

## Development News

### 1011 M Street NW condo project to begin “soon”

BARBARA PASH | MONDAY, DECEMBER 15, 2014



Community Three Development president Grant Epstein says its Shaw condo project will begin construction soon. Located at 1011 M Street NW, the project looks like two buildings from the outside but is one connected building inside.

Epstein says the unusual layout resulted from the lot’s configuration. The project wraps around a three-story historic building that has a laundromat on the ground floor and rental units above.

The new addition consists of a six-story, glass and brick building on 11th Street, and a nine-story, stone and brick building on M Street.

“We used two different styles of architecture,” says Epstein. “We wanted the architecture to fit in with the neighborhood and respect the historic building on the corner.”

There is also a 4,200-square-foot retail component that fronts onto 11th Street. Epstein says it is premature to say if there would be one or more tenants and who they might be.

The project has 71 condos. The one- and two-bedroom units range in size from 550 to 1,500 square feet. There are 20 parking spaces.

“This is our fourth project in this neighborhood. We love it,” says Epstein. “It’s an eclectic, great neighborhood with small, unique shops and a diverse population.”

He expects to finish construction of the project in 16 months.