



Rock Creek Property Group Closes Deals With Children's National, Howard At Northwest D.C. Projects

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Rock Creek Property Group (<https://www.bisnow.com/tags/rock-creek-property-group>) has signed deals with two major D.C. institutions for separate adaptive reuse projects in Takoma and Shaw (<https://www.bisnow.com/tags/shaw>).

The developer closed a deal with Children's National Medical Center to lease the historic Takoma Theater as an outpatient clinic to house its new mind-brain institute. It plans to open the institute in 2019. JLL (<https://www.bisnow.com/tags/jll>)'s Matt Coursen represented the tenant in the deal.

The 23K SF theater at 6833 Fourth St. NW was built in the 1920s and has sat vacant (<https://www.bizjournals.com/washington/news/2017/12/01/childrens-national-to-take-over-historic-takoma.html>) for over a decade. The developer completed a renovation of the building, restoring the exterior masonry, exposing the original steel trusses, adding a slab to create a second floor and installing new windows and skylights.

"Having a world-class tenant in this historically important building will invigorate and serve as an anchor to this important 4th Street corridor in Takoma," Rock Creek principal Gary Schlager (<https://www.bisnow.com/tags/gary-schlager>) said in a release.

Rock Creek also signed a 30K SF lease with Howard University (<https://www.bisnow.com/tags/howard-university>) at 1851 Ninth St. NW. Civitas Commercial Real Estate Services' Dennis Perkins (<https://www.bisnow.com/washington-dc/news/commercial-real-estate/the-dc-brokerage-industrys-diversity-problem-71091>) represented Howard in the lease.



The developer acquired (https://www.bizjournals.com/washington/breaking_ground/2016/03/historic-shaw-school-building-approved-for-condo.html) the Shaw building in 2016 for \$7M. It had previously been approved for conversion to a 27-unit condo project.

"As we considered the building, we felt that this particular building was better positioned for school, university or related administrative use over the long run," Schlager said.

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See Also: The Bipartisan Battle Against Big Tech Could Boost Washington's Office Market (</washington-dc/news/office/crackdown-on-big-tech-could-benefit-dcs-office-market-109660>)

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