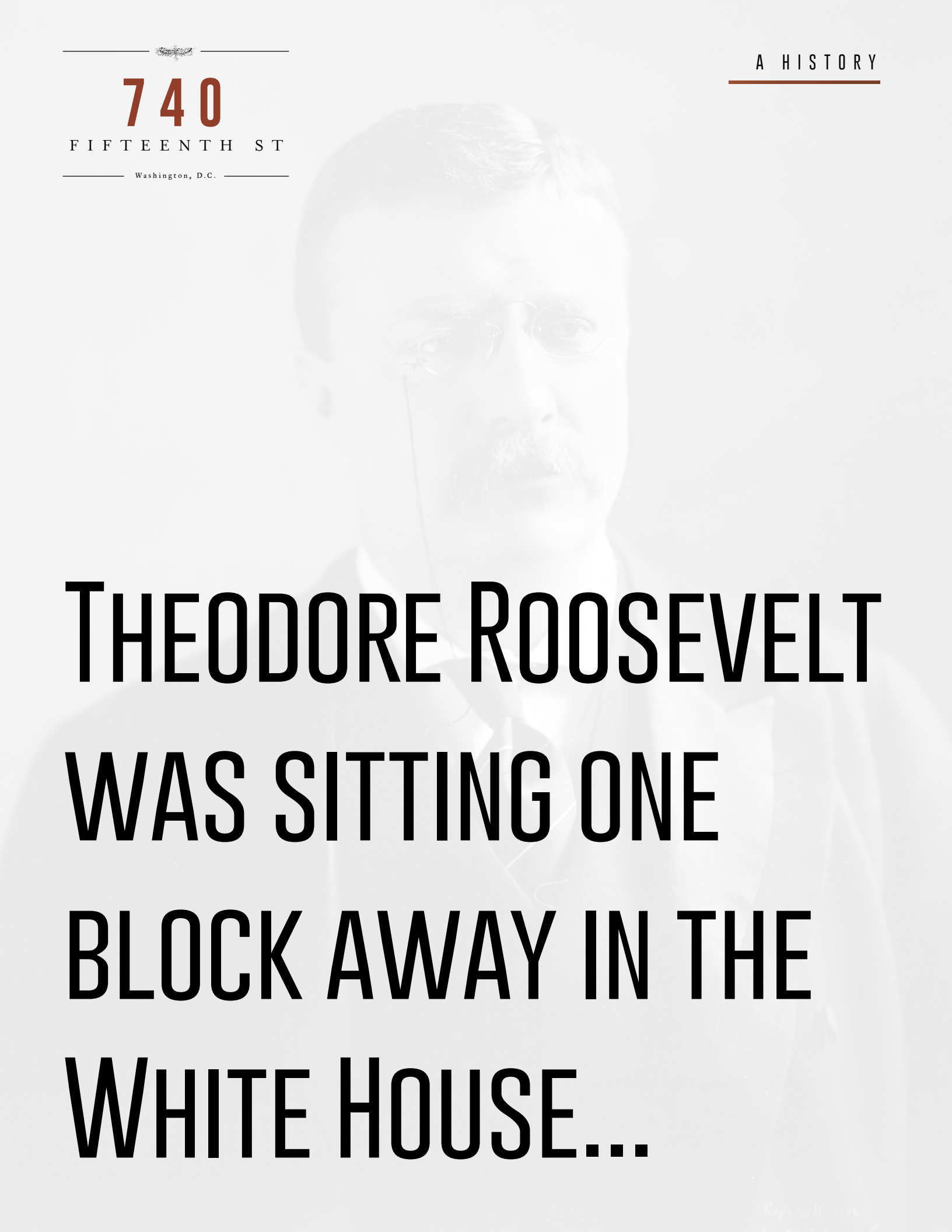

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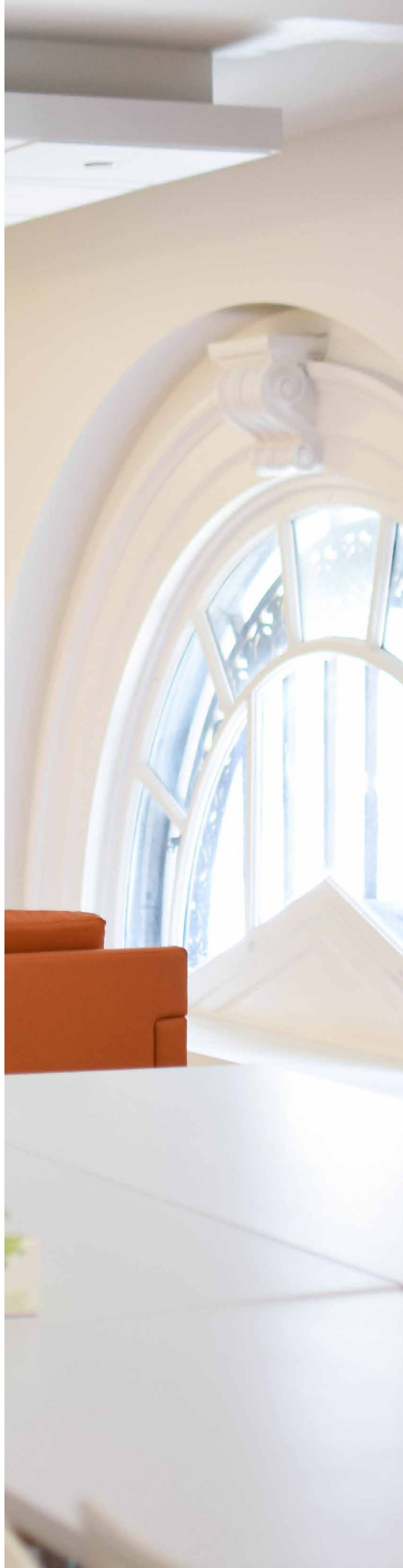
FIFTEENTH ST

Washington, D.C.

A HISTORY



**THEODORE ROOSEVELT
WAS SITTING ONE
BLOCK AWAY IN THE
WHITE HOUSE...**





740 FIFTEENTH STREET

Washington, D.C.

Theodore Roosevelt was sitting one block away in the White House in 1907, when 740 Fifteenth Street delivered. The Neo-Classical Revival style building was designed by Wood, Donn and Deming, the District's most prominent architectural practice of the time, and was constructed to accommodate a bank on the street level and eight floors of office space. Composed of concrete and Carnegie Steel, 740 Fifteenth's exterior walls are clad with granite from Mt. Airy, North Carolina and its Corinthian columned facade symbolizes the strength of D.C.'s Financial District during the time of its construction.

The Union Trust and Storage Company was the first to occupy the building in December 1907 and also financed the construction of this monumental asset. Formed in 1899, Union

Trust served as a depository for material and fiduciary resources held by the District's leading companies and wealthy individuals. Over the years, Union Trust consolidated into First American Bank, and the building remained its flagship headquarters until 1994, when the American Bar Association acquired the Class A building for its headquarters.

740 Fifteenth has anchored the corner of Fifteenth and H Street Northwest through economic expansions and recessions, 20 Presidents, four owners and several expansions that have elevated its distinguished presence. With interior renovations that have enhanced 740 Fifteenth's historic qualities and timeless appeal, the building continues to stand as an iconic piece of America's history.



NCRC

Ownership

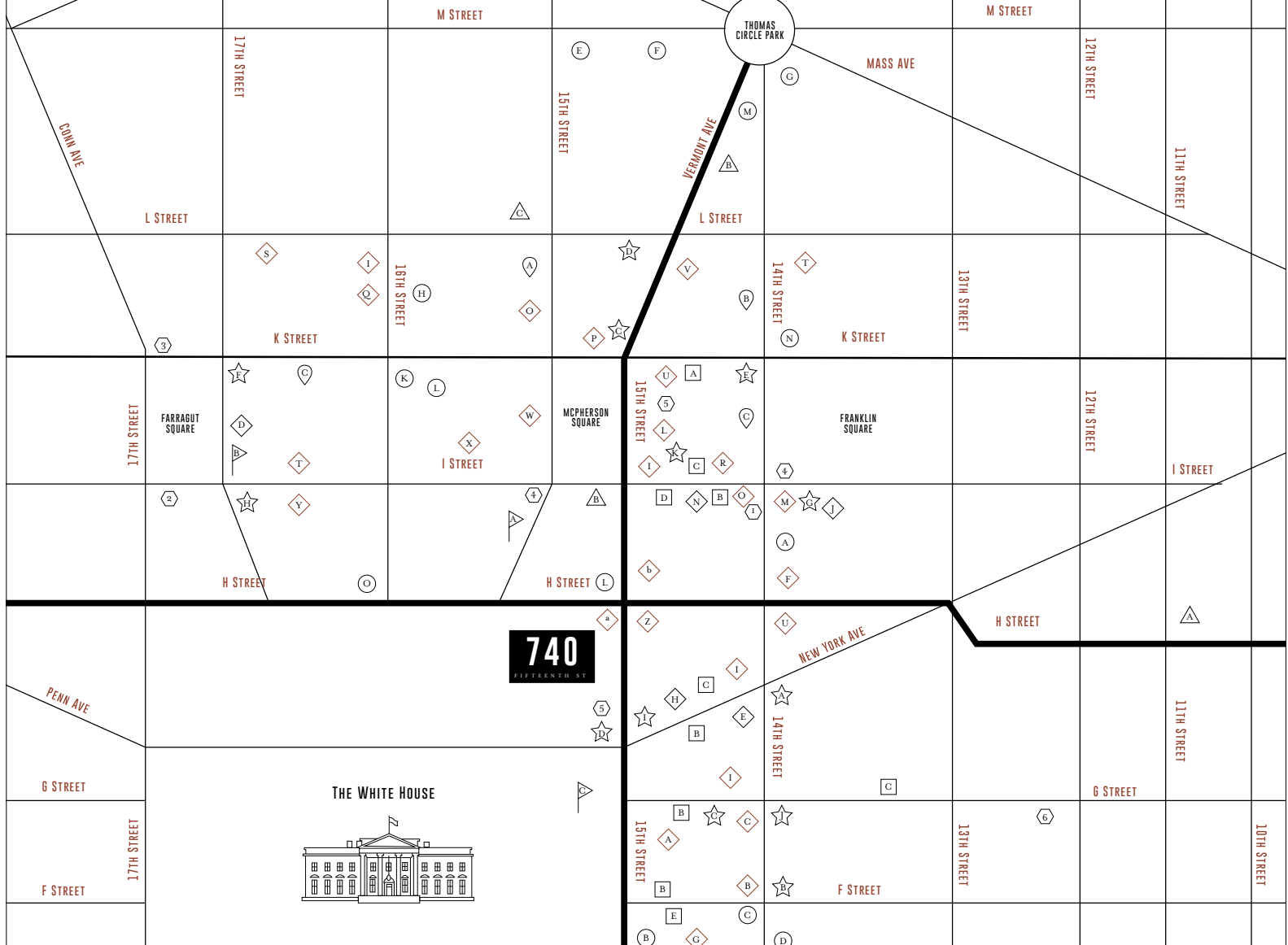
The National Community Reinvestment Coalition (NCRC) was formed in 1990 by national, regional, and local organizations to develop and harness the collective energies of community reinvestment organizations from across the country in order to increase the flow of private capital into traditionally underserved communities. NCRC has grown to an association of more than 600 community-based organizations that promote access to basic banking services, including credit and savings, affordable housing and job development in creating vibrant communities for America's working families.

Members include community reinvestment organizations; community development corporations; local and state government agencies; faith-based institutions; community organizing and civil rights groups; minority and women-owned business

associations, as well as local and social service providers from across the nation.

NCRC's work is enhanced by two financial service advisory councils consisting of the nation's largest banks and mortgage finance companies. Quarterly roundtables examine issues involving responsible financial service-related policies, regulations and legislation, as well as innovative products, services and best practices.

NCRC represents its members before Congress, federal regulatory agencies and the press. NCRC routinely testifies on Capitol Hill, and meets with the leadership of banking and lending regulatory agencies. NCRC frequently provides expert commentary on national television, and its research and policy papers have been cited in hundreds of newspapers in the U.S. and around the world.



AMENITY MAP

Location & surrounding amenities

RESTAURANTS

- a Joe's Steakhouse
- b Bobby Vans, Devon & Blakely
- A Old Ebbitt Grill
- B The Hamilton
- C MXDC - Cocina Mexicana
- D Protein Bar
- E Potbelly's
- F Cusi
- G Occidental Grill & Seafood
- H New York Cafe
- I Starbucks
- J Pennsylvania 6 DC
- L Siroc
- M Buredo
- N Subway
- O Five Guys
- p Potbelly's, Subway, Starbucks, Pizza Authentica
- Q P.J. Clarke's
- R Au Bon Pain
- S McCormick & Schmick's
- T Brown Bag
- U Pret-A-Manger
- V Corner Bakery, Bozzelli's Deli, Grill Kabob
- W Georgia Brown's
- X Eye Street Grill
- Y Blackfinn
- Z Woodward Table

HOTELS

- A Hilton Garden Inn
- B Hotel Washington
- C Willard Intercontinental Hotel
- D JW Marriot
- E Loews Madison Hotel
- F Westin
- G The Donovan
- H Capital Hilton
- J Hyatt Place
- K St. Regis
- L Sofitel
- M Residence Inn
- N The Hamilton Crowne Plaza
- O The Hay-Adams

BANKS

- A Wells Fargo
- B TD Bank
- C Citi Bank
- D Bank of America
- E PNC Bank
- F M&T Bank
- G United Bank
- H BB&T
- I Suntrust Bank
- J National Bank of Washington
- K Capital One Bank

PARKING

- A Colonial Parking
- B LAZ Parking
- C PMI Parking
- D Marcparc
- E Parking at the Willard

SERVICES

- A UPS Store
- B US Post Office
- C Fedex Kinko's

RETAIL

- A City Center DC
- B Midtown Center - 50k SF of high-end retail under construction

POINTS OF INTEREST

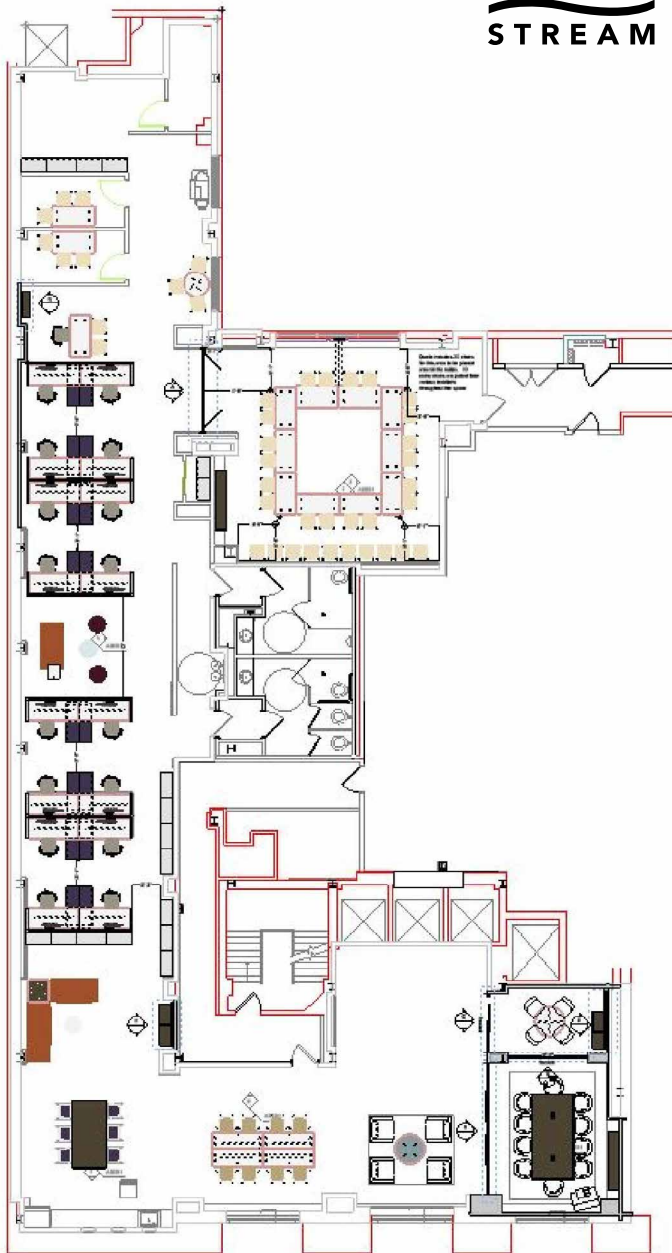
- A Department of Veteran's Affairs
- B Army and Navy Club
- C Department of the Treasury

TRANSPORTATION

- 1 McPherson Square Metro Station
- 2 Farragut West Metro Station
- 3 Farragut North Metro Station
- 4 Metro Bus Stop
- 5 Capital Bikeshare
- 6 Metro Center Station



STREAM



The **ASTOR SUITE**

2ND Floor

5,711 RSF

ACTUAL SPACE PHOTOS



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FACT SHEET

740 Fifteenth Street

ADDRESS	740 15th Street NW Washington, DC 20005		
LOCATION	740 Fifteenth Street is prominently located on the corner of Fifteenth and H Streets NW, within steps of the White House and in the heart of D.C.'s historical Financial District. The building offers easy access to the McPherson Square and Metro Center Metro stations, as well as some of the region's finest restaurants and hotels.		
BUILT	1907	STORIES	11
PROJECT AREA	179,177 RSF	FLOOR SIZE	16,949 SF
OWNERSHIP	National Community Reinvestment Coalition	CEILING HEIGHTS	10' slab-to-slab 8'6" est. finished
LEASING TEAM	John Hannon 202.595.1492 john.hannon@streamrealty.com Kyle Luby 202.595.1441 kluby@streamrealty.com	John Klinke 202.595.1446 jklinke@streamrealty.com Matt Pacinelli 202.595.1498 matt.pacinelli@streamrealty.com	
HOURS OF OPERATION	Weekdays 8:00am - 6:00pm Saturdays 9:00am - 1:00pm		
HVAC	The building is serviced by 25 water-sourced heat pumps per floor, which are supplemented with outside air through air handling units located in mechanical rooms on each floor. Additionally, common areas are provided with conditioned air from two cooling towers located on the north and south roof.		
TELECOM PROVIDERS	XO Communication, Allied Telecom, Comcast, Verizon		
FIBER PROVIDERS	Comcast, Verizon FIOS		
ON-SITE AMENITIES & FEATURES	First-class, Tenant-Only Fitness Center with locker rooms and towel service, Indoor climate-controlled bike storage room , On-site conference facilities , On-site restaurant - Joe's Seafood, Prime Steak and Stone Crab.		
SECURITY	The lobby is staffed by a 24/7 electronic perimeter access control system. Tenants have Datawatch key access to office floors and fitness center.		
ACCESSIBILITY	The building is located two blocks from the McPherson Square & Metro Center metro stations and is easily accessible by car and foot from 16th Street, K Street and the thriving 14th Street Corridor. 740 Fifteenth also has convenient access to Union Station (2.0 miles), Ronald Reagan Washington Airport (4.6 miles) and Interstate 395 (2.5 miles).		
ENERGY EFFICIENCY	The building has been awarded the LEED Gold and Energy Star designations for its energy efficiency.		

