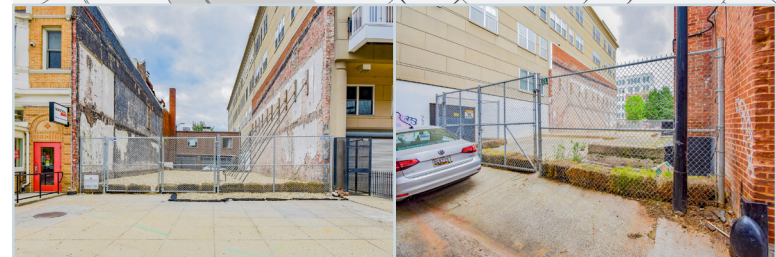
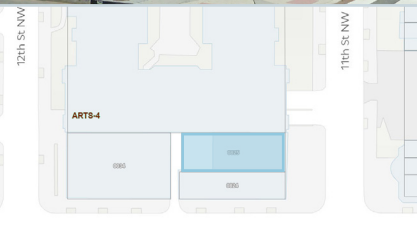
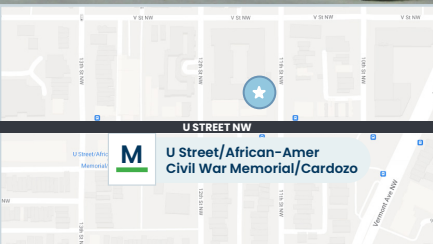




## 2002 11th Street NW

WASHINGTON, D.C. 20001 | U ST CORRIDOR

Feldman Ruel is pleased to offer for sale an off-market opportunity to acquire 2002 11th Street NW, a development site located just off of one of Washington, D.C.'s most vibrant commercial arteries; the U Street corridor. Ownership recently completed all raze work on the site at their expense, providing cost savings and a more efficient construction timeline to a new owner. In addition, ownership purchased the adjacent building's air rights, eliminating any potential of development next door and preserving the subject property's south-facing windows permanently.



UNPRICED

**Request For Offers**

PRODUCT TYPE

**Mixed-Use Development**

ZONING

**ARTS-4**

ALLOWABLE USES

**Multifamily, Hospitality,  
Retail, Office**

PROPOSED SF

**36,540 SF**

LOT SIZE

**3,423 SF**

TOPOGRAPHY

**Flat**

### Entitlements Conveying at Closing

- HPRB Massing Approval
- BZA (Relief for Public Space, Rear Yard, Parking, & Roof Structure Setback)
- Raze Permit (Raze Work Completed in 2024)
- Air Rights Acquired from Adjacent Property (2000 11th Street NW)
- Neighbor Agreement with Lincoln Condominium HOA (2004 11th Street NW)

[CLICK TO SEE AREA VIEWS FROM 6TH LEVEL OF THE PROPOSED DEVELOPMENT](#)

### Development Scenarios

#### APPROVED DEVELOPMENT

- 27 Multifamily Units
- 8,458 SF of Commercial Space
- 10 Levels + Sublevel + Amenity Roof-Deck Level

[VIEW CONCEPTUAL PLANS](#)

#### ALTERNATE DEVELOPMENT

- 57 Micro or Lodging Units
- 1,978 SF of Commercial Space
- 10 Levels + Sublevel + Amenity Roof-Deck Level

[VIEW CONCEPTUAL PLANS](#)

### Contact Information

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