



THE
ADORA

1827 WILTBERGER STREET NW
WASHINGTON, DC 20001

THE ADORA

Located in Shaw, DC's oldest surviving bakery the Holzbeierlein Bakery is being transformed from a historic warehouse into a new, 63,616 square foot mixed-use building. The Adora will feature retail space on the street level, office space on the second and third floors, and nine high-end condo units on the newly constructed fourth and fifth floors. The former bakery's original brick will be featured throughout the first three floors making the 32,000 square feet of creative, boutique office space unlike any other in DC.

Located in the heart of the Shaw neighborhood, The Adora is next door to the Howard Theatre, walking distance to the U Street and Shaw-Howard University metro stations and 14th Street, and surrounded by some of DC's best restaurants and nightlife.

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THE NEIGHBORHOOD

M 1 Shaw-Howard University

M 2 U Street/African-American Civil War Memorial/Cardozo

 Local bus stations

1 U Street Music Hall

2 The Coffee Bar

3 Ben's Chili Bowl

4 CVS

5 Thai X-ing

6 801 Restuarant + Bar

7 The Wydown

8 Trader Joe's

9 Takoda

10 Half Smoke

11 Right Proper Brewing Company

12 Howard Theatre

13 Calabash Tea + Tonic

14 Shaw's Tavern

15 Compass Coffee

16 Ted's Bulletin

17 Chicken + Whiskey

18 Le Diplomate

19 Pearl Dive Oyster Palace

20 Compass Rose

21 The Smith

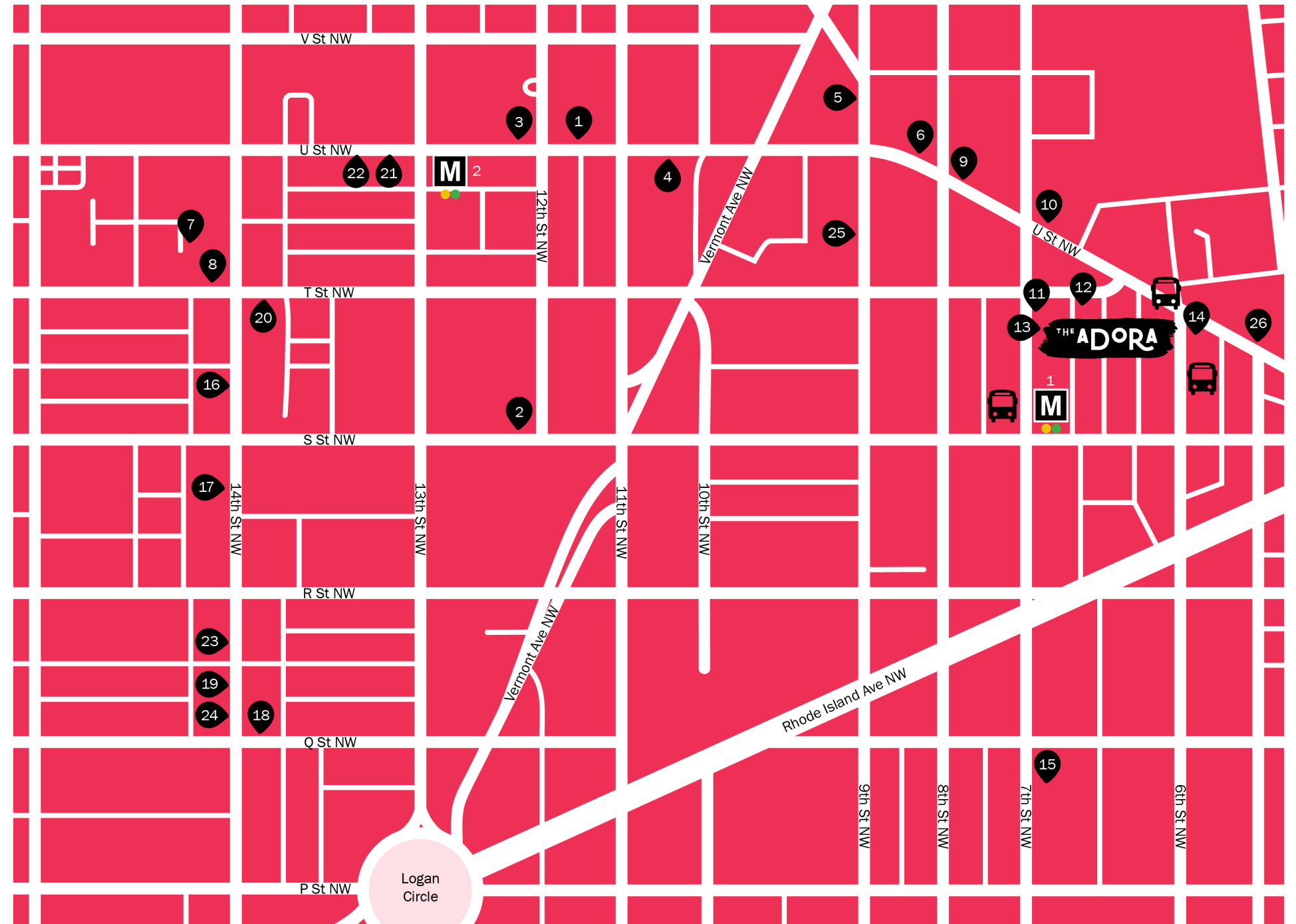
22 The Fainting Goat

23 Barcelona Wine Bar

24 Ghibellina

25 Dino's Grotto

26 The Royal

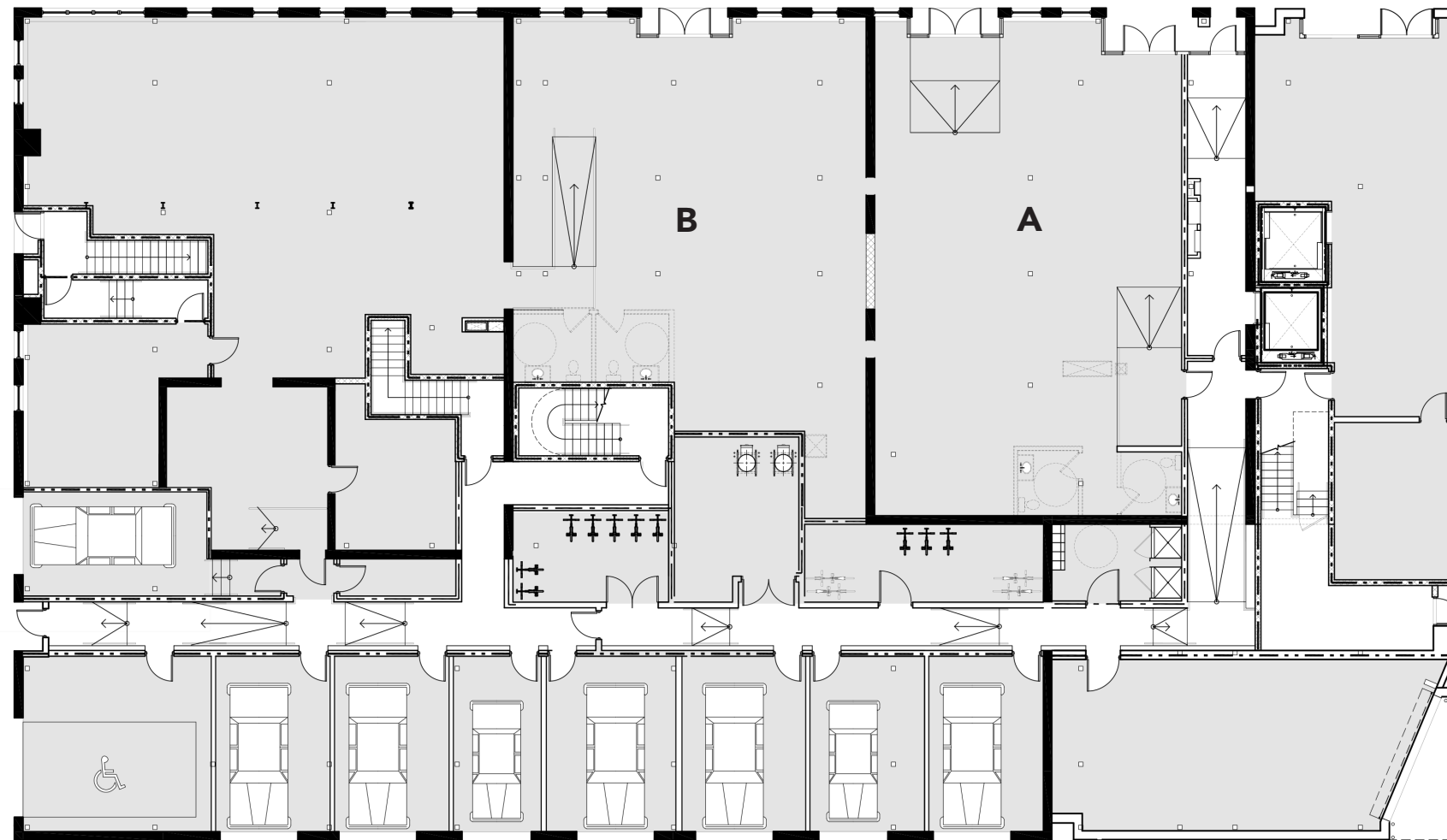


FLOOR PLANS

FIRST FLOOR
6,671 RSF

Suite 1B: 4,612 SF

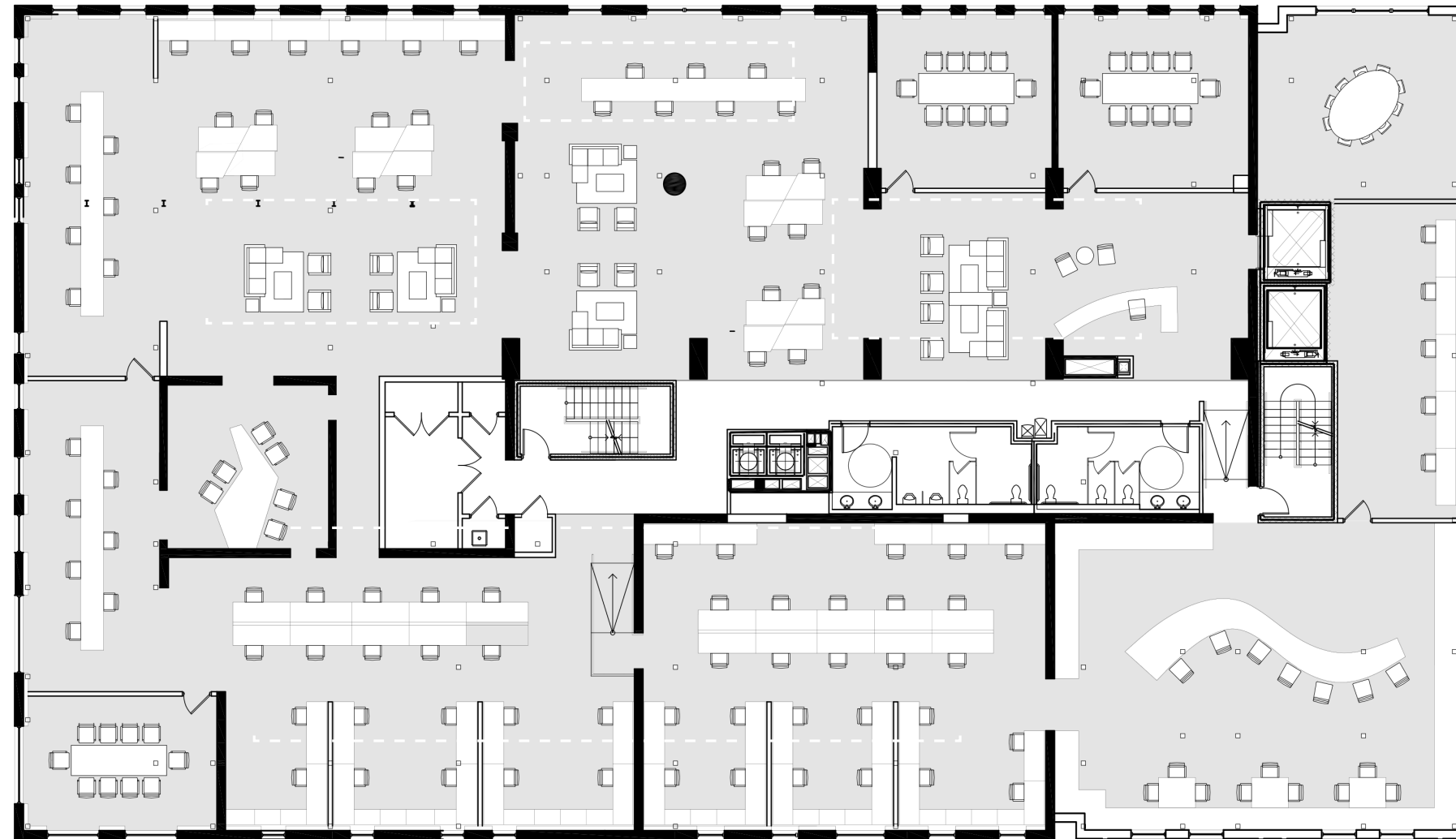
Suite 1A: 2,059 SF



Combined: 6,671 SF

FLOOR PLANS

SECOND FLOOR
17,967 RSF



FLOOR PLANS

THIRD FLOOR
14,116 RSF



BUILDING SPECS

LOCATION

1827 Wiltberger Street NW
Washington, DC 20001

BUILDING SPECIFICATIONS

63,616 SF
5 Story Mixed-Use Building
Floors 4-5: Luxury Residential
Floors 2-3: Office/Retail
Floor 1-Cellar: Retail

FLOOR PLATES

Floors 4 & 5: 9 Condo Units
Floor 3: 14,116 RSF (Office)
Floor 2: 17,967 RSF (Office)
Suite 1A: 2,059 (Retail)
Suite 1B: 4,612 (Retail)

BUILDING STATUS

Delivering Summer 2020

ELEVATORS

1 passenger elevator for office
1 passenger elevator for residential

DEVELOPER

Old City Development

SLAB-TO-SLAB HEIGHTS

Floor 3 - 11'8"
Floor 2 - 9'8"
Floor 1 - 13'2"

ARCHITECT

PGN Architects

LEASING TEAM

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PARKING

2 Parking Garages Nearby
Progression Place & Wonderbread Factory

HVAC SYSTEM

Brand-new, VRF system

ACCESSIBILITY

Less than 1 block from Shaw Metro
98 Walk Score

LOCAL RETAIL

Compass Coffee
Half Smoke
Takoda
Right Proper Brewing
Ben's Chili Bowl
Thai X-ing

BUILDING FEATURES

Free Standing Building
Historic Architectural Detailing
On-Site Showers
Bicycle Storage