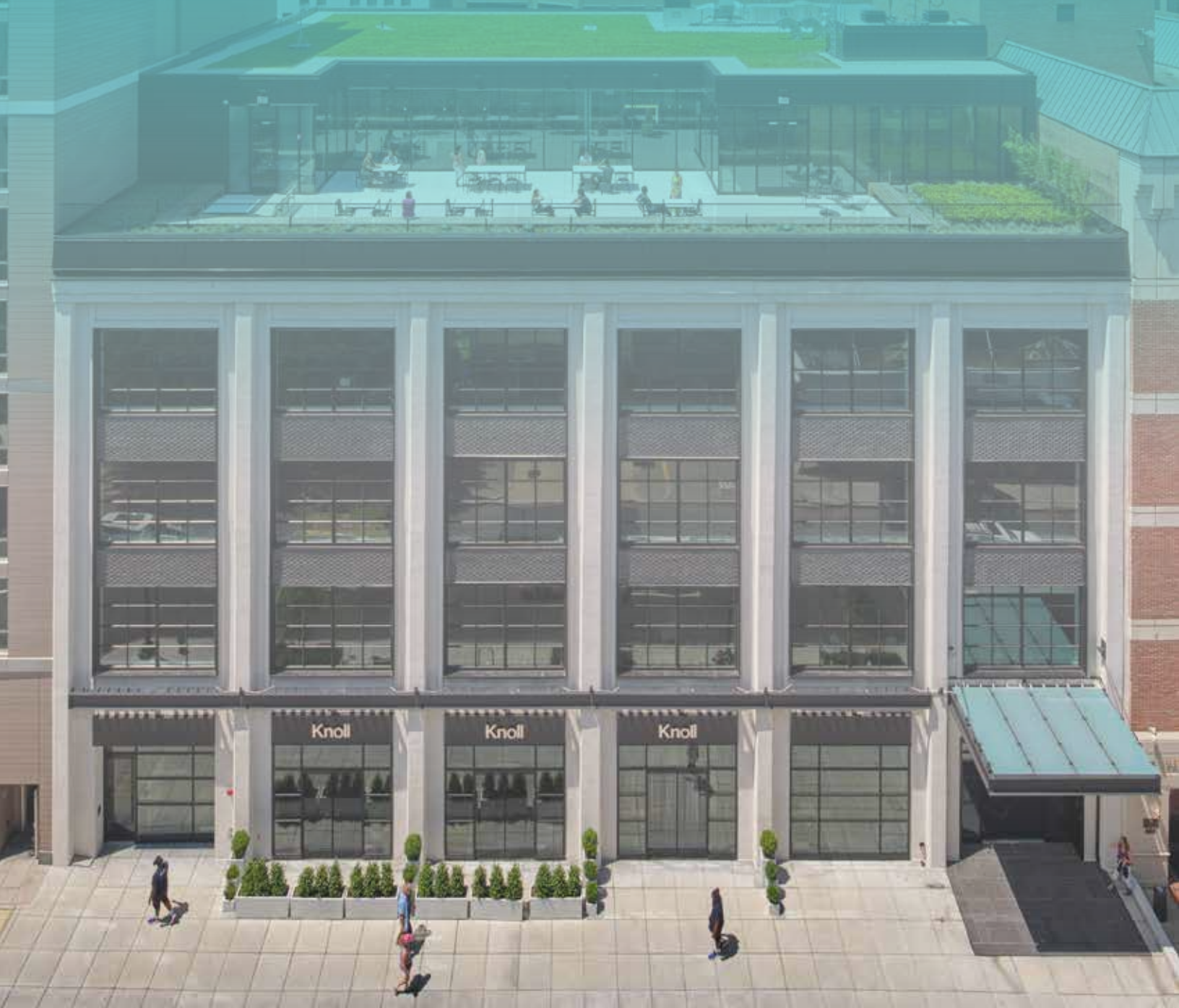


1222
TWENTY-SECOND
STREET



HEALTHY & RESILIENT

- Total transformation of the former White House Transportation facility into creative/loft office space completed in 2021.
- 5-Story 58,422 SF Class A office building in Washington, DC's West End
- Located centrally between the Hilton Garden Inn and Embassy of Tanzania
- Boasting high ceilings on each floor varying from 13'1" - 15'5" with 14,000 SF typical floor plates
- Restoration of the building's historic facade
- New, large "warehouse-style" windows throughout the building
- Addition of penthouse office of 5,846 SF & a rooftop terrace, conference, lounge
- All new base building systems, elevators & restrooms

BUILDING HISTORY



Capitol Cadillac Showroom circa 1948 | Photo: John Williams

BUILDING FEATURES



WELL Ready



LEED Gold



RELI
Pilot Project



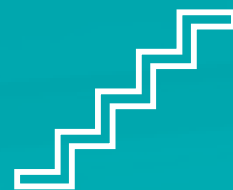
Touchless
Entry



Touchless
Restrooms



Touchless
Amenities



Walkable
Stairs With
Card Readers



UV Filtration
and Ionization
at Ductwork



Indoor Secure
Bike Parking



Pet Friendly



Abundant
Outdoor Space



STREETSCAPE





LOBBY



PENTHOUSE LOBBY



PENTHOUSE LOUNGE



PENTHOUSE LOUNGE



PENTHOUSE CONFERENCE



OUTDOOR SPACES

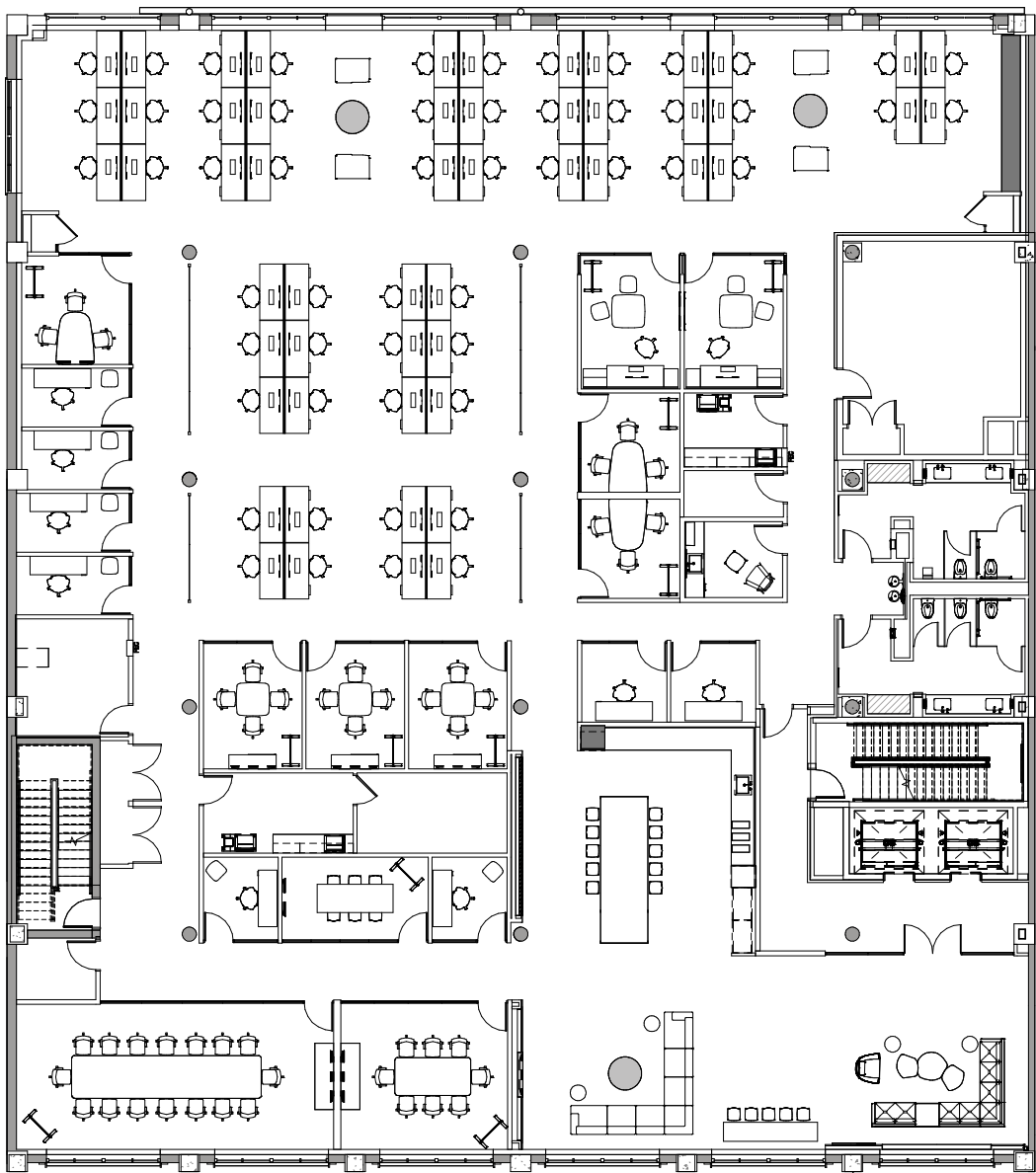


OUTDOOR SPACES



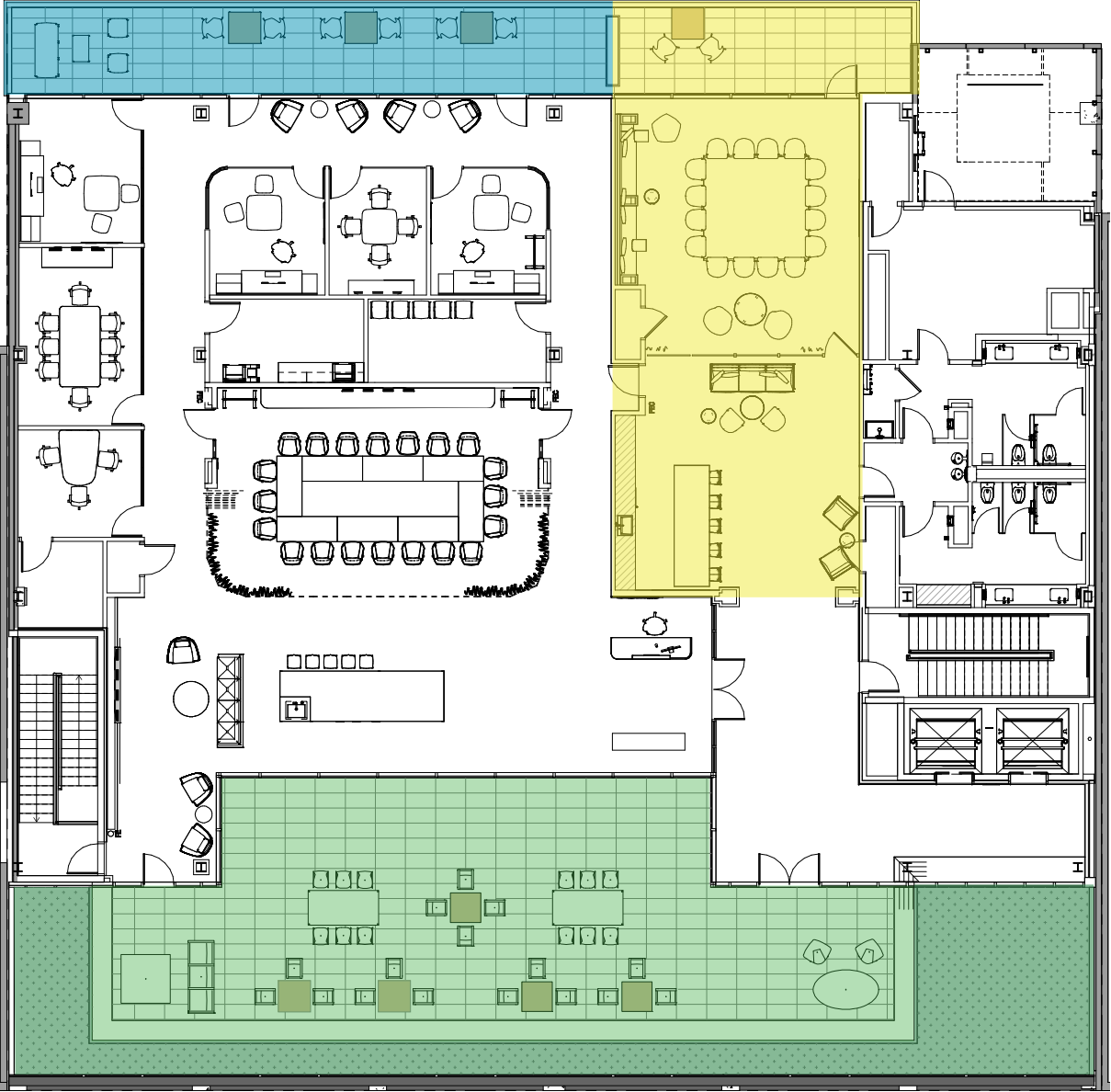
FOURTH FLOOR AS-BUILT

14,361 SF



FIFTH FLOOR PENTHOUSE

5,846 SF



LEGEND

- Tenant Private Terrace
- Building Amenity Lounge and Corporate Center
- Building Amenity Rooftop Terrace

FIFTH FLOOR ENTRY



FIFTH FLOOR LOUNGE & CONFERENCE



FOURTH FLOOR ENTRY



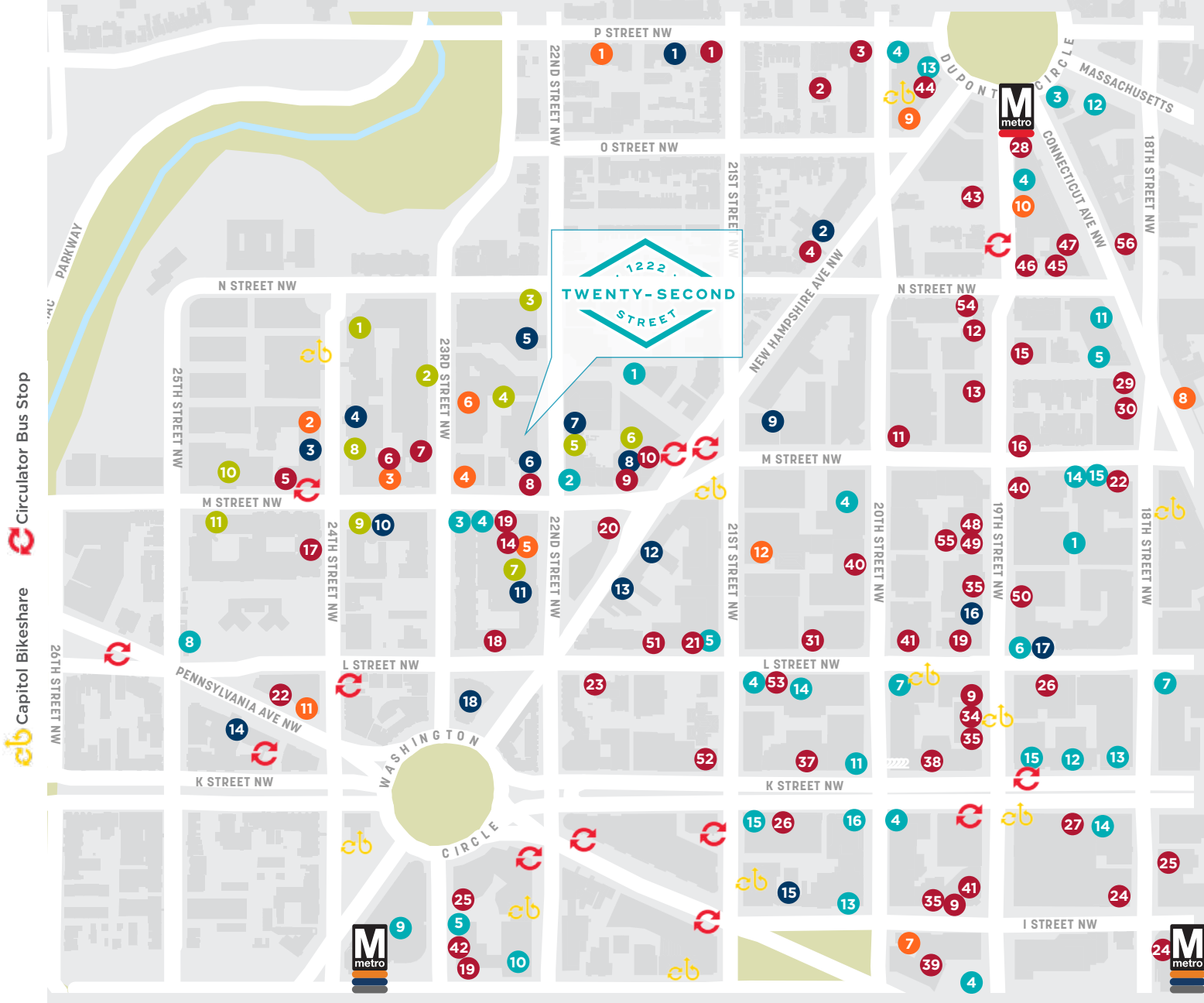
FOURTH FLOOR WORK AREAS



DYNAMIC WEST END NEIGHBORHOOD



TRANSPORTATION & AMENITIES




WALK SCORE: 97
WALKER'S PARADISE


TRANSIT SCORE: 94
RIDER'S PARADISE


BIKE SCORE: 91
BIKER'S PARADISE

FITNESS

- 1 Pure Barre
- 2 Balance Gym
- 3 Blast Fitness
- 4 Squash on Fire
- 5 Equinox
- 6 Solid Core
- 7 Yoga District/ JRINK Juicery
- 8 Washington Sports Club
- 9 MADabolic
- 10 Barry's
- 11 Orange Theory
- 12 Row House Fitness

HOTEL

- 1 Residence Inn
- 2 Kimpton Hotel Madera
- 3 Fairmont
- 4 Park Hyatt
- 5 Embassy Suites
- 6 Hilton Garden Inn
- 7 Washington Marriott Georgetown
- 8 Hyatt Place
- 9 The St. Gregory
- 10 Westin Georgetown
- 11 The Ritz Carlton
- 12 Yours Truly DC Hotel
- 13 Best Western Georgetown
- 14 Melrose Hotel
- 15 Hotel Lombardy
- 16 AC Hotel
- 17 The Quincy
- 18 Hotel AKA

RESTAURANTS

- 1 Scion
- 2 Al Tiramisu
- 3 New Dynasty
- 4 Firefly
- 5 Juniper
- 6 Blue Duck Tavern
- 7 Bread & Chocolate
- 8 Chef Geoff's West End
- 9 Potbelly
- 10 Grillfish
- 11 District Taco
- 12 Ricci
- 13 Teddy & The Bully Bar
- 14 Quadrant Bar
- 15 The Palm
- 16 Boqueria
- 17 Uptowner Cafe
- 18 Ris
- 19 Sweetgreen
- 20 Rasika West End
- 21 Bourbon Coffee
- 22 Marcel's
- 23 Char Bar
- 24 Pret a Manger
- 25 Devon & Blakley
- 26 Prime Rib
- 27 Sichuan Pavilion
- 28 Krispy Kreme
- 29 Shake Shack
- 30 Nando's
- 31 Crepeaway
- 32 Nooshi
- 33 Rice Mix
- 34 Rice Bar
- 35 KAZ Sushi Bistro
- 36 West Wing Café
- 37 Froggy Bottom Pub

38 SoHo Cafe & Market

- 39 Equinox Restaurant
- 40 Compass Coffee
- 41 Filter Coffeehouse
- 42 Circa
- 43 Ala
- 44 The Admiral
- 45 Moby Dick House of Kabob
- 46 Toastique
- 47 Chipotle Mexican Grill
- 48 Greek Deli
- 49 Nooshi
- 50 DC Pizza
- 51 Stoney's
- 52 HomeSlice
- 53 Ruth's Chris Steak House
- 54 Colada Shop
- 55 Donburi
- 56 Tatte Bakery Café

SERVICES

- 1 US Post Office
- 2 Walgreens
- 3 Truist Bank
- 4 CVS
- 5 Citibank
- 6 M&T Bank
- 7 PNC Bank
- 8 Trader Joes
- 9 GWU Medical Center
- 10 Whole Foods Market
- 11 Eaglebank
- 12 Amalgamated Bank
- 13 Bank of America
- 14 Wells Fargo
- 15 Fed Ex Office
- 16 TD Bank

PARKING

- 1 Colonial Parking
2300 N St NW \$250/
Mo \$19 Daily (14 avail)
202-295-8220 ext.
3292
- 2 Mid Atlantic Parking
1250 23rd St NW
\$245/\$490 No Daily
(6 avail) 703-379-4384
- 3 MarcPark
2201 N St NW \$255/
Mo \$17 Daily (5+ avail)
202-464-2900
- 4 One Parking
1255 23rd St NW
\$242/\$484 \$16 Daily
(9 avail)
202-223-1537
- 5 Washington Marriott
1221 22nd St NW Pro
Park \$240/Mo \$45
Daily (5 Avail)
202-400-2916
- 6 Park America
1200 New Hampshire
Ave \$255/Mo \$20 Daily
(12 avail)
202-912-0760
- 7 Colonial Parking
2200 M St NW \$275/
Mo \$14 Early Bird \$32
for 12 Hrs
(102 avail) 202-974-
4998
- 8 Central Parking
1201 24th St NW Park
Hyatt \$230/\$400 \$17
Daily (5 avail)
202-496-4200
- 9 PMI
2300 M St NW
\$235/\$470
\$22 Daily (11 avail)
202-785-9191
- 10 LAZ Parking
2445 M St NW \$240/
Mo \$17 Daily (15 Avail)
202-223-1353
- 11 Colonial Parking
2440 M St NW \$258/
Mo \$21 Daily (14 avail)
202-295-8200 ext.
3642

* The foregoing list of amenities may be inaccurate or incomplete. No reliance should be assumed or taken by Tenant on the foregoing list and Tenant should seek advice from independent third parties to verify all of the foregoing.





1222
TWENTY-SECOND
STREET

LAURIE MCMAHON | JAMES COLLINS