

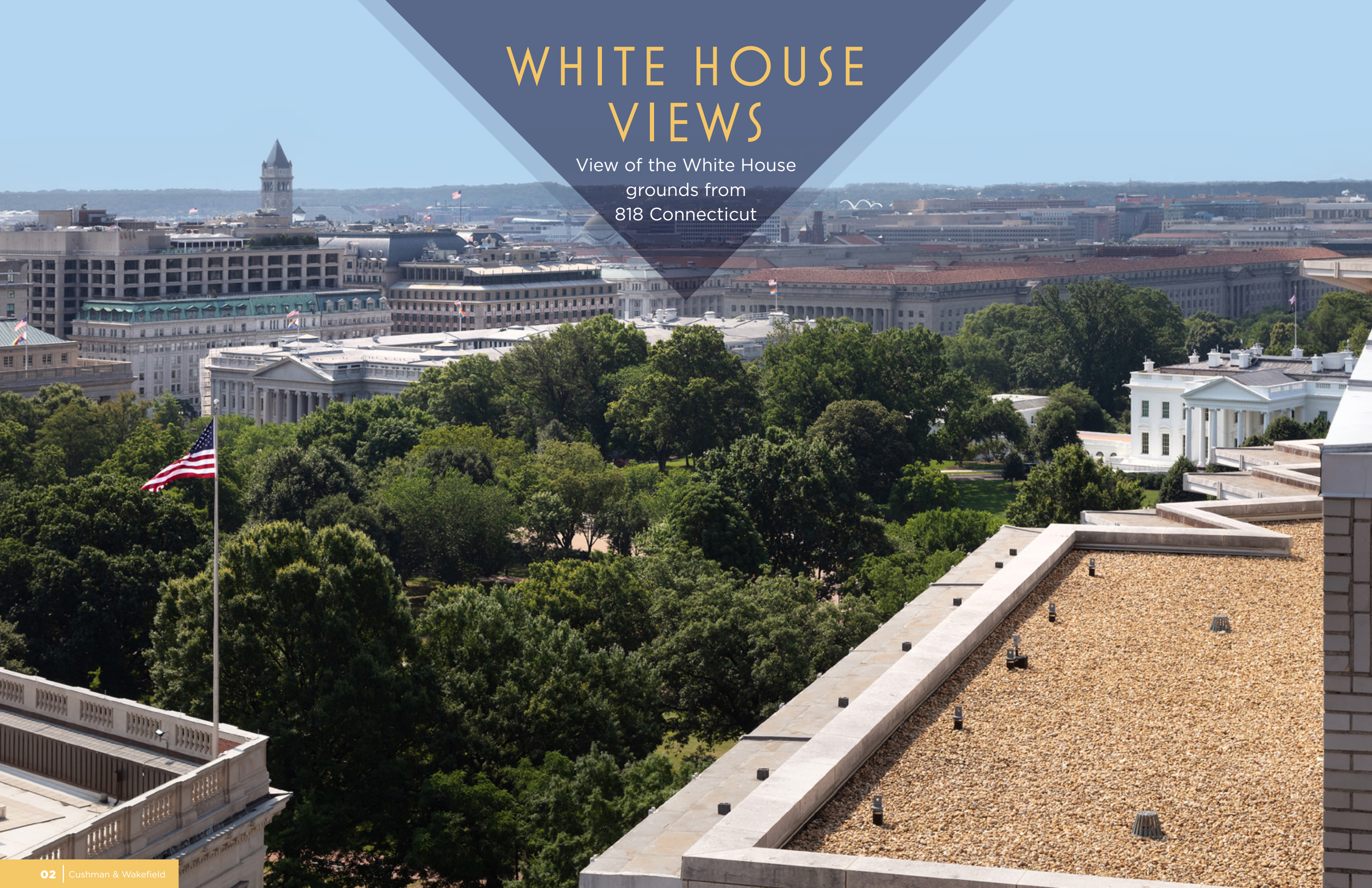
818 CONNECTICUT

818 Connecticut Avenue, NW
Washington, DC

INVESTMENT SALES
OFFERING

WHITE HOUSE VIEWS

View of the White House
grounds from
818 Connecticut



PARK VIEWS

View of Farragut Square park from 818 Connecticut





818

CONNECTICUT

Cushman & Wakefield
is pleased to offer for sale
818 Connecticut Avenue, NW

(the "Property"), a 92,378 square foot, jewel box office asset steps from the White House in Washington, DC.

The Property has an irreplaceable location that features unparalleled views of the White House, Farragut Square park and frontage along Connecticut Avenue - one of the most prestigious corridors in Washington, DC.

INVESTMENT HIGHLIGHTS



Landmark Location

With a location less than 500 feet away, 818 Connecticut is one of the closest assets to the White House.



Cash Flowing Asset

The Property provides in-place, escalating cash flows at 75% leased with a weighted average lease term of almost five years.



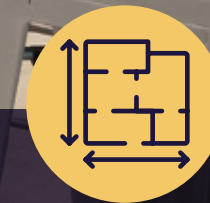
Rare Offering

818 Connecticut provides a generational opportunity to acquire one of the closest assets to the White House at a substantial discount to replacement cost.



Alternative Use

The Property is located in the D-6 Zone which permits multifamily residential use (both rental and for-sale), wide range of retail, and live-work units as a matter-of-right.



Boutique Floorplates

818 Connecticut offers a floorplate of just over 8,500 square feet, providing a unique opportunity for lobbyist, consultants and international firms to have a powerful presence adjacent to the White House with full control of their own floor.



Transit Oriented

The Property features a 99 WalkScore and 100 RideScore with easy access to two Metro stations and four Metro lines less than two blocks from the Property.

818 Connecticut features a powerful landmark location that is walking distance to the world's economic and political drivers including the Treasury Department, White House, International Monetary Fund, World Bank, Executive Office Buildings, and Federal Reserve. The property also benefits from the nearby critical mass of powerful law firms, lobbyists, associations, advocacy groups, and financial services companies. The building's core location is further enhanced by its access to a significant amenity base including white tablecloth restaurants, luxury hotels and casual restaurants. Further, located just one block from the Property are Farragut West and Farragut North Metrorail Stations, providing access to the Red, Blue, Orange, and Silver lines.

POWERFUL LANDMARK LOCATION



818
CONNECTICUT

Distance to Key Influential Demand Drivers

| | |
|----------|---------------------------------------|
| Adjacent | White House |
| 1 Block | Department of Treasury |
| 1 Block | Executive Office Buildings |
| 3 Blocks | Department of Commerce |
| 3 Blocks | Federal Deposit Insurance Corporation |
| 3 Blocks | Federal Reserve |
| 4 Blocks | General Services Administration |
| 4 Blocks | World Bank |
| 5 Blocks | International Monetary Fund |

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