



GREAT USER BUILDING
2% CO-BROKER FEE AVAILABLE



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16TH ST NW
WASHINGTON, DC

**EXECUTIVE
SUMMARY**



INVESTMENT HIGHLIGHTS



Rare Opportunity to Acquire a 21,000 RSF Boutique Office Building Perfectly Suited for a Full-Building User or Multi-Tenanted Configuration



Prestigious 16th Street Location Surrounded by Renowned Embassies, Associations, Non-Profits, and Law Firms



Walkable Access to Amenities of Connecticut Avenue, 17th Street, and 14th Street in 10 Minutes or Less



Three Blocks from the Dupont Circle Metro Station (Red Line) Providing Immediate Access to Washington, DC's Most Heavily Trafficked Metro Line



Proximate to Washington, DC's Most Desirable Residential Neighborhoods: Dupont Circle, Logan Circle, Shaw & Georgetown



Architecturally Distinctive Property Originally Constructed in 1915 and Superbly Maintained

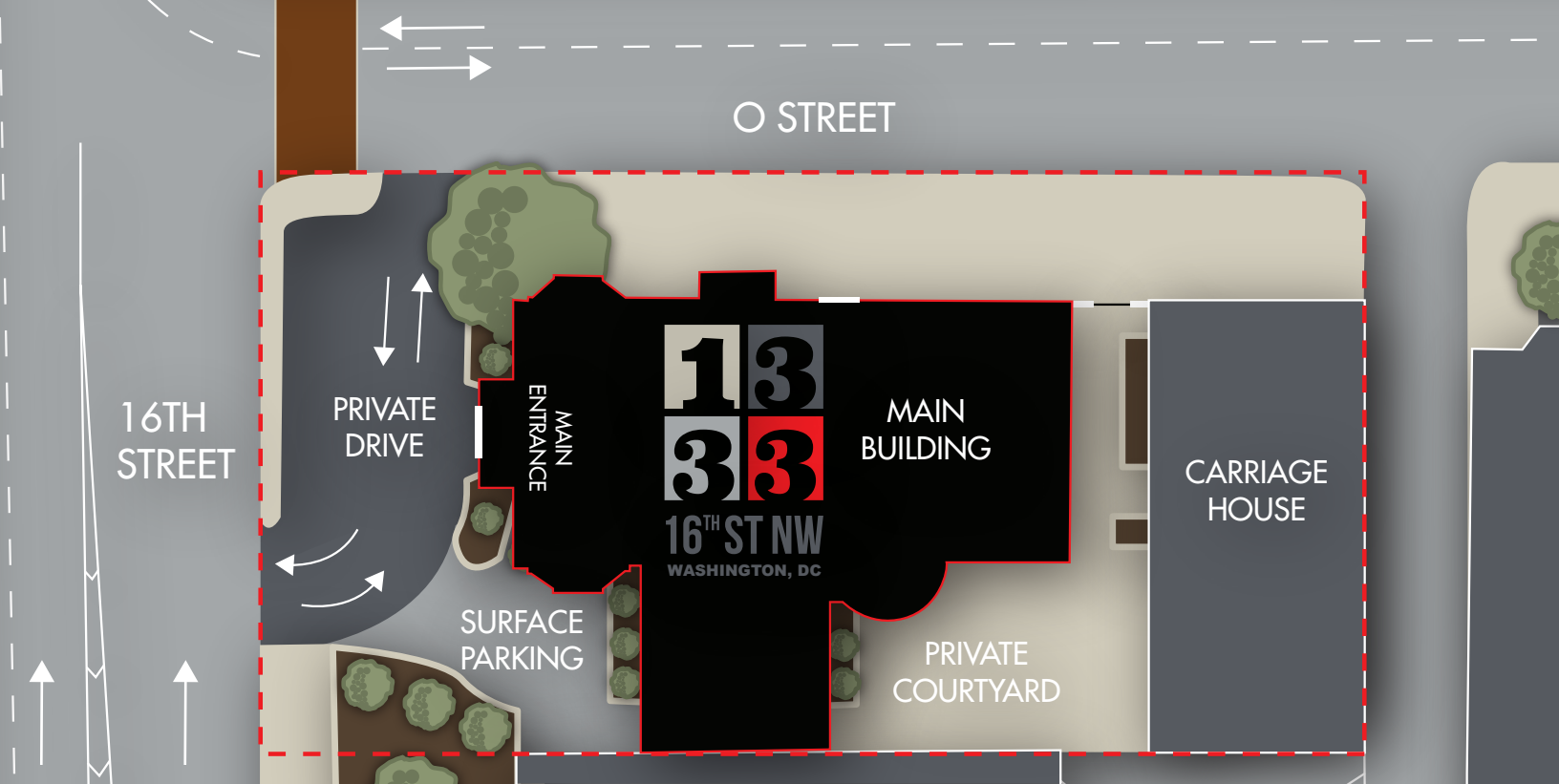


Jones Lang LaSalle Americas, Inc. ("JLL"), as exclusive representative for the Owner, is pleased to present this offering for 1333 16th Street NW (the "Property"). The 21,000 RSF office asset sits just a few blocks from Dupont Circle, in the heart of Washington, DC. The Property's central location, surrounded by associations, non-profits and embassies, coupled with its boutique size, make 1333 16th Street NW an ideal investment opportunity for a full-building user.

Originally constructed in 1915, the asset has been immaculately maintained and features an architecturally distinctive exterior facade as well as numerous ornate interior build outs. The Property consists of a main building containing approximately 15,600 SF on five above-grade levels, and a rear carriage house containing approximately 5,400 SF on two above-grade levels. 1333 16th Street NW features a private courtyard, a private drive-way off of 16th Street, a grand staircase, and private parking for 5 vehicles.

Located at the corner of 16th and O Streets, 1333 16th Street NW is a short walking distance to the Dupont Circle Metro Station (Red Line). It is also located less than a block from Massachusetts Avenue and on 16th Street, which enable outstanding vehicular access, and is a short walk to Washington, DC's most desirable amenity bases and residential neighborhoods such as Connecticut Avenue, the 14th and U Street corridors, the 17th Street corridor, Shaw, Logan Circle, and Dupont Circle.

Accordingly, 1333 16th Street NW offers a truly rare and coveted opportunity to acquire an architecturally distinctive asset in a prestigious location in the heart of Washington, DC.



ADDRESS

1333 16th Street NW
Washington, DC 20036

BUILT

1915

RENTABLE AREA

21,000 RSF

STORIES

5 Above-Grade Levels (Main Building)
2 Above-Grade Levels + 1 Below-Grade Level (Carriage House)

ZONING

MU-15 (Mixed-Use)

PARKING

5 Surface Parking Spaces

FEATURES/AMENITIES

Private Courtyard, Grand Staircase,
Private Driveway

RARE OPPORTUNITY TO ACQUIRE AN ARCHITECTURALLY DISTINCTIVE, BOUTIQUE OFFICE BUILDING PERFECTLY CONFIGURED FOR USER OCCUPANTS

- The 21,000 SF building is perfectly configured and located for a user such as an association, non-profit, law firm, or embassy.
- Originally constructed in 1915, the Property features a distinctive exterior facade as well as numerous ornate interior build outs.
- The asset offers a private drive-way off of 16th Street as well as off-street parking for 5 vehicles.

LOCATED IN THE HEART OF WASHINGTON, DC IN A RENOWNED CLUSTER OF EMBASSIES, ASSOCIATIONS, AND INSTITUTIONS

- The Property features a prestigious 16th Street address and sits three-quarters of a mile from the White House.
- A central location in the heart of Washington, DC offers convenient accessibility to all areas of the District of Columbia and attractive surrounding neighborhoods.
- 1333 16th Street NW is located in a cluster of associations, embassies, and institutions that includes renowned names such as the Brookings Institution, University of California, and American Enterprise Institute.

WALKABLE ACCESS TO WASHINGTON, DC'S MOST DESIRABLE AMENITY BASES AND RESIDENTIAL NEIGHBORHOODS

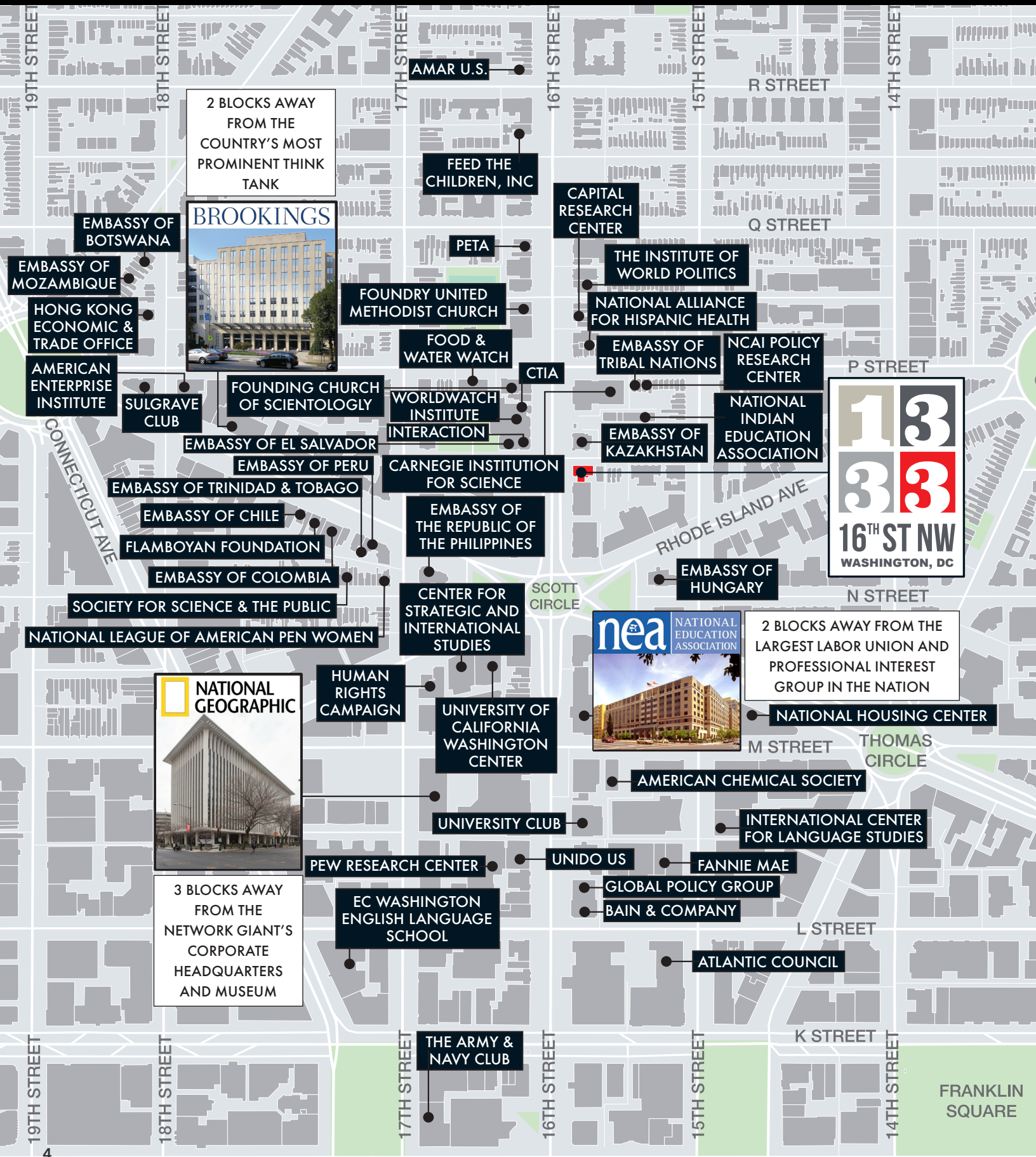
- The storied retail of Connecticut Avenue, quaint dining and drinking on 17th Street, and vibrancy of 14th Street are all walkable in less than 10 minutes from the Property.
- Two groceries stores – Whole Foods and Safeway – are located within a quarter mile of the Property.
- Washington, DC's most desirable neighborhoods, from Georgetown to Dupont and Logan Circles to the Penn Quarter and Chinatown are all walkable from the Property.

CONVENIENT METRO ACCESS AND MULTI-MODAL ACCESSIBILITY

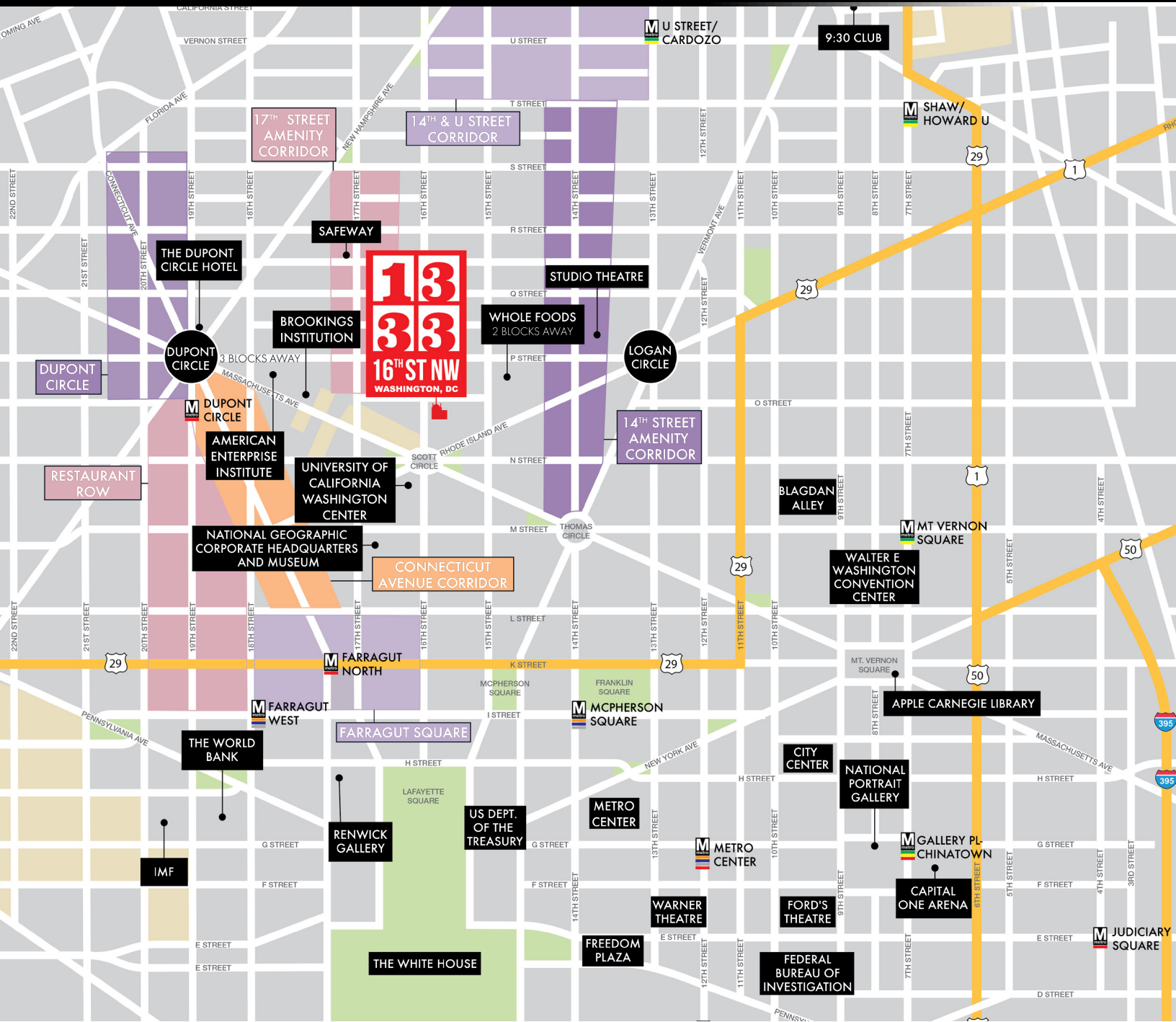
- Washington, DC's most heavily trafficked Metro line – the Red Line – is accessible via the Dupont Circle Metro Station three blocks from the Property.
- Direct vehicular access via 16th Street to major commuter thoroughfares such as Massachusetts Avenue, K Street, I-66, I-395/695, and George Washington Parkway provides convenient regional accessibility.
- Four Capital Bikeshare docking stations are within two blocks of the Property, along with numerous commuter bus lines.

PRESTIGIOUS 16TH STREET LOCATION

1333 16TH STREET NW IS PERFECTLY SITUATED AT THE CENTER OF WASHINGTON DC'S LARGEST CLUSTER OF ASSOCIATIONS, NON-PROFITS, AND EMBASSIES



IRREPLACEABLE LOCATION IN THE HEART OF WASHINGTON, DC'S LIVE-WORK-PLAY ENVIRONMENT



DUPONT CIRCLE

a cosmopolitan neighborhood

124 OFFICE BUILDINGS | 20 HOTELS | 6,423 RESIDENTIAL UNITS

Coveted by residential and office users alike for its expansive array of restaurants and retailers.

14TH & U STREET | SHAW | LOGAN CIRCLE

the most in demand residential area

56 OFFICE BUILDINGS | 6 HOTELS | 8,063 RESIDENTIAL UNITS

Energized by proximity to high-end dining, retail, and nightlife.

GOLDEN TRIANGLE

an amenity rich office district

198 OFFICE BUILDINGS | 13 HOTELS | 70 RESIDENTIAL UNITS

Offering a diverse range of restaurants and regional destinations.

EAST END

a hub for work and entertainment

298 OFFICE BUILDINGS | 39 HOTELS | 13,398 RESIDENTIAL UNITS

Supported by a growing residential population and DC's urban renaissance.

UNMATCHED ACCESS TO AMENITIES

WALKABLE IN 10 MINUTES OR LESS TO THE CITY'S MOST POPULAR RETAIL DESTINATIONS

CONNECTICUT AVENUE AMENITY CORRIDOR



10 MINUTES



DUPONT CIRCLE
LESS THAN 10-MINUTE WALK

17TH STREET AMENITY CORRIDOR

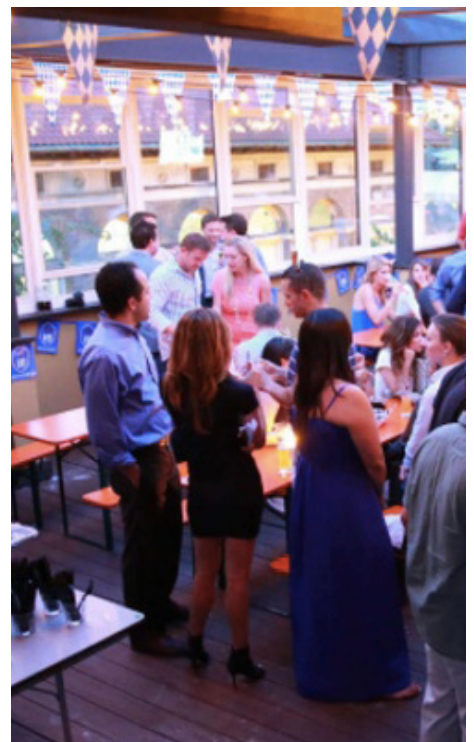
1	Nazca Mochica	6	Trio Bistro
2	Sushi Taro	7	Hank's Oyster Bar
3	Duke's Grocery	8	Java House
4	Agora	9	Floriana
5	The Fox and Hounds Lounge	10	Safeway
		11	Brick Lane

CONNECTICUT AVENUE AMENITY CORRIDOR

Barry's Dupont Circle	CAVA	Luna Grill & Diner	Surfside
Bluemercury	CorePower Yoga	Madhatter	The Halal Guys
Boqueria	DC Improv Club	Mari Vanna DC	The Lucky Bar
Brooks Brothers	GAP	Moby Dick House of Kabob	The Palm
Café Citron	LA Fitness	Sauf Haus Bier Hall	Tiny Jewel Box



1333 16th STREET NW





14TH STREET AMENITY CORRIDOR

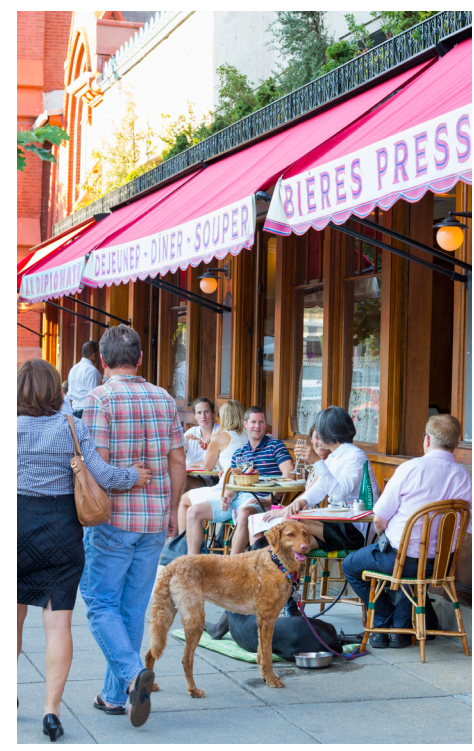
1 Logan Tavern	8 Pearl Dive Oyster Bar	15 Garden District	22 Trader Joe's
2 Zengo Cycle	9 Barcelona Wine Bar	16 Cork Wine Bar	23 Tico
3 Studio Theatre	10 Sephora	17 Ted's Bulletin	24 OrangeTheory Fitness
4 Estadio	11 Bluestone Lane	18 Compass Rose	25 Lululemon
5 Etto	12 Red Light	19 Matchbox	26 Soul Cycle
6 Le Diplomate	13 West Elm	20 Madewell	
7 Ghibellina	14 Chicken + Whiskey	21 Lupo Verde	

17TH STREET AMENITY CORRIDOR
5 MINUTES

14TH STREET AMENITY CORRIDOR
5-10 MINUTES



**WHOLE FOODS MARKET
LESS THAN 5-MINUTE WALK**



SALES SPECIALISTS

DAVID B. BAKER IV
Director
202.777.2301
d.baker@am.jll.com

JAMES A. MEISEL
Senior Managing Director
202.533.2505
jim.meisel@am.jll.com

ANDREW M. WEIR
Senior Managing Director
202.533.2504
andrew.weir@am.jll.com

MATTHEW T. NICHOLSON
Managing Director
202.533.2502
matt.nicholson@am.jll.com

LEASING SPECIALIST

SETH BENHARD
Managing Director
202.719.6238
seth.benhard@am.jll.com

FINANCING SPECIALIST

DRAKE GREER
Director
202.533.2534
drake.greer@am.jll.com



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