CPG | RELATIONSHIP DRIVEN REAL ESTATE

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1515 9TH STREET NW WASHINGTON, D.C.

SHOVEL READY DEVELOPMENT OPPORTUNITY

www.cohnpropertygroup.com

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BUSINESS TERMS

ASKING PRICE	MAKE OFFER
STUDY PERIOD	30 DAYS
DEPOSIT	5% OF PURCHASE PRICE
TERMS	CASH AT SETTLEMENT
SETTLEMENT	NEGOTIABLE

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EXECUTIVE OVERVIEW

Cohn Property Group is pleased to present 1515 9th Street NW, a fully permitted, shovel-ready multifamily development site on one of Shaw's primary commercial corridors. The 8,057 SF parcel has been rezoned to MU-5B (ZC Case No. 23-06), received [unanimous] HPRB approval, and holds an issued DOB building permit for a 40-unit, eight-level residential building (six stories plus cellar and penthouse) totaling approximately 41,365 SF GBA and 31,784 SF of sellable/rentable area.

The site sits between the Mt. Vernon Square and Shaw-Howard University Metro stations, steps from the 7th and 9th Street retail, dining and nightlife that define the neighborhood. With zoning, historic review and permitting complete, a buyer can move directly to vertical construction without the time, cost and risk of the DC approvals process. Alternatively, the existing two-story building and surface lot offer near-term occupancy for a user or a covered-land hold.

- **PERMIT IN HAND:** Building permit issued, with Zoning Commission and HPRB approvals complete. No entitlement, design-review or permitting risk.
- **DESIGN COMPLETE:** A 40-unit plan by Square 134 Architects with a studio-through-3BR mix, ready to build as designed or modify.
- **TRANSIT-RICH:** Within a half mile of two Metro stations (Green/Yellow lines). [Walk Score 96 / Bike Score 100]
- **FLEXIBLE EXECUTION:** Suited to for-sale condominium, market-rate or affordable rental.
- **USER / COVERED-LAND OPTION:** The existing 8,000 SF two-story building with on-site parking suits childcare, education, faith-based or specialty users today.
- **ESTABLISHED SUBMARKET:** Surrounded by more than 2,500 new-construction multifamily units built since 2011, reflecting deep renter and buyer demand.

LAUNCH:	MARKETING PERIOD:	OFFERS DUE:
NOVEMBER 6TH, 2026	45 DAYS	DECEMBER 18TH, 2026



PROPERTY SUMMARY

ADDRESS	1515 9th Street NW, Washington, D.C. 20001
PARCEL	Square 0397, Lot 0030
LAND AREA	8,057 SF (0.18 acres)
STREET FRONTAGE	[84 ft] on 9th Street NW; rear public alley
ZONING	MU-5B (ZC Case No. 23-06)
APPROVALS	DOB Building Permit Issued + Zoning Map Amendment + HPRB Approval
PROPOSED UNITS	40 (Studio–3BR)
PROPOSED GBA	~41,365 SF
SELLABLE / RENTABLE	~31,784 SF
LEVELS	6 + Cellar + Penthouse
CONSTRUCTION	[Wood frame over podium], [1 elevator]
PARKING	[2 carshare + 1 accessible]
EXISTING IMPROVEMENTS	Two-story brick building ([~8,000] SF total; ~4,265 SF footprint) plus surface parking

DEMOGRAPHICS (3 MILE RADIUS)

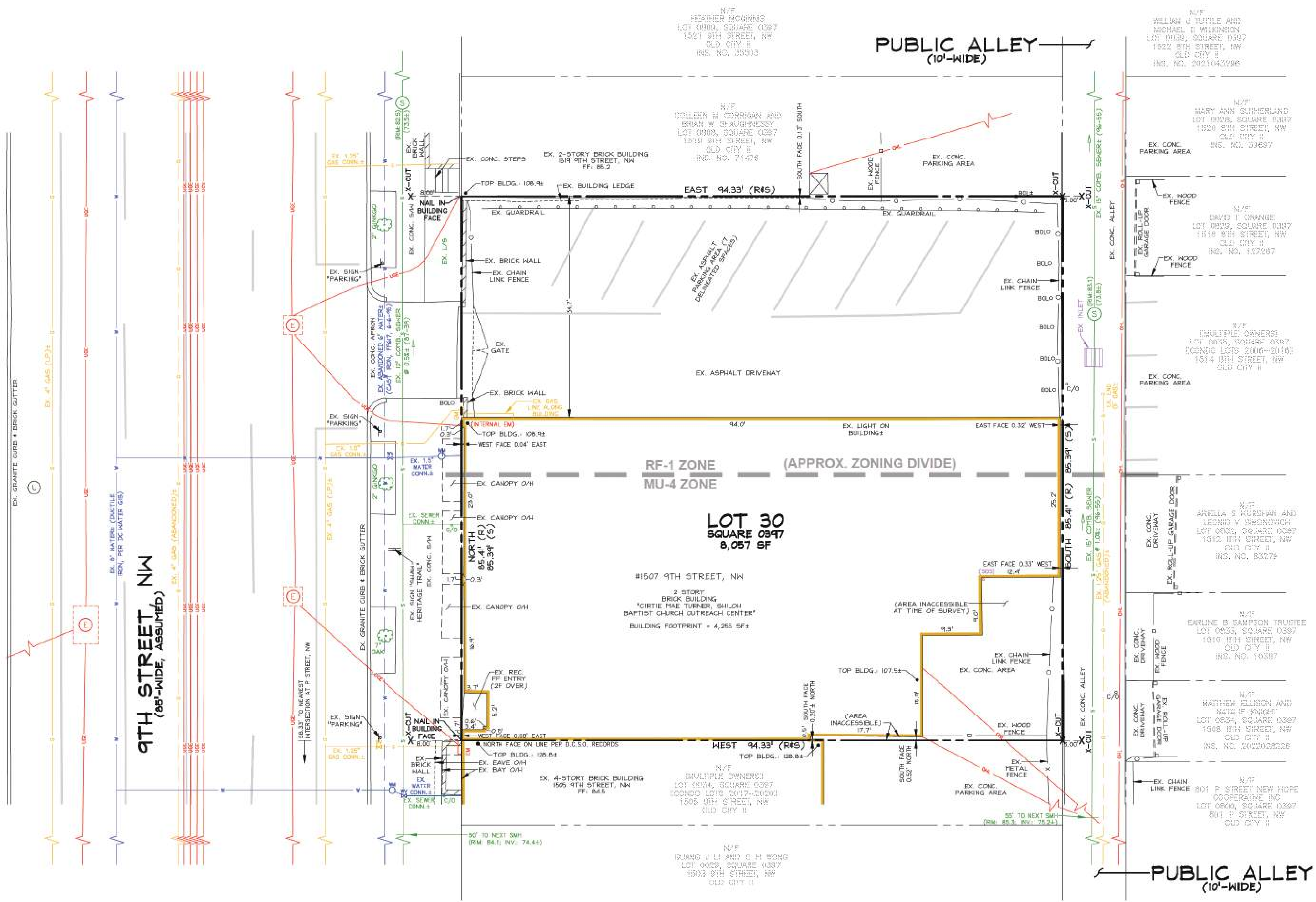
407,782
POPULATION

$156,777
AVG INCOME

207,160
HOUSEHOLDS

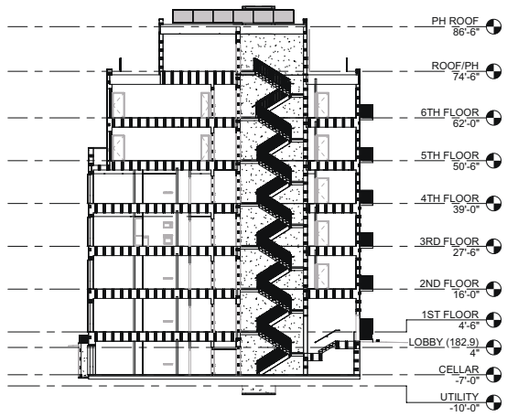
48,233
BUSINESSES





Survey predates MU-5B rezoning (ZC 23-06)

FLOOR PLANS



7 LIFE SAFETY BUILDING SECTION
G0004 1/16" = 1'-0"

OCCUPANCY

CATEGORY	AREA	LOAD	COMMENTS
CELLAR			
MECHANICAL / STORAGE (300 GSF/OCC)	1,283 SF	5	
RESIDENTIAL (200 GSF/OCC)	4,313 SF	22	
1ST FLOOR			
RESIDENTIAL (200 GSF/OCC)	5,773 SF	29	
2ND FLOOR			
RESIDENTIAL (200 GSF/OCC)	5,773 SF	29	
3RD FLOOR			
RESIDENTIAL (200 GSF/OCC)	5,773 SF	29	
4TH FLOOR			
RESIDENTIAL (200 GSF/OCC)	4,850 SF	25	
5TH FLOOR			
RESIDENTIAL (200 GSF/OCC)	4,676 SF	24	
6TH FLOOR			
RESIDENTIAL (200 GSF/OCC)	4,676 SF	24	
ROOF/PH			
ASSEMBLY (15 NFS/OCC)	1,168 SF	78	
MECHANICAL / STORAGE (300 GSF/OCC)	47 SF	1	
	38,333 SF	266	

THIS SPACE WILL BE DEFINED AS A PART OF THE DOMINANT BUILDING OCCUPANCY (R-2) PER IBC 303.1.2

IBC 303.1.2 SMALL ASSEMBLY SPACES
THE FOLLOWING ROOMS AND SPACES SHALL NOT BE CLASSIFIED AS ASSEMBLY OCCUPANCIES:
1. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY. (PROPOSED 20 < 50)
2. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT IS LESS THAN 750 SQUARE FEET (70 M2) IN AREA AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY. (PROPOSED 286 SF < 750 SF)

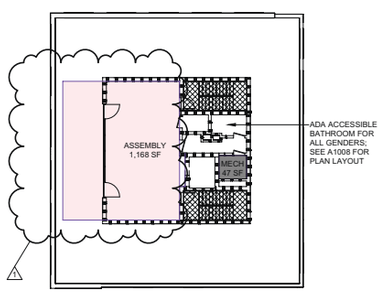
LIFE SAFETY LEGEND

OCCUPANCY AREA
- RESIDENTIAL
- MECHANICAL / STORAGE
- ASSEMBLY

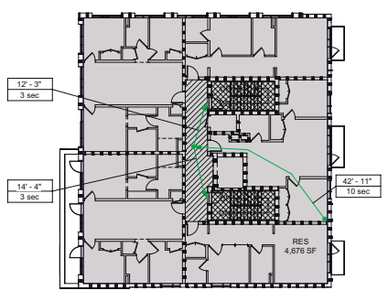
FIRE RATING
- 1 HOUR
- 2 HOUR
- 3 HOUR

EGRESS
- EXIT ACCESS
- EXIT
- EXIT DISCHARGE
- DIAGONAL DISTANCE
- EXIT SEPARATION

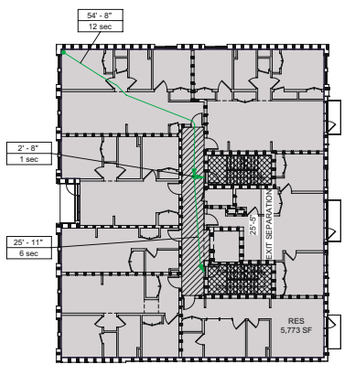
NOTE: UNIT ENTRY DOORS AND STAIR ACCESS DOORS ARE 3'-0" WIDE; EACH STAIR DOOR HANDLES NOT MORE THAN ?? OCCUPANTS; SEE LOADS ON OCCUPANCY CHART



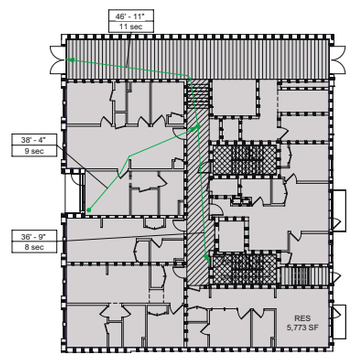
6 LIFE SAFETY - ROOF/PH
G0004 1/16" = 1'-0"



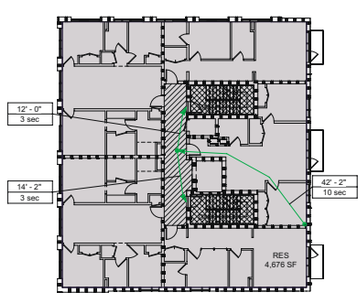
8 5TH FLOOR
G0004 1/16" = 1'-0"



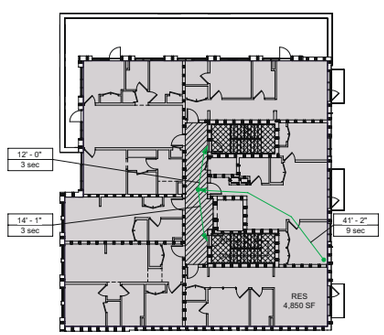
4 LIFE SAFETY - 3RD FLOOR
G0004 1/16" = 1'-0"



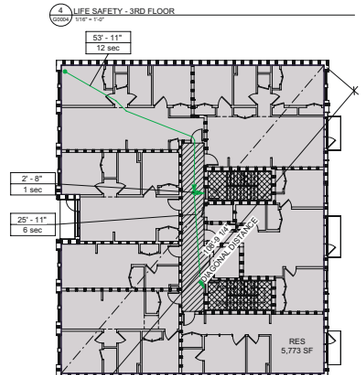
2 LIFE SAFETY - 1ST FLOOR
G0004 1/16" = 1'-0"



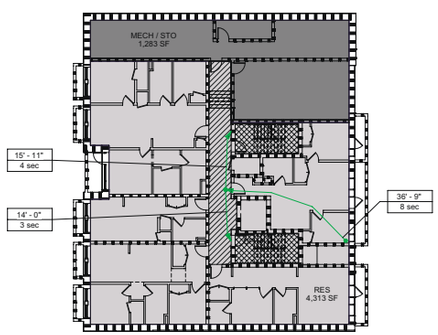
9 6TH FLOOR
G0004 1/16" = 1'-0"



5 LIFE SAFETY - 4TH FLOOR
G0004 1/16" = 1'-0"



3 LIFE SAFETY - 2ND FLOOR
G0004 1/16" = 1'-0"



1 LIFE SAFETY - CELLAR
G0004 1/16" = 1'-0"

These plans are conditionally approved as submitted or noted during plan review and are subject to field inspection. Approved plans must be kept on site and are needed for all inspections. No changes or modifications to these plans. Changes require a revision permit with the revised plans. Trade Permits are required for trade work. e.g. Electrical or Plumbing

3X3 AREA FOR DOB USE

SQUARE 134 ARCHITECTS
1432 K St NW Suite 200, Washington D.C. 20005
www.square134.com 202.328.0134

PROJECT TITLE
MONARCH URBAN
1515 9TH STREET NW
WASHINGTON DC 20001

DRAWING TITLE
LIFE SAFETY

GRAPHIC SCALES

DATE	SUBMISSION NAME
11.27.23	SCHEMATIC DESIGN SET
05.01.24	PERMIT SET

#	DATE	DESCRIPTION
1	02.03.2025	PERMIT COMMENTS

STAMP
DISTRICT OF COLUMBIA · DEVELOPMENT REVIEW · LICENSED · ARCHITECT

PROJECT NUMBER
23016

SCALE
As indicated

ISSUE
PERMIT SET

ISSUE DATE
05.01.24

DRAWING NUMBER
G0004

RENDERINGS



VIEW FROM 9TH STREET 1



VIEW FROM ALLEY 1

RENDERINGS



VIEW FROM ALLEY 2



VIEW FROM 9TH STREET 2

AVERAGE UNIT SIZE
1,271 SF
Subject alternate mix

AVERAGE UNIT PRICE
$1,198,948
Subject projected market price

AVERAGE PRICE / SF
$943 / SF
Subject pricing benchmark

McWilliams Ballard
CONTACT:
Nick Caine
ncaine@mcwb.com

01 NEW DEVELOPMENT + SUBJECT

Current / recently sold-out condominium evidence

PROPERTY	SUBMARKET	DEVELOPER / YEAR	SALES STATUS	UNITS	AVG SF	AVG PRICE	AVG $/SF	PRICE PER SF | RELATIVE SCALE
SUBJECT · ALT MIX	Shaw	TBD	Planned	21	1,271	/-.-01.021	**$943**	
14Church	Logan Circle	Holladay (2026)	Selling	61	765	$823,507	**$1,076**	
Mayfair	Logan Circle	JC Development (2025)	Sold out	20	1,220	$908,935	**$745**	
Juliet	Logan Circle	PT Blooms (2022)	Sold out	10	748	$650,730	**$870**	
Perla	Shaw	Four Points (2020)	Final unit(s)	60	1,129	/070.020	**!"$$**	
801 North	Shaw	Holladay (2020)	Sold out	62	0-6	$758,088	**$828**	
Logan13	Logan Circle	Holladay (2015)	Sold out	62	747	$617,266	**$826**	
10Eleven	Logan Circle	Community Three (2015)	Sold out	64	12-	$653,143	**$777**	

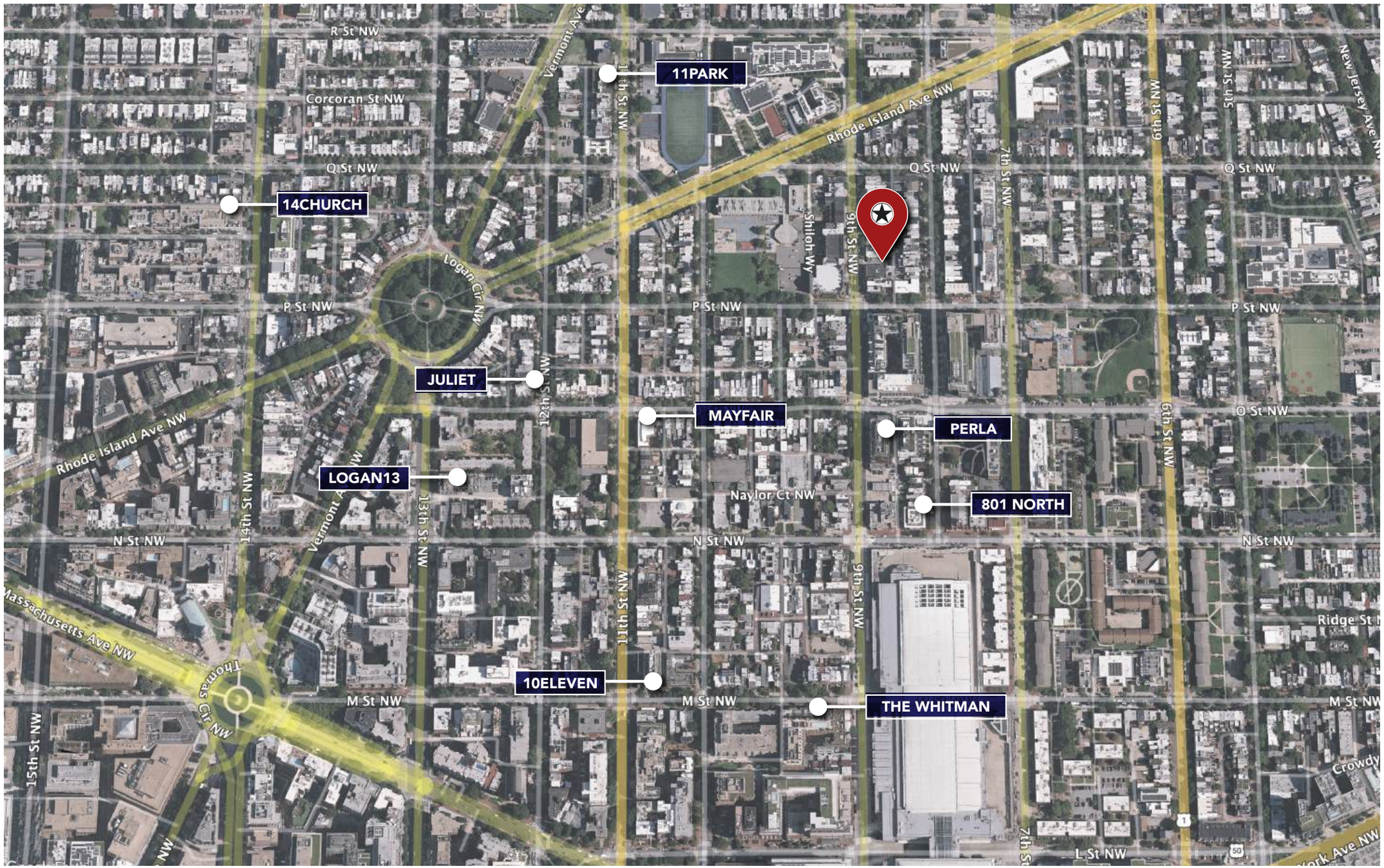
02 RESALE COMPARABLES

Trailing 12-month resale evidence

PROPERTY	SUBMARKET	DEVELOPER / YEAR	SALES STATUS	UNITS	AVG SF	AVG PRICE	AVG $/SF	PRICE PER SF | RELATIVE SCALE
Perla · resale	Shaw	Four Points (2020)	12-mo. resales	2	1,077	$905,000	**$841**	
Logan13 · resale	Logan Circle	Holladay (2015)	12-mo. resales	6	812	$671,800	**$827**	
11Park	Logan Circle	Fortis (2017)	12-mo. resales	2	-.-11	$867,500	**$730**	
The Whitman	Logan Circle	Faison (2006)	12-mo. resales	16	1,017	$647,994	**$637**	

Bar scale: $0–$1,200/SF; dashed marker shows the subject benchmark ($943/SF).

COMPARABLES | CONDO DEVELOPMENTS





DEVELOPMENT POTENTIAL

The property is zoned MU-5B, a moderate-density mixed-use zone permitting multifamily, retail, office and lodging uses. MU-5B allows up to 4.2 FAR with Inclusionary Zoning, plus a 0.4 FAR penthouse allowance, a maximum height of [70/75] feet and 80% lot coverage.

Ownership obtained a Zoning Map Amendment (ZC Case No. 23-06) rezoning the site from split RF-1/MU-4, secured [unanimous] HPRB approval for the eight-level project shown in the renderings, and has since obtained an issued DOB building permit. A buyer acquires a fully approved, permit-ready project and can proceed straight to construction financing and mobilization. The plans can be built as designed or modified at the buyer's discretion, subject to permit revision.

PERMITTED PROJECT

ITEM	DETAIL
Units	40 (Studio, 1BR, 2BR, 3BR)
Levels	6 + Cellar + Penthouse
GBA	~41,365 SF
Sellable / Rentable	~31,784 SF
Architect	Square 134 Architects
Permit Status	**Issued** [Permit No. B2405623]

EXECUTION PATHS
(FINANCIAL MODEL TO BE PROVIDED UPON REQUEST)

STRATEGY
For-Sale Condominium
Market-Rate Rental
Affordable / Workforce Rental
User / Covered Land

Plans, permit set, survey and diligence materials available to qualified buyers upon execution of a confidentiality agreement.



MARKET SUMMARY

SHAW WASHINGTON, D.C.

Shaw is one of Washington, D.C.'s most established urban mixed-use neighborhoods, combining historic residential character with a dense concentration of multifamily housing, restaurants, retail, entertainment, and cultural destinations. Positioned immediately north of Downtown and the Walter E. Washington Convention Center, and between Logan Circle, Mount Vernon Square, U Street and Howard University, the neighborhood benefits from a broad base of residents, employees, students and visitors. The 7th and 9th Street corridors serve as Shaw's primary commercial spines, supporting an active mix of neighborhood-serving retail, dining and entertainment, while continued residential investment has strengthened the area's walkable live-work-play environment.

CONTACT



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