
FOR SALE
Residential Development Site At Metro
900
NINEHUNDRED
Rhode Island Ave, NE
< 5 MIN WALK
M
metro
TRANSWESTERN®
MID-ATLANTIC CAPITAL MARKETS GROUP

The Offering

Transwestern's Mid-Atlantic Capital Markets Group is pleased to present the fee simple interest in 900 Rhode Island Avenue NE (the "Property"), a premier multi-family development opportunity located in Washington, DC. Strategically positioned adjacent to the Rhode Island Avenue Metro Station (Red Line), the Property offers exceptional transit-oriented development potential within the rapidly evolving Rhode Island Avenue corridor.

Zoned MU-6, the site allows for by-right residential redevelopment, eliminating the need for the Planned Unit Development (PUD) process or additional entitlements—streamlining the development process. The 43,996 square foot site allows for 264,000 - 315,000 square feet of density (6.0 – 7.2 FAR w/IZ).

Furthermore, the Property is currently leased to two tenants with the last lease expiring in January 2026, providing optionality to renew the tenants or move immediately forward with the redevelopment of the site.

Property at-a-Glance

Address	900 Rhode Island Avenue, NE
Square/Lot	Square 3844 / Lot 0072
Site Area	43,996 SF Land Area (1.01 Acres)
Zoning	MU-6
Current Density	6.0 FAR (7.2 with Inclusionary Zoning)
Potential Max FAR SF	264,000 - 315,000
Max Height	90 Feet
Existing Building Area	33,350 SF
Rear Surface Parking Lot	~29,510 SF | 67 spaces

Investment Highlights

Metro-Adjacent Transit-Oriented

One block to the Rhode Island Avenue - Brentwood Metro Station (Red Line) and located on one of Washington's major vehicular thoroughfares (39,000 cars daily).

In-Place Cash Flow

98% leased to two tenants. There is optionality to renew tenants at the end of current lease term.

Highly Amenitized Submarket

Directly across Rhode Island Avenue from a grocery store and abundant service retail. Two blocks from Bryant Place which includes approximately 250,000 square feet of place-making retail.

Timing Advantage

Investors have the timing optionality to introduce a new project to the market with limited new supply delivering over the next few years.

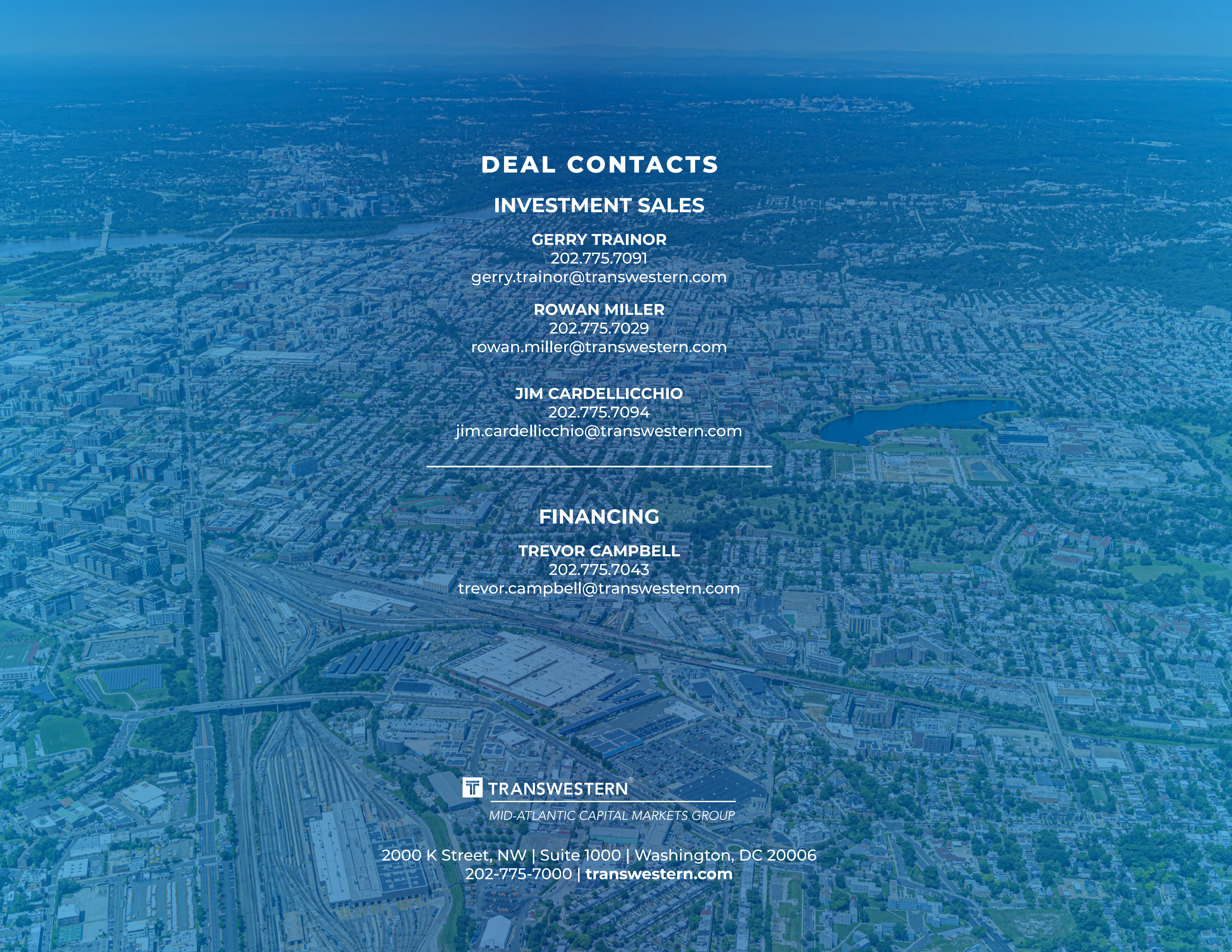
Visibility

Over 160 feet of frontage on Rhode Island Ave providing a highly visible project.

In The Path of Growth

Continuing the eastward path of new mixed-use development.

Irreplaceable Location



DEAL CONTACTS

INVESTMENT SALES

GERRY TRAINOR
202.775.7091
gerry.trainor@transwestern.com

ROWAN MILLER
202.775.7029
rowan.miller@transwestern.com

JIM CARDELLICCHIO
202.775.7094
jim.cardellicchio@transwestern.com

FINANCING

TREVOR CAMPBELL
202.775.7043
trevor.campbell@transwestern.com

TRANSWESTERN®
MID-ATLANTIC CAPITAL MARKETS GROUP

2000 K Street, NW | Suite 1000 | Washington, DC 20006
202-775-7000 | **transwestern.com**