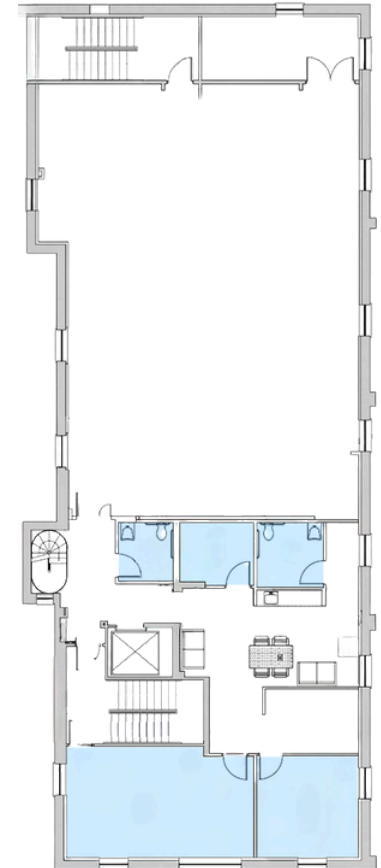
8th Street SE

Third Floor
4,734 SF



8th Street SE

Fourth Floor
4,986 SF



8th Street SE

Note: Blue indicates lockable rooms.

Disclaimer: The floor plans provided herein are examples only and not to scale. The accuracy of floor plans and square footage are to be calculated by Buyer.

INTERIOR PHOTOS

ENTRY



INTERNAL STAIRWELL



CONFERENCE ROOM



SMALL MULTI-PURPOSE ROOM



LARGE COLUMN-FREE MULTI-PURPOSE ROOM



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FOR ADDITIONAL INFORMATION:

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