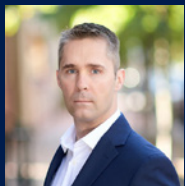


OFFICE FOR SUBLEASE

Class A Building in the East End of Washington DC
1225 New York Ave NW, Suite 450



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Washington DC 20005

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Suite 450
Current Use: Office
Available Space: 3,968 SF
Lease Rate: \$59 psf
Lease Term: 8 years

Class-A or "Trophy" office building
RBA: 444,000 SF
Stories: 13
Parking: 3 levels of below grade parking with 200 covered spaces. Garage access is along Eye Street, NW.

Zoning: C-4

Amenities: Fitness Center, Conference Center
Elevators: 1225 tower contains 3 passenger elevators (including 1 freight) serving the 2nd through Penthouse floors and 1 hydraulic elevator serving the garage and 1st floor.

Building Access Control: A perimeter access control system is provided.

Restrooms in every floor with accessibility codes
Energy efficient windows on aluminum frames

PROPERTY HIGHLIGHTS

Central Washington DC location, 4 blocks to the White House, 5 blocks to the Washington Convention Center, 10 minutes to Union Station and 12 minutes to Reagan National Airport.

1225 New York Avenue NW is located in the Eastern End of Washington DC. The property has a stunning architecture matched with superb amenities such as a rooftop conference center with a view of CityCenterDC as well as the city's notable landmarks.

Other amenities include:
Floor-to-ceiling glass windows
Game room
Glass enclosed Atrium
Balcony
Energy Star Labeled
LEED Certified - Gold
Property Manager on Site

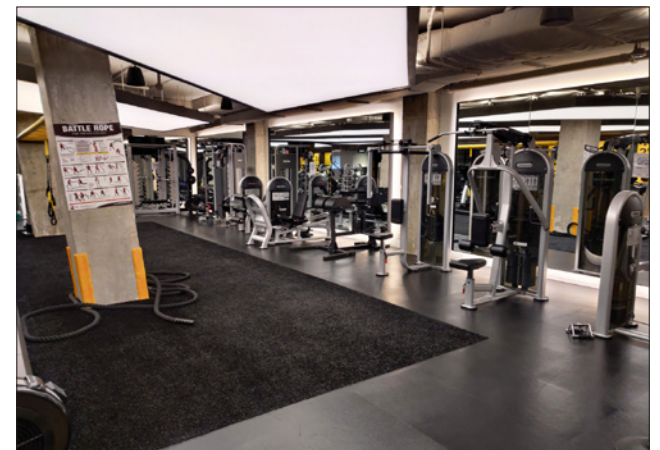
East End is Washington's gateway submarket and is most sought after for its location, proximity and reputation.

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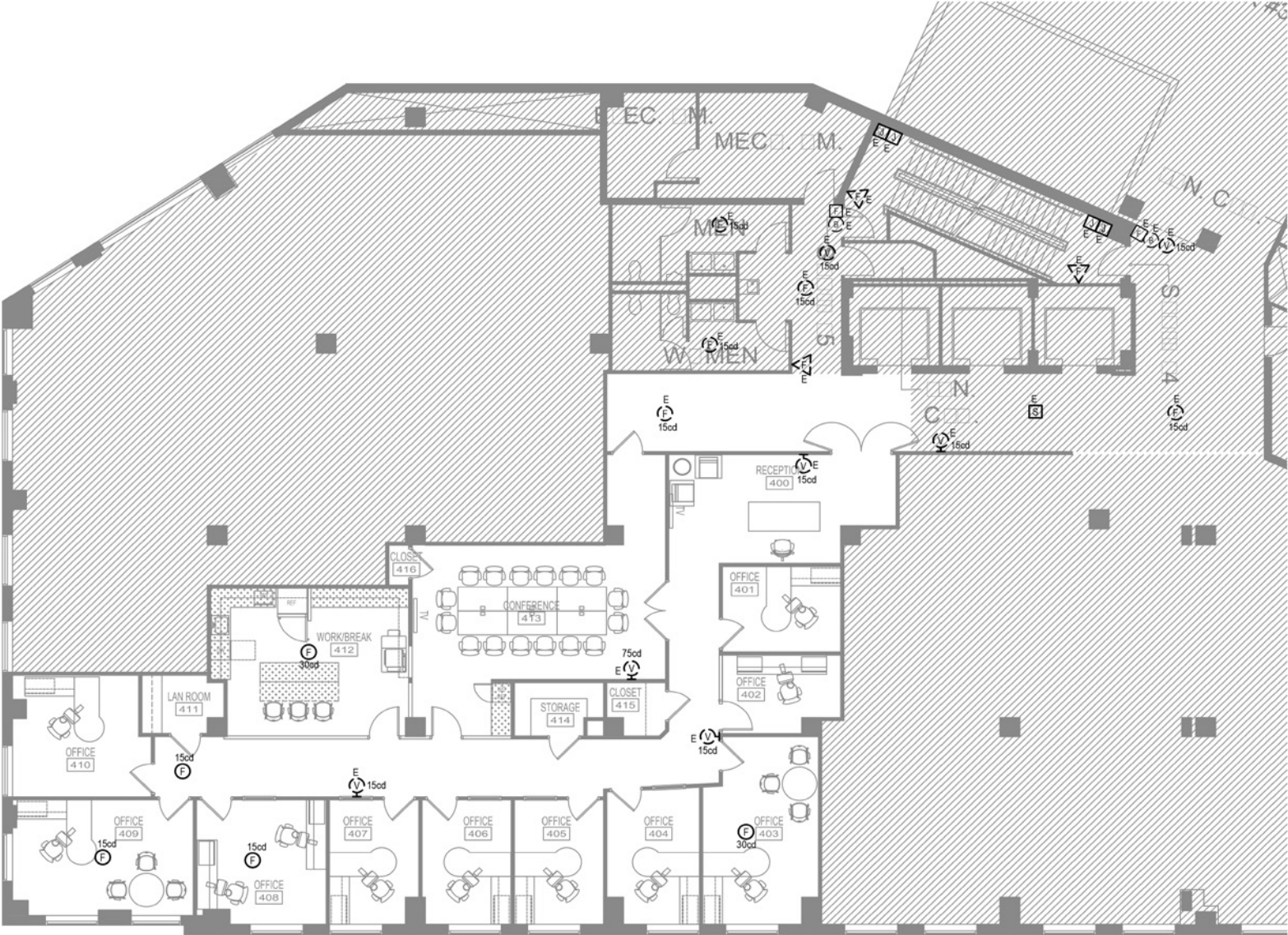


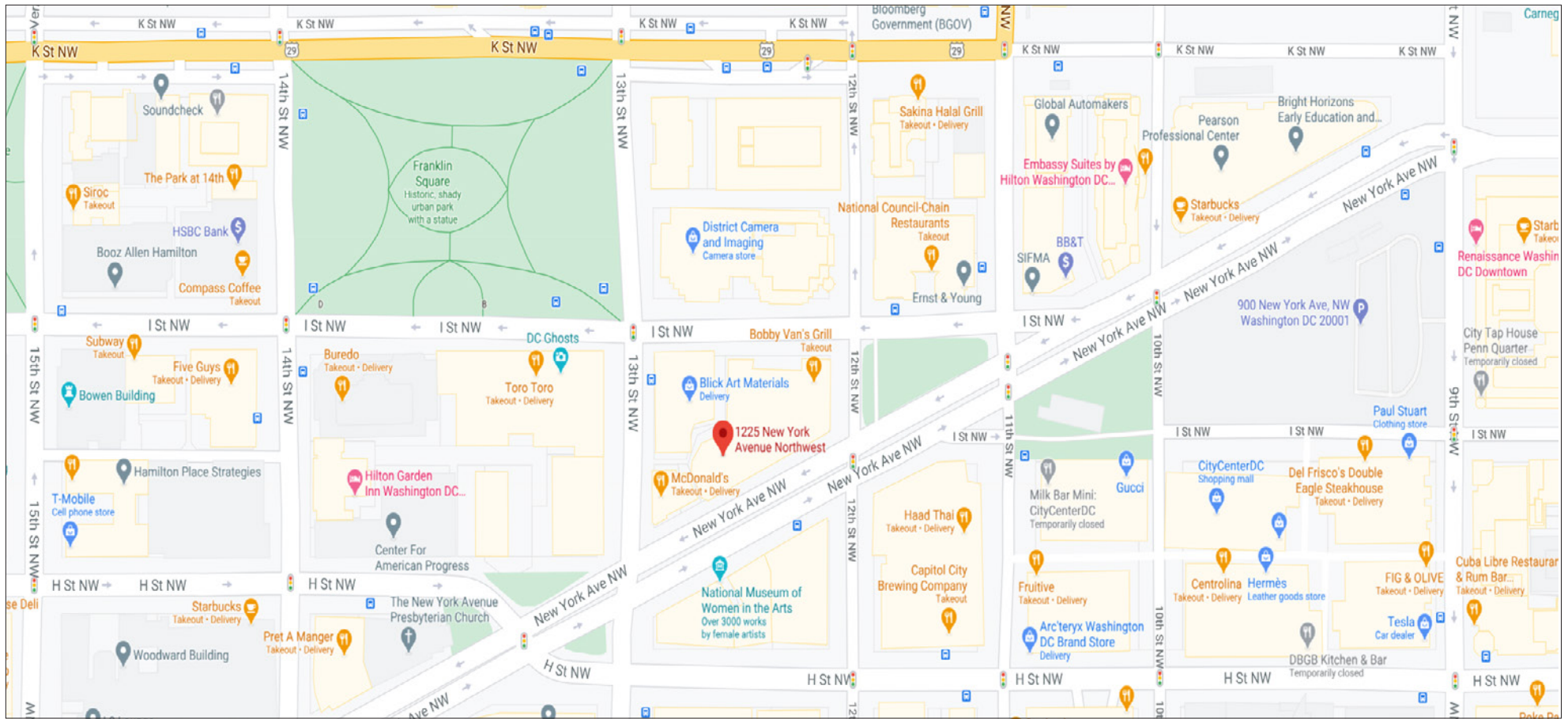
BUILDING AMENITIES





FLOOR PLAN





Population	1 mile	3 mile	5 mile
2025 Projection	65,352	418,541	887,600
2020 Estimate	61,084	394,472	842,087
Avg. Age	35.70	35.70	36.50
Growth 2020	6.99%	6.10%	5.40%
No. of Businesses	16,049	36,413	50,029
No. of Employees	266,098	589,925	749,603

Households			
HH Growth 2020-2025	6.86%	6.11%	5.39%
Median HH Income	\$108,533	\$106,536	\$96,139
Avg. HH Size	1.60	1.90	2.00
Housing			
Median Home Value 2020	\$649,441	\$720,044	\$649,687
Median Year Built 2020	1981	1961	1960

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