

**RARE MOUNT VERNON
TRIANGLE
DEVELOPMENT SITE
AVAILABLE
FOR PURCHASE**



Illustrative Office Building



Illustrative Residential Building



MOUNT VERNON PLACE

**950 THIRD STREET, NW
WASHINGTON, DC 20001**

MEANY & OLIVER



QUADRANGLE



THE
WILKES
COMPANY

Rare Mount Vernon Triangle Development Site Available For Purchase

Property Information

Address: 950 Third Street, NW
Washington, DC 20001

Lot Size: 12,768 Square Feet

**DC Tax Map
Number (SSL):** 0527 0860

Zone District: D-4-R

**Anticipated
Development
Density:** Up to 136,148 gross square
feet of above grade
residential development

Up to 122,049 gross square
feet of above grade office
development

**Building
Height:** Building - 130'
Penthouse Height – 20'



Investment Summary:

Meany & Oliver Companies, Inc. (Agent), as exclusive agent for Mount Vernon Place, LLC which is comprised of affiliates of Quadrangle Development Corporation and The Wilkes Company (“Owner”) is pleased to present this unique opportunity to purchase and develop 950 Third Street, NW, Washington, DC (the “Property”), one of the last remaining residential or office development sites in Mount Vernon Triangle.

The Property is located in the heart of Mount Vernon Place, the Owner’s master-planned development comprised of nine building sites totaling over two million square feet of residential, office and retail space now nearing completion in Mount Vernon Triangle. The Property is prominently located on Third Street, NW, and is surrounded by extraordinary dining, shopping and entertainment venues with convenient access to multiple transit options. Master-planned by Hartman-Cox Architects and Sasaki Associates, Mount Vernon Place is a unique downtown urban enclave with distinctive character, a lively mix of residential, office and retail uses, and an overall urban environment that has constant 24/7 energy and activity.

It is anticipated that the Property will yield up to 136,148 gross square feet of above grade residential development, as a matter of right, depending on floor-to-floor heights, building height, and setback requirements. The total number of residential units will depend on final building design, but the Property could yield 96 one and two bedroom residential units or up to 180 micro residential units. The Property, in particular, is perfectly poised to benefit from the increased demand for high quality condominium units. Alternatively, the site can accommodate, as a matter of right, approximately 122,049 square feet of above grade gross building area for office use.

Please contact the Meany & Oliver team if you need additional information or would like to discuss this opportunity.

**For More
Information
Please
Contact:**

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