


1730

STREET

WASHINGTON, DC





1730 M

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive representative for Owner, is pleased to present this offering for the sale of 1730 M Street, NW (the “Property”), an 11-story, 205,265 (BOMA) square-foot office building located at the confluence of M Street and Connecticut Avenue, NW in the heart of the Central Business District (“CBD”) of Washington, DC. Proximate to four Metrorail lines – Red, Orange, Blue, and Silver – and some of downtown Washington, DC’s most renowned amenities, the Property offers its tenants an increasingly sought-after low-cost alternative in a highly walkable, amenity-rich, live-work-play environment.










The Property is 90% leased to 33 tenants with 6.9 years of WALT. With 17% of RBA leased to GSA through 2034 and no private sector tenant occupying more than 11% of RBA, the Property provides secure and stable cash flow with minimal rollover risk.

Having an average private tenant size of 4,600 SF and in-place rents of \$49.00 PSF, full service, the Property is firmly positioned in the most concentrated segment of tenant demand for Class B space in downtown Washington, DC.

Accordingly, the stable and secure cash flow provided by the Property’s in-place tenancy, combined with high demand for the Property’s price point and location, will enable reduced capital outlays through high tenant retention and provide excellent risk-adjusted returns going forward.



INVESTMENTS HIGHLIGHTS

-  Institutional Quality Office Building Located In The Heart Of The CBD; Over \$6.5 MM of Capital Invested Since 2015
-  90% Leased To 33 Tenants With 6.9 Years Of WALT
-  GSA Anchored Through 2034; No Private Sector Tenant Greater Than 11% of RBA
-  Highly Walkable to Dupont, Farragut North And Farragut West Metrorail Stations (Red, Orange, Blue & Silver Lines)
-  Golden Triangle Location Offers Washington, DC's Premier Live-Work-Play Environment
-  Average Private Sector Tenant Size Of 4,600 SF And \$49.00 PSF, FS In-Place Rents Positions Property Firmly In The Most Concentrated Segment Of Tenant Demand
-  Diversified Rent Roll & Stable Cash Flow Provide Excellent Risk-Adjusted Cash Yields
-  Partial Ground Lease With New 99 Years Of Term; All Escalations Fixed or Linked To CPI With Caps
-  Free And Clear Of Existing Debt

PROPERTY OVERVIEW

Address	1730 M Street, NW Washington, DC 20036
Property Type	Class B Office Building
Submarket	CBD
Year Built / Renovated	1964 / 2015-2020
Stories	11
Rentable Area (BOMA)	205,265 RSF
Typical Floorplates	19,750 SF
Ceiling height	7' 9" Finished; 8' 6" Slab-To-Slab
Tax Parcels	Square 162, Lots 38, 37, 807, 808, and 74*
Land Area	23,940 SF (0.55 Acres)*
Zoning	D-6
Current Occupancy	90%
WALT	6.9 Years
Parking	275 Spaces (1.34 Spaces Per 1,000 RSF)

LEED Rating



Silver (Existing Building)

Energy Star Rating



76 (2019)

*Lots 38, 37, and 807 (11,172 SF or 47% of total land area) is subject to ground lease.



Institutional Quality Office Building Located in the Heart of the CBD

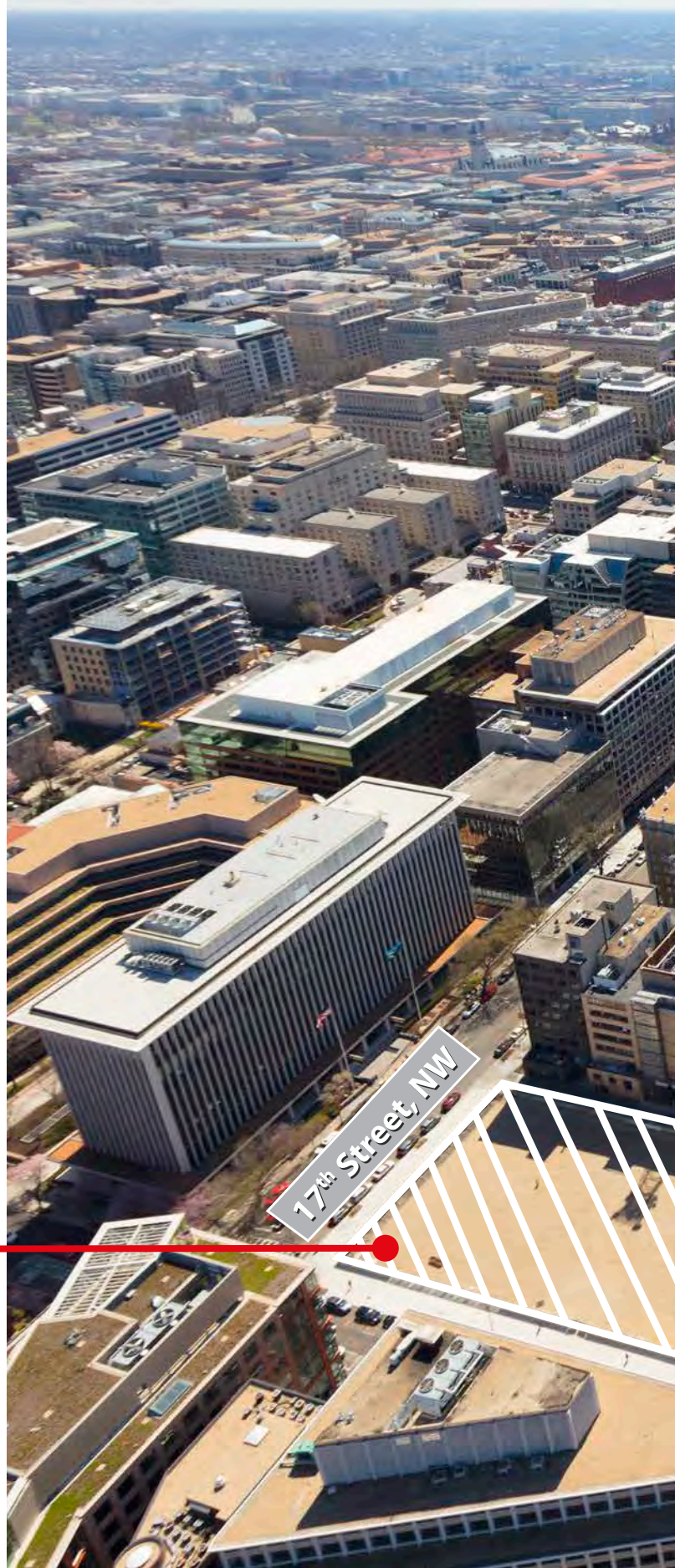
- » 11-story, 205,265 (BOMA) square foot office building
- » Institutionally maintained by JBG SMITH and its predecessor companies
- » Over \$6.5 million invested by ownership over the past 5 years
- » Flexible 20,000 SF floorplates ideally suited to accommodate a range of tenant sizes
- » Located in the heart of the CBD at the confluence of M Street and Connecticut Avenue, NW

90% Leased to 33 Tenants with 6.9 Years of WALT

- » GSA anchors 17% of RBA through 2034
- » Nearly 7 years of WALT provides secure current and future cash flow
- » No private sector tenant represents more than 11% of RBA

Skanska's 1700 M Street: A Trophy Office Destination

Office SF: 315,000
Retail SF: 15,000





Reagan National Airport

The Washington Monument

The White House

**Outstanding Accessibility;
Walkable to Red, Orange,
Blue & Silver Lines**

- Easily walkable to Dupont (Red Line), Farragut North (Red Line), and Farragut West (Blue, Orange & Silver Lines) Metrorail Stations
- Direct vehicular access via Connecticut Avenue, 17th Street, and M Street, with each offering access to major commuter thoroughfares such as K Street, The Rock Creek and Potomac Parkway, The Whitehurst Freeway, I-66, and George Washington Parkway
- Capital Bikeshare station located on adjacent block

WALK SCORE
99

TRANSIT SCORE
100

BIKE SCORE
89

1730
STREET

Connecticut Avenue, NW

18th Street, NW

M Street, NW



THE GOLDEN TRIANGLE

An Unparalleled Live-Work-Play Environment

- 550+ RETAILERS
- 8 HOTELS
- 3000+ BUSINESSES
- 200+ RESTAURANTS

1730 M - WALK TIMES:

- Farragut North Metro: 4 minutes ●
- Farragut West Metro: 9 minutes ● ● ●
- Dupont Circle Metro: 8 minutes ●

Golden Triangle Location Offers Washington, DC's Premier Live-Work-Play Environment

- With over 750 retail shops and restaurants and 8 luxury hotels, the Golden Triangle is the most amenitized and sought-after location in Washington, DC
- Easily walkable to downtown Washington, DC's most popular residential neighborhoods: Dupont Circle, Logan Circle, West End, and Georgetown

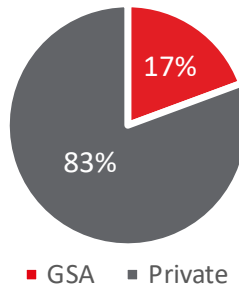


1730 M Plays In The Most Concentrated Segment Of Tenant Demand

- 59% of Class B leases signed in the CBD and East End during 2019 were 5,000 SF or less; 81% were 10,000 SF or less
- 1730 M Street's flexible 20,000 SF floorplates are well suited to meet this demand as evidenced by its average private sector tenant size of 4,600 SF
- At \$50.00 FS asking rents, 1730 M competes in the most concentrated segment of Class B market in the CBD and East End (See Graph Below)
- 1730 M is well positioned to maintain high occupancy rates, provide stable and secure cash flow into the future, and remain competitive in the lucrative Class B market



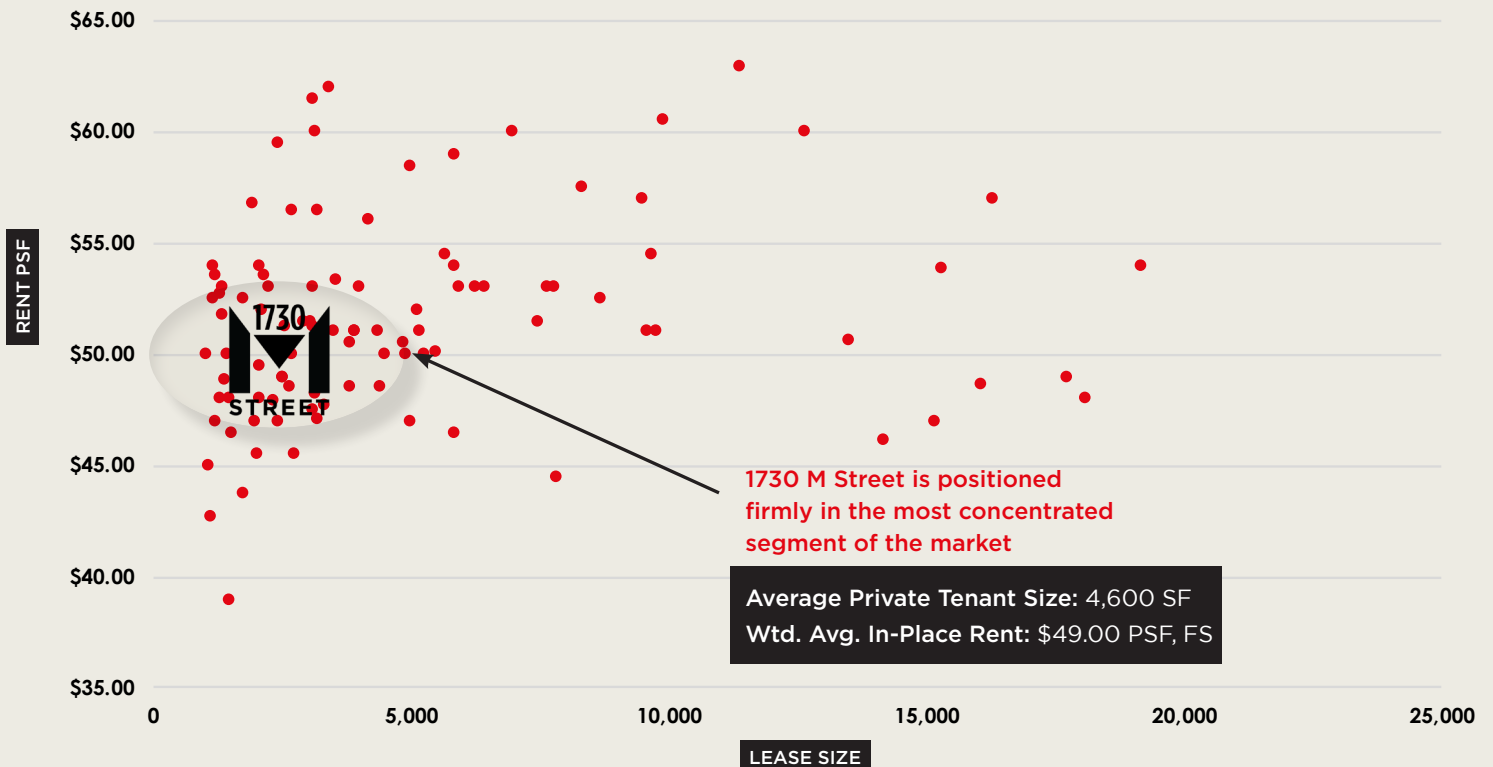
**1730 M
Tenant Breakdown**



Class B CBD & East End Leases Signed in 2019

Less Than 5,000 SF	59%
5,000 - 10,000 SF	21%
Greater Than 10,000 SF	19%
10,000 SF or Less	81%

Class B Leases Executed in the CBD and East End During 2019

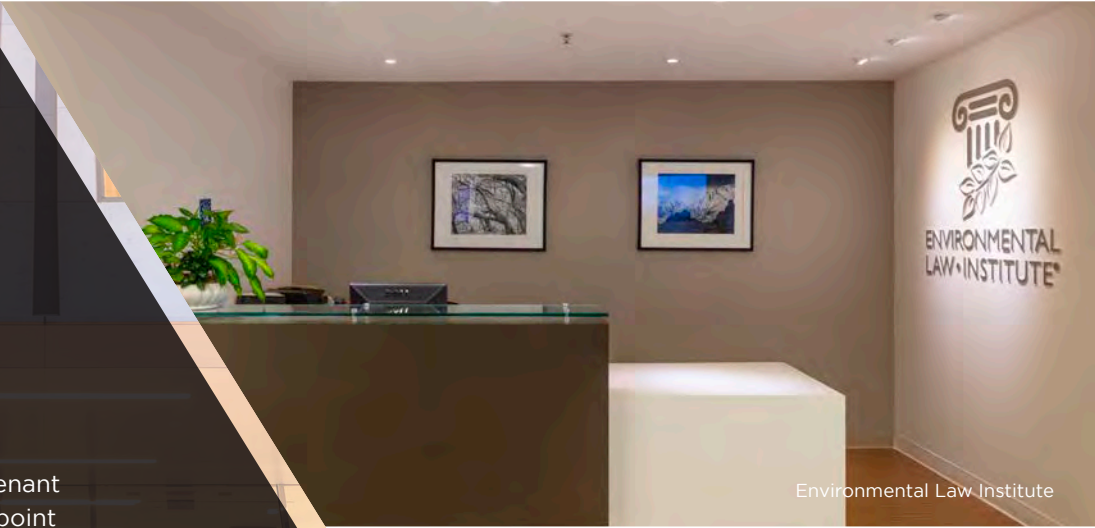




IMA World Health



Equal Justice Works



Environmental Law Institute

**Diversified Rent Roll
& Stable Cash Flow
Provide Excellent
Risk-Adjusted Returns**

- Diversified rent roll of 33 tenants with nearly 7 years WALT
- Strong tenant retention: robust tenant demand for the Property's price point
- Prior renovations and capital invested by institutional ownership reduces base building and deferred maintenance capital going-forward

Attractive In-Place Ground Lease

- New 99 years of term remaining
- All escalations are fixed with capped 30 year CPI resets



American Council of Trustees and Alumni



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