



455

MASS. AVE.

455 Massachusetts Avenue, NW
Washington, DC

INVESTMENT SALES OFFERING



CUSHMAN & WAKEFIELD

EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to present the opportunity to acquire a 100% fee simple interest in **455 Massachusetts Avenue** (“the Property”), a 247,623 BOMA SF Class A office building that has undergone \$10.8M in renovations over the last 4 years, including an improved fitness facility, new conference center and tenant lounge, modernized rooftop deck, lobby upgrades, a bike room, and spec suites.



Situated just blocks from the Capitol Building, the Property is at the confluence of DC’s downtown office and residential districts and mere steps from the District’s premier shopping, entertainment, and dining destinations including CityCenterDC, Capital One Arena, and numerous Michelin-recognized restaurants. This asset represents a rare opportunity to purchase a fully repositioned, Class A building within a vibrant neighborhood at an attractive basis while providing the ability to improve occupancy.



INVESTMENT HIGHLIGHTS



Premier Positioning

Due to its location within the District's thriving East End and proximity to Capitol Hill, 455 Mass is home to esteemed tenancy anchored by the National Democratic Institute and Program for Appropriate Technology in Health (PATH). The surrounding market boasts large, established tenants such as Google, Apple, Microsoft, Arnold & Porter, Venable, Baker Botts, Georgetown University, and more, demonstrating the allure of the East End to prestigious tech companies, law firms, and government organizations alike.



Top-Tier Product

Completed in 2008 and further renovated from 2020 - 2023, the Property offers unparalleled amenities including a state-of-the-art tenant lounge & conferencing facility, a rooftop terrace with views of the Capitol and Washington Monument, and a cutting-edge fitness center, resulting in over 132,000 SF of leasing activity since 2020.



Attractive Basis and Yield

At 65% leased with 7.5+ Years of WALT, 455 Mass yields impressive contractual returns while providing the ability to further grow occupancy after a basis reset. The Property offers investors a chance to acquire a freshly renovated, Class A Office building at less than 50% of replacement cost.



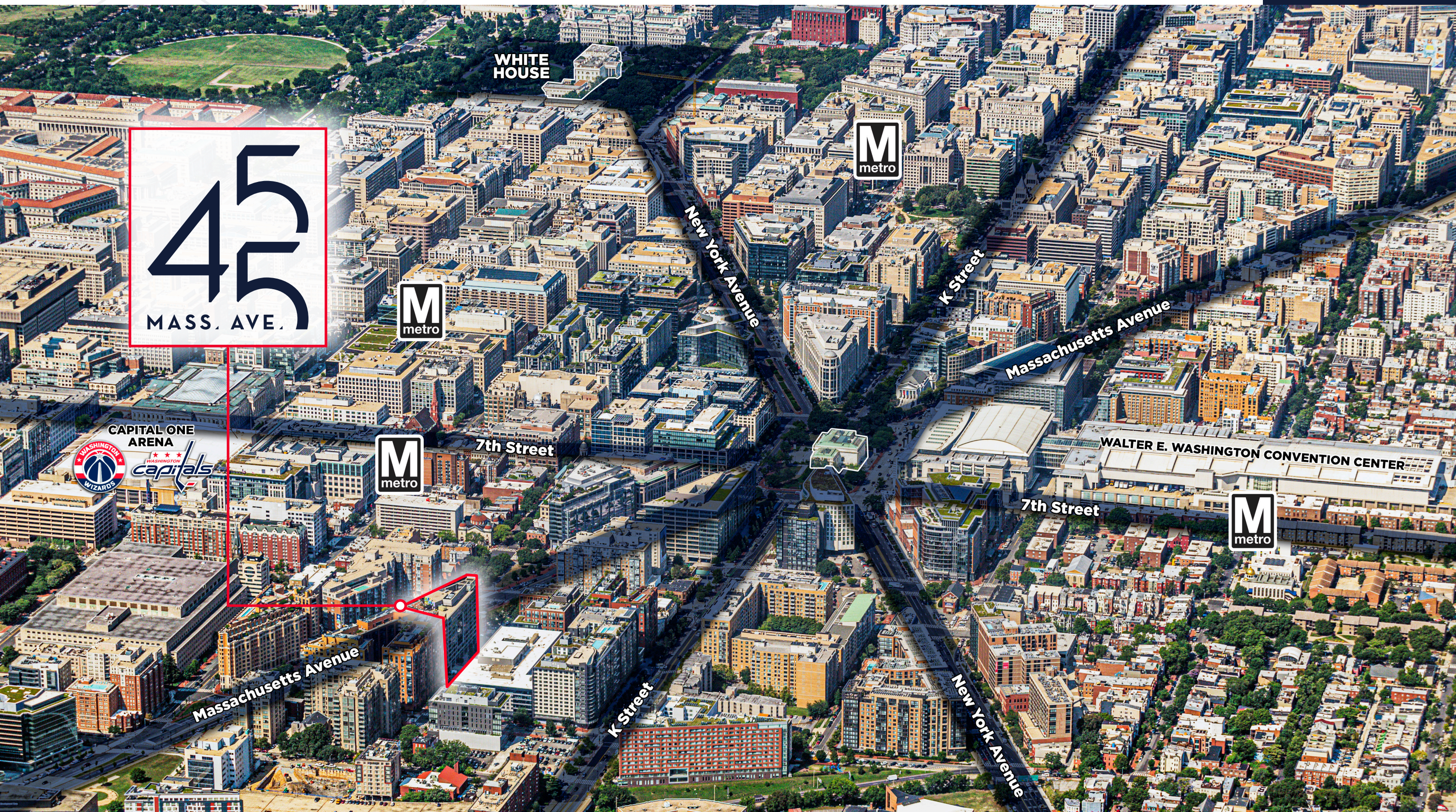
Seamless Connectivity

455 Mass is just three blocks from Gallery Place Metro Station and Judiciary Square Station, which service the Green, Yellow, and Red Metro lines. Only one stop to Union Station, 455 Mass also allows tenants easy access throughout the District, Maryland, and Virginia via the MARC and VRE, as well as easy travel along the East Coast and Northeast via Amtrak.

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TOP-OF-THE-MARKET FINISHES





Positioned along the iconic Massachusetts Avenue and just blocks from the city's most iconic landmarks, 455 Mass is in the heart of a burgeoning residential/retail neighborhood and DC's vibrant East End office district.

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INVESTMENT SALES

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