

**TTR SOTHEBY'S
INTERNATIONAL
REALTY**

**700 Monroe Street
Northeast**

List Price: \$16,000,000



Prepared by Shalamar Muhammad

Monroe Street Market Street View





About Brookland

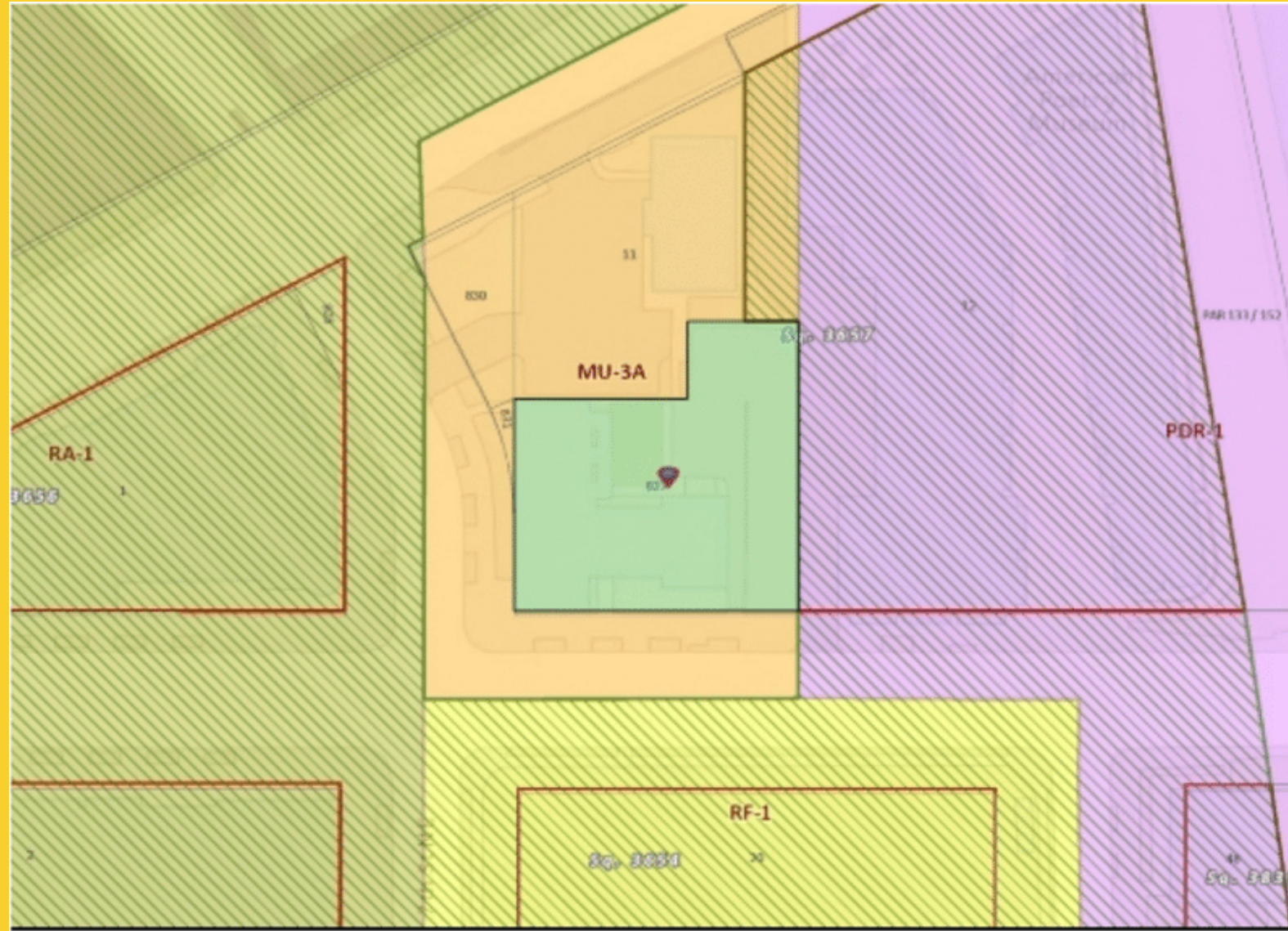
A Brief Background

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*

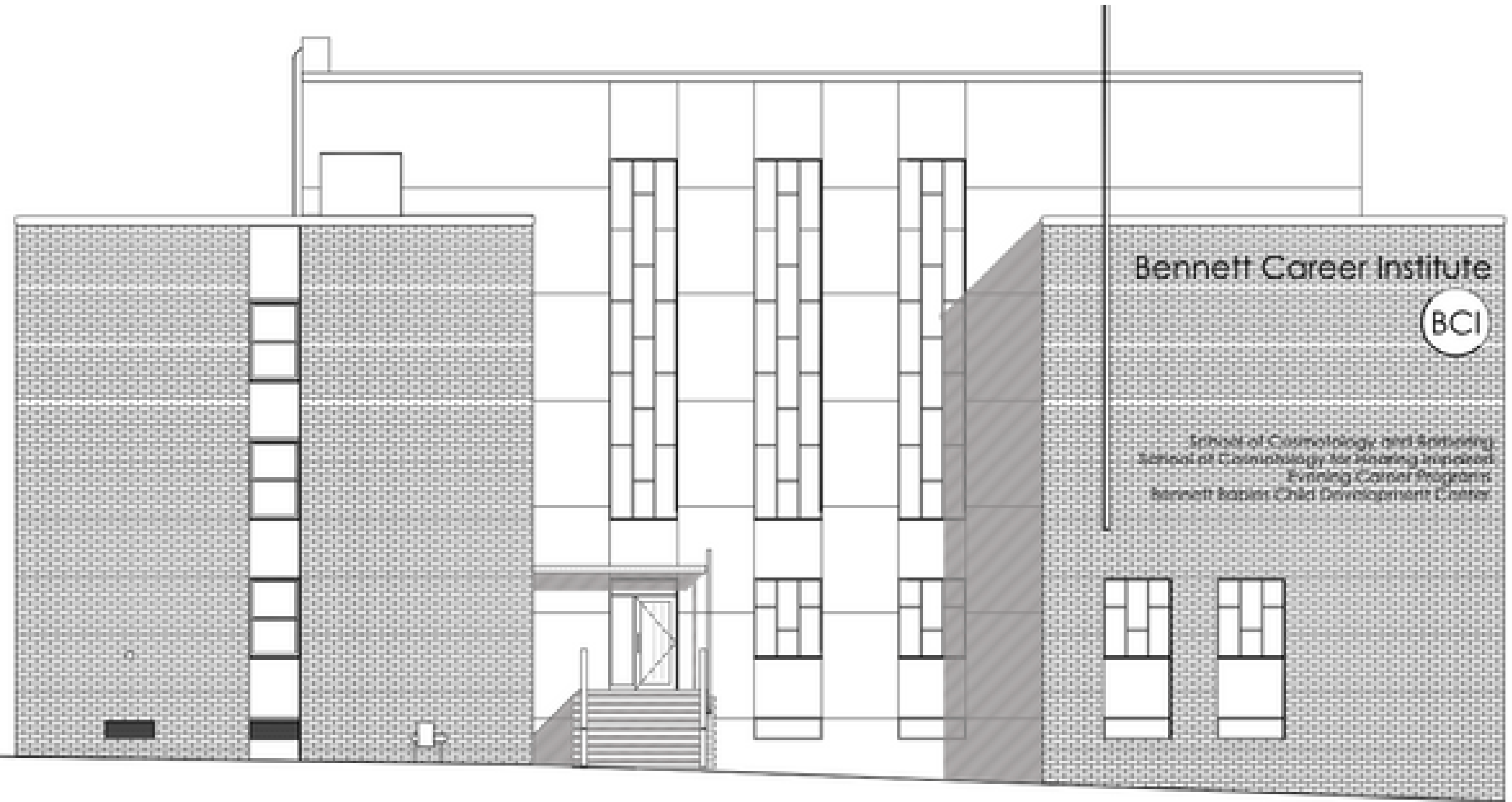
Rear Yard Setback (ft) 20

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
FEBRUARY 4, 2004

NOT FOR CONSTRUCTION

OWNER

BENNETT CORPORATION

480 RHODE ISLAND AVENUE NE
WASHINGTON, DC 20010

ARCHITECTS

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CONTRACTOR

Cookley Williams Construction

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FLOOR AREA BREAKDOWN

BASEMENT FLOOR	7,201	SF
FIRST FLOOR	7,201	SF
SECOND FLOOR	7,201	SF
THIRD FLOOR	5,600	SF
PENTHOUSE	85	SF
GROSS BUILDING AREA	27,548	SF



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 fromL

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)

Presented By

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