

**FOR LEASE**

# 705 EDGEWOOD ST NE

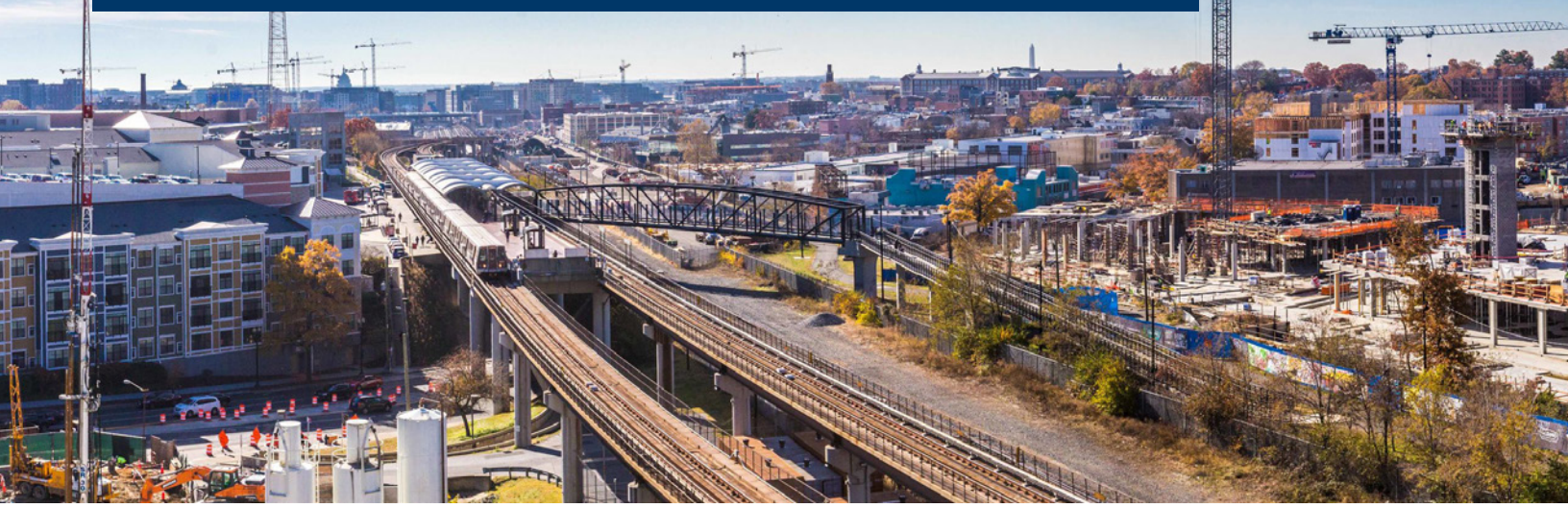
WASHINGTON, DC

72,000 SF Available for Lease





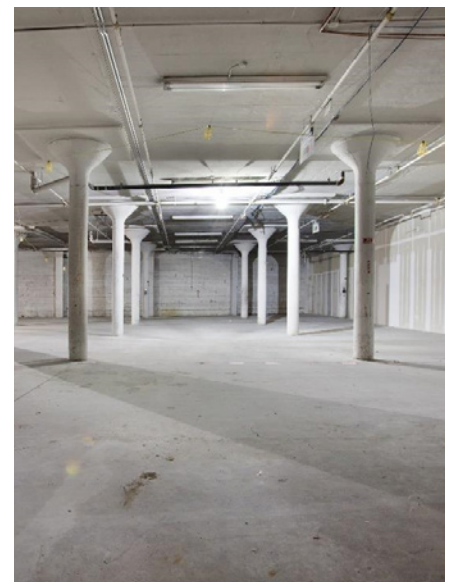
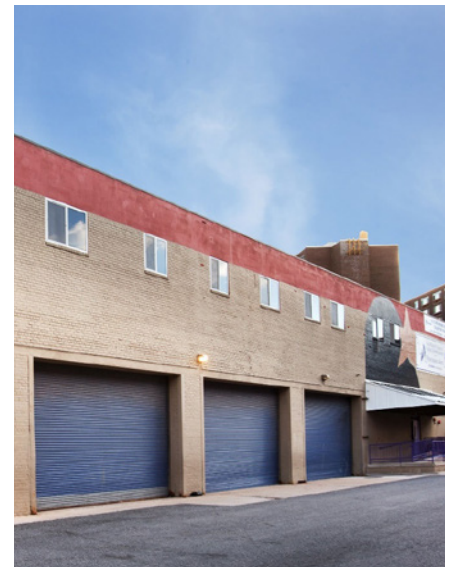
# DESTINATION RETAIL OR CREATIVE OFFICE AT THE CENTER OF DC'S NEXT 'IT' NEIGHBORHOOD



## RARE OPPORTUNITY IN THE HEART OF NORTHEAST

Metropolis Capital Advisors is proud to offer 72,000 SF for lease in the burgeoning neighborhoods of Brookland/ Edgewood. The high ceilings, unique outdoor space and proximity to multi-modal transit make this a unique opportunity for retail, creative office, tech, or infill-industrial tenants. The property is located at the base of the new pedestrian bridge to Rhode Island Avenue Metro, adjacent to MRP's new Bryant Street Development, and is just two stops from Union Station and one stop to Brookland/Catholic University.

The neighborhood surrounding 705 Edgewood Street NE is experiencing large-scale transformative growth bringing a wide range of amenities within walking distance. The property overlooks and benefits from direct access to the Metropolitan Branch Trail providing unparalleled visibility and access along the popular route. Increasingly, new businesses and developments are creating a presence along this coveted stretch of the MBT linking Brookland and Catholic University to the north and NoMa/Union Market to the south. Located immediately adjacent to the Bryant St Plaza and Metro, 705 Edgewood offers tenants a modern industrial aesthetic at the epicenter of neighborhood growth.



### PROPERTY HIGHLIGHTS

- 15'-16' clear ceilings with 250' outdoor walkway
- 1/1000 parking adjacent to Metro and MBT
- Opportunity for elevated outdoor space with commanding view of new plaza, retail, Metro, & MBT
- Eight covered loading docks
- Ideal for Tech, Retail, Arts, Shared Office, Storage or Light Industrial
- Adjacent to MRP's Bryant St Project - 1,500 Units + 250,000 SF of Retail
- Signage with strong visibility for Red Line Metro riders





705 EDGEWOOD



**JUST LEASED!**  
Brewery, Taproom, Venue  
14,000 SF on Lower Level

**AVAILABLE**  
30,000 SF Divisible

**21,000 SF Leased**  
on Upper Level



PARKING DECK

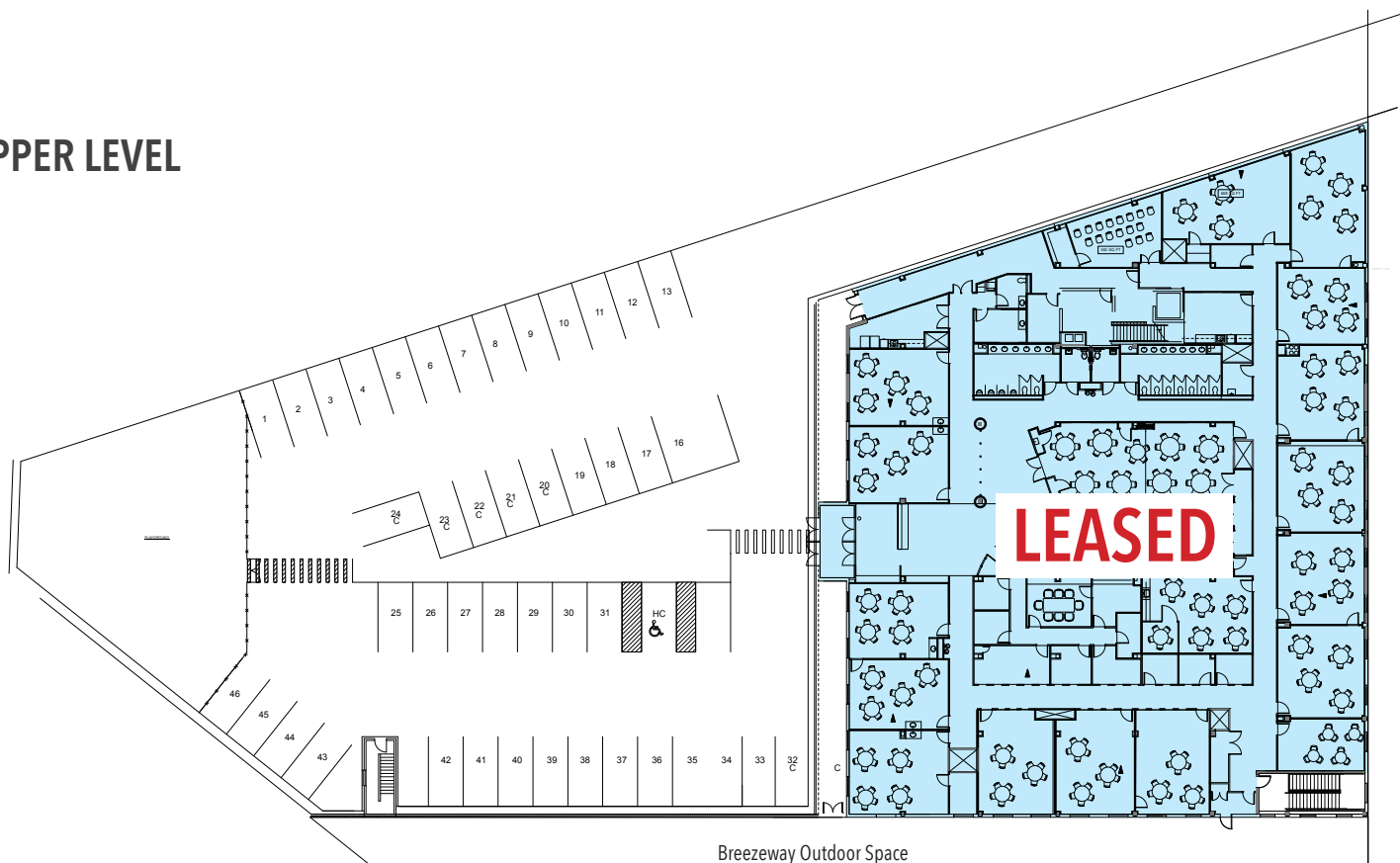


Metropolitan  
Branch Trail

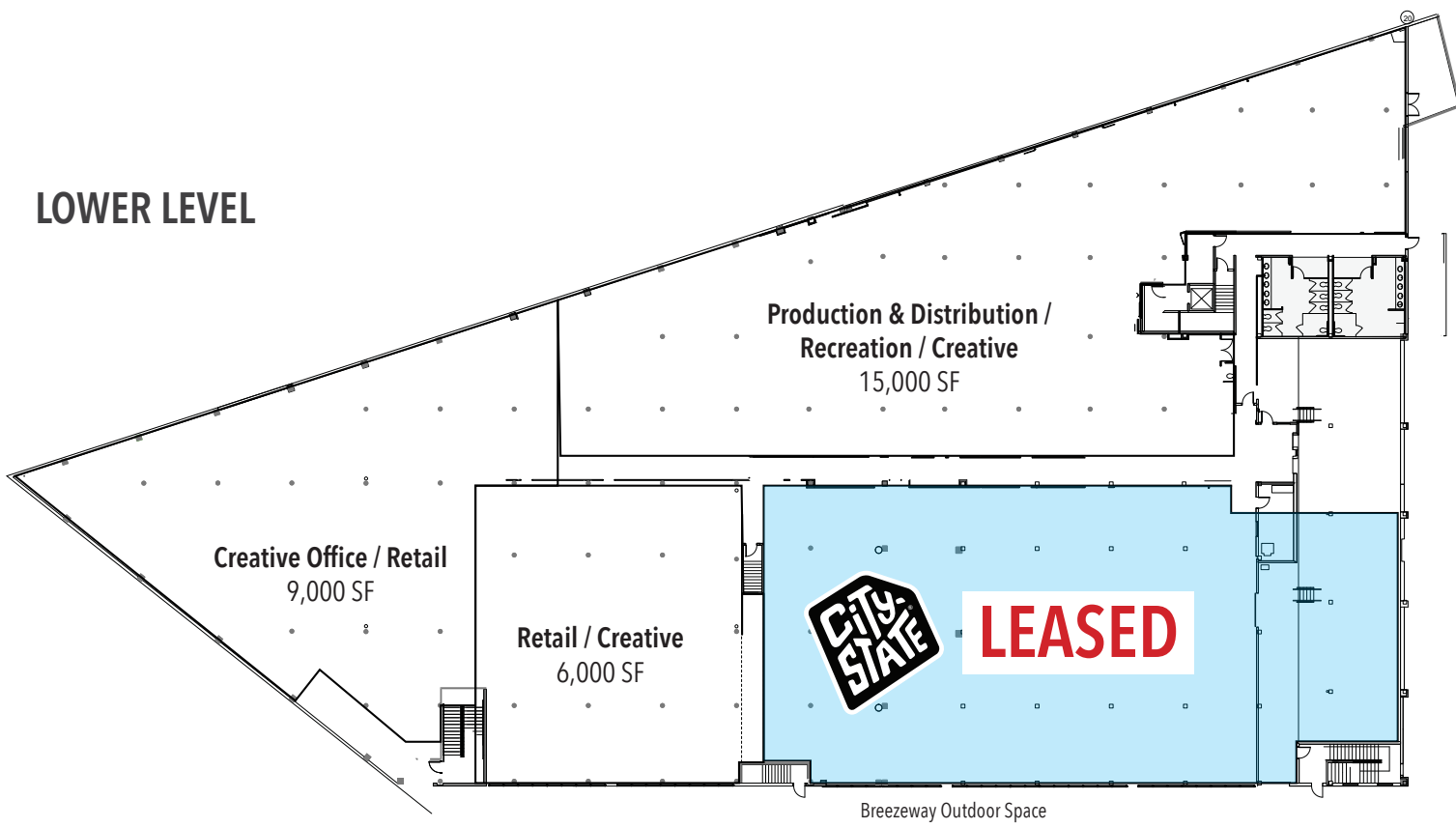


# FLOOR PLANS

## UPPER LEVEL



## LOWER LEVEL



# METROPOLITAN BRANCH TRAIL

ONE OF THE REGION'S BEST URBAN TRAILS CONNECTS AMENITY-RICH LOCATIONS IN THIS RAPIDLY EXPANDING NORTHEAST CORRIDOR

When complete, the Metropolitan Branch Trail (MBT) is an 8-mile multiuse trail that will run from Union Station in the District of Columbia to Silver Spring in Maryland. Most recently, in 2018, the MBT was extended from Brookland to Fort Totten providing direct connectivity to multiple live/work/play destinations including the Cafritz Foundation's Arts Place development, Monroe St. Market & the 12th St corridor in Brookland, MRP's Bryant St Plaza, Eckington Park and the rapidly developing Union Market area, among others.

705 Edgewood is ideally situated on the MBT with direct access via the dedicated bike path on the Franklin St Bridge. Once a hidden gem, increased usage from both commuters and recreational users alike, has established the MBT as one of the most valuable amenities in Northeast DC.

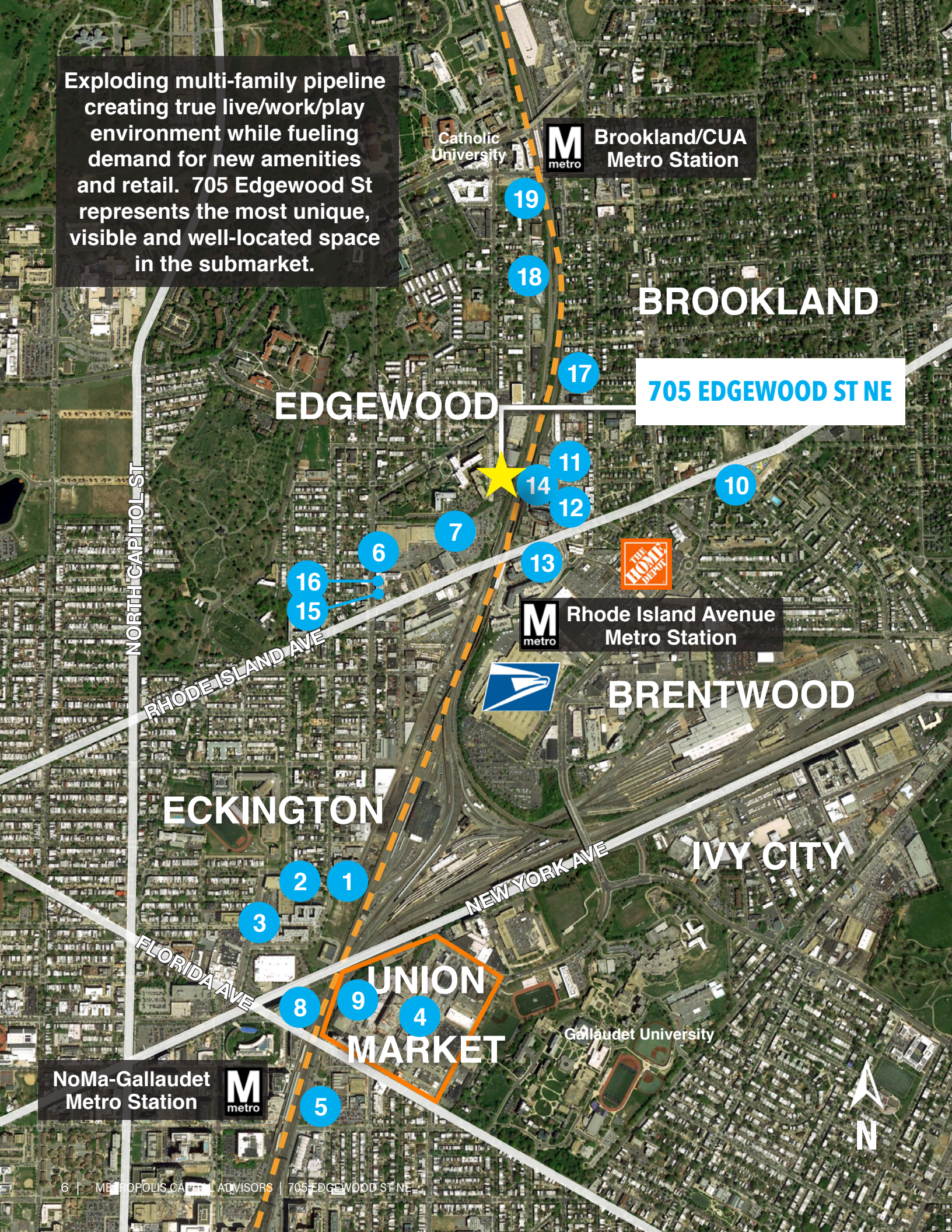
## AMENITIES ON THE MBT

- 1 Catholic University and Monroe Street Market
- 2 8th St Arts Walk & Dance Place
- 3 Stable Art Studios
- 4 Right Proper Brewery
- 5 Bryant St Plaza – Alamo Cinema & Drafthouse, Foodhall (2021)
- 6 Brooklyn Boulders & Union Kitchen (2021)
- 7 NoMa Green – 2.5 Acre Park in Eckington Park (2020)
- 8 Union Market Neighborhood & Gallaudet University
- 9 Dew Drop Inn





Exploding multi-family pipeline creating true live/work/play environment while fueling demand for new amenities and retail. 705 Edgewood St represents the most unique, visible and well-located space in the submarket.



Catholic University



Brookland/CUA Metro Station

19

18

17

BROOKLAND

705 EDGEWOOD ST NE

EDGEWOOD

11

14

12

10



Rhode Island Avenue Metro Station



BRENTWOOD

NORTH CAPITOL ST

RHODE ISLAND AVE

6

7

16

15

ECKINGTON

NEW YORK AVE

IVY CITY

2

1

3

FLORIDA AVE

UNION MARKET

8

9

4

Gallaudet University

NoMa-Gallaudet Metro Station



5





# NEARBY DEVELOPMENT

No.	Site	# Units / SF	Developer
1	Eckington Park	328 Units + 12,000 SF Retail	Fougler Pratt - Future Development
2	Eckington Yards	695 Units + 77,000 SF Retail	JBG + Boundary - Future Development
3	The Gale Eckington	603 Units	JBG Smith
4	Union Market	4,700+ Units, Retail + Office	Carr, EDENS, Level 2, Trammell Crow, LCOR, Foulger Pratt, JBG, Wilkes
5	Uline Arena	244,000 SF Retail + Office	Douglas Development
6	2310 4th St NE	29 Units	Lock 7
7	Bryant Street	1,550 Units + 272,000 SF Commercial	MRP Realty - Future Development
8	Elevations of Washington Gateway	400 Units + Retail	MRP Realty
9	Market Terminal	1,100 Units, Retail + Hotel	Carmel Partners/Kettler
10	Brookland Manor	1500 Units	MidCity
11	2607 Reed St NE	TBD (est 353 Units)	Trammell Crow
12	900 Rhode Island Ave	TBD (est 350 Units)	Boundary Companies
13	Rhode Island Row	274 Units	Urban Atlantic
14	Brookland Press	296 Units	Douglas Development
15	410 Rhode Island Ave	74 Units	Capital City
16	2321 4th St NE	116 Units	E & G Group
17	Stone Straw Bldg	TBD (office)	Douglas Development
18	3135 8th St NE	375 Units	Hanover Company
19	Monroe Street Market	700 Units + 80,000 SF Retail	PRG + Bozzuto



Eckington Park | 0.5 miles



Eckington Yards | 0.6 miles



2310 4th St NE | 0.1 miles



Bryant Street | 0.2 miles



2607 Reed St NE | 0.5 miles



Stone Straw Bldg | 0.7 miles



3135 8th St NE | 0.8 miles



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