



NEW CLASS A OFFICE  
ACQUISITION OPPORTUNITY

1441 L STREET  
WASHINGTON, D.C.

## A Premier Office Investment

Stream Realty Partners is pleased to present the opportunity to acquire 1441 L Street, NW ("1441 L" or the "Property"), a 211,452 square foot, New Class A office building situated in Downtown Washington, D.C.'s East End. Newly rebuilt with high quality materials and pioneering HVAC systems 2019, the LEED Platinum Property features dramatic floor-to-ceiling windows, which offer tenants abundant natural light and spectacular rooftop views of The U.S. Capitol dome and Washington Monument. Views are further enhanced by an expansive roof level terrace along with robust interior event space with pre-function catering and AV capabilities.

Ownership continues to institutionally maintain the asset, including the expansive ground floor conference facility, and spa-quality fitness center. New ownership will have the opportunity to acquire a complete, new office building well below replacement cost and no near-term capital requirements.



### PROPERTY SUMMARY

<b>Address</b>	1441 L Street NW   Washington, DC
<b>Year Built</b>	2019
<b>Number of Stories</b>	12 Stories + Penthouse
<b>Total Square Footage (BOMA)</b>	211,452 RSF
<b>% Leased</b>	15.81%
<b>Typical Floor Plate</b>	15,000-18,500 SF
<b>Parking Spaces</b>	250 spaces (1.13/ per 1,000 SF)
<b>WALT</b>	3.2 years
<b>Certifications</b>	LEED Platinum

## Property Highlights

### FULLY-AMENITIZED CLASS A BUILDING



Ground floor  
conference facility



Rooftop terrace with  
exceptional views



Spa-quality  
fitness center



Expansive interior  
event spaces

### DYNAMIC MIDTOWN MICROMARKET



Between 2 largest  
downtown office  
submarkets



Adjacent to Midtown  
Center premier F&B  
offerings



Thriving 14th  
Street retail and  
residential corridor



Proximity to  
Washington  
Convention Center

### UNMATCHED ACCESSIBILITY



98 Walk Score;  
no car needed



100 Transit Score;  
world-class public transit



91 Bike Score; bike  
storage on-site



4-minute  
walk to Metro

### OFFERING MEMORANDUM TO FOLLOW

## Contact Us

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