

Prime Redevelopment Site

4311 & 4335 16th St NW, Washington, DC 20011



Marcus & Millichap

PRIME REDEVELOPMENT SITE

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INVESTMENT HIGHLIGHTS

- **Prime Northwest DC Location:** Positioned on the iconic 16th Street NW, often referred to as "The Presidents Avenue" and the "Embassy Row," a distinguished corridor rich in history and prestige.
- **Prominent Corner Lot:** A generous 0.74-acre property strategically located at the intersection of 16th Street NW and Webster Street NW, offering unparalleled visibility, accessibility, and development.
- **Exceptional Redevelopment Opportunity:** An ideal site for residential or mixed-use redevelopment, with the capacity to elevate the neighborhood's character and provide significant long-term value.
- **Flexible Sale-Leaseback Option:** A short-term leaseback arrangement is available, enabling a smooth transition and providing flexibility for redevelopment planning and execution.

OFFERING SUMMARY

\$

Listing Price
Request for Offer

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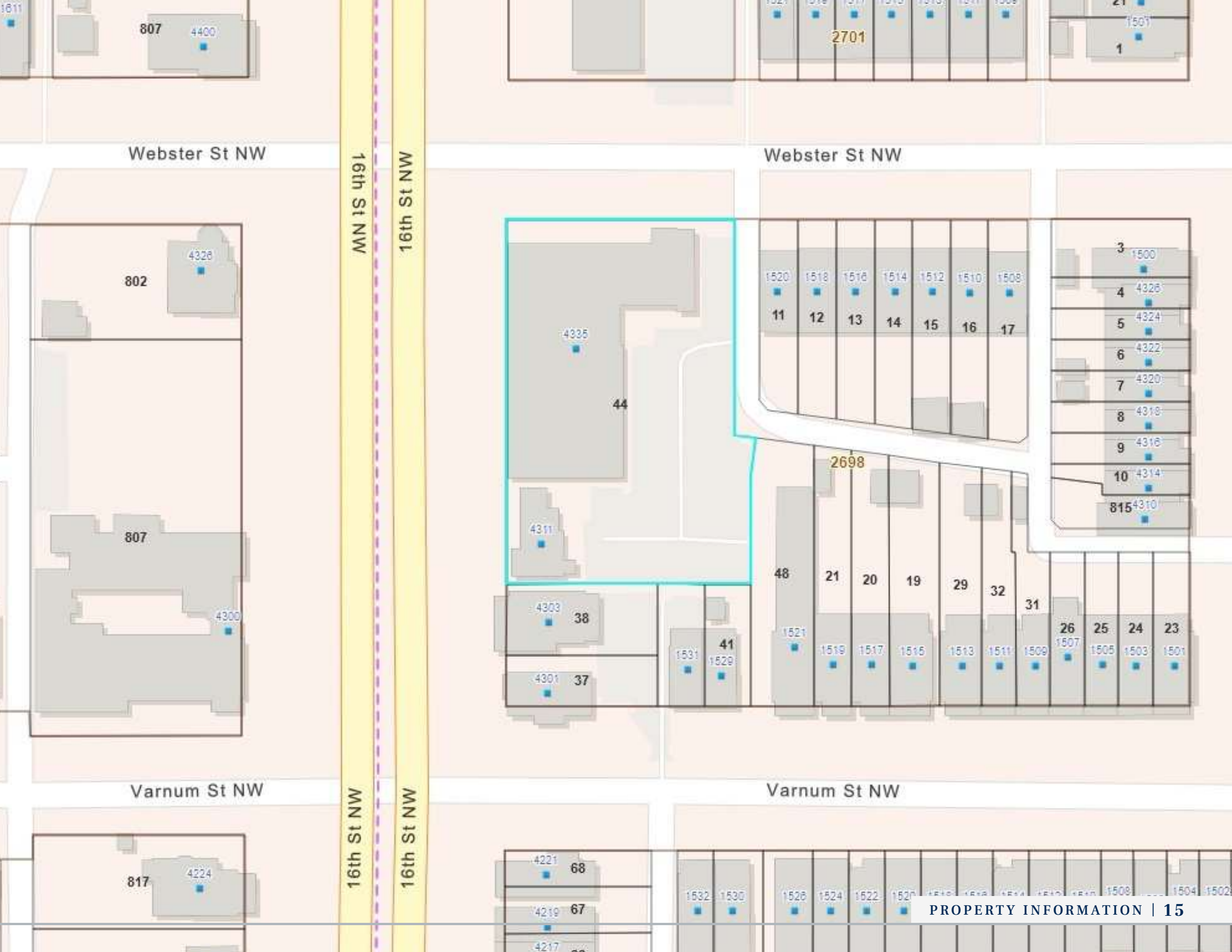
Lot Size
0.74 AC

🏠

Buildings
2

PROPERTY:	
Listing Price	Request for Offer
Property	4311 & 4335 16th St NW, Washington, DC 20011
APN	2698--0044
Neighborhood	16th Street Heights
Zoning	R-1B,RF-1
Lot Size	0.74 Acres (32,099 SF)
Building Size	18,450 SF
Year Built	1955
Development Type	Residential or Mixed-Use







- Square
- Campus Plans
- Pending
- Final
- Pending Zones
- Zone District
- Specific Zone Label
- Specific Zone
- Downtown Zone
- Mixed-Use Zone
- Mixed-Use Zone (IZ+)
- Mixed-Use Zone (IZ+ Exempt)
- Neighborhood Mixed-Use Zone
- Neighborhood Mixed-Use Zone (IZ+)
- Production, Distribution, and Repair Zone
- Residential Apartment Zone
- Residential Apartment Zone (IZ+)
- Residential Flat Zone
- Residential Zone
- Special Purpose Zone
- Special Purpose Zone (IZ+)
- Unzoned
- Zone District
- Downtown Zone
- Mixed-Use Zone
- Mixed-Use Zone (IZ+)
- Mixed-Use Zone (IZ+ Exempt)
- Neighborhood Mixed-Use



160
Feet

Generated on maps.dcoz.dc.gov/zr16

Web Extract of the Official Zoning Map of the District of Columbia created on 8/26/2024.

Service provided by the DC Office of Zoning.

441 4th St NW Ste 200S
Washington, DC 20001

For reference only. To certify zoning on any property in order to satisfy a legal requirement, contact the Office of Zoning.

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, DC



EXCLUSIVELY LISTED BY

Dany Zhao

Senior Associate

Office: Washington, D.C.

Direct: 202.536.3778

Cell: 703.577.1098

dany.zhao@marcusmillichap.com

License: MD #635202

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