

MULTIFAMILY OFFERING

69 UNITS | WASHINGTON, DC

THE *Shaw*

 CUSHMAN & WAKEFIELD



69
RESIDENTIAL
UNITS



55,156
RESIDENTIAL SF



\$3,566
AVERAGE MKT RENT
\$4.47
PSF



2020
YEAR BUILT



Washington, DC
618 T ST NW, 20001



Cushman & Wakefield's Mid-Atlantic Advisory Group is pleased to present The Shaw ("The Property"), a core multifamily asset, in the prime Shaw neighborhood of Washington, DC.

- **CORE MULTIFAMILY OFFERING**

The Shaw represents Core multifamily with best-in-class finishes, high end curb appeal, amenities with sweeping views and luxury mid-rise construction. Units feature condo quality finish levels including floor to ceiling windows, waterfall white quartz countertops, entertainment sized kitchen islands, tuxedo cabinets, panel refrigerators and Bosch appliance package. These spacious and attractive units are complemented by a large, contemporary clubroom with indoor/outdoor fireplace, demonstration kitchen, grilling station and outdoor veranda with views of the Capitol building to create unmatched livability.

- **PRIME SHAW LOCATION**

The asset is located in the dynamic Shaw neighborhood of Washington, DC, adjacent to the bustling U Street corridor in close proximity to eclectic and authentic eateries, restaurants and entertainment offerings. Within 0.25 miles there is 393,000 SF of retail offerings, which increases to 1MM SF within 0.5 miles. Neighborhood staples including Right Proper Brewing Company, Shaw's Tavern and All Souls Bar are within a block of the property along with iconic music venues Howard Theater (adjacent), 9:30 Club and Atlantis music venues 3 blocks away.

- **ROBUST CORE DEMOGRAPHICS**

The area surrounding The Shaw features one of the top demographic profiles for Core residential in the entirety of the District of Columbia with 27% of the population between the prime renting age of 25-34. Notably, 27% of the total population within 1-mile has a household income greater than \$200,000, which is projected to increase to 31.2% within the next 4-years. Both of these statistics are greater than the averages for the District of Columbia during/over those time periods.

- **TRANSIT ORIENTED LOCATION**

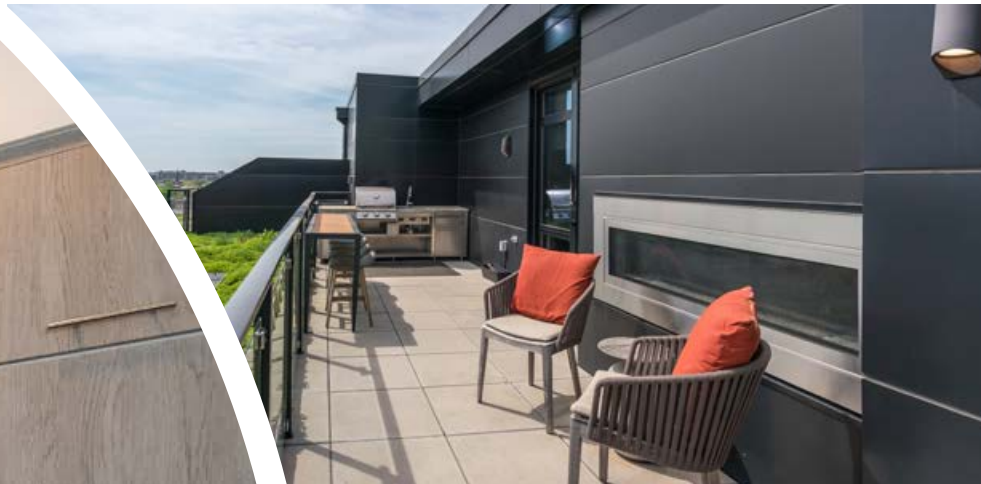
The Shaw is located in one of the District's most convenient locations for mass transit access, served by two Metro stations along the systems Green Line. The Shaw-Howard U station is ½ block away from the Property while the U Street station is 0.3 miles away providing ultimate optionality for residents. The Green Line connects directly with L'Enfant Plaza in the heart of the District's Federal employment corridor with easy connection to additional lines 1 stop away linking to the balance of the region including Metro Center, McPherson Square and all stations in Virginia.

- **ACCESS TO MAJOR EMPLOYMENT**

Significant employment is located in close proximity to the Shaw neighborhood with abundant Federal and private employment within a commutable area by walking or mass transit. Established employment neighborhoods NoMA, Penn Quarter and the East End are all located within 1.5 miles from the Property with large private employers CNN, NPR, Google, Goldman Sachs as well as AmLaw 100 firms such as Arnold&Porter among others.

- **AMENITY CREATION**

Currently, the property has ~4,000 square feet of unused retail space, with only one retail tenant (a dentist occupying 3,300 square feet). This unused space presents an opportunity for a new owner to develop various amenities for the residents. The Shaw already boasts high-end features such as a grilling station, entertainment lounge, controlled access parking, and an outdoor fireplace. Adding more premium amenities like a gym, game room, and others will further enhance the property's appeal, driving higher demand and positioning it for long-term growth.



**Core Multifamily
Offering**



**Prime Shaw
Location**



**Robust Core
Demographics**



**TRANSIT ORIENTED
LOCATION**



**ACCESS TO MAJOR
EMPLOYMENT**



AMENITY CREATION



SALES

JORGE ROSA
Executive Managing Director
+1 703 286 3002
jorge.rosa@cushwake.com

ANTHONY (TJ) LIBERTO
Managing Director
+1 703 286 3007
anthony.liberto@cushwake.com

MAC HOLLENSTEINER
Senior Associate
+1 703 847 2762
mac.hollensteiner@cushwake.com

JACK HILLMAN
Financial Analyst
+1 703 215 8297
jack.hillman@cushwake.com

FINANCING

ALEX BASILE
Executive Director
+1 202 407 8158
alex.basile@cushwake.com

MARSHALL SCALLAN
Executive Director
+1 202 463 1118
marshall.scallan@cushwake.com

MICHAEL ZELIN
Executive Director
+1 202 463 1109
michael.zelin@cushwake.com

BINDI SHAH
Managing Director
+1 202 266 1177
bindi.shah@cushwake.com