

INTERSECT at O

CUSHMAN &
WAKEFIELD

MULTIFAMILY OFFERING

74 UNITS | WASHINGTON, DC



INTERSECT at O



74
RESIDENTIAL
UNITS



91%
OCCUPANCY



67,926
RESIDENTIAL SF



2023
YEAR BUILT



3,337
RETAIL SF



Washington, DC
1338 8th STREET NW, 20001



Cushman & Wakefield's Mid-Atlantic Advisory Group is pleased to present Intersect at O ("The Property"), a core multifamily asset in Washington, DC's most sought-after residential and entertainment district.

- **BEST-IN-CLASS FINISHES**

Intersect at O is a best-in-class, core multifamily asset in one of the best hubs of downtown DC. Units feature condo quality finishes including kitchens with stainless-steel appliances, sizable islands, quartz countertops, porcelain tile backsplashes, wood-laminate flooring, full size washer & dryer, and private balconies & terraces in select units.

- **PRIME LOCATION AND ABUNDANCE OF RETAIL**

Intersect at O occupies the most prime location within the heart of DC's hippest area. In addition to 3,337 SF of on-site retail space, the property has unparalleled proximity and access to major retailers and is less than a mile away from 8 of the 23 total Michelin Star restaurants in DC. The property is also one block from the Convention Center and its full calendar of events, and an easy walk to downtown DC, Dupont Circle, and the 14th street corridor. In total, there is over 1.3MM SF of retail space within a half-mile radius of the property, create an unmatched atmosphere in the heart of DC.

- **TRANSIT-ORIENTED LOCATION**

Residents at the property are three blocks away from the yellow and green metro lines at the Mount Vernon Square – 7th Street station, providing immediate access to the National Mall, the Southwest Waterfront, National Landing, Reagan National Airport, and many points of interest along the U Street Corridor to the north.

- **OUTPERFORMING LOCAL DEMOGRAPHICS**

The immediate area surrounding the property is experiencing outstanding population and household income growth. Within a half-mile radius of the property the population has increased by approximately 20% since 2010. Median household income is currently ~\$130K per year with average household sizes of less than 2 people. This income outperforms the broader District with a median household income of \$106K. Newer built properties like Intersect at O stand to benefit the most from this resident profile.

- **SUPPLY CONSTRAINED MICROMARKET**

In the micromarket surrounding Intersect at O, there are only 3,566 total market-rate units and there are 0 properties under construction, with only one property planned to deliver over the coming years. The significant headwinds facing both construction material and labor costs will continue to delay long-term projects, creating outsized demand for existing core product like Intersect at O.

- **ACCESS TO MAJOR EMPLOYMENT**

Shaw abuts NoMA, Penn Quarter, and the East End, which are home to a number of large companies and government agencies. Google, CNN, NPR, and a host of AmLaw 100 law firms lease significant amounts of office space nearby. Various federal agencies and commissions ranging from the SEC to the Bureau of Labor Statistics to the Department of Labor are all within the commutable area.

- **DC MULTIFAMILY TAILWINDS**

Mayor Bowser recently introduced the DC Rental Act of 2025, introducing key reforms to the TOPA process and eviction proceedings, which will significantly impact multifamily transactions and operations in the District. The contemplated changes to the TOPA laws will give a clear path to exit investments with less regulation and increased competition benefiting newly constructed assets like Intersect at O.



**Best-in-Class
Finishes**



**Prime Location
and Abundance
of Retail**



**Transit-Oriented
Location**



**Outperforming
Local Demographics**



**Supply Constrained
Micromarket**



**Access to Major
Employment**



**DC Multifamily
Tailwinds**



**On-Site Retail
Space**



At the
Confluence of
Accessibility and
Entertainment

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