

Silverstone Group converting D.C. nonprofit's former HQ into luxury condos



The former home of The Association of American Geographers at 1710 16th ST NW is being converted into luxury condos.

SILVERSTONE GROUP



By **Ben Peters** – Staff Reporter, Washington Business Journal
Dec 8, 2025 **Updated** Dec 8, 2025 3:28pm EST

Story Highlights

- Silverstone Group converting former geographers' headquarters into seven luxury condos.
- The company acquired the 16th Street building for \$2.4 million.
- The bank foreclosed on the previous owner in February.

It's not just the big D.C. office buildings being converted to residences.

Silverstone Group is converting and expanding the historic former headquarters of The Association of American Geographers at 1710 16th St. NW into seven high-end condos, part of a nascent trend of smaller developers reimagining the rowhome-sized offices of legacy institutions into residences.

Silverstone is expanding the four-story, 6,500-square-foot building into 8,500 square feet with a rear addition. It received approval for the project from the Historic Preservation Review Board in May and went on to acquire the property for \$2.4 million in October from an affiliate of D.C.'s SSR Development, according to D.C.'s Recorder of Deeds.

The building served as the AAG headquarters until last year when the nonprofit moved to 1701 Pennsylvania Ave. NW, according to Karan Keith Agarwal, Silverstone principal and founder. The property's 2025 assessed value is \$2.5 million, according to the Office of Tax and Revenue. It's located across the street from the Scottish Rite House of The Temple at 1733 16th St. NW.

The project is similar to the planned conversion of D.C. nonprofit Society for Science's former Dupont Circle headquarters into boutique condos. A syndicate of investors, overseen by Fritz Hubig of D.C.-based brokerage and investment firm District Real Estate, acquired the side-by-side brick-faced office buildings located a block off 16th Street NW at 1719-1723 N St. NW in November for a combined \$4.6 million.

"It's the slow exodus of institutions away from 16th Street that's marking this sort of golden era of high-end, luxury development in that Dupont, 16th area," Agarwal said.

"This shift has opened an extremely rare window for residential redevelopment in locations once effectively off-limits to homebuyers," he added.

The building is being redeveloped partially in-house by Silverstone, with its construction arm serving as general contractor, while D.C.'s 2Plys Architecture is overseeing design, according to Agarwal. Silverstone's design arm, Studio Silverstone, is the interior architect, he said.

Units are expected to run between \$500,000 for one-bedrooms and up to \$2.5 million for the three bedroom penthouse, Agarwal said, noting the prices aren't final.

The building's previous owner, which acquired the historic property from The Association of American Geographers in 2023 for \$1.8 million, intended to redevelop it into residences, according to Agarwal. But a foreclosure notice filed in February showed the SSR affiliate owed \$1.8 million on a nearly \$2.5 million note issued in 2023 by Fulton Bank before it offloaded the property to Silverstone.

A brick walkway engraved with major AAG donor names will be preserved "as a civic and architectural nod to the building's past," Agarwal said.