



## COMMUNITY AMENITIES

RESTAURANTS AND RETAIL ON STREET LEVEL  
STEPS FROM MINNESOTA AVE METRO STATION  
FITNESS CENTER  
COMMUNITY LOUNGE  
BUSINESS CENTER  
TWO LUSH COURTYARDS  
OUTDOOR GRILLING STATIONS  
ELEVATORS  
ELECTRONIC ACCESS ENTRANCES

EASY ACCESS TO MAJOR HIGHWAYS  
ON-SITE MANAGEMENT OFFICE  
ONLINE RENTAL PAYMENTS  
SMOKE-FREE COMMUNITY  
COVERED PARKING AVAILABLE \*  
OFF-STREET PARKING \*

\* Per availability. Additional charges may apply.

## APARTMENT FEATURES

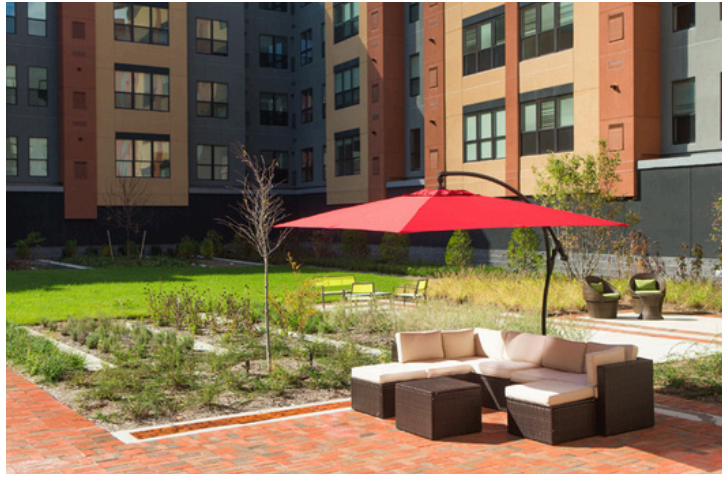
GOURMET KITCHENS  
NATURAL GRANITE COUNTERTOPS  
GRANITE-TOPPED VANITIES  
CERAMIC TILE BATH  
WASHER AND DRYER IN HOME

HIGH CEILINGS  
BERBER CARPET IN BEDROOMS \*  
6' WINDOWS  
WALK-IN CLOSETS \*

\* In select homes



# THE ATRIUM APARTMENTS



## INCOME REQUIREMENTS

The Atrium participates in an affordable housing program, with a limited number of market rate homes in the community. The income requirements below represent total gross income for each household leasing an apartment in the program. The maximum household income, based on the number of occupants in your home, must be less than:

| Floorplan | Square Feet   | Rental Rate | # of Occupants | Max Income |
|-----------|---------------|-------------|----------------|------------|
| Studio    | 316 - 501     | \$1,570     | 1              | \$58,150   |
| 1 Bedroom | 540 - 715     | \$1,604     | 2              | \$66,450   |
| 2 Bedroom | 771 - 1,000   | \$1,930     | 3              | \$74,750   |
| 3 Bedroom | 1,057 - 1,132 | \$2,319     | 4              | \$83,060   |
|           |               |             | 5              | \$89,700   |

### Deposits and Fees

|                    |                                   |
|--------------------|-----------------------------------|
| Application Fee    | \$50 per adult (non-refundable)   |
| Reservation Fee    | Not Applicable                    |
| Security Deposit   | One month rent*                   |
| Utilities Included | Electric, Gas, Water/Sewer, Trash |

Square Footage measurements are approximate.

Rate shown is monthly rent for base plan on a 12 months lease.

Prices are subject to change.

Application Fee must be paid at the time of submission.

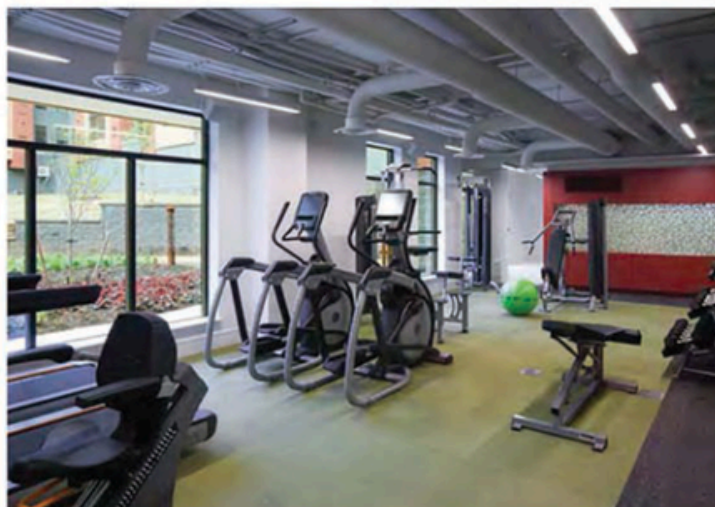
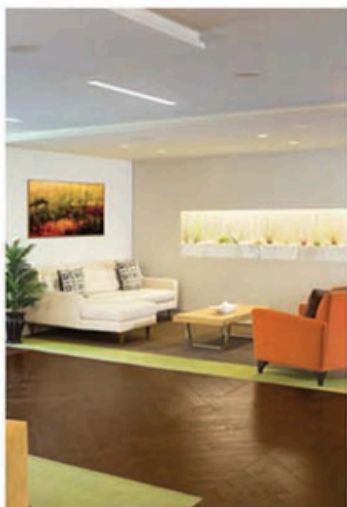
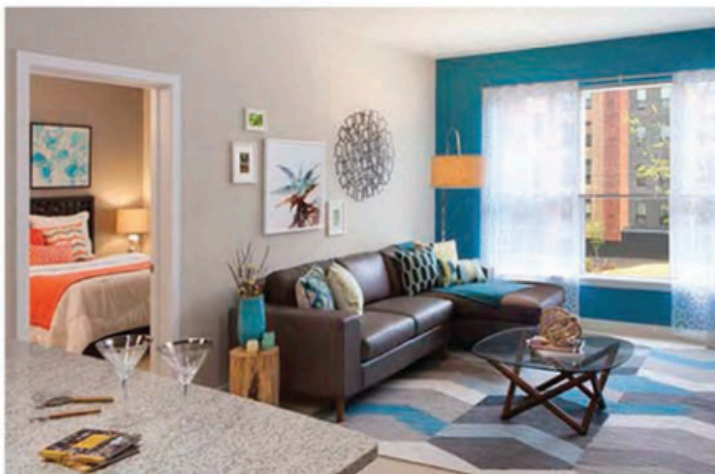
\* Must be paid by money order. Additional monthly deposit may be required, according to leasing criteria.



Effective Date: 08/2026

4020 Minnesota Ave NE, Washington DC 20019  
leasing@theatriumdc.com | www.theatriumdc.com





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|-----------|----------------|--------------|----------------|------------|
| Studio    | 316 - 501      | \$1,570      | 1              | \$65,000   |
| 1 Bedroom | 540 - 715      | \$1,604      | 2              | \$74,300   |
| 2 Bedroom | 771 - 1,000    | \$1,930      | 3              | \$83,550   |
| 3 Bedroom | 1,057 - 1,132  | \$2,319      | 4              | \$92,850   |
|           |                |              | 5              | \$100,250  |

| Deposits and Fees |                                     |
|-------------------|-------------------------------------|
| Application Fee   | \$50 per adult (non-refundable)     |
| Reservation Fee   | Not Applicable                      |
| Security Deposit  | 1 month rent paid in a money order* |
| Resident Pays     | Electric, Gas, Water                |

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