



KIPP DC relocates headquarters to Carr Properties' Signal House

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Washington, DC According to Carr Properties ("Carr"), an owner, operator, and developer of commercial office and residential properties, KIPP DC, a community of public schools, signed an approximately 16,000 s/f, long-term lease at Signal House, an office building located in the Union Market District. KIPP DC is moving from its current headquarters to occupy a portion of the 9th floor of Signal House. Their space will include a terrace on the southeast corner, with artwork from The Seasons Mural Collection by local artist Miss Chelove. The organization will move in Fall 2025.

"Relocating KIPP DC's headquarters to the Union Market neighborhood in Ward 5 brings us closer to the heart of our schools and communities. Having our central office located at Signal House will make it easier and more accessible for our staff and families to come together," said Shannon Hodge, president, KIPP DC Public Schools. "This vibrant building and neighborhood will foster better collaboration and innovation between our teammates and partners in a more efficient, tech-enabled space that meets our needs of our post-pandemic world."

"KIPP DC is an esteemed leader in the education sector, and we are honored to welcome them to Signal House," said Oliver Carr, CEO at Carr Properties. "We continue to see leading organizations seek out the building's creative and industrial-inspired aesthetic, abundant outdoor spaces, and top-tier amenity spaces, making this an exceptional office environment for companies who value innovation and community."

Signal House is now 80% leased. The new lease reflects the continued strength of Signal House as a sought-after office building, recognized for its design and amenities. The remaining space at Signal House includes the top, full floor opportunity on the 10th floor, along with three spec suites on the 8th floor ranging from 4,500 to 7,000 s/f, anchored around a shared, 100-person conference room.

Signal House, designed by Gensler, is a 10-story, 228,000 s/f office building located near the NOMA-Gallaudet Metro station in the Union Market District. The project features a terracotta, metal, and glass exterior. Building amenities include a fitness center, secure bike facility, and a penthouse and rooftop terrace equipped with a DJ booth, recording studio, demonstration kitchen, and more. Offering views of the Capitol, the penthouse and rooftop terrace serve as a space for meetings, events, and relaxation. Signal House's location places customers within walking distance of culinary destinations, including La Cosecha and Union Market.

Other notable customers in the building include TikTok, NeighborWorks America, Industrious, and Starr Restaurant Group's El Presidente on the ground floor.

KIPP DC was represented by Kamis O'Farrell Lawrence and Michael Goldman of Transwestern in the lease transaction. Carr Properties was represented by Jonathan Wellborn and Eli Barnes of Avison Young.

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