TTR SOTHEBY'S INTERNATIONAL REALTY

700 Monroe Street Northeast

List Price: \$16,000,000



Prepared by Shalamar Muhammad





About Brookland

A Brief Background

Just a two-minute walk from the Brookland-CUA Metro Station, 700 Monroe Street Northeast is the last parcel in Brookland for major redevelopment. One block away from Catholic University, there has been an influx of development within a one-block radius adding over 500 rental units with 2-bedroom units starting at \$3400 per month.

Brookland, also known as Little Rome, is a neighborhood located in the Northeast (NE) quadrant of Washington, D.C. It is best known for its numerous Catholic institutions, including schools, religious communities, shrines, institutes, and other organizations built and based around the Catholic University of America.

Recent redevelopment projects within a one-block radius have produced several six-level buildings with the largest featuring 310 rental units with ground-floor retail and restaurants.

The Brookland submarket having a smaller town neighborhood vibe close to Downtown D.C. has been experiencing a massive influx of development over the last decade. With notable projects such as the Monroe Street Market (three separate and distinct buildings), Brookland Artspace Lofts, Hanover 8th, and RIA development on Rhode Island Avenue this is a highly sought-after area for redevelopment. The most unique development is directly next door and features 152 rental units and 26 dedicated artist spaces which hosts numerous events including the weekly Farmer's Market.



As is Zoning Data

18,570 Sq Ft (0.43 acres)

Ward 5

Square/Suffix/Lot 3657 0827

Zoning District - MU-3A

Maximum Lot Occupancy 60%

Maximum Height (ft) 40

Maximum Stories 3

Roof Structure 12ft, 15ft for mechanical penthouse

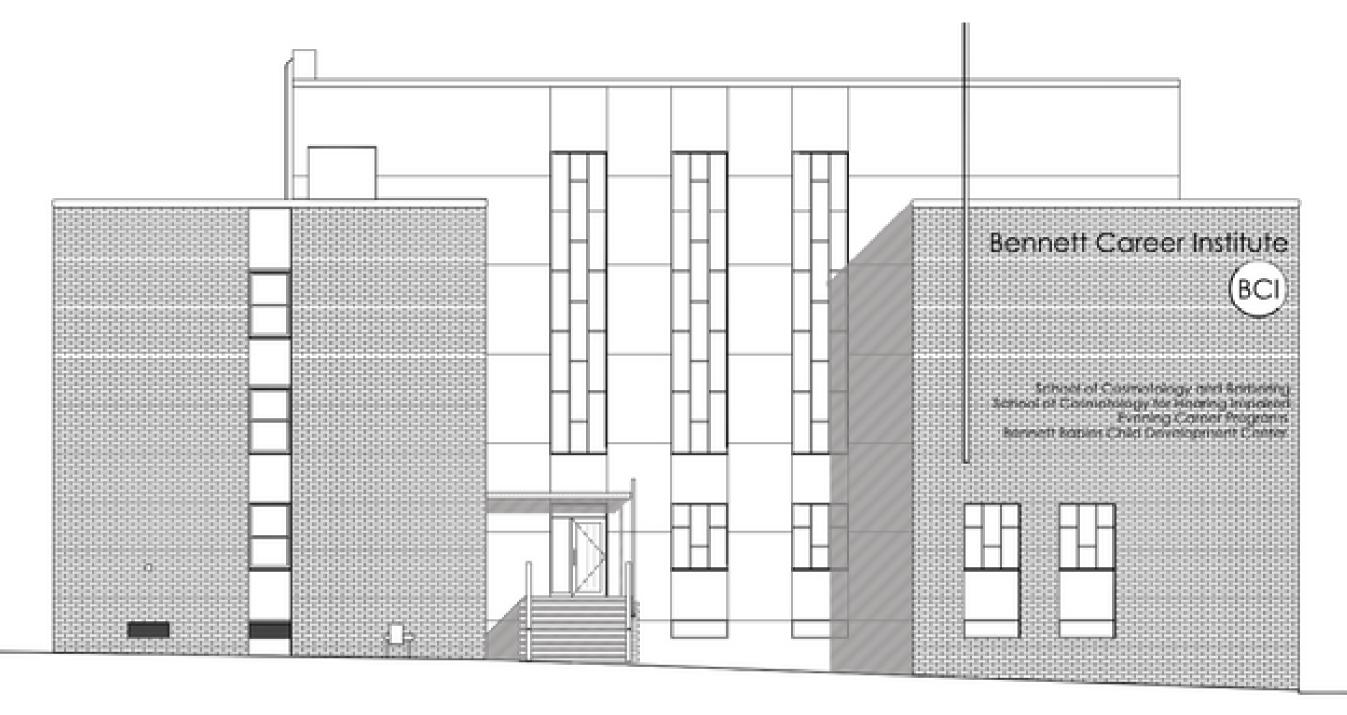
Rear Yard Setback (ft) 20

Maximum Floor Ratio (IZ). 1.2

Green Area Ratio. 0.3

Previous Permit Documents

(Presented for informational purposes only)



BENNETT CAREER INSTITUTE

700 MONROE STREET, NE WASHINGTON, DC

PERMIT DOCUMENTS

NOT FOR CONSTRUCTION

OWNER

BENNETT CORPORATION

690 RHODE ISLAND AVENUE NE WASHINGTON, DC 20010

ARCHITECTS

studio27architecture

1777 CHURCH STREET NW SUITE 300 WASHINGTON, DIC 20034 (T) 202,939,0327 (F) 202,939,0370 WWW.STUDIO27ARCH.COM.

STRUCTURAL

Ehlert/Bryan Inc.

1451 DOLLEY MADISON BOULEVARD SUITE 220 MICLEAN, VIBCINIA 22101 (T) 703.827.9582 (F) 703.354.2031 WWW.EHLERT-BEYAN.COM

MECHANICAL

Metropolitan Engineering, Inc/ Shapiro-O'Brien

11.50 1.73H \$TREET, NW \$UITE 301 WASHINGTON, DC 20036 (T) 202.294.2580 (F) 202.294.1942 WWW.MEINOPOULANENGINEERING.COM

GROSS BUILDING AREA

CONTRACTOR

BASEMENT FLOOR FIRST FLOOR

SECOND FLOOR

THIRD FLOOR.

PENTHOUSE

Coakley Williams Construction

7,201 SF

5,609 SF

7.201

14 SQUTH SUMME AVENUE SUITE 300 GAITHFESBURG, MARYLAND 20877 (T) 301.963.5000 (F) 301.963.9779 WWW.COAKLEYWILIAMS.COM

FLOOR AREA BREAKDOWN

NOTE: 1. This plant is intended for mail property life purposes only.

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5 See First American Title Insurance Company Commitment for Title Insurance No. MCS-VINGSTFI.

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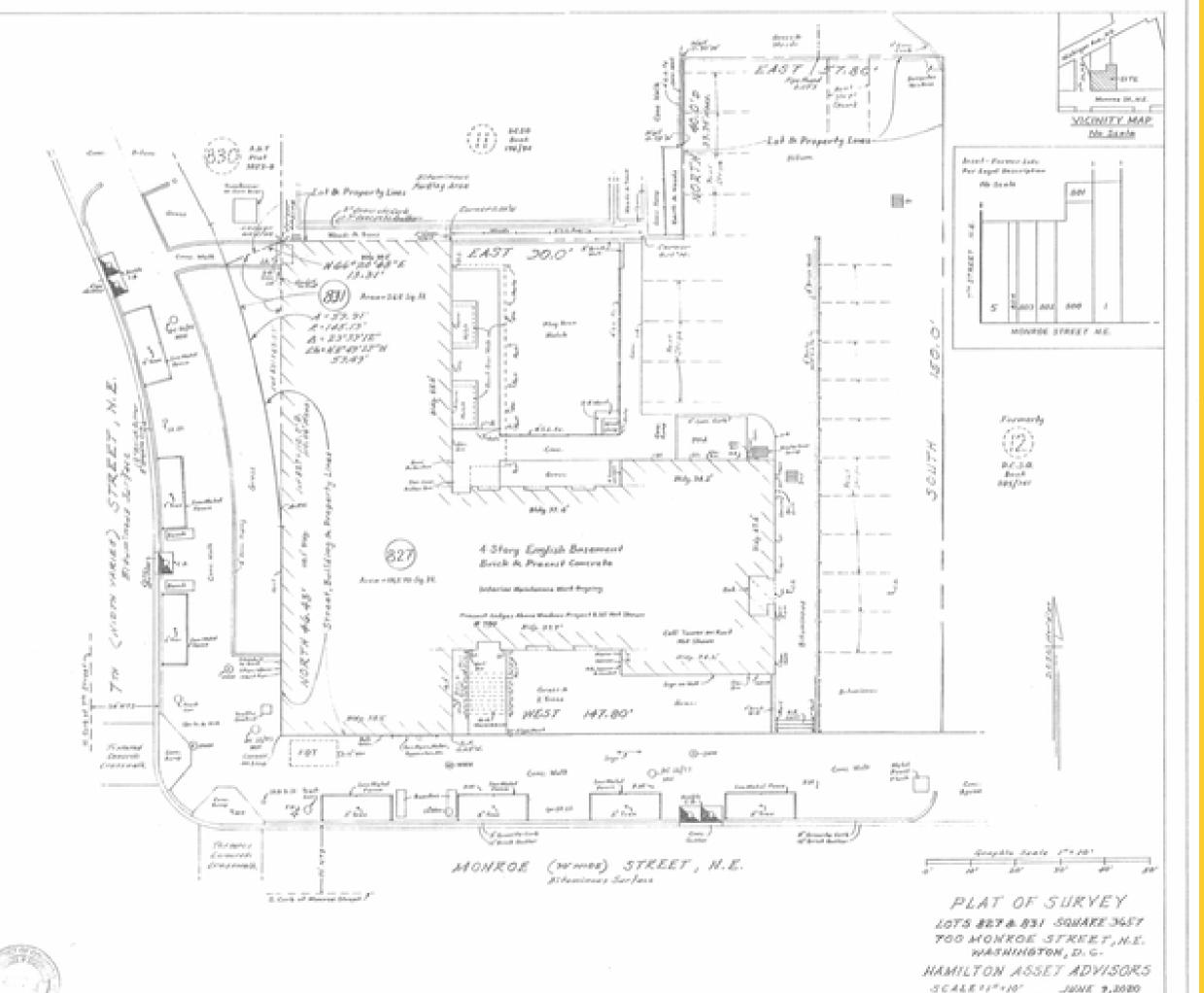
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GHI/AD Madrid P. M. Vanner.

Madrid B. Marriera Land Reporter Ed. Lanna No. LINEARY.



Plat of Survey

BERNARD E LOCKAFT CIVIL ENGINEERS

WASHINGTON, D. C.

E. 1. 1319/65



For the Community

The Brookland neighborhood, home to Catholic University, has tons of history, in addition to exciting new places to discover. Local restaurants, art galleries, and nightlife are just moments away. Just steps away from the Brookland–CUA Metro station, you can also quickly get to other DC hot spots like Union Market, Dupont Circle, West End, Nationals Park, Georgetown, and the Southwest Waterfront.

By the Community

Centrally located, 700 Monroe Street has an 88/100 Walk Score and labeled as a bikers paradise with a 90/100 score. Additionally, this offering is approximately a 9 minute drive to Union Station where you will find Amtrak, MARC & VRE commuter trains. With an 18 minute drive, you will find yourself at Reagan National Airport and Amazon's second Headquarters.

DEVELOPMENT IN THE NEIGHBORHOOD



Everton

The site is located in the Monroe
Street Market development adjacent
to the Catholic University of America.
The project consists of approximately
16,532 sf of retail, 158 rental
apartments, and related services &
amenities configured within a 6 and 4
story building. Project was
completed in 2021.



Cornerstone

Featuring a Bus Boys & Poets full service restaurant, Barnes & Noble, and Wardman Wines, Cornerstone is the hub of the Monroe Street Market development. Located diagonal from 700 Monroe Street, Cornerstone is a mixed use property featuring 310 rental apartments across 235,703 square feet.



Brookland Works

Brookland Works, with its "La vie Bohème" artist lofts spaces, development sits across from the Brookland-CUA Metro stop and next door to 700 Monroe Street. The project consists of approximately 152 rental apartments, with 26 set aside as artist studios.

POTENTIAL DEVELOPMENT PROJECTS



Medical Complex

In 2020, Washington, DC had the second lowest percentage of uninsured residents behind only Massachusetts for the third year in a row.

- United Health Foundation



Apartment

These four building on Monroe Street, directly across from the subject property 700 Monroe Street rents range from L

1 Bedroom/1 Bath - \$2,054 - \$3,730

2 Bedroom/2 Bath \$3,055 - \$6,568

3 Bedroom/2 Bath \$4,100 - \$7,200



Condo

In Brookland there are currently 2,793 homes for sale, of those 1,705 are condos, The median list price is \$625,000 and the median sales price is \$719,000. There have been 1,020 new listings in the last 4 weeks and 752 sales.

- Homesnap



Retail & Commercial Office

Within less than 15 minutes by car, one could reach Union Station, Washington Medical Center and three universities (Catholic University, Trinity Washington University, and Gallaudet University)



Shalamar Muhammad

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