



INVESTMENT OPPORTUNITY

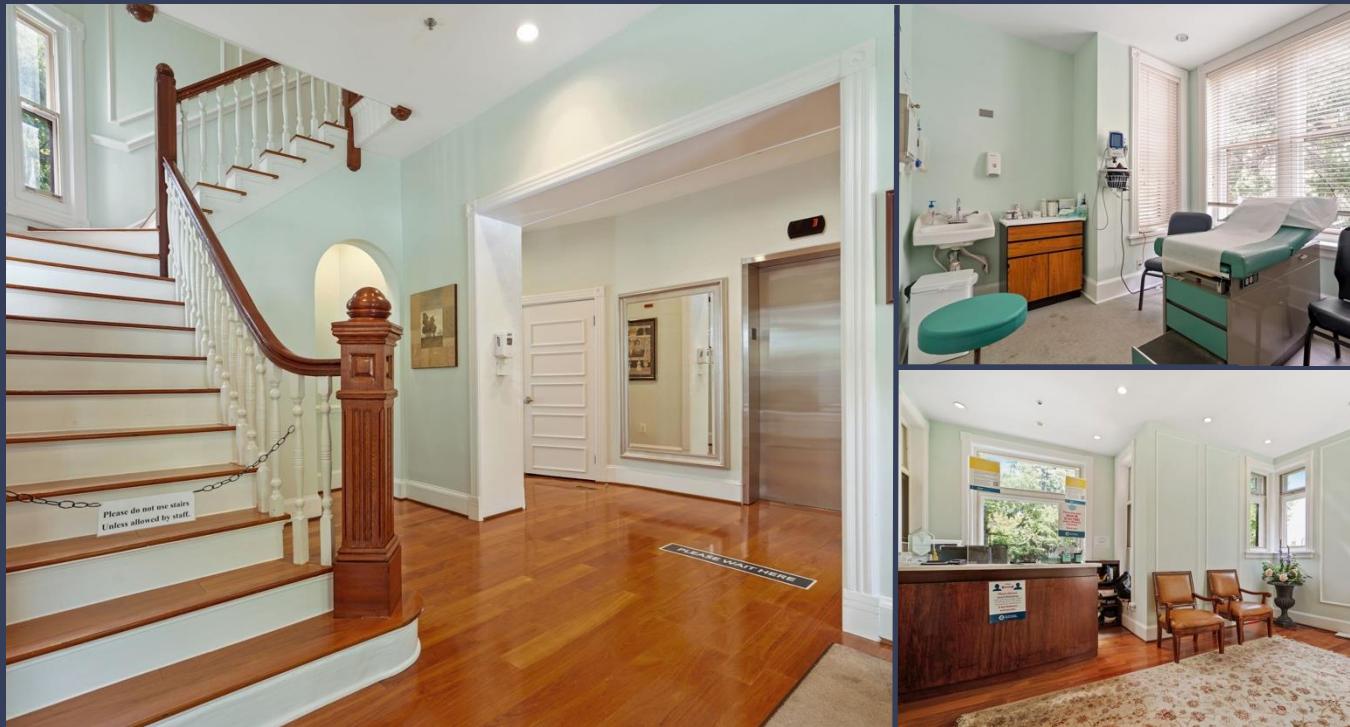
1011 New Hampshire  
Avenue NW,  
Washington, DC 20037

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Colliers International  
1625 Eye Street NW  
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## INTRODUCTION

Colliers International DC, LLC (“Colliers”), as the exclusive representative for (Owner), is pleased to present this opportunity to purchase fee simple interest in 1011 New Hampshire Avenue NW (the “Property”), a 5,600 SF boutique office asset.

The Property’s corner location on New Hampshire Avenue NW between 22nd and L Streets NW is ideally located in the heart of Washington, DC’s Dupont Circle neighborhood and benefits from its access to transit and retail. With 300+ restaurants, 18 hotels, and 4,600+ multifamily units, Dupont Circle is one of Washington, DC’s most sought-after neighborhoods.

Furthermore, the Property is situated in the heart of Washington Circle’s New Hampshire Avenue corridor. This corridor is also popular among associations, non-profits, social organizations, universities, and other institutions that prioritize ownership in their real estate strategy. Despite this location’s plethora of assets, it has relatively low automobile traffic, which makes it ideal for commuters coming from all areas of the city and its suburbs.

1011 New Hampshire is a once-in-a-generation investment opportunity for value-focused occupiers looking to make a mark in one of DC’s hottest neighborhoods. Investors will benefit from a long-term appreciation of this boutique asset and close proximity and access to DC’s best restaurants, nightlife, and the Central Business District, all while being a short ride away from the seats of power in the United States government.

**Address**

1011 New Hampshire  
Avenue NW  
Washington, DC

**Submarket**

West End / CBD

**Year built / renovated**

1895 / 2006

**Property type**

Office / Medical

**Building area**

5,600 SF

**Parking**

5 surface

**Zoning**

RA-5



## PROPERTY OVERVIEW

1011 New Hampshire Avenue is a beautiful Washington Circle brownstone. Built in 1895, this 5-story, 5,600 SF townhouse was exceptionally renovated in 2006 by the current owner. The building is used today as medical office but could be converted back to residential.

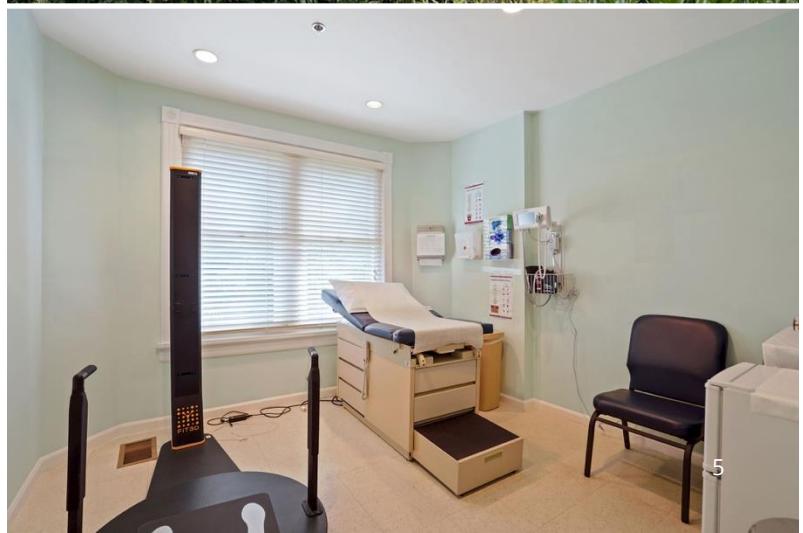
1011 New Hampshire is situated in the heart of Dupont Circle's New Hampshire Avenue corridor, home to many embassies, chanceries, and other foundational DC property owners

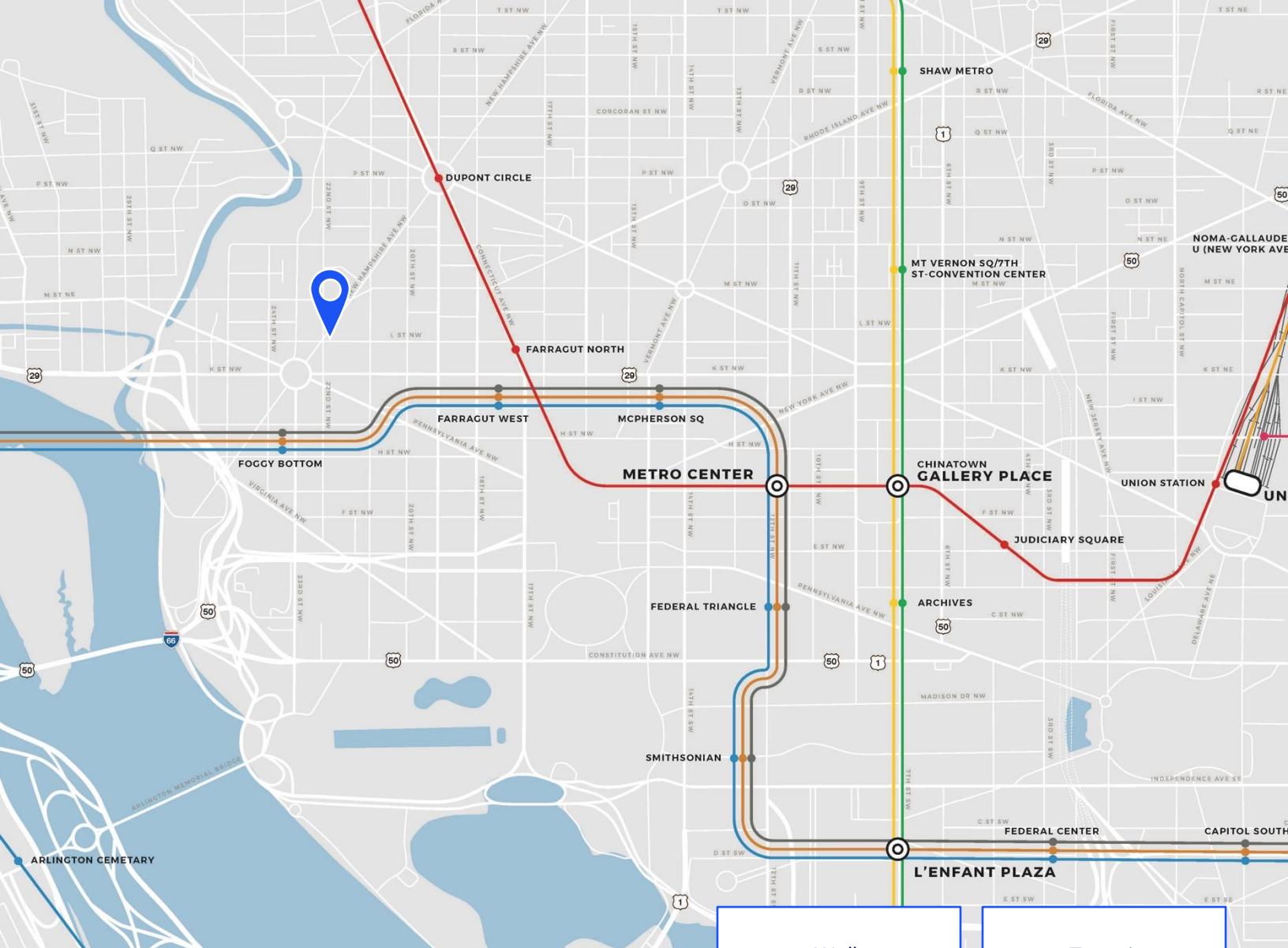
The building boasts five, 1,120 square foot office suites across four stories and a lower level. It features high ceilings, hardwood floors, fireplaces, central air conditioning, and an elevator. With light on three sides of the building it also benefits from an abundance of natural light.

1011 New Hampshire is an historic treasure that exemplifies the turn-of-the-century style of Northwest Washington, DC.



Find yourself  
in one of the  
best locations





Walk  
score  
**99**

Transit  
score  
**100**

**Current population  
(within 3 miles)**

360,962 within 3 mi.

**Average household  
income  
(within 3 miles)**

\$117,285 within 3 mi.

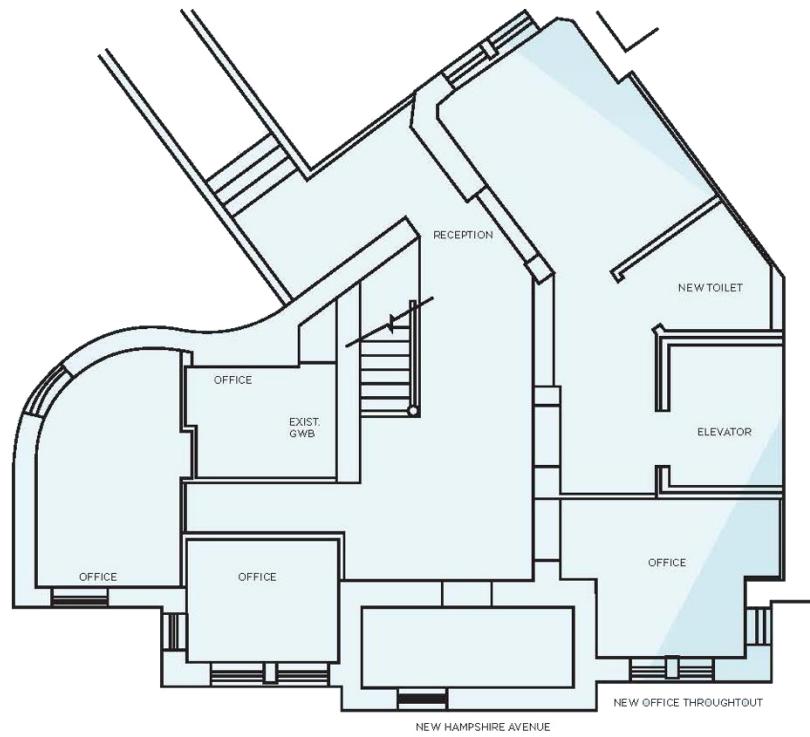
**Number of  
embassies (within  
10 min walk)**

approx. 60 embassies

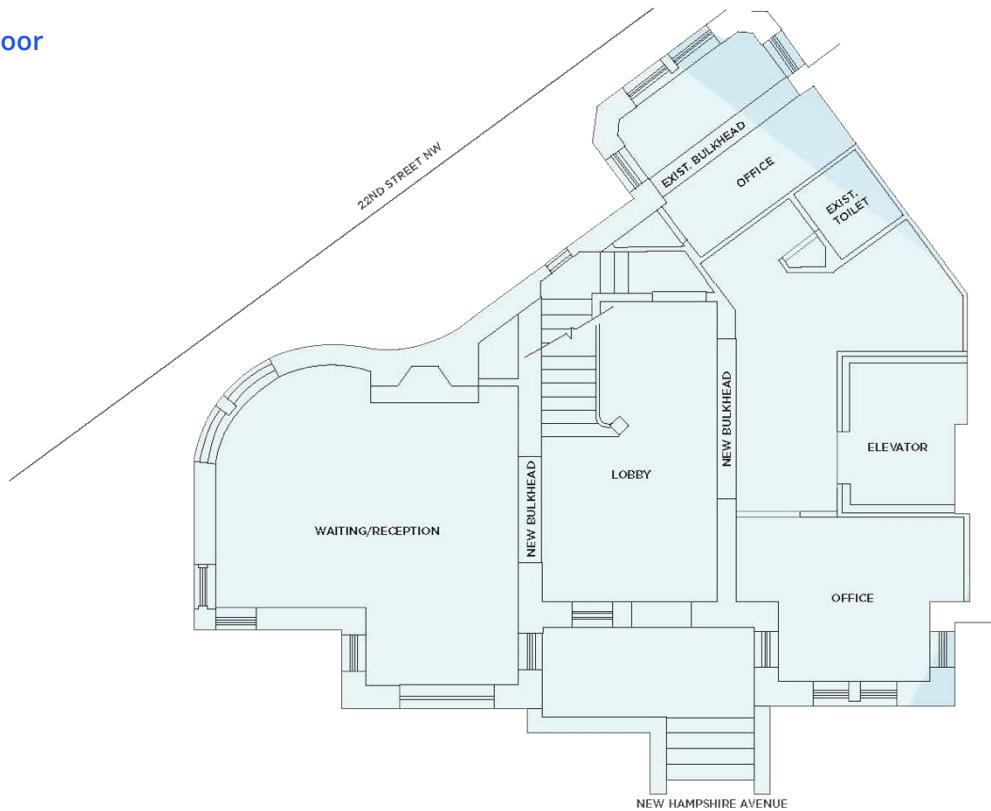
**The George Washington University  
& Hospital within 5-minute walk**

## FLOOR PLANS

### Ground Floor

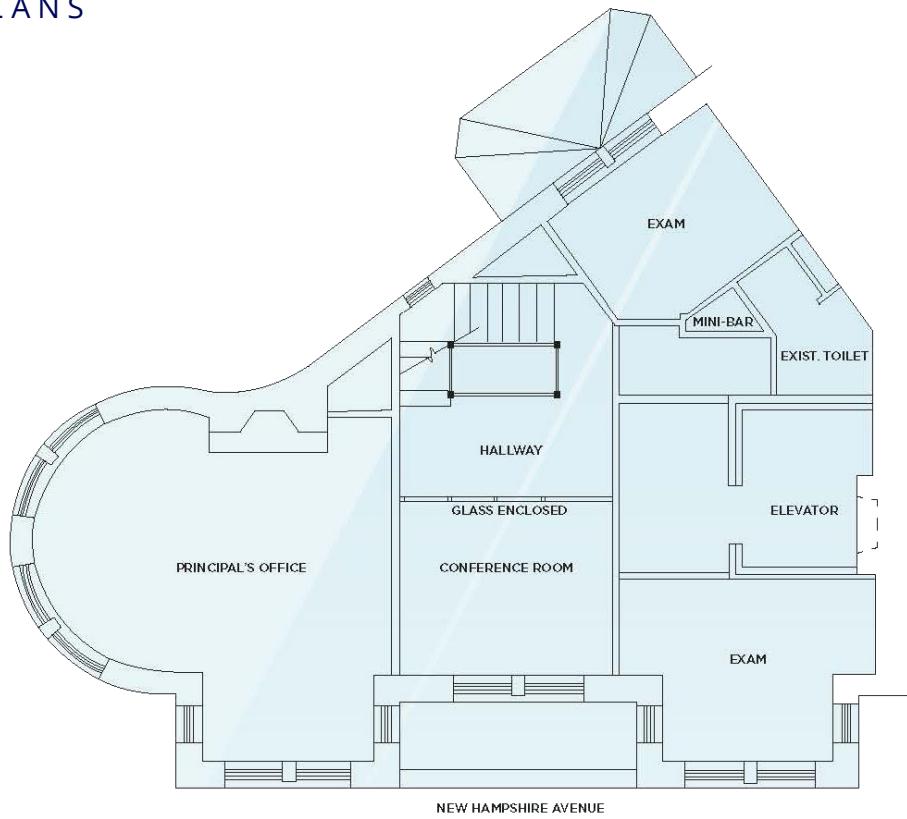


### First Floor

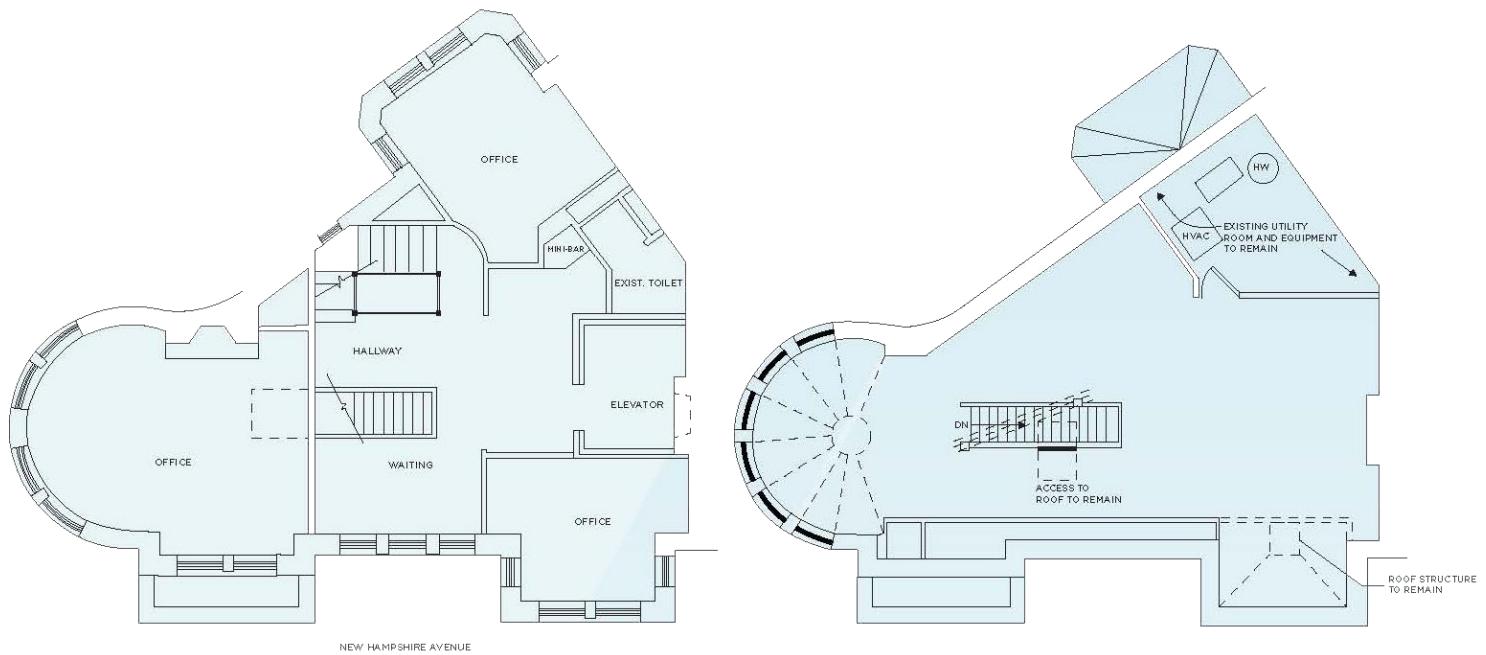


## FLOOR PLANS

### Second Floor



### Third Floor & Rooftop



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