



OFFERING MEMORANDUM

1901-1907 Fairview Avenue, NW

TABLE OF CONTENTS

- I Executive Summary
- II General Property Data
- III Lease Synopsis
- IV Floor Plans
- V Photos
- VI Market Information
- VII Map

I.

EXECUTIVE SUMMARY

1901-1907 Fairview Avenue NE, Washington, DC 20002 is a 33,000 multi-tenant industrial building located in the burgeoning Ivy City neighborhood of Northeast Washington, DC, in close proximity to Union Market, Hecht Warehouse, Crummell School redevelopment site, the Pro Fish development site and New City DC among many other projects in the development pipeline.

The property consists of three bays, two of which are leased to Charix LLC, an online shoe seller (1905 Fairview) and Don Ciccio y Figli, a distiller of fine Italian liquers (1907 Fairview).

The remaining bay (1901) offers 19,200 sf on 2 levels which can easily be divided into two 9,600 sf spaces. The main level features an 18 ft ceiling and a loading dock with only one column for a potential and the lower level has a 12 ft ceiling with a drive-in. This entire space is available for a user or another tenant.



II.

GENERAL PROPERTY DATA	
Purchase Price	\$8,500,000
Address	1901-1907 Fairview Avenue, NE
Year Built	1950
Legal Description	Lot 0018 Square 4041
Gross Building Area	33, 000 SF
Lot Size	21,568 SF
Taxes	\$115,468 (2020)
Zoning	PDR-1
Ceiling Height	18 ft
Loading Docks	3
Drive-in bay	1



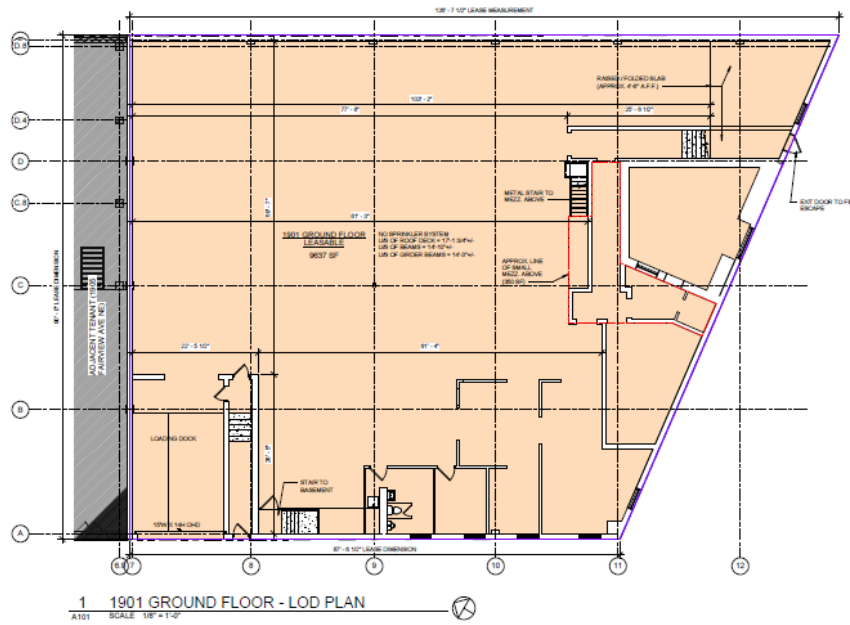
III.

LEASE SYNOPSIS

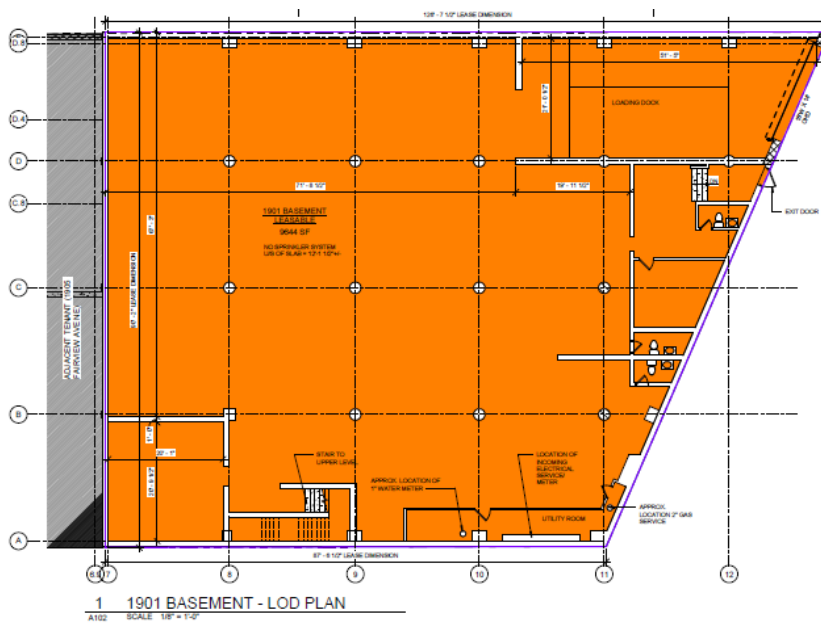
ADDRESS	TENANT	TERM	OPTIONS	SQ FT	RATE	PRO RATA	ESC	LCD	NOTES
1901	VACANT			19,200	\$12.00 NNN	59%			
1905	CHARIX	5	ONE 5YR	6,326	\$11.00 NNN	19%	2.50%	Jun-21	SHOE SALES
1907	DON CICCIO	10	TWO 5YR	7,100	\$15.00 NNN	22%	2.50%	Mar-18	DISTILLERY

IV.
FLOOR PLANS

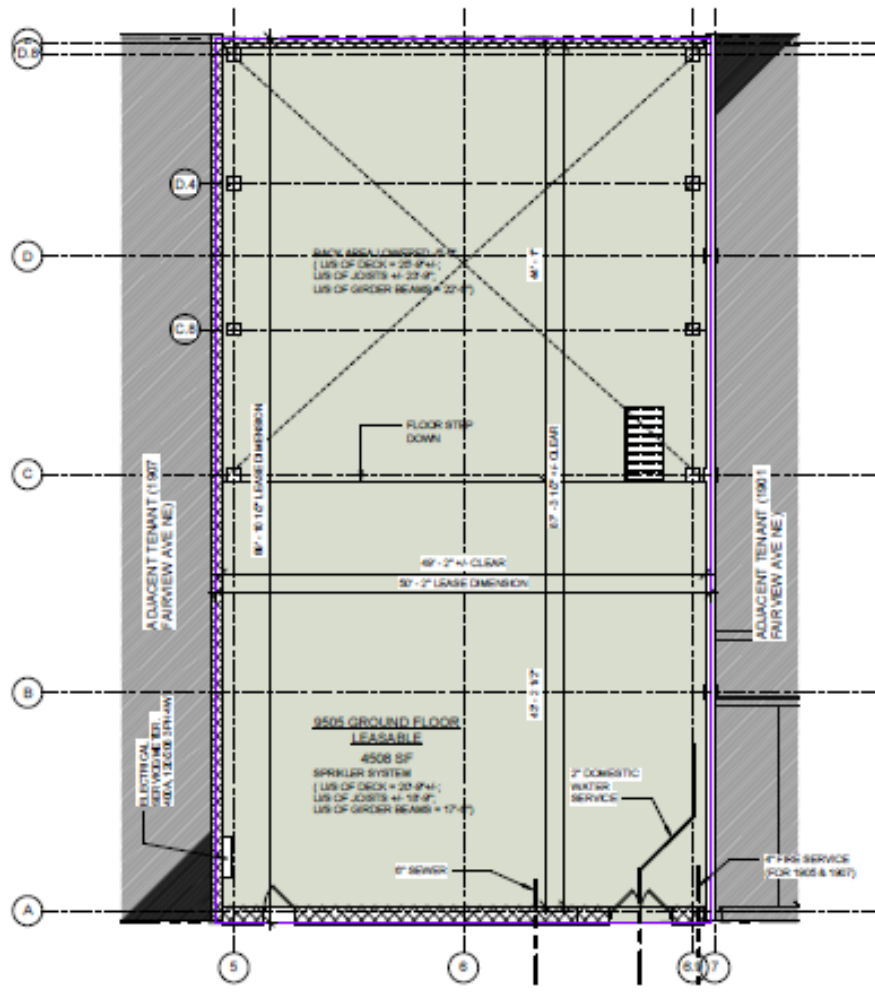
1901 Fairview Ground Floor



1901 Fairview Lower Level



1905 Fairview Ground Floor



1 1905 - GROUND FLOOR LOD PLAN
 A103 SCALE 1/8" = 1'-0"

V.

PHOTOS

1901 Fairview – 1st Floor



1901 Fairview- Lower Level



1905 Fairview



1907 Fairview

VI.

MARKET INFORMATION

Hecht Warehouse	196,000 sf, 335 residential units plus retail including Target and Mom's Organic Market, Petsmart and more.
Crummell School	343 residential units, retail, community center
Pro Fish site	123 residential units and maker space
New City DC	9 buildings at the intersection of New York Ave, Bladensburg Rd and Montana Ave. Featuring 339,000 sf retail, 2,380 residential units, 179,000 sf office space
Distilleries	One Eight, Don Ciccio, New Columbia, Republic Restoratives
Breweries	Atlas Brew Works, Other Half Brewing Co.
Cidery	Supreme Core Cidery

VII.

NEIGHBORHOOD MAP

