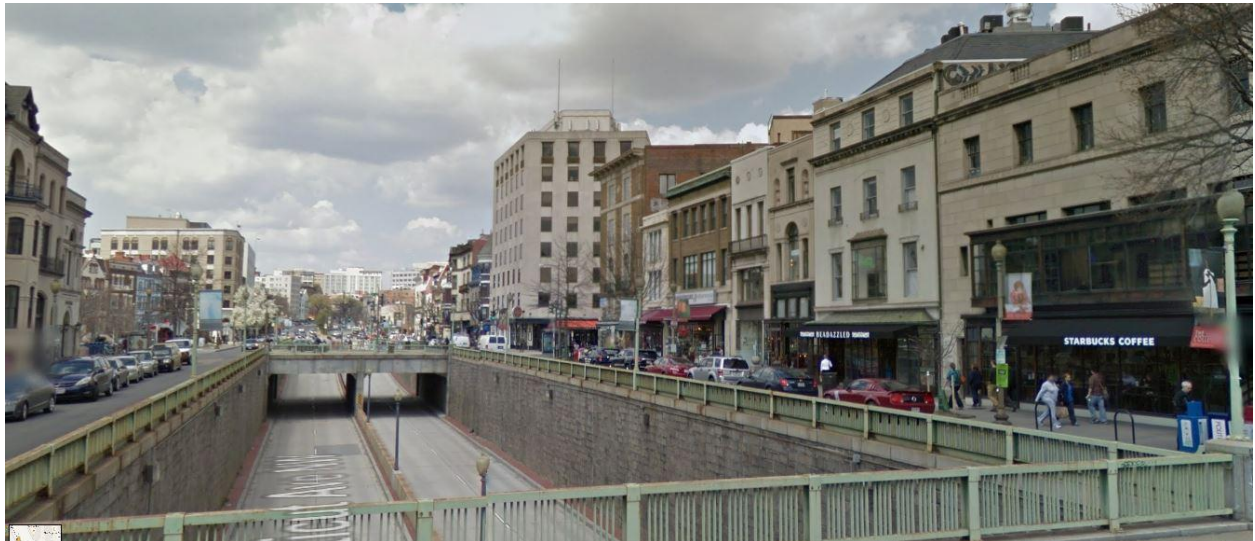


## TROPHY LOCATION WITH SIGNAGE

1519 Connecticut Avenue,  
NW Washington, D.C. 20036





## Location





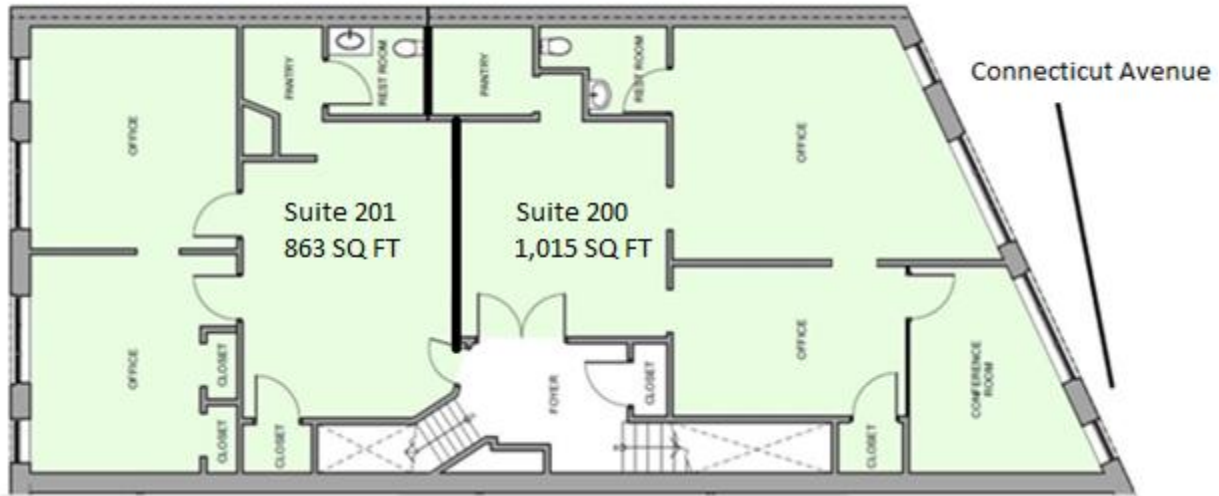
## Branding



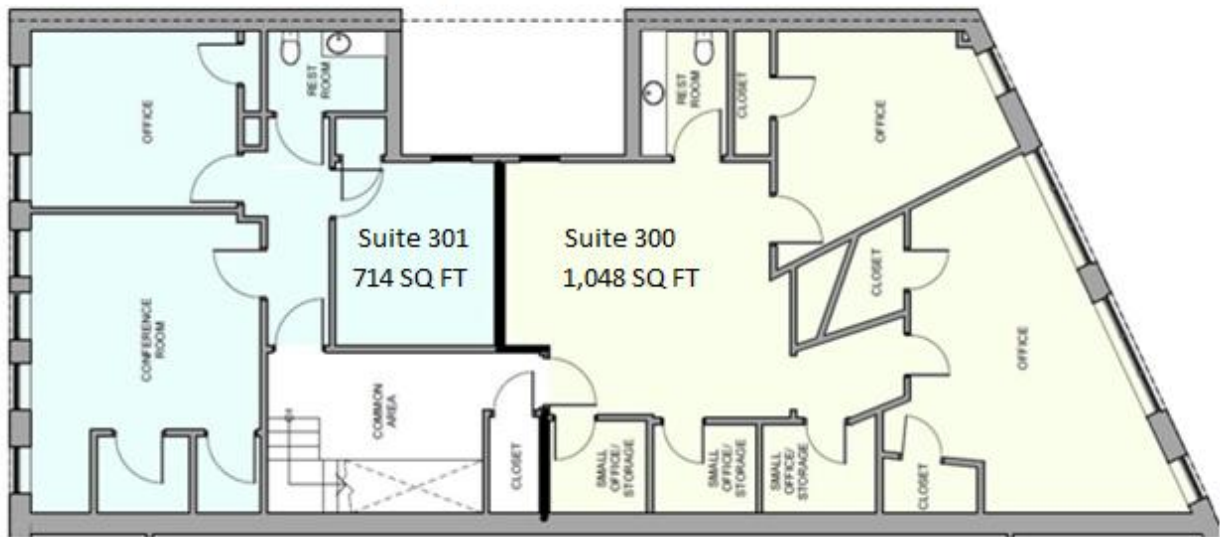
(Signage Available to 2<sup>nd</sup> Floor Office Suites Only)

# Floor Plans

2ND FLOOR



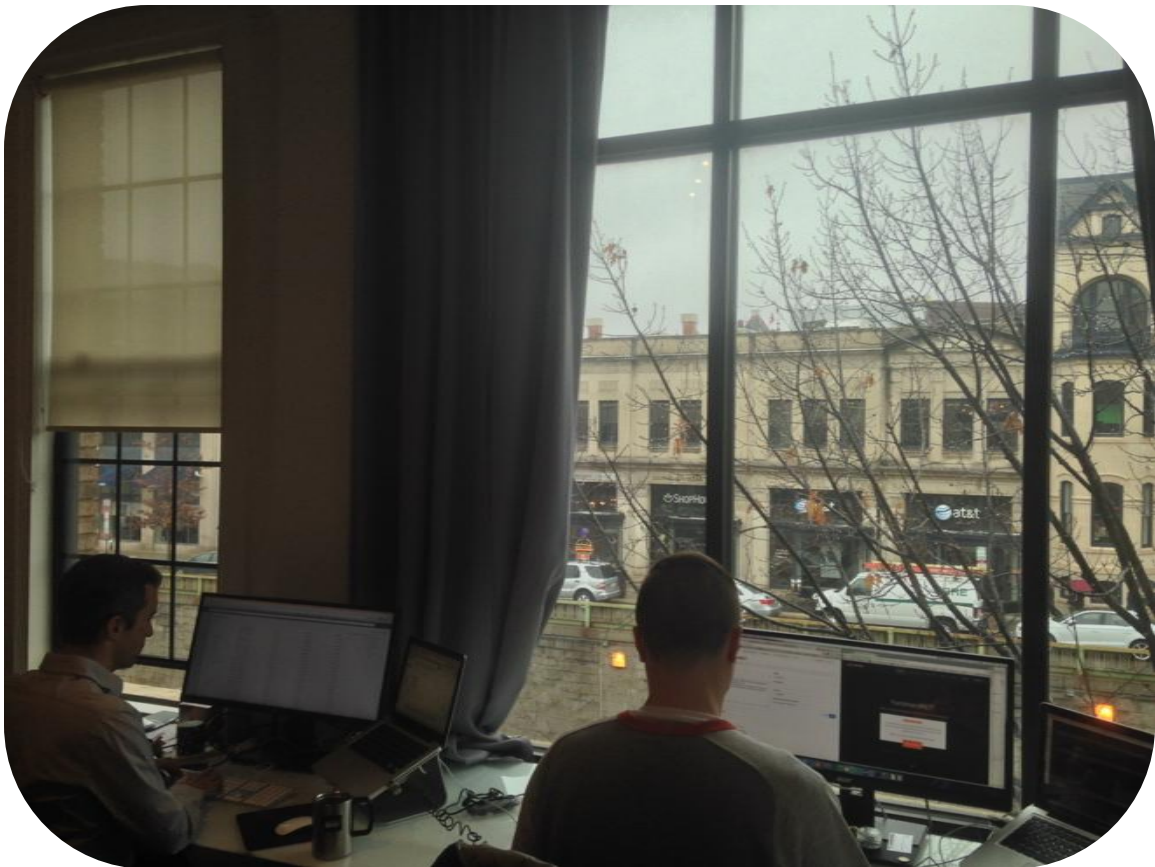
3RD FLOOR



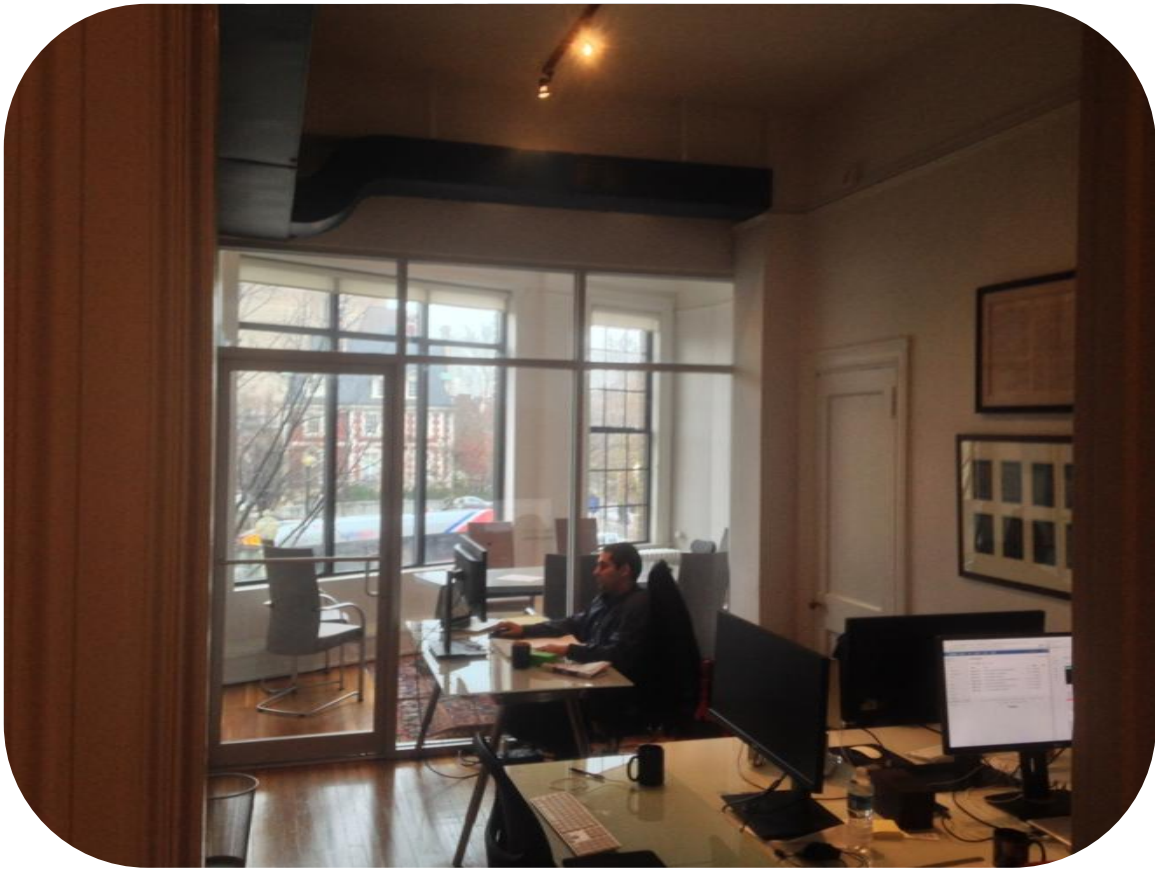
Suite	Unit Type	Approx. Sq Ft	Rent SF	Monthly Base	Monthly Property Tax /Insurance	Monthly Gross Rent
200	Office/Retail	1,015	50	4,229	735	4,964
201	Office/Retail	863	50	3,595	624	4,219
300	Office	1,048	40	3,493	434	3,927
304	Office	—714	45	2,678	380	3,058

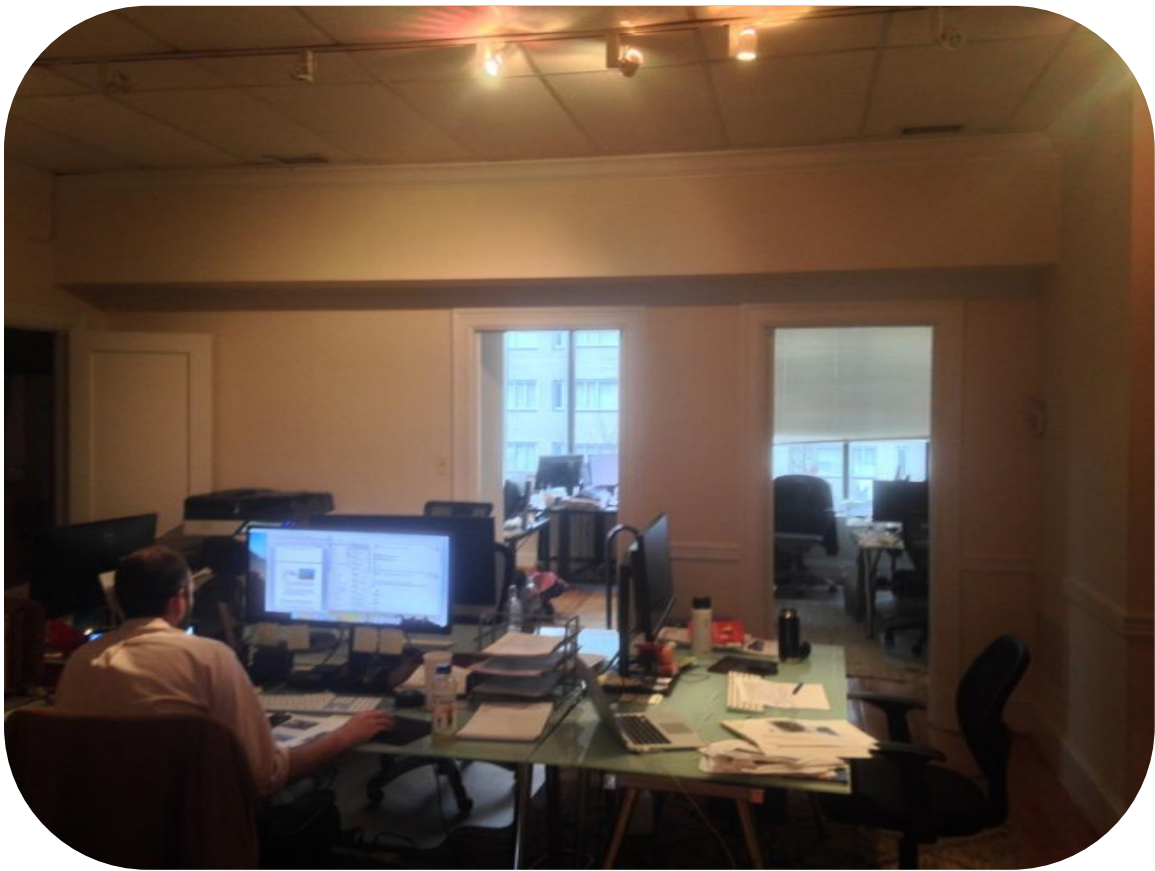
Offices are leased on a NN basis, No LL maintenance. Water and trash are included. Net of electric.

## Gallery















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## This Is Why Dupont Circle Is Getting a New Deck Park



[Dupont Circle's new deck park](#) over Connecticut Avenue has \$10 million locked down in D.C.'s fiscal budget for 2015. And it's likely to change the landscape for businesses and residents alike once it appears on top of what is now open road space between the circle and Q Street.

Dupont already has park space, but Councilmember Jack Evans believes the deck park can provide a range of benefits for the area. The Ward 2 representative, who spoke with InTheCapital by phone, said that he was approached about the concept in 2013. The designs and timeline for construction are not yet finalized, but he expressed optimism that work could begin as soon as the "end of the year or beginning of the year next year," since money will become available on October 1.

Here's what he hopes to see come from it:

### **1. Increased Foot Traffic for Businesses**

"I think it'll create a real town center there," Evans said. Putting a park over traffic would create a space that's inviting for tourists and residents alike. More people lingering within eyeshot of restaurants and shops could mean more economic activity for the street.

## **2. More Farmers' Market Space**

Evans is a strong believer in the Sunday farmers' market that Dupont Circle hosts, and he sees the park as a positive for its vendors. "It will be helpful to them," he noted, adding that the weekly event could become larger as a result.

## **3. A Model for Other Areas**

"We have a number of these underpasses," Evans said. The Dupont deck park would be a unique undertaking, but he sees other, similar opportunities as well. Specifically, he pointed to the place where Interstate 395 cuts through the southwestern part of D.C.

## **4. City-Controlled Park Space**

Evans emphasized that the area within Dupont Circle is administered by the National Park Service. Adding the deck park to the neighborhood would give the city new park space that it could use and control without coordinating with the NPS, could makes things easier for the city government.

## **5. More Green Space for Everyone**

Ultimately, Evans is behind adding green space to the District, and he specifically mentioned that "any time you can reclaim land from highways," a project is worth examination. The idea of building over the existing roadway without disturbing traffic is particularly innovative for the city, though. It's going to be interesting to watch this park take shape.

