

**400**  
**VIRGINIA AVENUE, SW**  
WASHINGTON, DC

**Cash Flowing Asset with  
Long-Term Optionality**



**CUSHMAN &  
WAKEFIELD**

INVESTMENT SALES OFFERING



# LOCATED IN THE HEART OF THE NATION'S CAPITAL



**400**  
VIRGINIA AVENUE, SW  
WASHINGTON, DC



# THE OFFERING

Cushman & Wakefield is pleased to offer for sale, **400 Virginia Avenue**, situated between the National Mall and the Wharf – a brand-new \$3 billion mixed-use waterfront revitalization – and four blocks from the United States Capitol. The 226,698 SF asset is 56% leased with \$12 million in contractual cash flows, offering an investor an opportunity to execute a multitude of strategies with significant interim income.

## Potential Investment Options



Value Add Office



Conversion to  
Multifamily or Hotel



Purpose-Built  
Multifamily or Hotel

## Key Property Facts

SQUARE FEET  
**226,698**

YEAR BUILT  
**1985**

ACREAGE  
**1.05**

ZONING  
**D-5**

PARKING  
**97 Spaces**  
(125 w/ Valet)

LEASED %  
**56%**

WALT  
**5.5 Years**

TOTAL CONTRACTUAL NOI  
**\$12 Million**

YEARS OF POSITIVE  
CASH FLOW  
**6 Years**



# CASH FLOW WITH OPTIONALITY

The anticipated reset basis at 400 Virginia Avenue will allow an investor to pursue a variety of options: value-add office, new trophy office, multifamily/hotel conversion, purpose-built multifamily/hotel. At 56% leased, the asset allows for an investor to re-imagine the building and develop a long term business plan, while taking advantage of the in-place cash flow.



## OFFICE



## MULTIFAMILY

- > Conversion
- > Purpose Built

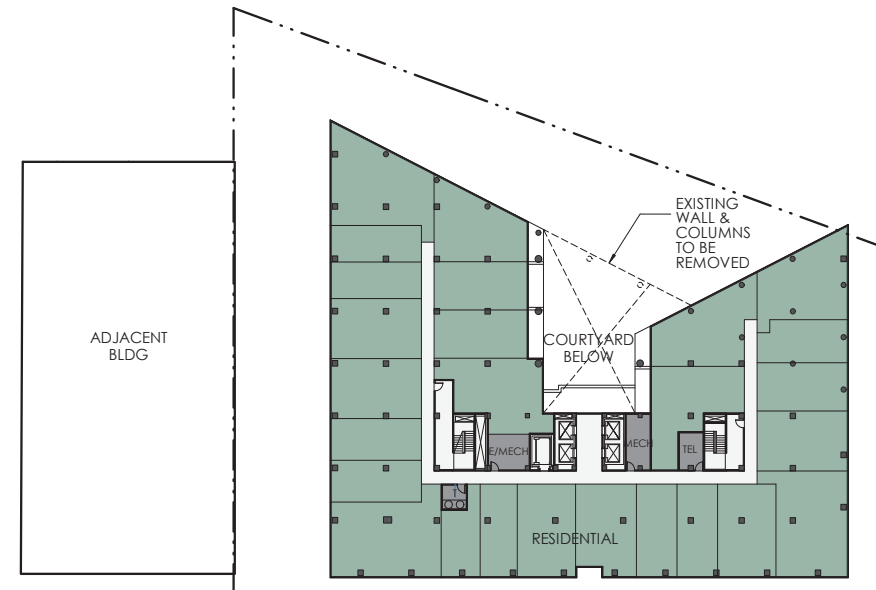


## HOSPITALITY

- > Hotel
- > Hybrid Hotel/Residential

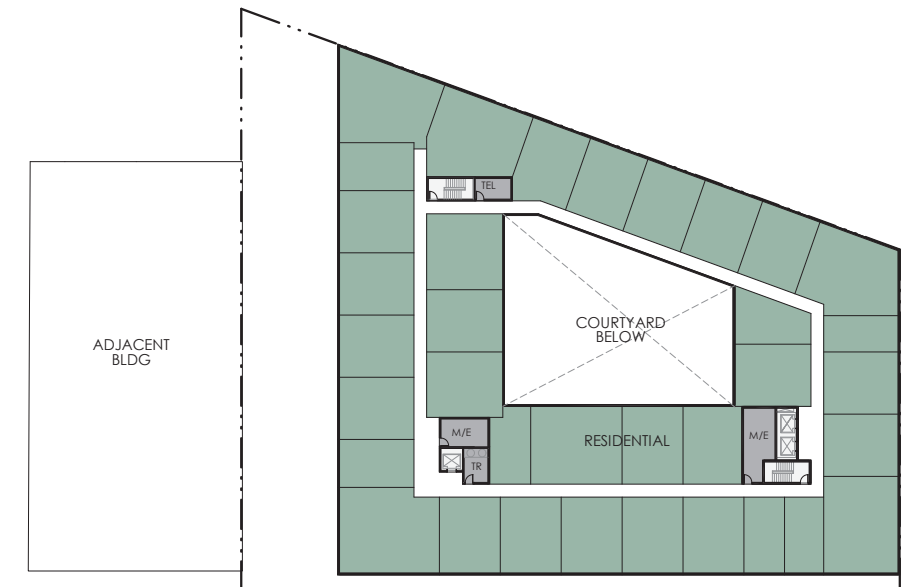
### Sample Conversion

Floor Plan



### Sample Purpose-Built

Floor Plan



### Sample Conversion

Massing



### Sample Purpose-Built

Massing







## Investment Sales Contacts

### Paul J. Collins

Executive Vice Chairman  
+1 202 463 1105  
paul.collins@cushwake.com

### William M. (Bill) Collins

Executive Vice Chairman  
+1 202 463 1102  
william.collins@cushwake.com

### Kevin K. Sidney

Director  
+1 202 202 266 1143  
kevin.sidney@cushwake.com

### John A. (Drew) Flood

Vice Chairman  
+1 202 463 1108  
drew.flood@cushwake.com

### Shaun P. Weinberg

Executive Director  
+1 202 463 1354  
shaun.weinberg@cushwake.com

### Shaun F. Collins

Managing Director  
+1 202 495 7055  
s.collins@cushwake.com

## Financing Contacts

### Marshall R. Scallan

Executive Director  
+1 202 463 1118  
marshall.scallan@cushwake.com

### Bindi Shah

Managing Director  
+1 202 266 1177  
bindi.shah@cushwake.com

### Michael A. Zelin

Executive Director  
+1 202 463 11109  
michael.zelin@cushwake.com

