



2421-2423

PENNSYLVANIA AVE, NW
WASHINGTON, DC

OFFERING MEMORANDUM

PRIME & PROMINENT
NON-PROFIT / EMBASSY / MEDICAL /
OFFICE OWNERSHIP OPPORTUNITY

BUILDING PROFILE

Rarely available Commercial Property on Pennsylvania Avenue, in close proximity to the White House and George Washington University.

Ideal for an Embassy, Association, University, Office or Medical Practice. In addition to the Pennsylvania Ave primary entrance, a second access on L St is located behind the property where the parking area is also located.

Significant neighboring organizations include The US State Department, George Washington University, George Washington University Hospital, The Four Seasons Hotel, and Trader Joes.

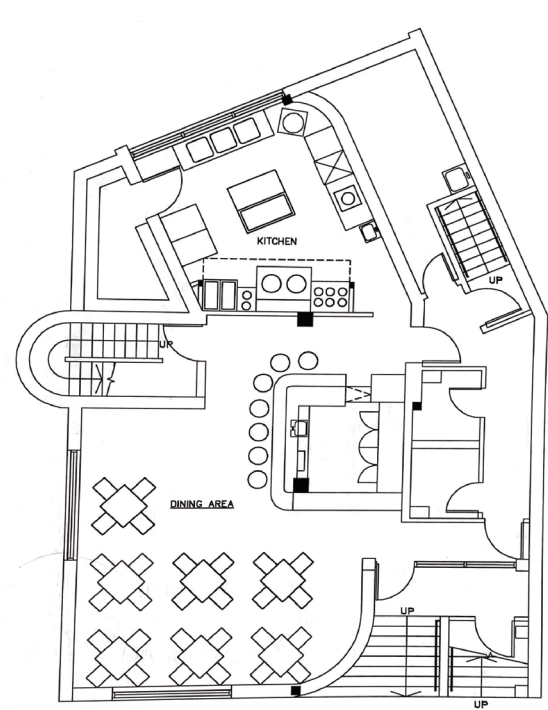
The building currently has a large conference area as well as ample space for office areas. With excellent access to Regan National Airport and all major highways, this property provides a prime location for non profit and diplomatic occupancy.



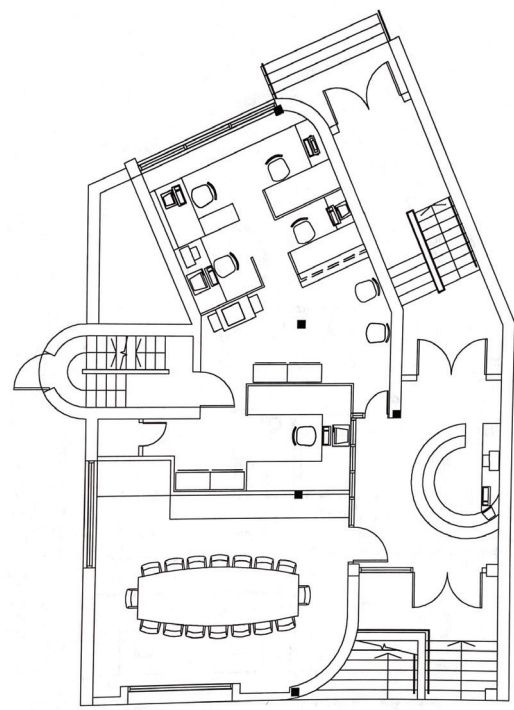


Building Area	9,271 SF
Site Area	2,141 SF
Year Built	1885 / 1982 Renovation,
Building Tax Identification	Square 0026 Lot 0010
Zoning	MU-6
Certificate of Occupancy	Office Use
Floors	5 stories plus lower level
Parking	3 paking spots on site
Neighborhood	West End

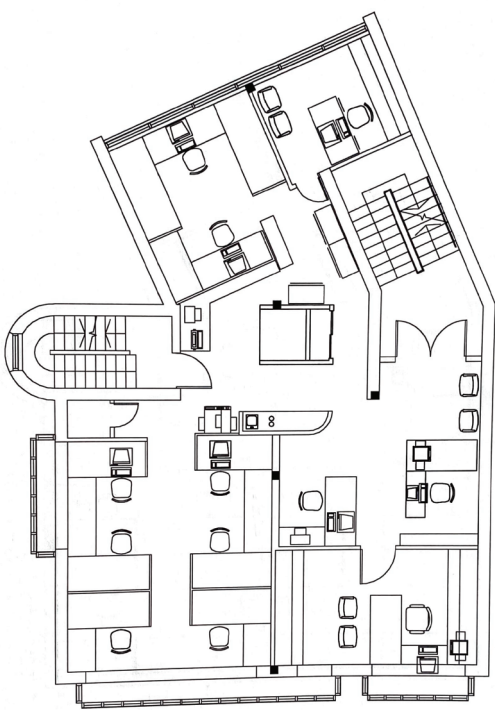
FLOOR PLANS



LOWER LEVEL

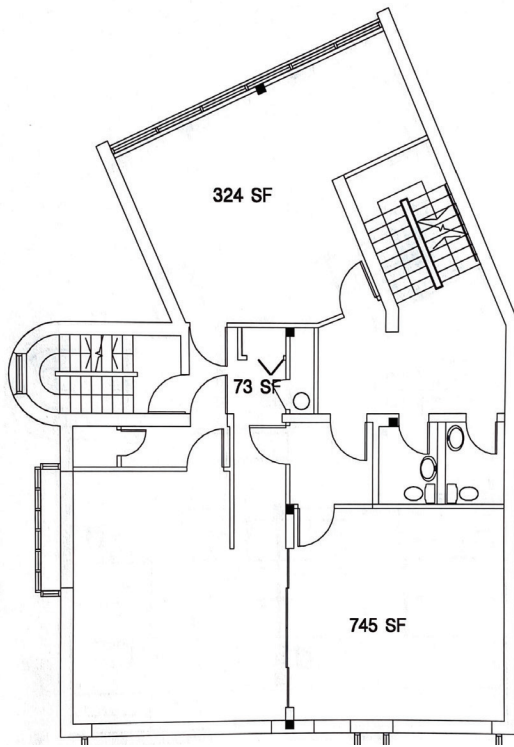


FIRST FLOOR

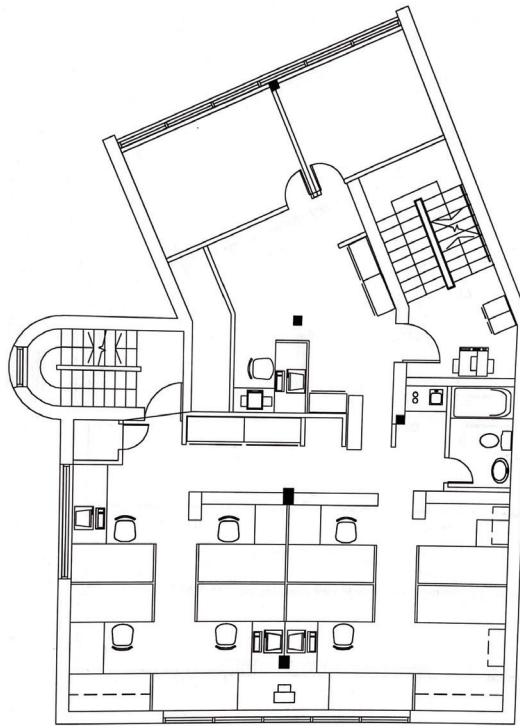


SECOND FLOOR

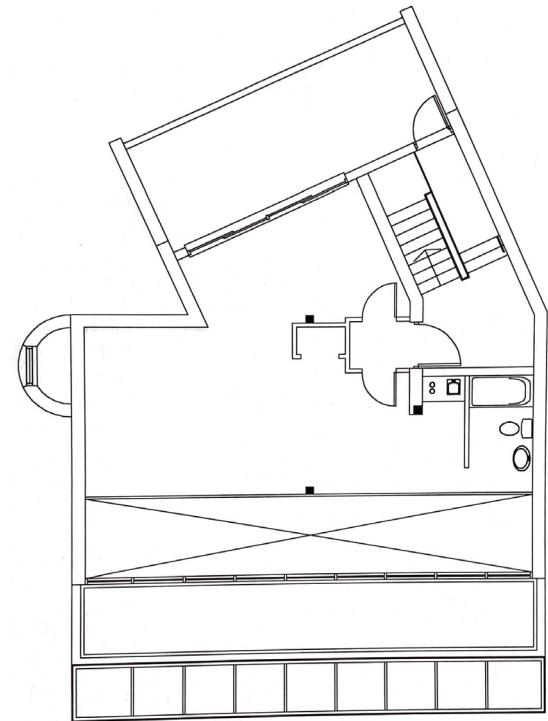
FLOOR PLANS



THIRD FLOOR



FOURTH FLOOR

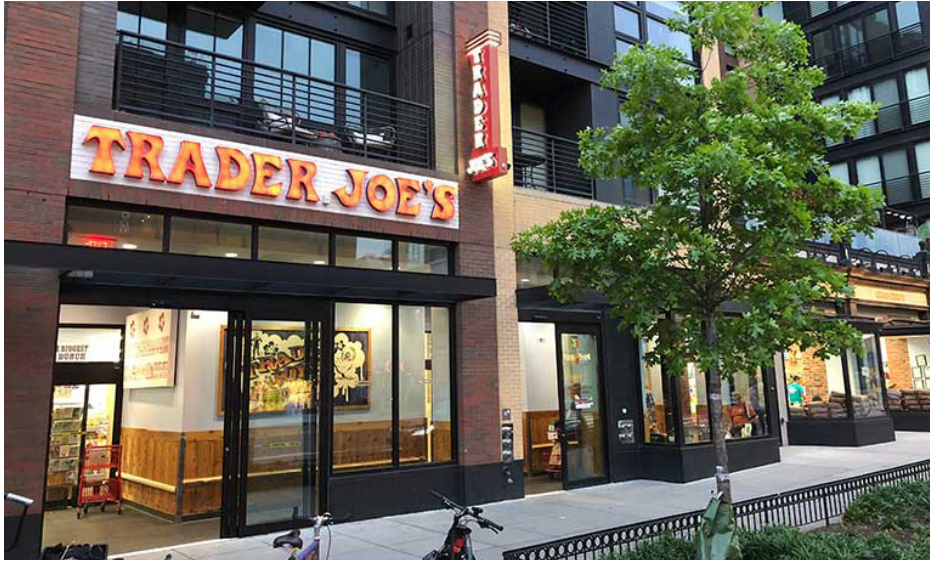


MEZZANINE

BUILDING PHOTOS



NEIGHBORHOOD PHOTOS





On-site parking (3+ cars)

LOCATION OVERVIEW

NEIGHBORHOOD

- Adjacent to Marcel's Restaurant and bustling West End neighborhood.
- Easy access to downtown attractions such as the White House, National Mall, monuments, memorials, and Smithsonian museums.
- Abundance of nearby restaurants, coffee shops and parks, with close proximity to Georgetown.

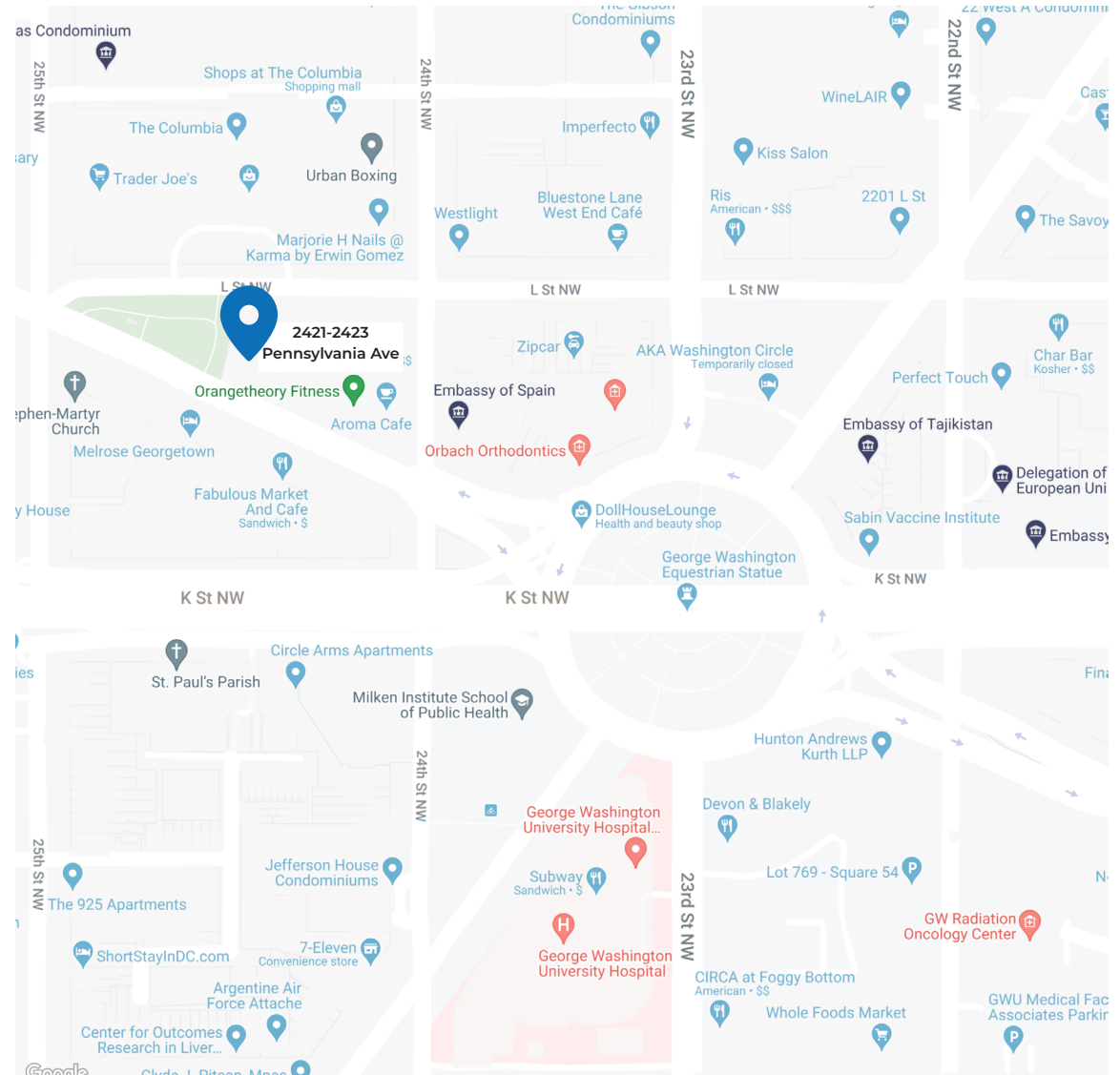
TRANSPORTATION

- Property is located 2 blocks east from the Foggy Bottom/GWU Metro Stop (Orange/Silver/Blue.)
- Metrobus and Circulator Bus are both conveniently located within a block.

NEARBY INSTITUTIONS

- George Washington University
- George Washington University Hospital
- Delegation of the European Union

Embassies such as Spain, Tajikistan, Kosovo, Mexico, & United Republic of Tanzania



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