

ART STUDIO REDEVELOPMENT

4018 Volta Gateway Arts District,
Brentwood, MD

NOBODY



Commonly known as the Prosperi Building, 4018 Volta Ave has previously been a furniture factory, bakery, and used office furniture warehouse.

Unoccupied for at least 15 years, the 61,000+ square foot buildings have fallen into disrepair and blight.

Purchased by a development firm in 2019, 4018 Volta is being sold as they no longer believe their planned project is viable.



**MORE CREATIVE.
LESS DESTRUCTIVE.**



NOBODY Properties has developed a track record in the Gateway Arts District for providing below market Studio space to working artists.

Since 2020, Nobody Properties has acquired, stabilized, and improved nearly 80,000 sq ft of neglected commercial space across 6 buildings for artists on long-term leases, targeting 60-65% of market rate.

More Creative. Less Destructive.

4018 VOLTA GOALS



4018 Volta Goals

Renovate facilities for artist usage, improve the frontage on Rhode Island Ave.

Create Community Flex Space for Gallery, Events, and Concerts.

Create professional Space for 75+ new artists in the Gateway District.

Green the district with large solar roof array.

Become cornerstone of the Gateway Arts District

Create a destination for art lovers in WDC region



Needed Renovations

New Roof (200+ Sq)

Roof Repairs

Electrical Upgrade

Sprinkler Redo (Obsolete)

Bathroom Plumbing / Floor

50 Unit Studio Construction

Window Renovations/Replacement

HVAC Installation

Electrical + Lighting Upgrade

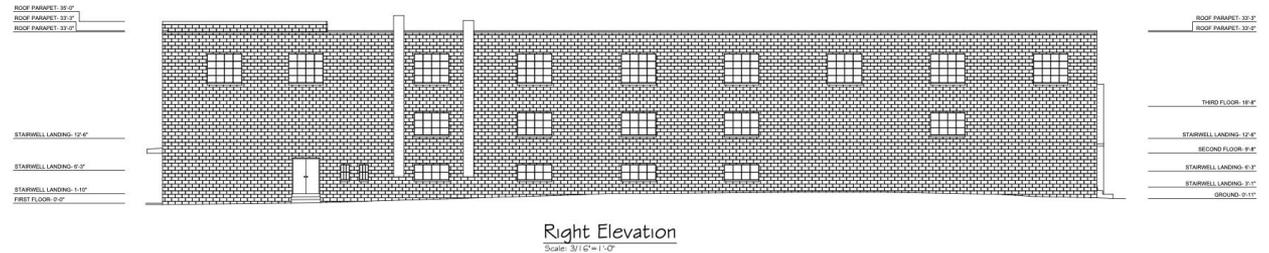
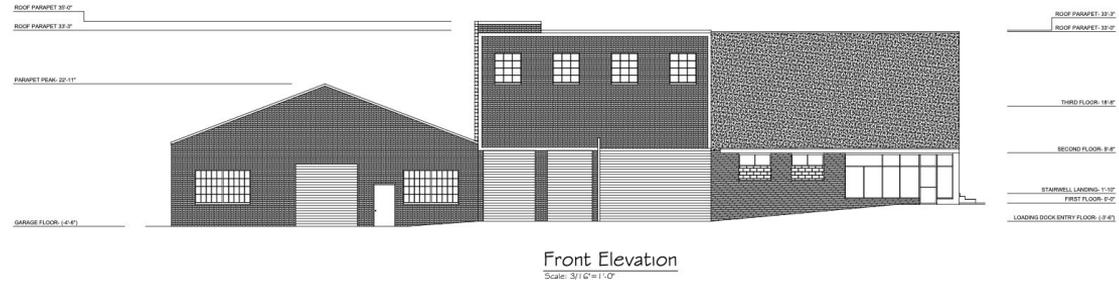
Parking and Structural Variances

Structural Stabilization

Solar Installation

Engineering/Architectural

Existing Condition Survey
4018 Volta Ave.
Brentwood, MD



A large mural installation on a building facade. The mural is divided into several sections with different colors and designs. On the left, there's a section with a woman's face in a circular frame, surrounded by flowers and the text "EYES OPEN". Next to it is a section with a red background and a woman's face. To the right, there's a section with a blue background and a woman's face with a red rose. Further right, there's a section with a red background and the text "DEFEND DIGNITY" and "Immigration Control and Family Un". On the far right, there's a section with a blue background and the text "People POWER". The mural is set against a blue sky with clouds. In the foreground, there are several cars parked on a paved area, and a few people walking. The text "MURAL INSTALLATIONS" is overlaid in large white letters across the center of the image.

MURAL INSTALLATIONS



NOBODY Properties has made public art installations a central piece of their art studio redevelopment.

Attracting a mix of international and local artists, 4018 Volta will become a high-profile palette for extending the mural installations.

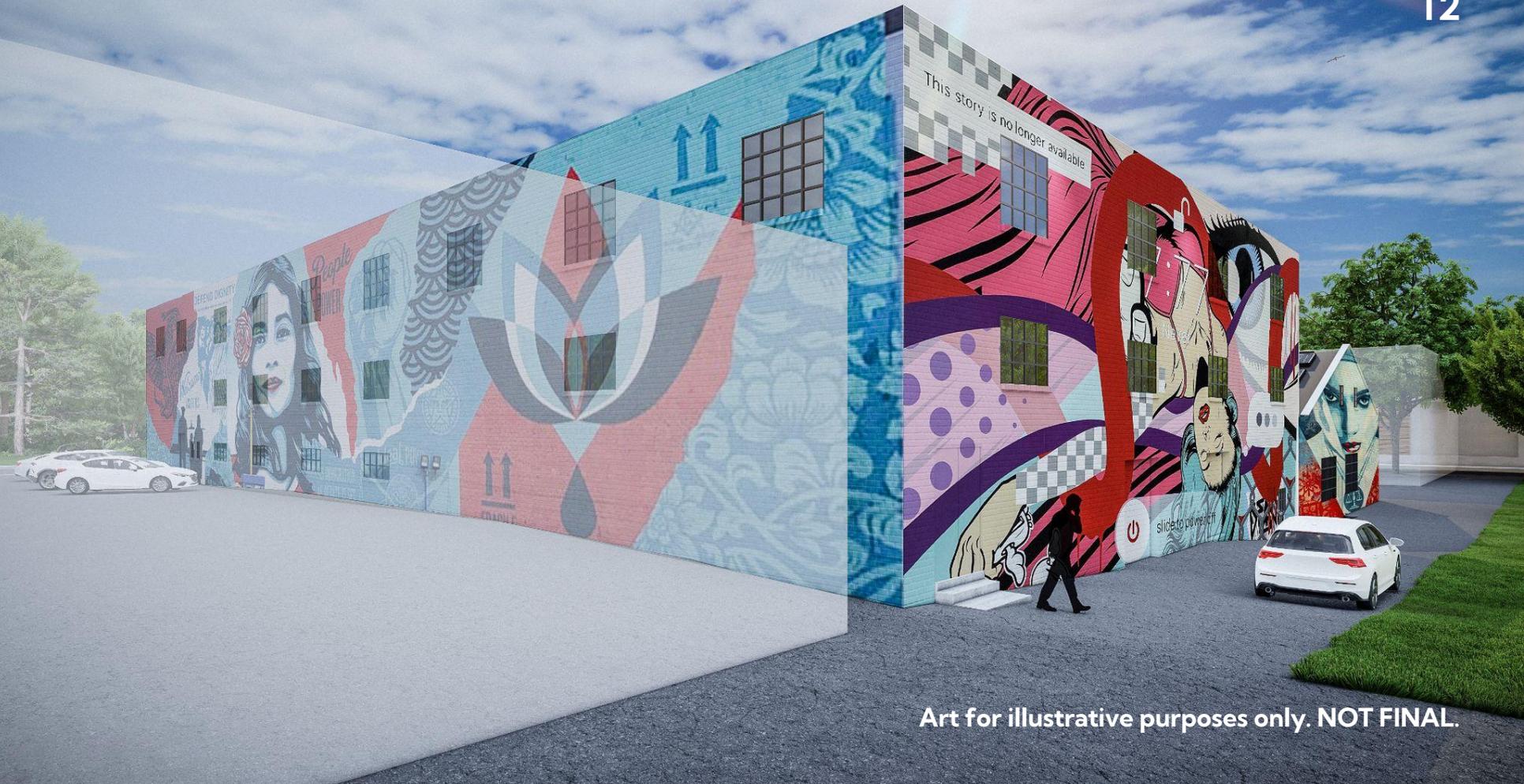
Thus far, NOBODY Properties has received one high profile commitment from an internationally recognized artist due to 4018 Volta's prominent placement.



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LESS DESTRUCTIVE.**



NOBODY Properties

Founded by the owners of NOBODY, a WDC creative and market intelligence agency based in Blagden Alley.

NOBODY has supported the local art community since its inception, hosting Art All Night events, pop-up galleries, and funding the DC Alley Museum, as well as commissioning multiple local and international artists for their office.

NOBODY Properties is a certified Disability-Owned Business Enterprise founded exclusively for the development of Art Studios in the Gateway Arts District.



Mt Rainier Art Compound

75+ Artist in Studios (Currently)

New Roofs (Planned)

Solar (Planned)

New Electrical

New Windows (on going)

Community Garden

Site Improvements

Structural Renovations and Painting

New Doors (Fire Code)

Murals: 4 Installed (24 Planned)





Mt Rainier Art Compound

3804 38th St

15 Artist Studios (Currently)

New Roof

New Solar (78kw Array)

New Electrical

New Windows

New Signage

New Plumbing

New Doors (Fire Code)

Mural (Planned)

