



the former
**HOTEL
HARRINGTON**



436 11th Street NW | Washington, DC

INVESTMENT SALES
OFFERING

 **CUSHMAN &
WAKEFIELD**

Introduction

Cushman & Wakefield is pleased to offer for sale **the former Hotel Harrington**, a remarkably well located site, in between the White House and US Capitol building and two blocks from the National Mall. Following the closing of the hotel in December 2023, the property is set to trade hands for the first time in 110 years.

The former Hotel Harrington hosted more than ten million guests, largely based on one simple attribute – location. As one of the closest privately owned sites to the National Mall and the multitude of museums, memorials, and culturally significant buildings, the former Hotel Harrington was extremely successful in welcoming tourist and business professionals to DC from around the world. Additionally, the property is integrated within the robust East End office market, which is anchored by a diverse mix of Fortune 500 companies, lobbying and law firms, and a highly concentrated collection of entertainment offerings and restaurants, ranging from Michelin rated restaurants to trendy fast casual eateries.

The Property's exceptional location allows a new owner a blank canvas with several business plans to pursue. This extremely rare opportunity offers the ability to establish a presence in the highest barriers of entry and most distinguished part of the nation's capital, and to be a part of the future of downtown DC.



ADDRESS
**436 11th Street NW
Washington, DC**



TAX LOT
Square: 0322; Lot: 0813



LAND SQUARE FOOTAGE
15,246 SF



ZONING
D-7



YEAR BUILT/RENOVATED
1914/1918/1925



SQUARE FEET
141,481 Gross SF
(128,032 GSF above grade; 13,449 GSF below grade)



ROOMS
308
(including 18 down units)



STORIES
12
(7-stories on original 1914 structure
& 12-stories on 1918/1925 structure)



TYPICAL FLOORPLATE
**Floors 2-7 12,900 GSF
Floors 8-12: 6,500 GSF**



Smithsonian Museum of Natural History



National Mall



US Capitol

Thomas Jefferson Memorial

National Mall

SMITHSONIAN MUSEUMS

SMITHSONIAN MUSEUMS

Washington Monument

Capital One Arena

Waldorf Astoria
(Old Post Office)

the former
HOTEL
HARRINGTON

DOWNTOWN
OFFICE
DISTRICT

White House

Landmark Location Within the Nation's Capital

Executive Summary



UNPRECEDENTED LANDMARK LOCATION

Amid the world's most influential political and financial powers, and within two blocks of the National Mall, a cherished national landmark that welcomes an estimated 32 million visitors per year

- To the Northwest: the White House is within 0.5 miles
- To the Southeast: the US Capitol Building is within 1.0 mile
- To the South: the National Mall and access to its 17 Smithsonian museums and galleries is 0.25 miles
- To the North: DC's primary core office market is immediately adjacent to the site, as well as Chinatown and CityCenter DC, respectively 0.3 miles away, providing additional cultural, retail, and entertainment offerings



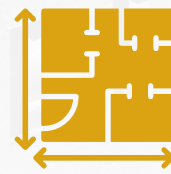
SELLING FOR THE FIRST TIME IN 110 YEARS

Fee simple, unencumbered opportunity allowing for an investor to alter the property for the first time in 110 years, underscoring the rarity of the opportunity and highlighting the high barriers to entry



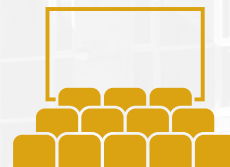
UNPARALLELED MULTIMODAL ACCESS

Seamless multimodal access to all six metrorail lines (two blocks from Metro Center Station and Archives-Penn Quarter Station), 8 minutes from Reagan National Airport, less than 10 minutes from UnionStation, and a "Walker's Paradise" with a WalkScore of 99



VERSATILE PROPERTY

Situated as a corner building spanning a whole block on E Street between 11th and 12th streets, the property offers a flexible floorplate, windowline and presence for hotel or residential investors and various users with exceptional restaurant, retail, signage and branding opportunities



DC'S ENTERTAINMENT HUB

Centrally located within DC's event and entertainment district with diverse attractions at Capital One Arena, Ford Theater, Warner Theater, Shakespeare Theater, and Convention Center, and steps from 13 Michelin Star restaurants and over 150 shops and restaurants



BLUE-CHIP OFFICE TENANCY

Located within the East End submarket, DC's largest office market and highest rent district, which is home to 25 Fortune 500 companies and 14 AMLaw firms



ENHANCED RETURNS

Opportunity to enhance investor returns and income via short term housing or hotel use during redevelopment plans and utilization of Historic Tax Credits



ALL AMERICAN ADDRESS

Half block from Pennsylvania Avenue – one of the most iconic and ceremonial streets in the United States



the former
**HOTEL
 HARRINGTON**



Contacts

William M. (Bill) Collins
 Executive Vice Chairman
 +1 202 463 1102
 william.collins@cushwake.com

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

Marc Magazine
 Executive Director
 +1 202 499 3345
 marc.magazine@cushwake.com

2101 L Street, NW | Suite 500
 Washington, DC 20037
 +1 202 463 2100
 www.cushmanwakefield.com



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY OR THE ACCURACY OF ANY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS FOR INFORMATION ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION. ANY OFFERS, OPINIONS, OR ESTIMATES ARE SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.