

projects

The Lyric at 440 K Street

Washington, D.C.

Gross Area:

234 Dwelling Units

9,450 SF of Retail

98 Car Garage

Developer:

Quadrangle Development Corporation

Services:

Master Planning

Architecture

Interior Architecture

Construction Administration

Description:

440 K Street is the latest Class A apartment development in Mount Vernon Place, one of Washington, DC's most rapidly developing neighborhoods. The development includes 234 apartment units on 14 floors with approximately 9,450 square feet of ground floor retail with K Street frontage. The remainder of the ground floor is dedicated to residential uses, including the building entrance and lobby which features multiple seating areas and ceiling heights up to 14 feet; property management and leasing offices; and a fitness center for residents.

Of the 234 apartment units, 182 (approximately 78%) are one bedroom, one bathroom units and have an average size of 733 square feet, which is appropriately sized for the target demographic. The building also features 26 one bedroom with den units at 859 square feet, and 26 two bedroom, two bathroom units at either 959 square feet or 1,135 square feet, which offer more generous living spaces.

Building amenity highlights include a roof top pool with changing rooms, a landscaped roof top terrace and indoor community room, a 1,200 square foot fitness center on the ground floor, and available wi-fi access in the building common areas. The building also features a garden terrace available to residents on the second floor which offers a peaceful retreat from city living.

