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GREYSTEEL ANNOUNCES RARE DEVELOPMENT OPPORTUNITY IN SOUTHWEST WASHINGTON DC

45 Q Street SW is a fully entitled, shovel-ready site in the thriving Southwest Waterfront area

April 21, 2025 – WASHINGTON, D.C. – Greysteel, a leading commercial real estate investment sales and debt and structured finance advisory firm, has announced the listing of a mixed-use opportunity zone development site at 45 Q Street SW, located in the rapidly expanding Southwest Waterfront area of Washington, D.C. This fully entitled, shovel-ready property sits at the convergence of the city's transformative neighborhoods, including Navy Yard, The Wharf, and Buzzard Point.

“45 Q Street is a rare opportunity to deliver a dynamic mix-use project in an opportunity zone between Nationals Baseball Stadium and Audi Field," said W. Kyle Tangney, Senior Managing Director at Greysteel. "I'm not aware of another shovel ready opportunity in the entire US that features all the neighborhood and site dynamics this project has going for it.”

The property is currently entitled for a 152,245 square foot mixed-used project featuring a 78,414-square-foot Moxy Hotel (182 rooms under the Marriott International umbrella), 64,949 square feet of residential units (64 apartments), 6,546 square feet of ground floor retail space, and a 4,436-square-foot rooftop venue. Located within an Opportunity Zone and Qualified Census Tract, the site provides eligibility for substantial tax benefits and incentives for developers. The project is available as an outright sale or joint venture with current ownership.

Situated between Nationals Park and Audi Field, 45 Q Street SW is surrounded by hubs of sports, entertainment, and residential activity. Nationals Park attracts more than 1.8 million visitors annually, while Audi Field regularly hosts over 20,000 attendees per event.

With strong transportation connectivity, the site is a 10-minute, two-turn drive from Reagan National Airport, a 5-minute car ride to National Mall and a short walk to both the Waterfront and Navy Yard-Ballpark Metro stations, providing seamless regional and Downtown access.

Southwest D.C. continues to see rapid transformation, driven by investments in infrastructure and community development. The area is expected to see 8% population growth over the next five years, with an average household income of $130,000, bolstering demand for high-quality residential and commercial spaces.

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About Greysteel:
Greysteel is a premier commercial real estate investment sales and debt and structured finance advisory firm. Serving private and institutional investors across geographies and asset types, Greysteel provides a full spectrum of services, including investment sales, debt placement, equity placement, and distressed asset solutions. Founded on the principles of innovation, collaboration, and excellence, Greysteel is strategically positioned across the nation to deliver exceptional results through a seamless and comprehensive advisory platform.

For more information, visit www.greysteel.com.

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