

PASSION LED US HERE

# 1221 SYCAMORE DRIVE





**WELCOME TO 1221 SYCAMORE,**  
WHERE YOU HAVE AN OPPORTUNITY TO  
DEFINE YOUR COMPANY'S NEXT CHAPTER.

**167,000 SF** of Free Standing Office Space





ENHANCE YOUR WORK EXPERIENCE AT 1221 SYCAMORE  
**WITH AMENITIES TO IMPRESS BEYOND YOUR 9-5**



Ground Floor Retail



State of the Art  
Fitness Center



Sustainably Designed with  
Wellness in Mind



Rooftop Terrace and  
Tenant Lounge

# DESIGNED WITH THE FUTURE IN MIND

1221 SYCAMORE'S CROSS-LAMINATED TIMBER (CLT) OPTION



# ALL WITHIN YOUR REACH



## FEDERAL USES

- 1 DHS Headquarters
- 2 U.S. Coast Guard Headquarters
- 3 ICE Headquarters
- 4 Customs and Border Protection Headquarters
- 5 CISA Headquarters

## INSTITUTIONAL USES

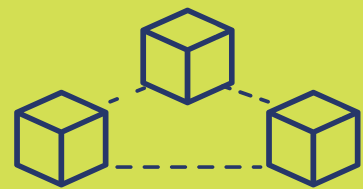
- 6 DC Office of United Communications
- 7 New \$375 million Full-service Hospital Open in 2024/2025
- 8 Entertainment and Sports Arena
- 9 St. Elizabeths Hospital

## OTHER DEVELOPMENT SITES

- 10 88 town homes (U/C)
- 11 252 apartments delivered in 2020
- 12 Interim retail plaza ahead of proposed development that includes up to 650,000 SF of office, residential and retail
- 13 1201 Sycamore - 118,000 SF office for Whitman-Walker Health (U/C)  
1221 Sycamore - 167,000 SF office (proposed)
- 14 421 apartment units (proposed)
- 15 Congress Heights Library (proposed)
- 16 Department of Behavioral Health (proposed)

# 1221 SYCAMORE DRIVE

## ENVISION YOUR COMPANY INSIDE A VIBRANT COMMUNITY STEPS AWAY FROM THE NATION'S EPICENTER OF LEADERSHIP



Over **58,000**  
**jobs in place today** in  
close proximity.<sup>1</sup>

(number of Ward 7 and 8  
employed residents as  
of Sept 2021)



**14,000 new jobs** for  
the St. Elizabeths West  
Campus (DHS, CBP and  
ICE) and East Campus  
new full service  
hospital



Over **\$5.7 billion**  
**of recent and  
planned  
infrastructure.**<sup>3</sup>

1. Source: [https://does.dc.gov/sites/default/files/dc/sites/does/page\\_content/attachments/DC%20Ward%20Data%20Sept21-Aug21-Sept20.pdf](https://does.dc.gov/sites/default/files/dc/sites/does/page_content/attachments/DC%20Ward%20Data%20Sept21-Aug21-Sept20.pdf)

2. Source: <http://www.stelizabethsdevelopment.com/design-and-construction.html>

3. Source: <https://www.bizjournals.com/washington/news/2017/08/04/betting-big-your-guide-to-development-in-wards-7.html>



ROOM TO  
**BREATHE**  
+ STRETCH + UNWIND...

Impressive landscape design showcasing **walking trails, green rooftops and community park space.** Tenants have immediate access to outdoor spaces throughout the campus.



# 1221 SYCAMORE DRIVE



Steps from a new  
**curated retail experience**



Easy Walk to **Entertainment and  
Sports Arena**



Directly Adjacent to  
**Congress Heights Metro**



# WALKING DISTANCE TO ST. ELIZABETHS WEST - DHS & FUTURE CISA HEADQUARTERS



## TRAVEL TIME FROM 1221 SYCAMORE

DHS // St. Elizabeths West	5 MIN. DRIVE
Amazon HQ	11 MIN. DRIVE
US Capitol	11 MIN. DRIVE
Pentagon	12 MIN. DRIVE
I-395	12 MIN. DRIVE
I-695	12 MIN. DRIVE
Reagan National Airport	13 MIN. DRIVE
Union Station	16 MIN. DRIVE
White House	20 MIN. DRIVE

# BUILDING INFO | STACKING PLAN

# 1221 SYCAMORE DRIVE

- 167,000 RSF Available
- Free-Standing Building
- Underground Parking
- Average Floor Plate: 27,000 RSF

<b>PH</b>	10,858 RSF	
<b>6</b>	25,992 RSF	
<b>5</b>	27,005 RSF	
<b>4</b>	27,005 RSF	
<b>3</b>	27,005 RSF	
<b>2</b>	27,005 RSF	
<b>1</b>	18,409 RSF	<b>*RETAIL</b>

\*Up to 9,000 RSF available for office use



# 1221 SYCAMORE CAN ACCOMMODATE A WIDE RANGE OF BUILDING USERS



30 x 30 Column Spacing



9' Finished Ceiling Heights

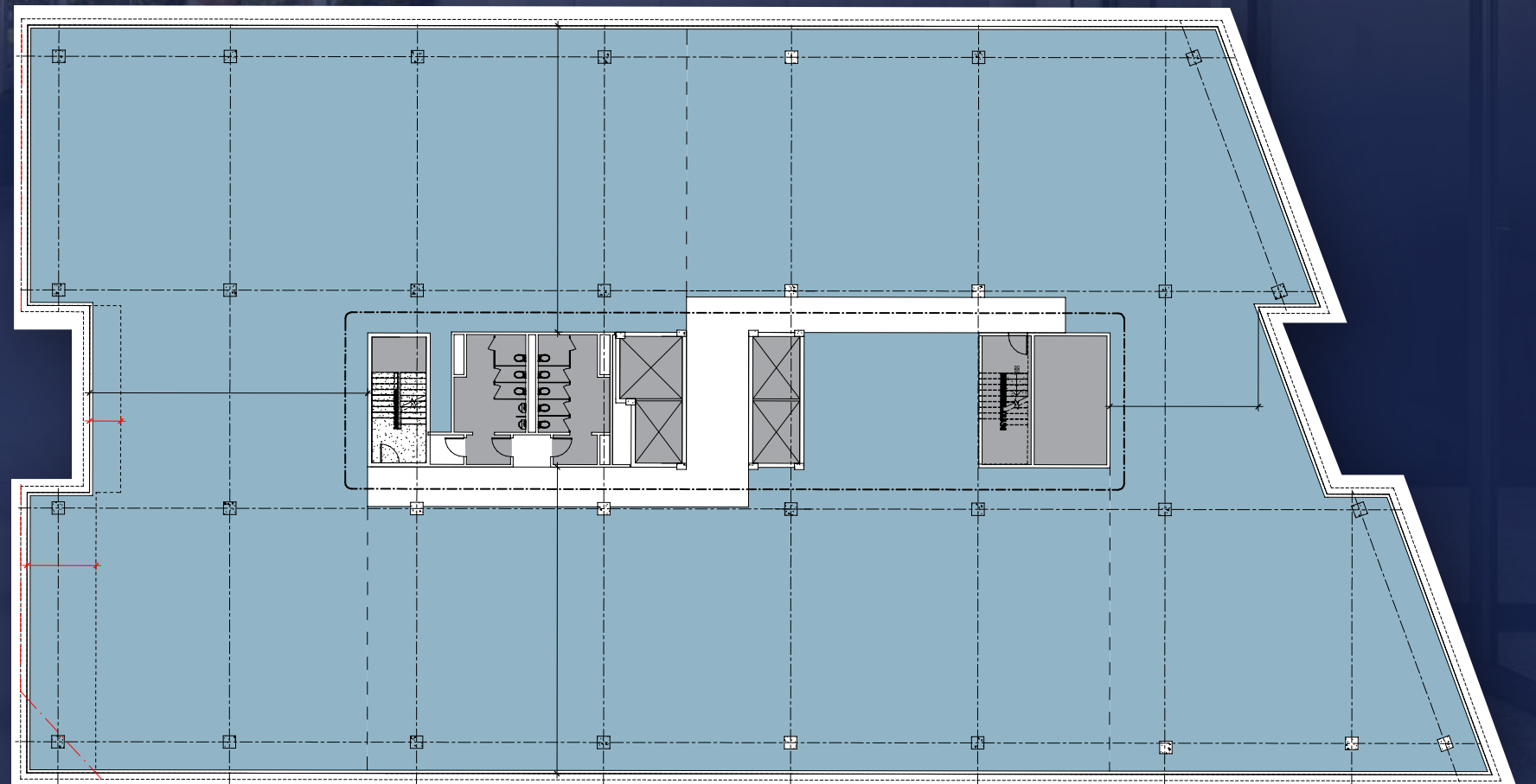


Free Standing Building

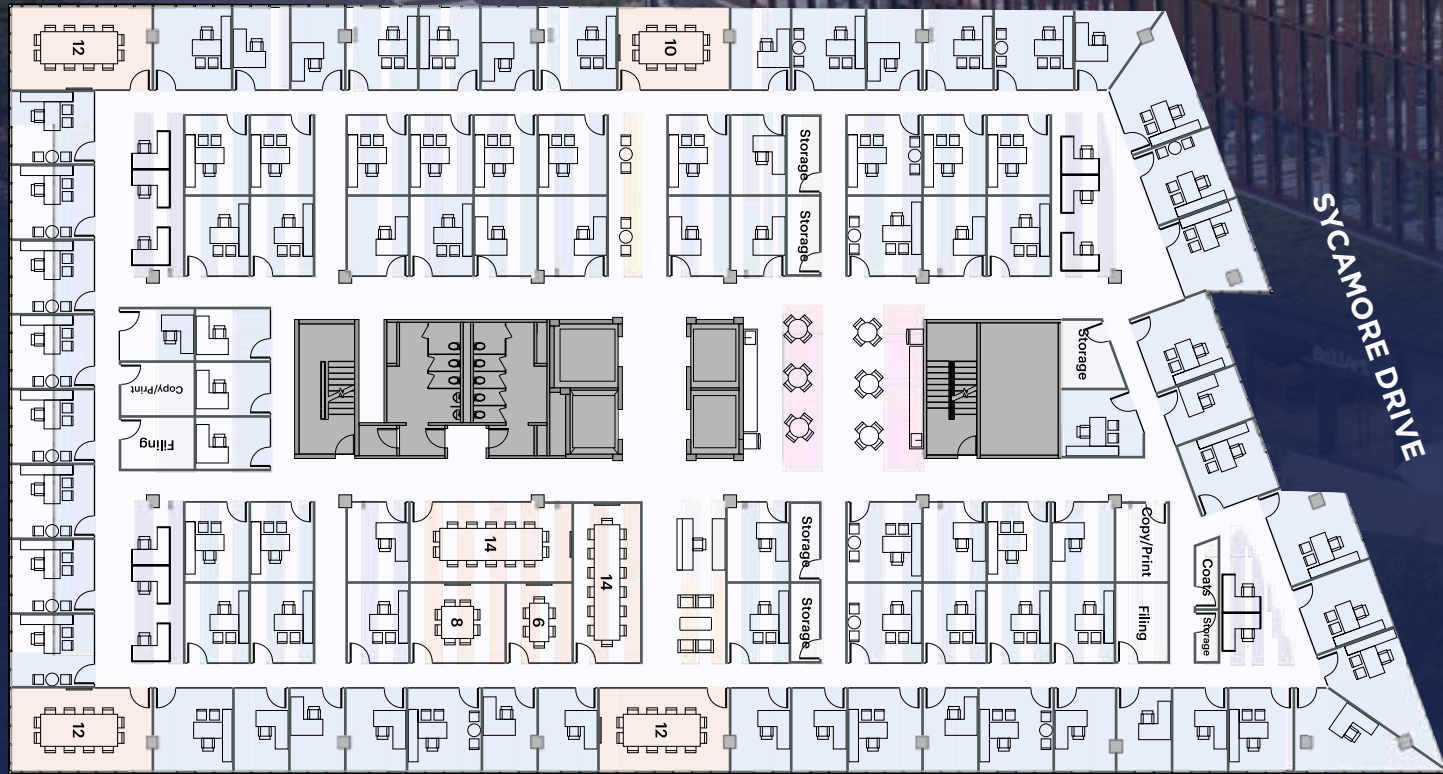


Option for Cross-Laminated Timber (CLT) Construction for Sustainability-Focused Tenants

**FLEXIBLE FLOORPLATES**  
ALLOWING TENANTS TO MAXIMIZE EFFICIENCIES



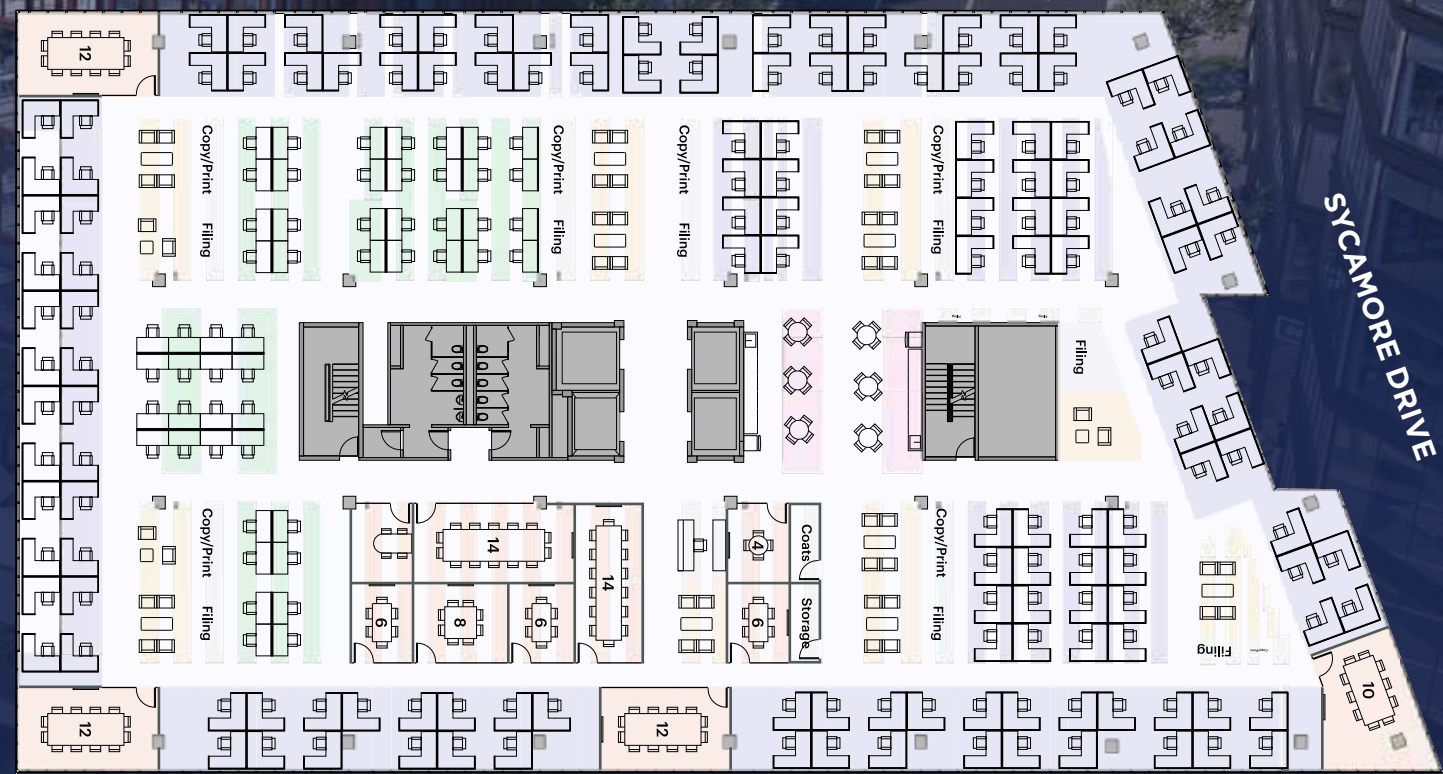
**SAMPLE OFFICE INTENSIVE PLAN**



**13TH STREET SE**

OFFICE	<b>90</b>	CONFERENCE ROOM	<b>88</b>	SUPPORT SPACE	<b>147</b>
WORKSTATION	<b>11</b>	CAFE	<b>24</b>		
BREAKOUT	<b>8</b>	RECEPTION	<b>52</b>		

**SAMPLE OPEN OFFICE LAYOUT**



**13TH STREET SE**

BENCHING	<b>52</b>	CONFERENCE ROOM	<b>52</b>	RECEPTION	<b>52</b>
WORKSTATION	<b>147</b>	HUDDLE ROOM	<b>147</b>	SUPPORT SPACE	<b>147</b>
BREAKOUT	<b>46</b>	CAFE	<b>24</b>		



**Redbrick LMD is a diversified real estate investment management and development firm.** It specializes in opportunistic and value-added residential and mixed-use projects with a focus on the Washington D.C. metro market and selectively invests in other markets. Redbrick LMD's leadership team has significant experience in the acquisition and repositioning of existing projects, the entitlement and ground-up development of new projects, and the financial and legal structuring of transactions to maximize returns while mitigating risks for investors. The team has developed, redeveloped and managed over 5,000 multifamily units nationally. In addition, they have developed a substantial portfolio of mixed use assets. Since 2000, the principals have closed on more than \$2 billion in real estate transactions. Redbrick LMD has a current development pipeline of approximately four million square feet.

#### **LEADERSHIP:**

Tom Skinner, William Passmore, and Louis Dubin are the firm's managing partners. Dubin was former director of the national land fund for Resolution Trust Corporation and CEO and president of The Athena Group. Skinner previously co-founded Potomac Ventures, an early stage venture capital firm, and began his career at McKinsey & Company. Passmore previously served as a partner at McKinsey & Company with leadership positions in private equity, telecommunications, and marketing practices.

#### **HISTORY:**

Tom Skinner founded Redbrick Partners in D.C. in 2002 as a private fund focused on residential properties. William Passmore joined Redbrick Partners as a managing partner in 2005. In 2008, Louis Dubin started LMD Worldwide/Resolution Asset Management as a real estate investment and development company that eyed more distressed properties. Redbrick Partners and LMD Worldwide/Resolution Asset Management merged in 2013 to form Redbrick LMD. Redbrick LMD's 4 million square foot development pipeline represents the largest pipeline of opportunity zone investments on metro in Washington, DC.



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**OWNED AND TO BE DEVELOPED BY:**

