



DC PREP ANACOSTIA ELEMENTARY CAMPUS

1409 V ST SE, WASHINGTON, DC

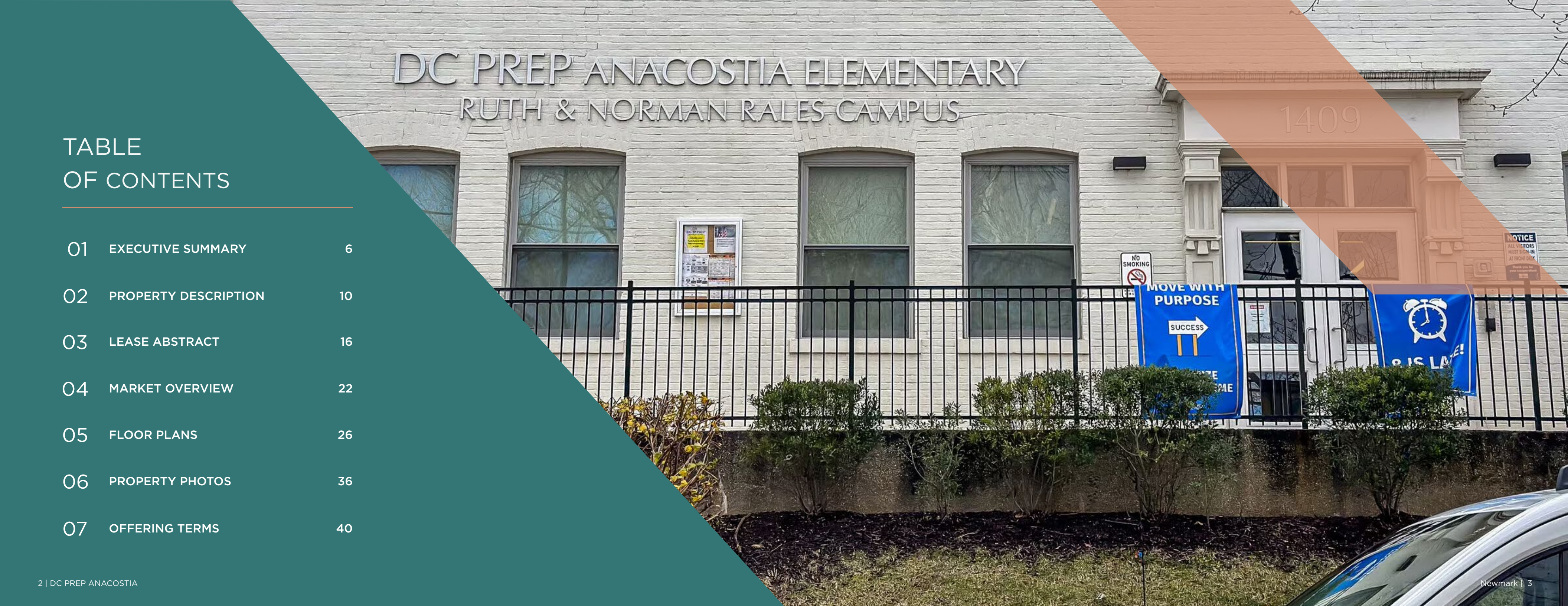
OFFERING MEMORANDUM

NEWMARK



TABLE
OF CONTENTS

01	EXECUTIVE SUMMARY	6
02	PROPERTY DESCRIPTION	10
03	LEASE ABSTRACT	16
04	MARKET OVERVIEW	22
05	FLOOR PLANS	26
06	PROPERTY PHOTOS	36
07	OFFERING TERMS	40



01

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Newmark, as the exclusive representative for DC Prep, is pleased to present for sale 1409 V Street, SE, DC Prep’s Anacostia Elementary Campus.

Located on V Street between 14th and 15th Streets, SE, the building represents an unparalleled opportunity to purchase a newly expanded and renovated school in the Anacostia neighborhood of Washington DC.

The building is currently under lease to the District of Columbia for use by District of Columbia Public Schools (DCPS). The lease commenced in June 2024. with rent commencing in June 2025. The base term of the lease is ten years following rent commencement with one three year option.

1409 V Street is a 46,792 square foot building on a one acre lot. The building features a gymnasium, all purpose room, pre-K and elementary school classrooms, administrative spaces, a playground and 22 parking spaces. The original building was constructed in 1909 and was renovated and significantly expanded in 2018. The renovation cost exceeded \$24,000,000.

The Anacostia neighborhood is undergoing tremendous growth guided by the Anacostia Waterfront Initiative. The Bridge District, the 11th Street Bridge Park and the Therme Wellness Company Development at Poplar Point are all examples of the \$10 billion plan to restore and revitalize the Anacostia River and its surroundings. An additional 10 million square feet of development will be added to this submarket in the next 10 years.



02

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

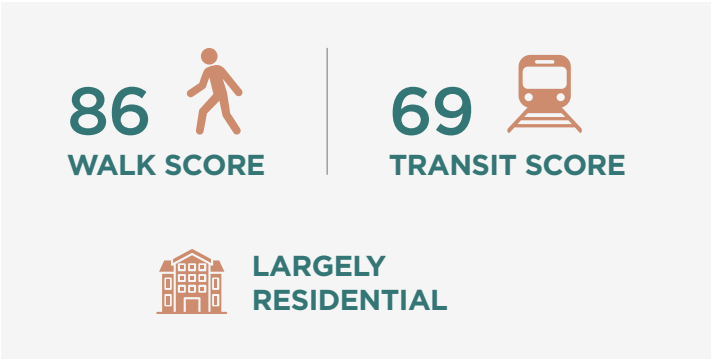
Address	1409 V Street, SE
Land Area	40,560 SF
Number of Buildings	1 main building with newly constructed additions
Number of Stories	2-3
Year Built	1909/2018
Renovation Cost	\$24,000,000
Total Rentable Area	46,792 SF
Current Occupancy	School Use
Tax Parcel	Square 5780 Lot 97
Zoning	R-3



LOCATION DESCRIPTION

1409 V Street is located on the south side of V Street between 14th and 15th Street SE. The neighborhood is largely residential, with row homes and single family homes as the predominant use. Several religious institutions and a fire station are located within a few blocks.

1409 V Street SE is extremely well located for vehicular and Metro access. Martin Luther King Jr. Avenue is the major commercial thoroughfare in Anacostia located two blocks from the school. I-295 is .5 miles from the school and I-695 is one mile from the school. The Anacostia Metro Station is .8 mile from the property. The 11th Street Bridge provides immediate access into downtown DC, Capitol Hill and the Ballpark neighborhood.



03

LEASE ABSTRACT

LEASE ABSTRACT FOR 1409 V STREET SE, WASHINGTON, DC

PARTIES

- **Landlord:** D.C. Preparatory Academy, a District of Columbia non-profit corporation
- **Tenant:** District of Columbia, a municipal corporation, acting through its Department of General Services

KEY DATES

- **Lease Commencement Date:** June 3, 2024
- **Rent Commencement Date:** Date when Landlord delivers the Premises in compliance with applicable laws evidenced by the Declaration of Delivery and no later than June 30, 2025.
- **Initial Lease Term:** Ten (10) Years from Rent Commencement Date
- **Extension Option:** Three (3) Years. District may extend the lease with written notice 12-18 months prior to the end of the Initial Lease Term; parties negotiate fair market rental rate for the Extension Term within 90 days

PREMISES

- **Location:** 1409 V Street SE, Washington, DC
- **Description:** Approximately 46,792 rentable square feet (RSF)
- **Permitted Use:** Educational purposes
- **Parking and Playground:** Exclusive use of the striped surface parking lot and adjacent playground at no cost to the District

FINANCIAL TERMS

- **Annual Rental (Initial Lease Year):** Annual Rental is comprised of the Net Rental of \$30.00 per RSF plus Additional Rent of \$2.50 per RSF for Initial Operating Expenses and \$1.00 per RSF for Tenant Improvement Amortization equating to \$33.50 per RSF.
- **Rent Schedule:** Annual escalation of 2.25% for Net Rental. Operating Expense are adjusted annually based on CPI, not to exceed an increase of 3% from the prior year.

TENANT IMPROVEMENTS AND ALTERATIONS

- **Tenant Improvements:** District to design, construct, and complete initial alterations within the first Lease Year at its own cost, subject to Landlord's review and approval of plans
- **Alterations:** Any District alterations require Landlord's prior written consent; unapproved alterations may be restored at District's expense. All alterations become Landlord's property upon lease termination, except those required to be removed by the District.

MAINTENANCE AND REPAIRS

- **Landlord Responsibilities:** Maintain the Land, Parking Lot, Building (excluding Premises), Base Building Conditions, and Building Structures and Systems (e.g., elevators, HVAC) in compliance with applicable laws
- **Tenant Responsibilities:** Repair of all injury, breakage and damages caused by District Negligence

ENVIRONMENTAL AND HAZARDOUS MATERIALS

- **Environmental Laws Compliance:** Both parties to avoid Environmental Default. District to surrender Premises in compliance with Environmental Laws (excluding violations by others). Landlord indemnifies District for Hazardous Materials present before Rent Commencement Date or not caused by District Negligence
- **Rent Abatement:** If an Environmental Default or asbestos abatement renders the Premises unusable for over 5 business days, Annual Rental and Additional Rent abated proportionally





LEASE ABSTRACT CONTINUED

INSURANCE AND LIABILITY

- **Landlord Insurance:** Maintains policies with 10-days' notice for non-payment cancellation and 30-days' notice for other material reductions
- **District Insurance:** District does not maintain insurance for liability or loss; responsible for repairs due to District Negligence
- **Liability:** Landlord indemnifies District for damages due to Landlord's negligence or willful misconduct. District indemnifies Landlord for damages due to District Negligence

DEFAULT AND TERMINATION

- **Tenant Default:** Includes failure to pay rent within 30 days after notice, unpermitted sublease/assignment, or abandonment
- **Landlord Default:** District may terminate or cure Landlord's default at Landlord's expense after notice
- **Termination Rights:**
 - **Environmental Default:** District may terminate if Premises are unusable and not cured
 - **Service Interruption:** District may terminate if interruption persists for 90 consecutive days or if Landlord fails to provide a remedy plan within 5 business days
 - **Condemnation:** Lease terminates if 25% or more of Premises is condemned; District may terminate if less than 25% is condemned

SUBORDINATION AND NON-DISTURBANCE

- **Subordination:** Lease subordinate to any Mortgage, provided a Subordination, Non-Disturbance, and Attornment Agreement (SNDA) is executed
- **SNDA Requirement:** Condition precedent to Rent Commencement Date and District's payment obligations

HOLDING OVER

- **Holdover Rent:** If District holds over, Net Rental increases to 125% of the prior month's rate for the first 9 months, then 175% thereafter, computed and paid monthly in arrears

04

MARKET OVERVIEW



MARKET OVERVIEW

Anacostia is a neighborhood in Southeast Washington DC, known for it’s rich cultural heritage. With a downtown centered at the intersection of Good Hope Road and Martin Luther King Jr. Avenue, Anacostia is east of the Anacostia River and accessed by the 11th Street Bridge. The 11th Street Bridge serves as a major connection between Anacostia and the booming Ballpark, Capitol Riverfront and Capitol Hill neighborhoods of DC, creating easy commuting from the residential neighborhoods of Anacostia to the District’s employment core. Slated for completion in 2027, the 11th Street Bridge Park will enhance this connection and create a significant recreational amenity for Anacostia. Using abandoned infrastructure from the old vehicular bridge to create a pedestrian link between both sides of the Anacostia River, the Bridge Park will have overlapping upper and lower decks offering spectacular views, cutting edge design and a unique urban pedestrian experience. The East side of the Bridge Park in Anacostia will include an environmental Education Center, cafe and play space while the West side will feature performance spaces and a hammock grove among other features. The estimated cost of the 11th Street Bridge Park is \$92,000,000.

For the neighborhood known as Historic Anacostia where 1409 V Street is located, I-295 provides the western border to this neighborhood, Good Hope Road to the north and Morris Road to the south. Anacostia is located in Ward 8, the largest ward in DC that began largely as farmland. Anacostia is home to large local and Federal institutions including Bolling Airforce Base and St. Elizabeth’s. Significant redevelopment will add 10 million square feet of new mixed use development over the next ten years.



MARKET OVERVIEW

Tremendous investment in recreational opportunities have been made in Anacostia over the last decade as part of the Anacostia Waterfront Initiative. Anacostia Park, the largest park in the District and operated by the National Park Service provides exceptional recreational opportunities on over 1200 acres. Highlights include the Kenilworth Park and Aquatic Gardens, a skate park, fields, trails and sweeping views of the river. Just south of Suitland Road SE in Anacostia is the Entertainment and Sports Arena where the Washington Mystics and Washington Wizards play and practice.

The population of Anacostia has grown steadily over the last decade, benefitting in part from the neighborhood’s affordability with average rents and home prices among the lowest in the District. However, for the first time in 20 years, construction sites and cranes are visible in Anacostia. Through concentrated partnerships between the District and private developers, tangible progress is being made to increase and improve the supply of housing as well as commercial development. The opening of the \$100,000,000 St. Elizabeth’s East is an excellent example which includes the Residences at St. Elizabeth’s East , a 252 unit multifamily project with 202 affordable apartments and 50 market rate units. Skyland Town Center is another example of a new mixed use project in Anacostia that finally came to fruition as the District partnered with a private developer to deliver the first market rate apartment building in Anacostia in 40 years, The Crest at Skyland Town Center.

Most recently, the first phase of the Bridge District opened with 3 apartment buildings totaling 750 units named The Douglass. The Bridge District is an 8 acre development project by Redbrick that will include an Atlas Brew Works and the National Campus for Cyber Leadership plus an additional 635 apartments and short term lodging.



04

FLOOR PLANS

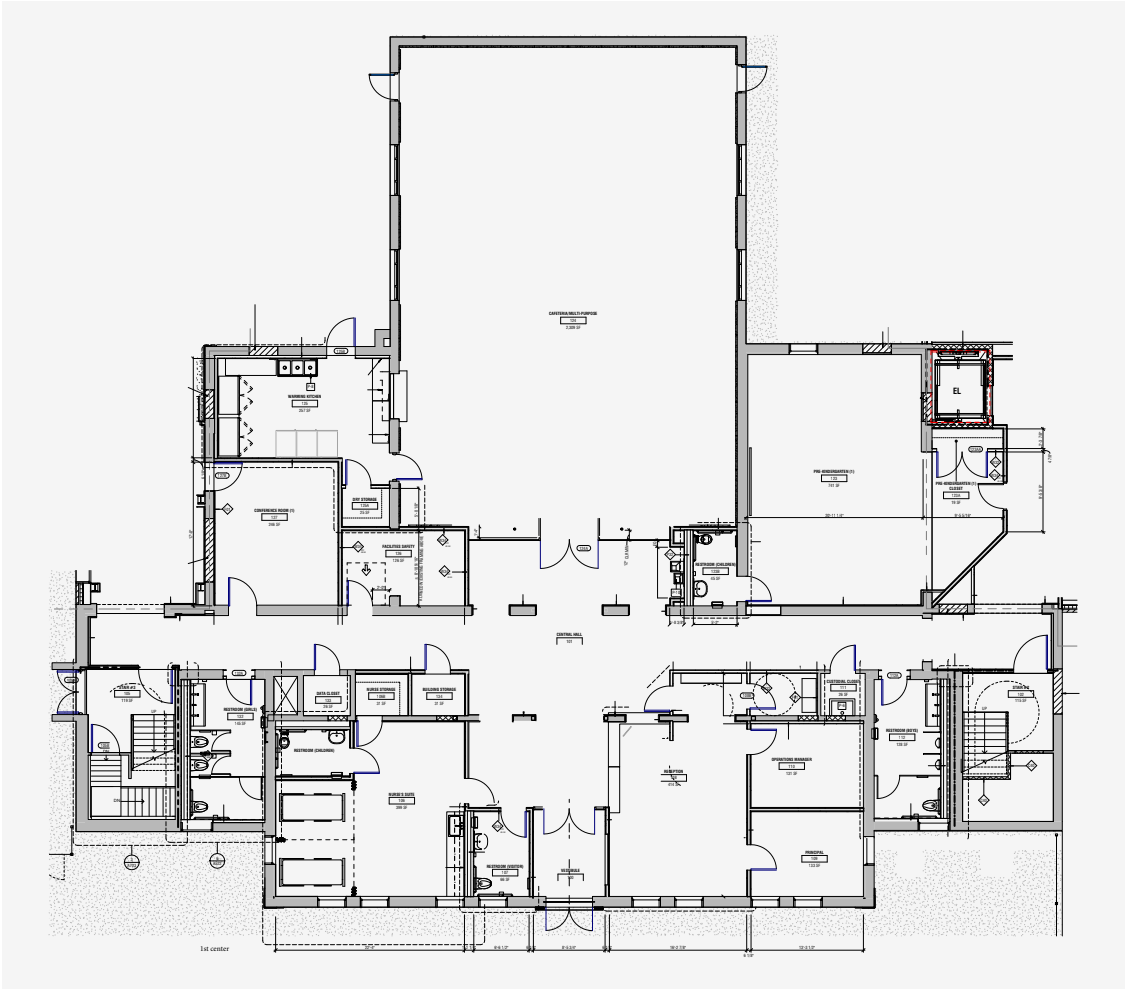


1ST FLOOR CENTER

1409 V Street is organized as a three wing structure, with a large center portion and smaller east and west wings. The building was designed to blend in aesthetically with historic Anacostia's neighboring structures in terms of massing and architecture, while providing all of the components for a state of the art modern school. The building is ADA compliant and there are three sets of interior stairs plus an elevator.

The center portion of the building has three floors, with the main entrance accessed by exterior stairs. The first floor includes a secure entrance vestibule and reception area which leads to a large two story cafeteria/all purpose room. A warming kitchen is adjacent to the cafeteria. A nurse's office, conference room, administrative offices, pre-K classroom and bathrooms are also in this first floor section.

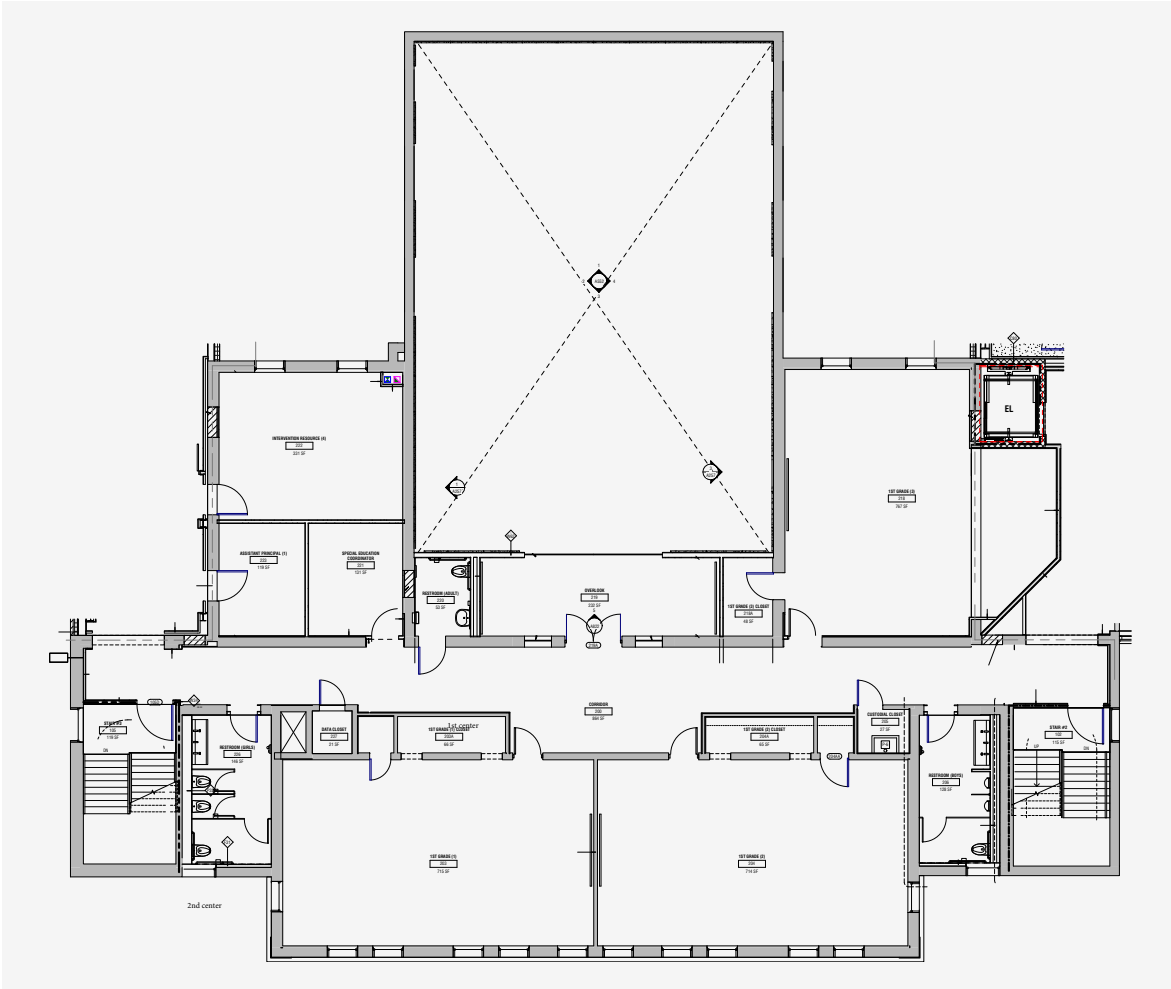
- ENTRANCE
- RECEPTION
- CONFERENCE ROOM
- PREPETERIA
- NURSE
- OFFICE
- 1 PK4 ROOM



2ND FLOOR CENTER

The second floor of the center portion features first grade classrooms, restrooms, additional offices and resource room.

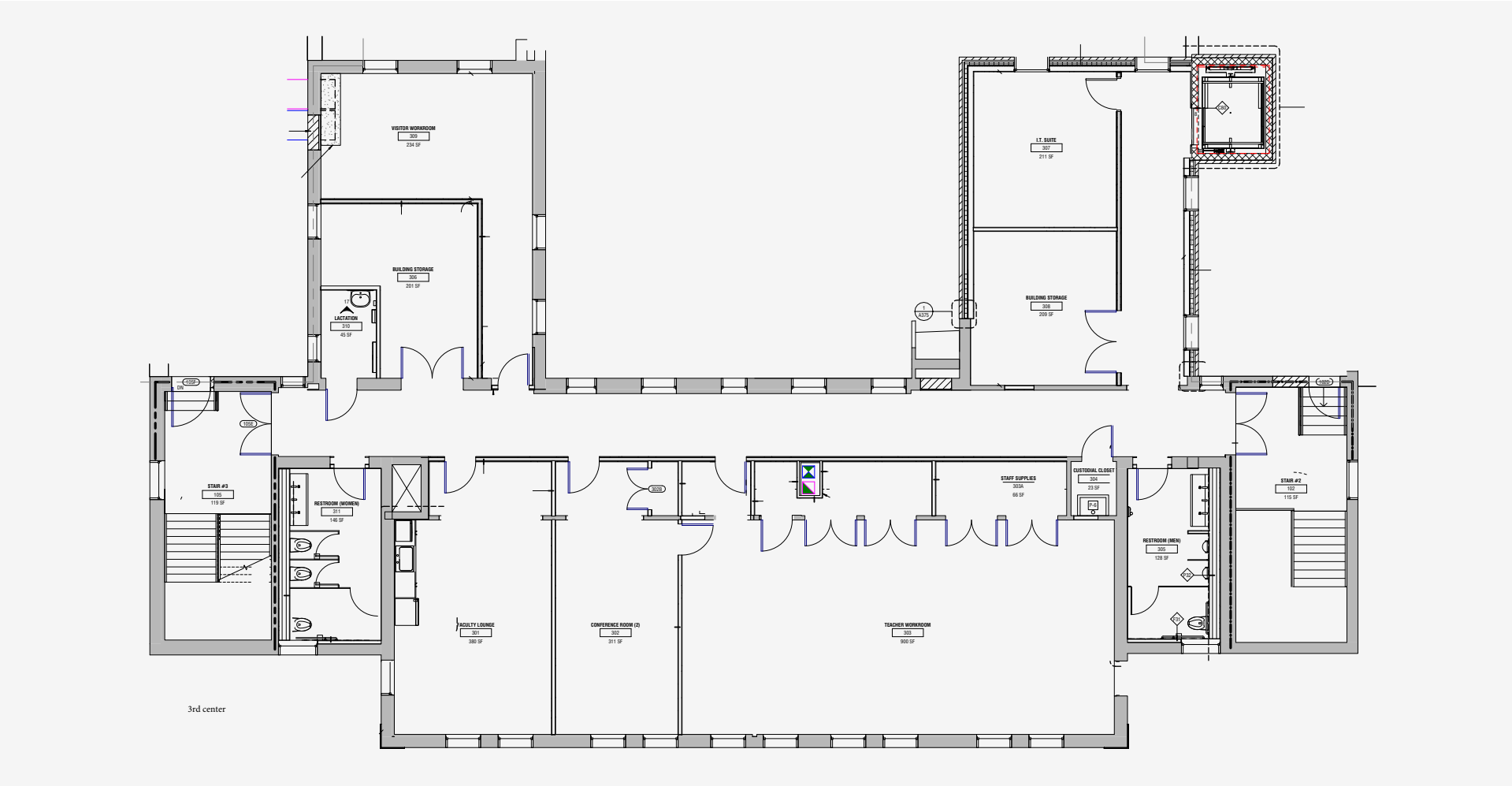
- 1ST GRADE CLASSROOMS
- OFFICES
- INTERVENTION ROOM
- “OVERLOOK”



3RD FLOOR CENTER

The third floor of the center section includes the faculty lounge, a second large conference room, teacher workroom and visitor work space.

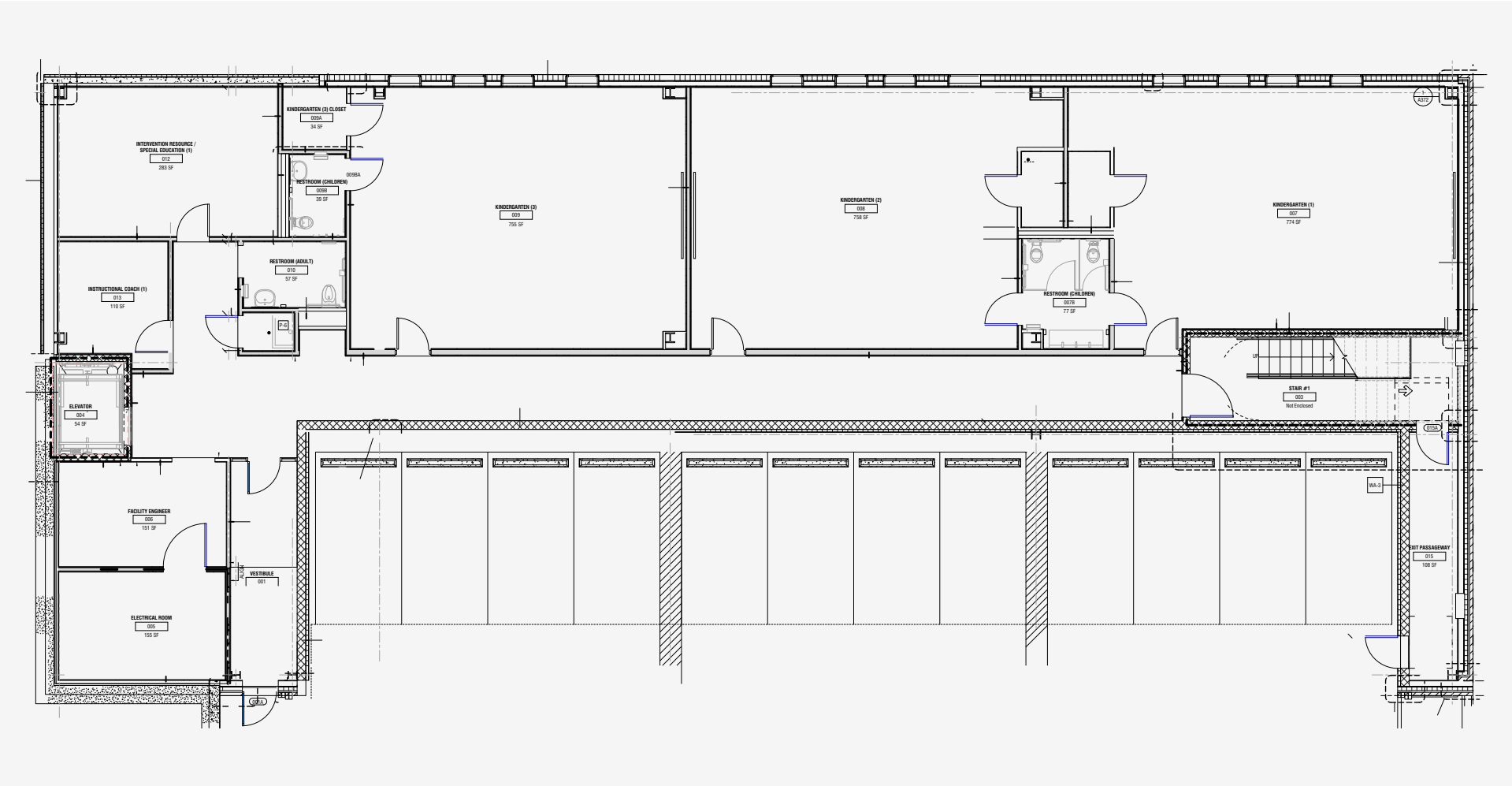
- TEACHER LOUNGE
- TEACHER WORKROOM
- HO WORKSPACE
- CONFERENCE ROOM #2
- LACTATION ROOM



GROUND FLOOR WEST

The west wing of the building can be entered at grade and includes kindergarten classrooms, resource rooms, offices and restrooms on the ground floor.

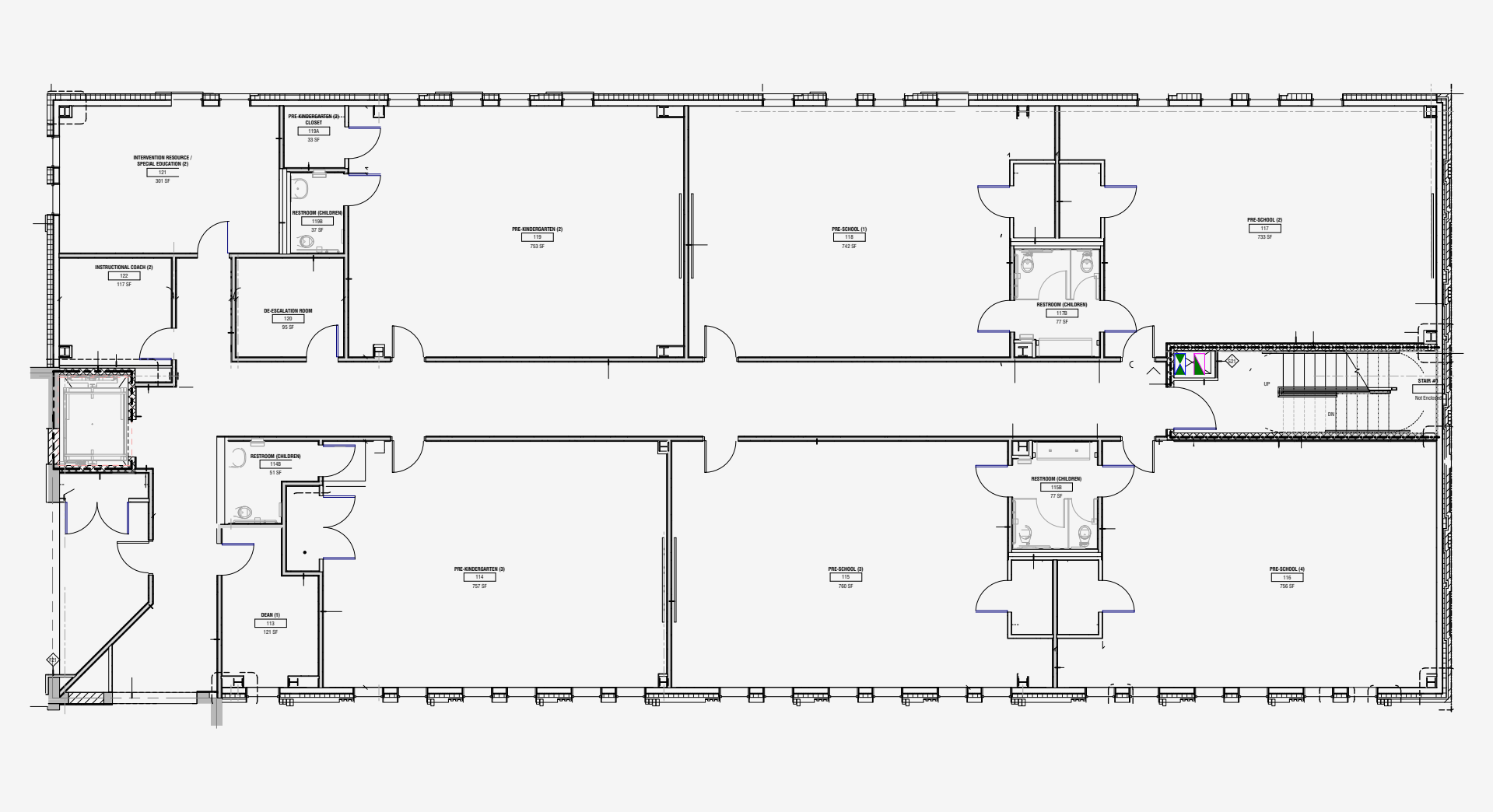
- KINDER CLASSROOMS
- SECONDARY ENTRANCE
- OFFICES
- INTERVENTION ROOM



1ST FLOOR WEST

Pre-K and preschool classrooms are on the first floor in addition to a resource room and offices.

- 2 PK4 CLASSROOMS
- PS CLASSROOMS
- OFFICE
- INTERVENTION ROOM



2ND FLOOR WEST

The second floor of the west wing houses second and third grade classrooms, offices and a resource room. On site parking is located in front of the west wing.

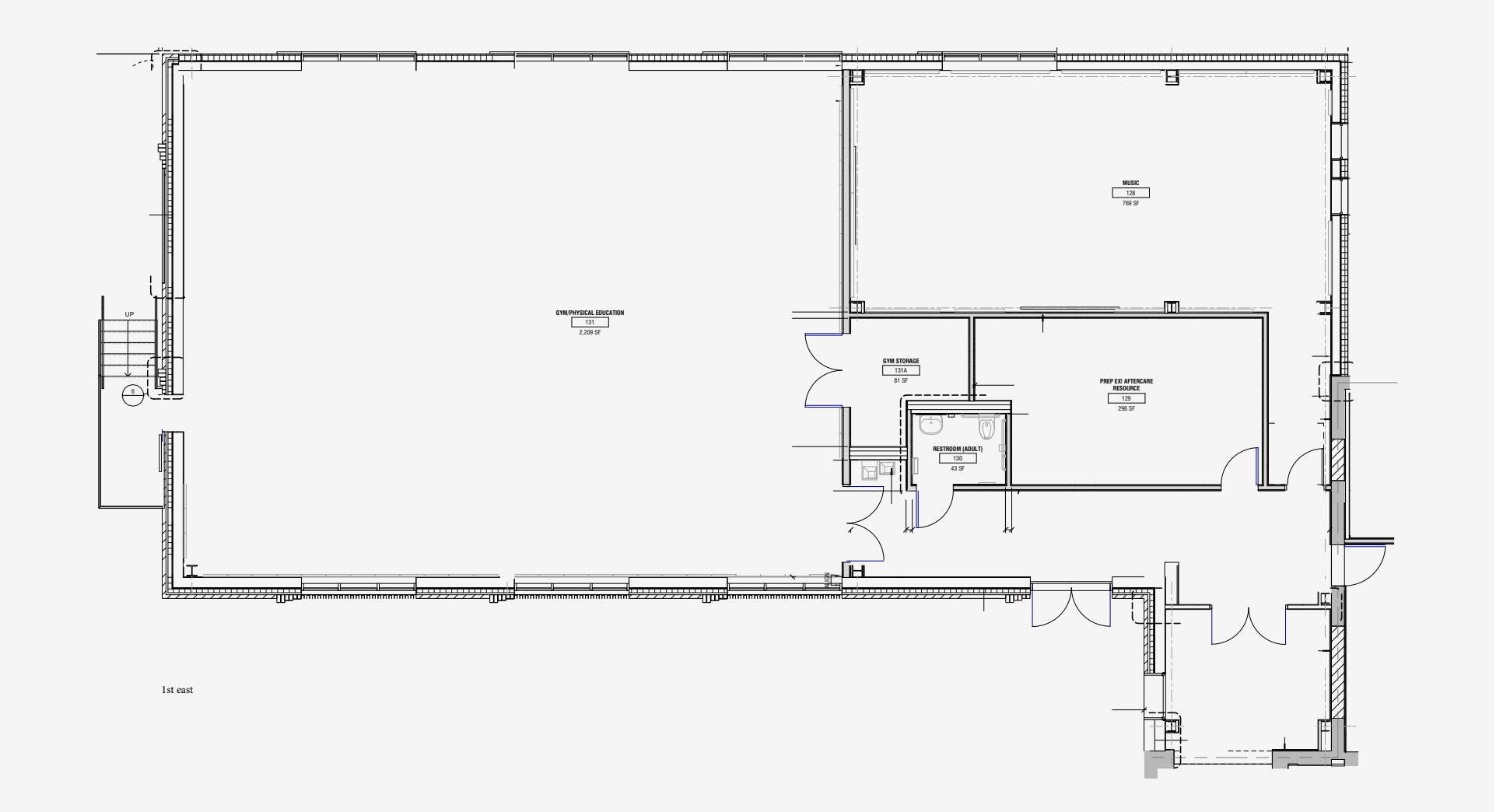
- 2ND GRADE CLASSROOMS
- 3RD GRADE CLASSROOMS
- OFFICES
- INTERVENTION ROOM



1ST FLOOR EAST

The east wing of the building houses the gym on the first floor plus the music room and resource room.

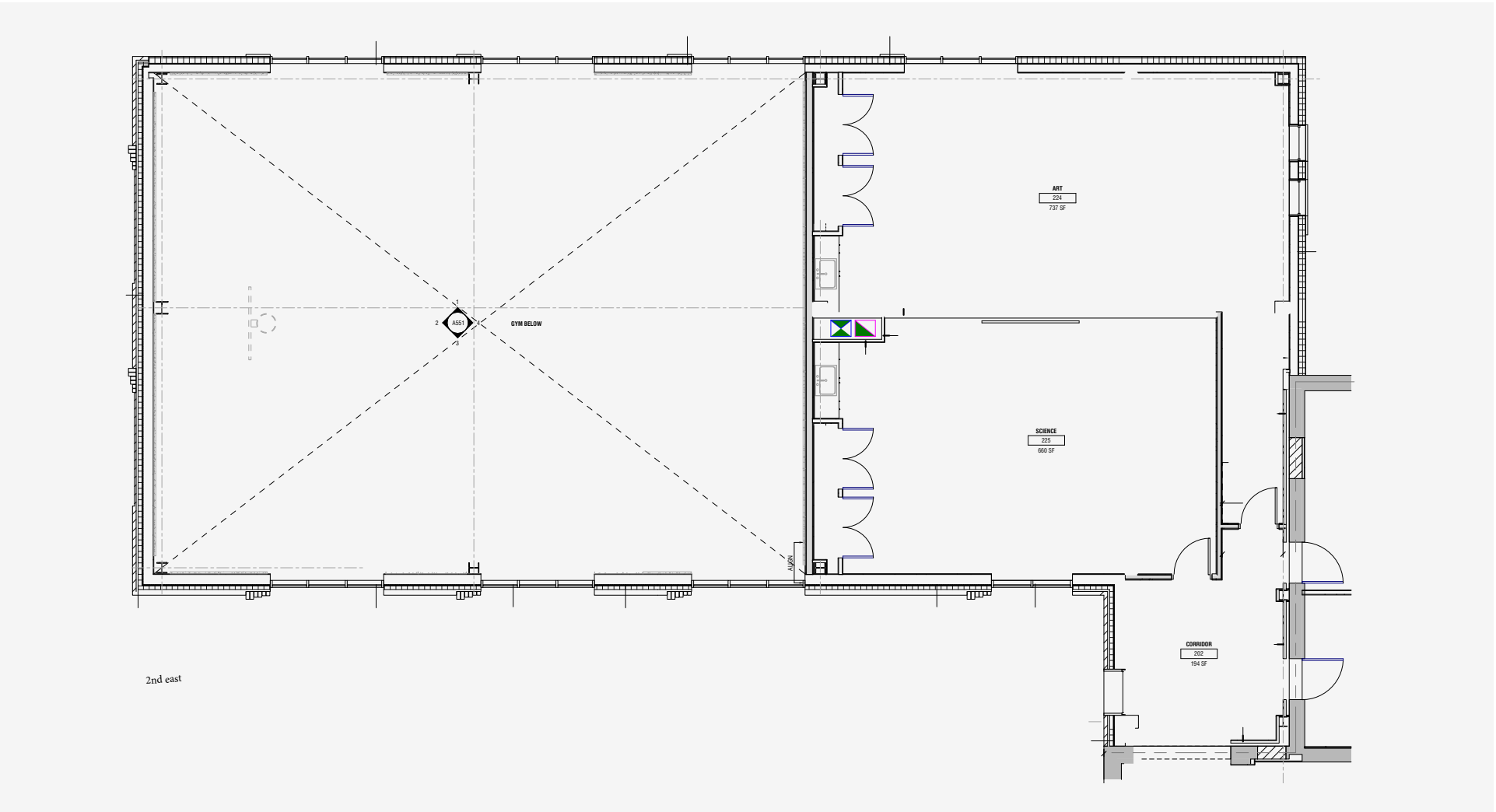
- GYM
- SPECIALS CLASSROOMS
- PREPEX



2ND FLOOR EAST

The second floor of the east wing is open to the gym and includes science and art rooms.

- SPECIALS CLASSROOMS



05

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



DC PREP ANACOSTIA ELEMENTARY

RUTH & NORMAN RALES CAMPUS

1409

06

OFFERING TERMS



OFFERING TERMS

1409 V Street SE is being offered for sale as a prime, newly constructed educational facility in the historic Anacostia neighborhood of Washington DC.

DC Prep, the District’s highest performing Public Charter School, is the owner of the building. DC Prep will relocate Anacostia Elementary Campus operations to be co-located with DC Prep’s Anacostia Middle School Campus in July 2025. DCPS will lease and occupy the building for a ten year lease that expires in 2035 with one three year option. The District of Columbia, through its Department of General Services, is the tenant.

Interested bidders will be requested to submit a letter of intent in response to a Call for Offers

The letter of intent should provide the following information:

- **Name of Bidder:**
- **Sources of Financing for the Acquisition**
- **Description of Ownership Structure and Current Portfolio**
- **Offering Price, Feasibility Period, Deposit, Closing Time Frame and Conditions to Closing**





CONTACTS

LISA BENJAMIN

Senior Managing Director

t +1 202-471-3009

m 301-233-2181

lisa.benjamin@nmrk.com



NEWMARK