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## Community Three Development to Open New Condo Building Shaw Neighborhood This May

By *Adrian Maties, Associate Editor*

On April 11, Community Three Development, a local real estate company, has topped out its latest project. It's called the Centrie and it's the first new new condo development of its size in D.C.'s Shaw neighborhood in more than a decade.

Community Three is developing the Centrie at 435 R St., N.W., on a site it acquired in 2012. Before starting construction in 2013, the developer first completed an environmental remediation of the site. It also demolished the long-vacant one-story building that used to occupy it.

The Centrie features 22 one- and two-bedroom units. Thirteen of the 22 units have their own private terraces. Other amenities include floor-to-ceiling windows, modern cabinetry, hardwood floors, private parking, bicycle storage and more. Its location also places it close to many dining, shopping and entertainment destinations, like the U Street Corridor, Bloomingdale, NoMa, the Penn Quarter and Logan Circle.

The new condo building will also be energy efficient and sustainable. It will feature high-efficiency air handling systems, low-flow plumbing fixtures, Low-E insulated windows and doors, Energy Star-certified appliances, programmable thermal controls and highly insulated walls and ceilings.

In a news release, Grant Epstein, president of Community Three, said the name "Centrie" was selected because it represents "the spirit of the place, not just because it's practically at the center of everything, with direct access to Washington's hippest neighborhoods, but also because 'centrie' is an urban term referring to something original, cool, poetic, inspiring, intelligent, sincere, unique and classy – just like the people who will live here."

The Centrie is scheduled to open this May. Urban Pace was hired to pre-sell the 22 residences, with prices starting in the \$300,000s.

Photo credits: [thecentrie.com](http://thecentrie.com)

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