

Property Details

256 15th Street SE
Washington, D.C. 20003



93
BIKE SCORE
(Biker's Paradise)



82
WALK SCORE
(Very Walkable)



78
TRANSIT SCORE
(Excellent Transit)



5,792
RENTABLE SF

Stories	3
Units	8
Building	1
Year Built	2022

CONSTRUCTION

Framing	Stick-Built
Exterior	Brick/Wood Accents
Roof	Flat Top TPO
Windows	Dual-Pane
Parking	1 Space

MECHANICALS

Plumbing	PVC
Heating	Heat Pump
Air Conditioning	Heat Pump
Electrical	Breakers

TOTAL BUILDING SF
6,649

TYPE OF OWNERSHIP
Fee Simple

NEIGHBORHOOD
Capitol Hill

ZONING
MU-4

PARCEL
00115506; 00115507

UNIT MIX

UNIT	NO. OF UNITS	RENTABLE SF
2 BR	6	552 SF
3 BR	2	1,247 SF
Totals/WTD Avg	8	724 SF

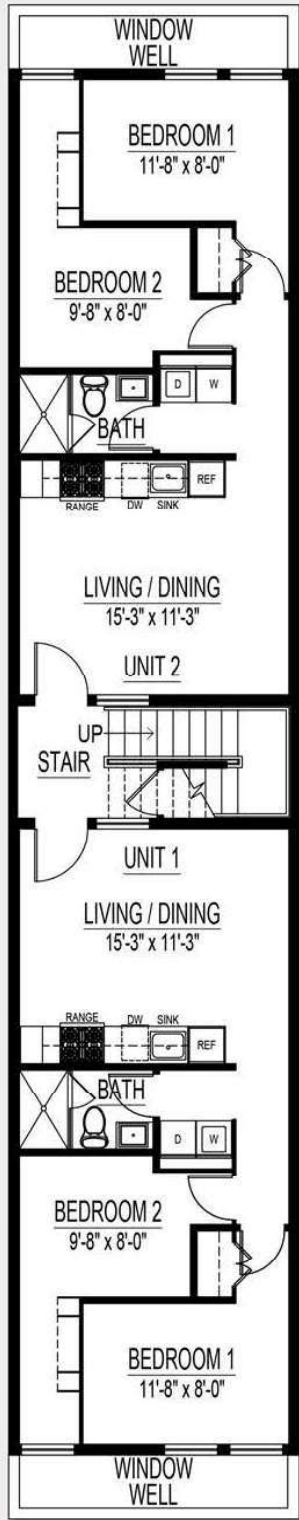
UTILITIES

UTILITY SERVICE	POWER SOURCE	PAID BY	SERVICE PROVIDER
Heat	Electric	Resident	PEPCO
Cooking	Gas	Property	Washington Gas
Hot Water	Electric	Resident	PEPCO
Air Conditioning	Electric	Resident	PEPCO
Lights and Plugs	Electric	Resident	PEPCO
Water/Sewer	-	Property	DC Water

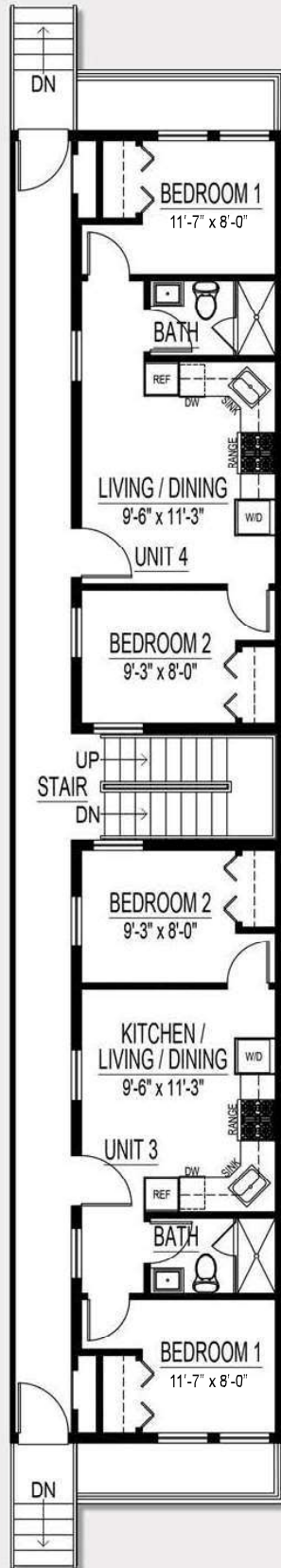
HCVP RENT

CAPITOL HILL APPROVED HCVP RENTAL RATES	WITH UTILITIES	WITHOUT UTILITIES
Studio	\$2,520	\$2,397
One-Bedroom	\$2,648	\$2,467
Two-Bedroom	\$3,113	\$2,872
Three-Bedroom	\$4,069	\$3,872
Four-Bedroom	\$5,008	\$4,753
Five-Bedroom	\$5,757	\$5,462

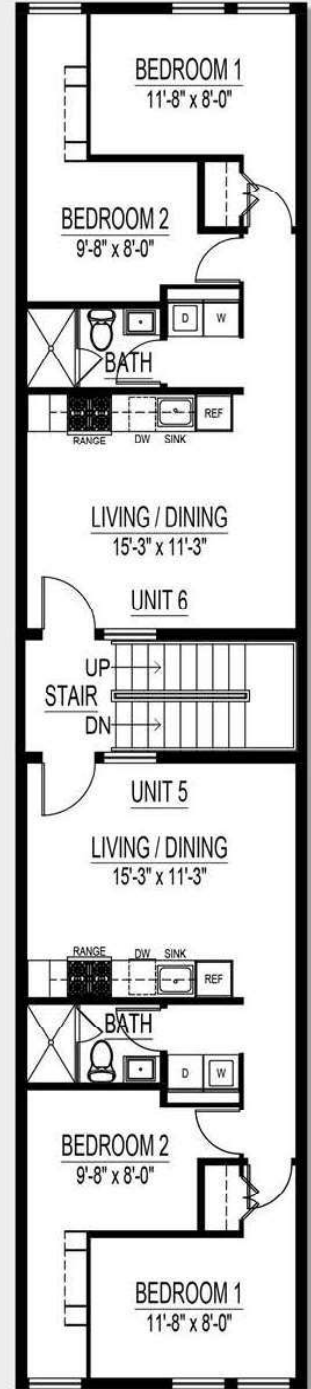
Floor Plans



Basement Floor Plan

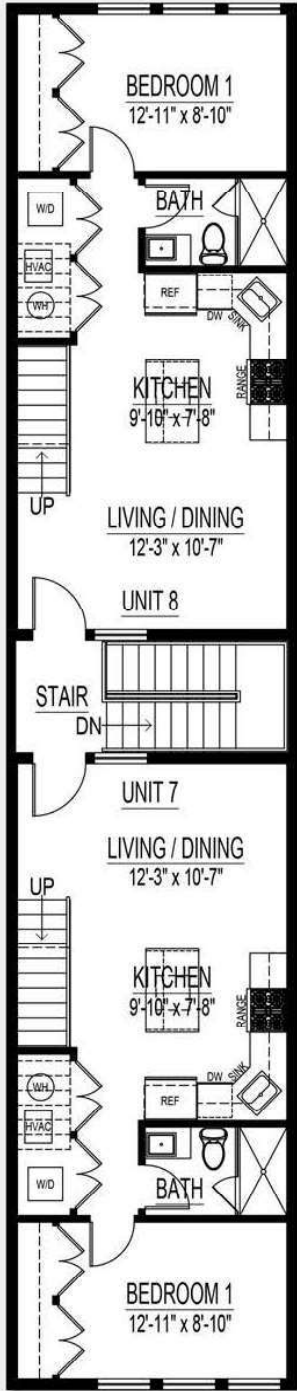


First Floor Plan

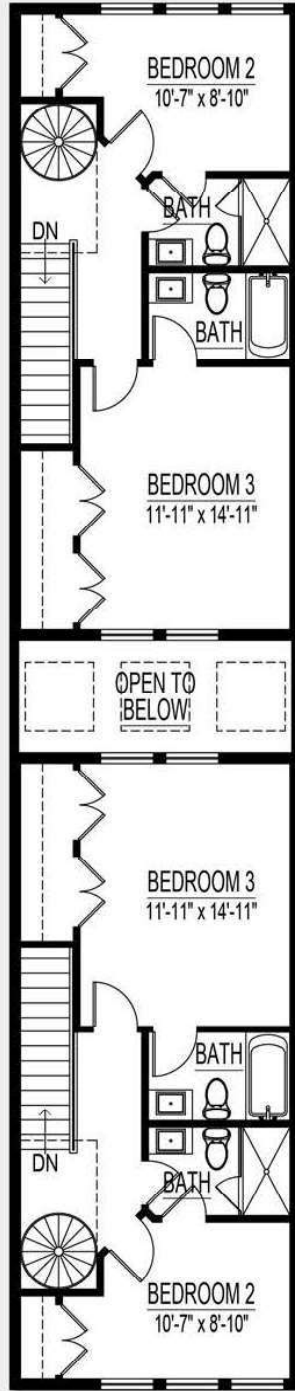


Second Floor Plan

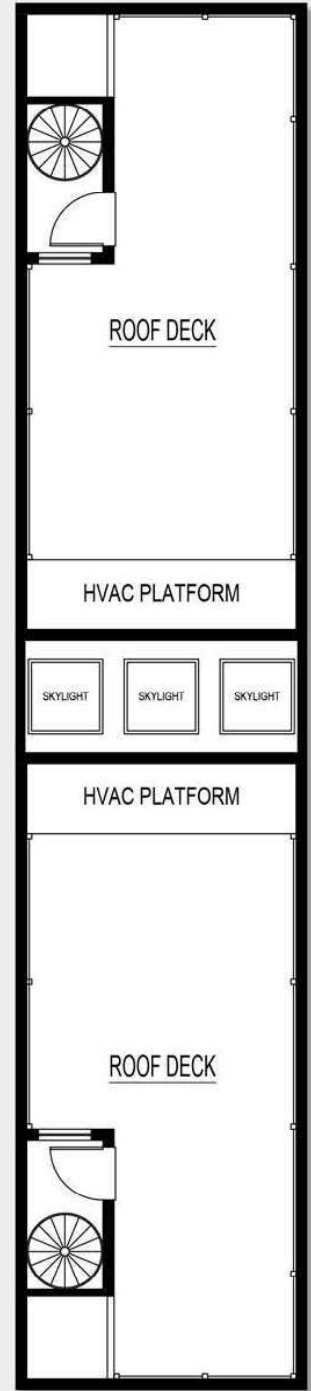
Floor Plans



Third Floor Plan



Fourth Floor Plan



Roof Floor Plan

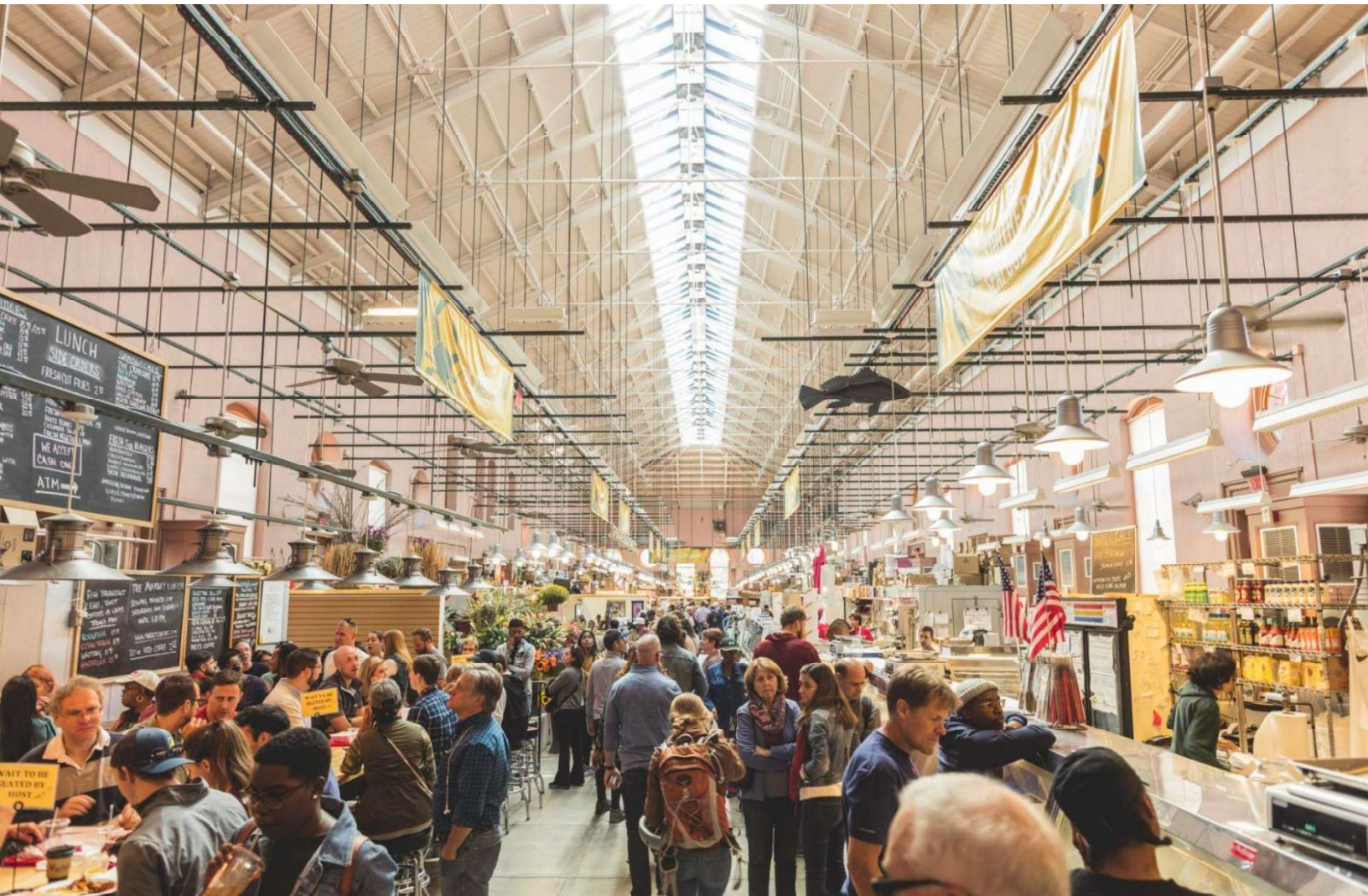
NEIGHBORHOOD HIGHLIGHTS

Capitol Hill

The Capitol Hill neighborhood is one of the oldest and largest historic residential neighborhoods in Washington, D.C. Emerging from the center of Washington, D.C. and extending east along wide avenues, Capitol Hill is also the seat of the U.S. government and home to the Senate, Houses of Representatives, and the Supreme Court. While many people move to this area for work, others might enjoy the upbeat energy and easy access to all D.C. has to offer. Politicos, young staffers, and tourist alike are drawn here for its government buildings and the surrounding historic walkable blocks.

Home to 19th century rowhouses and the famous Eastern Market, plus a vibrant nightlife and dining scene, Capitol Hill is one of the city's most popular places to live. This diverse neighborhood attracts people of all ages from around the world, and a thriving Capitol Hill community atmosphere driven in part by the plethora of green spaces. Capitol Hill has more than 50 small parks, giving residents plenty of places to relax. In addition, there are plenty of transportation options in Capitol Hill, including Washington Union Station, a major train station, transportation hub, and leisure destination in Washington, D.C. Home to Amtrak's headquarters, the railroad's second-busiest station, Union Station is also the southern terminus of the Northeast Corridor, an electrified rail line extending north through major cities including Baltimore, Philadelphia, New York City, and Boston and the busiest passenger rail line in the nation.

More than 37 million passengers, tourists, and shoppers pass through Union Station every year – making it the third most visited tourist destination in the world. The Federal Railroad Administration, in collaboration with Amtrak and the Union Station Redevelopment Corp., recently unveiled its 10-year, \$10.7 billion Washington Union Station Expansion Project (SEP) to modernize facilities and create a world class multi-modal transit hub. The SEP will reconstruct more than 25 acres of tracks and platforms, address decades of backlog in maintenance, double ridership capacity, and create 67,000 construction jobs over the life of the project.



EASTERN MARKET (0.7 MILES)