

FOR SALE

Fully Built Out School Facility



PROPERTY OVERVIEW

Move-In Ready Full Building School

2917 8th Street NE is a rare fully built out school opportunity located in the Brookland neighborhood, one of DC’s most rapidly evolving submarkets. The property is nestled between Catholic University and Trinity University and is walking distance to both the Brookland–CUA Metro and the Rhode Island Ave Metro – providing seamless connectivity to Downtown DC, NoMa, and Capitol Hill. The property is fully leased until July 2032 with an average NOI of \$1.6 million with the ability to be delivered vacant to a user.

TOTAL RBA:

33,858 SF

USE:

School

BUILT/RENOV:

1896/2025

STORIES:

2





BUILDING FEATURES

Fully Equipped Education Center



On-site playground, full basketball court & 1 large cafeteria



25+ surface level parking spots



26 classrooms



Ideal for either school users or investors seeking stable and predictable income



7 years of remaining lease term



\$1.68 million average NOI

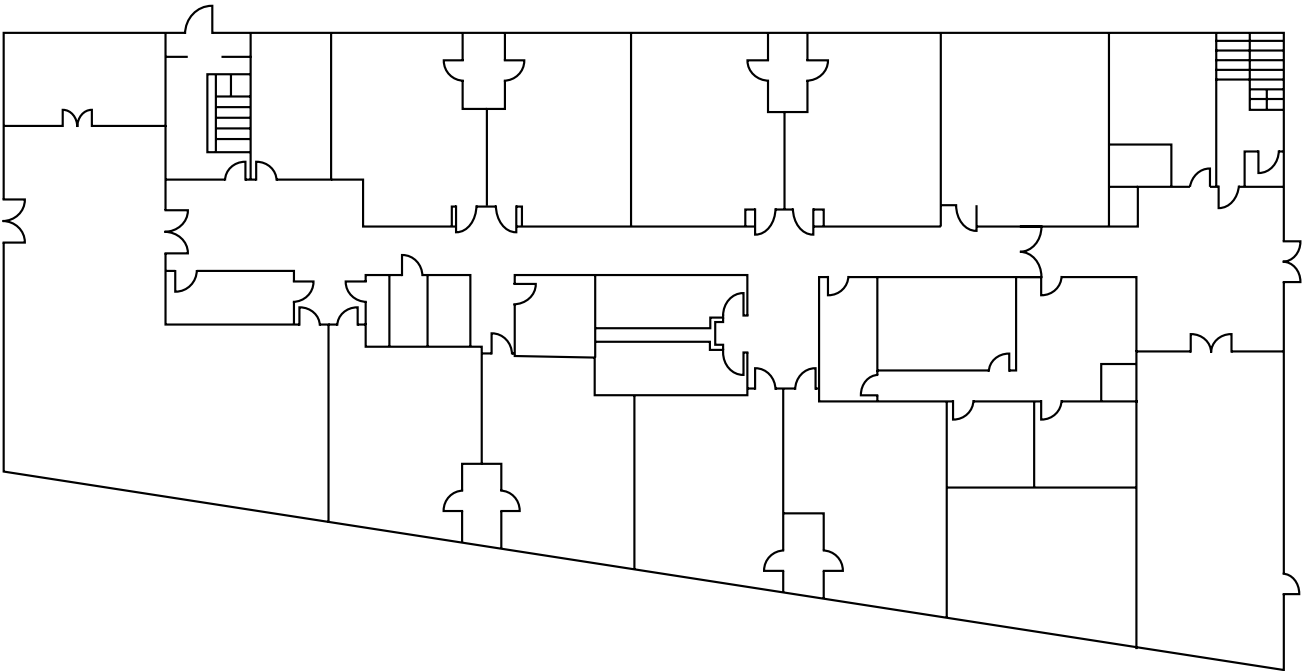


FLOOR PLANS

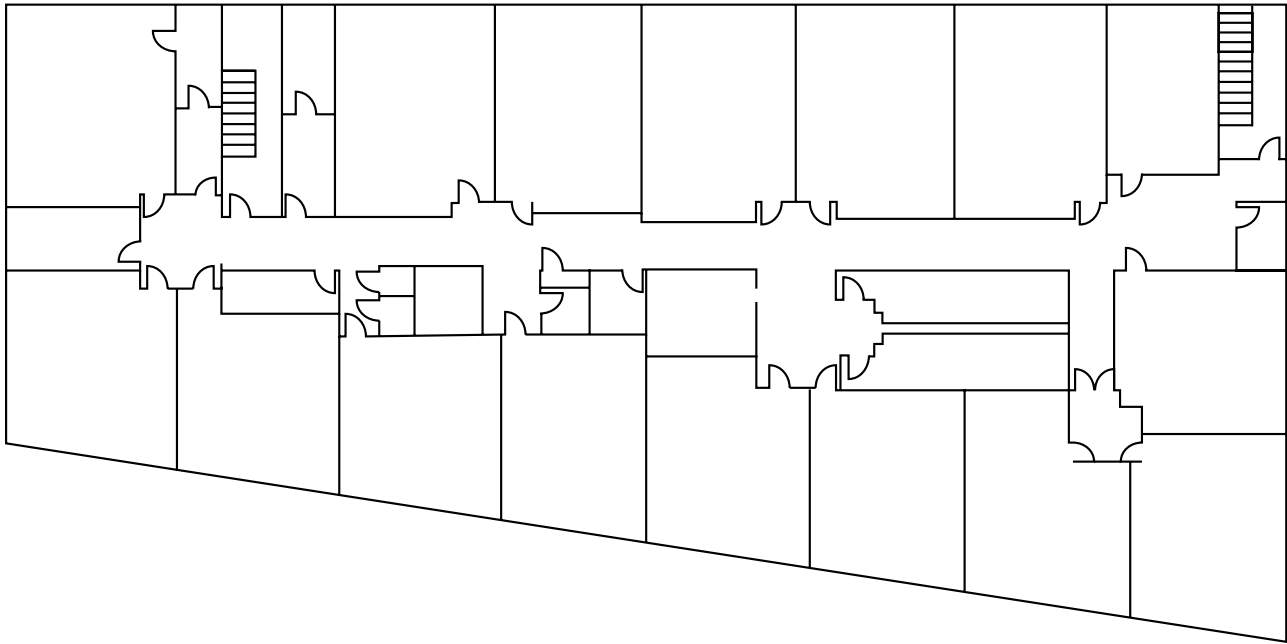
33,858 SF
Across 2 Floors



FIRST FLOOR



SECOND FLOOR



NEIGHBORHOOD

Centered in Opportunity



Washington VA
Medical Center



Sister Helen
Sheehan Library



Trinity
Washington
University



Edgewood
Recreation Center



The Catholic
University of
America



Brookland-CUA



Michigan Ave NE



Monroe Street
Market

Monroe St NE

9th St NE

8th St NE

2917 8TH STREET, NE



Noyes Park



Franklin St NE

Available For Sale



FOR INFORMATION OR INQUIRIES:

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