

Offering Memorandum

2800 Bladensburg Rd NE, Washington, DC 20018



Commercial Office / Flex Space

Executive Summary

2800 Bladensburg Rd NE presents a rare opportunity to acquire a renovated commercial property with strong visibility in Washington, DC's growing Northeast corridor. Formerly operated as an electrical contractor's office, this versatile building offers a blend of open workspace, private offices, and storage areas, making it ideal for a variety of business uses.

Key Highlights

- **Building Size:** ±3,720 SF
- **Lot Size:** 0.07 acres
- **Zoning:** Commercial PDR-1
- **Year Built / Renovated:** Built 1906 | Fully Renovated 2007
- **Visibility:** Prominent frontage on Bladensburg Rd NE with steady vehicle traffic
- **Condition:** Well-maintained, ready for occupancy or adaptive reuse

Property Overview

The property consists of a three-story brick commercial building with updated systems and finishes completed in 2007. The main level offers an open reception area, private offices, storage, a half bath and a kitchenette, while the upper level provides a full bath and a half bath, a large open space and a small kitchenette. The basement provides 2 half bathrooms, and room for storage and offices. Each level has a separate entrance. The building is serviced by updated HVAC, electrical, and plumbing systems.

Location Highlights

Situated along Bladensburg Road NE, the property benefits from excellent connectivity to major DC arteries including New York Avenue (US-50) and Rhode Island Avenue. The site is in close proximity to Ivy City, Union Market, and other rapidly developing neighborhoods, offering access to a growing customer base and workforce.

Nearby Amenities:

- Ivy City retail & dining
- Union Market District
- National Arboretum
- Direct access to Downtown DC, MD, and VA

Market Overview

The Northeast DC submarket has experienced steady growth in both commercial and residential development. Recent redevelopment projects in Ivy City and along New York Avenue have attracted new businesses, breweries, retail, and creative office users, pushing demand for flexible commercial spaces in the area.

Financial Summary

Item	Details
Asking Price	\$890,000
Building Size	±3,720 SF
Lot Size	0.07 acres
Year Built / Renovated	1906 / 2007
Zoning	Commercial PDR-1

Item	Details
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Current Occupancy	Vacant
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Potential Uses

- Office headquarters
- Retail showroom
- Contractor's office / service business
- Creative studio space
- Mixed office and light industrial use (subject to zoning)

Investment Considerations

- **Extensive flexible space** with updated systems from 2007 renovation
- **Prime frontage** in a high-traffic commercial corridor
- **Strategic location** near emerging retail and residential markets
- **Flexible zoning** for a variety of business operations

Contact Information

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Photos of 2800 Bladensburg Rd NE

















