



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.



Located at the confluence of the two largest and mature downtown office submarkets, the East End and Central Business District, 1441 L is surrounded by notable corporate tenants, leading universities, embassies, and the thriving 14th Street retail and residential corridor. Adjacent to Midtown Center’s premier food and beverage offerings, marquee tenants such as Fannie Mae, ArentFox Schiff, Freshfields, Bain Capital, Pillsbury, J.P. Morgan, and Sidley, are drawn to the vibrant neighborhood that offers proximity to Washington, D.C.’s Convention Center, 6,000 hotel rooms, 6,300 residential units, and several Michelin Star restaurants. These dynamics position the Midtown micromarket to outperform the broader office market as tenants continue to seek occupy office space in amenitized, mixed-use neighborhoods.

PROPERTY SUMMARY

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