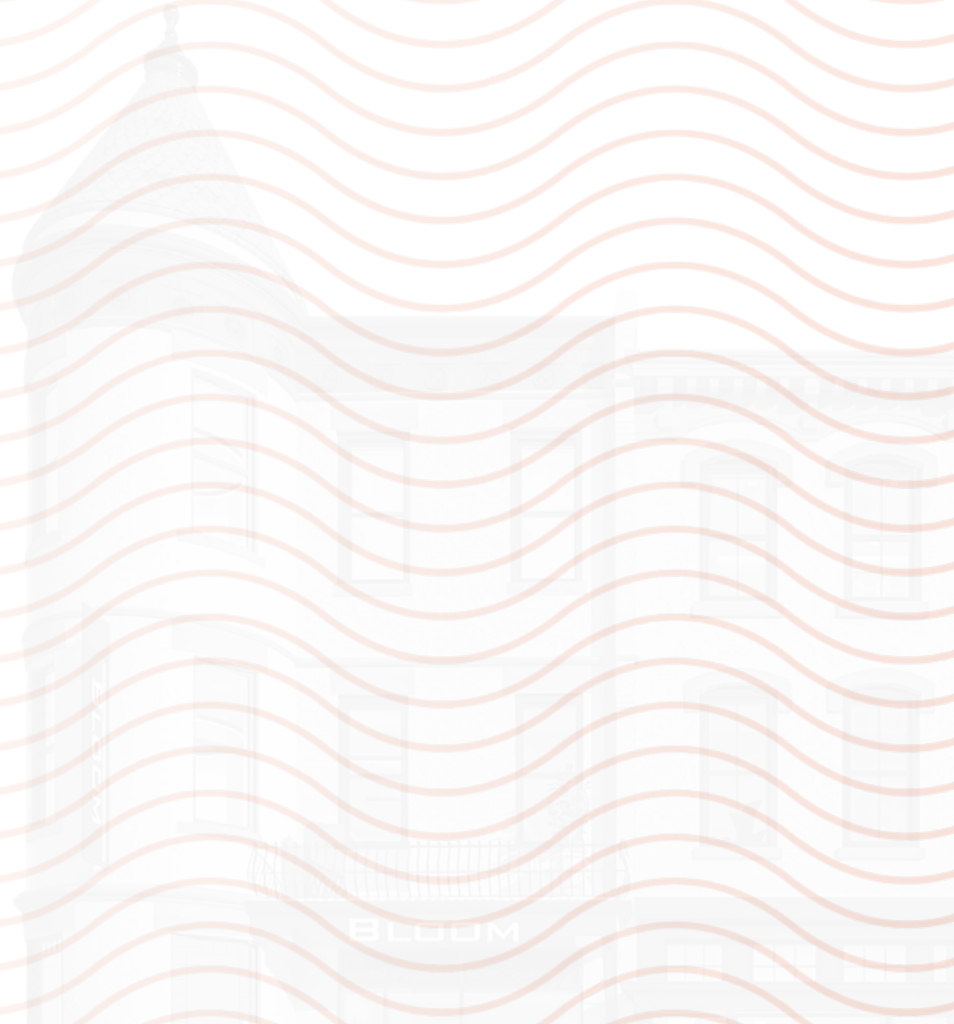


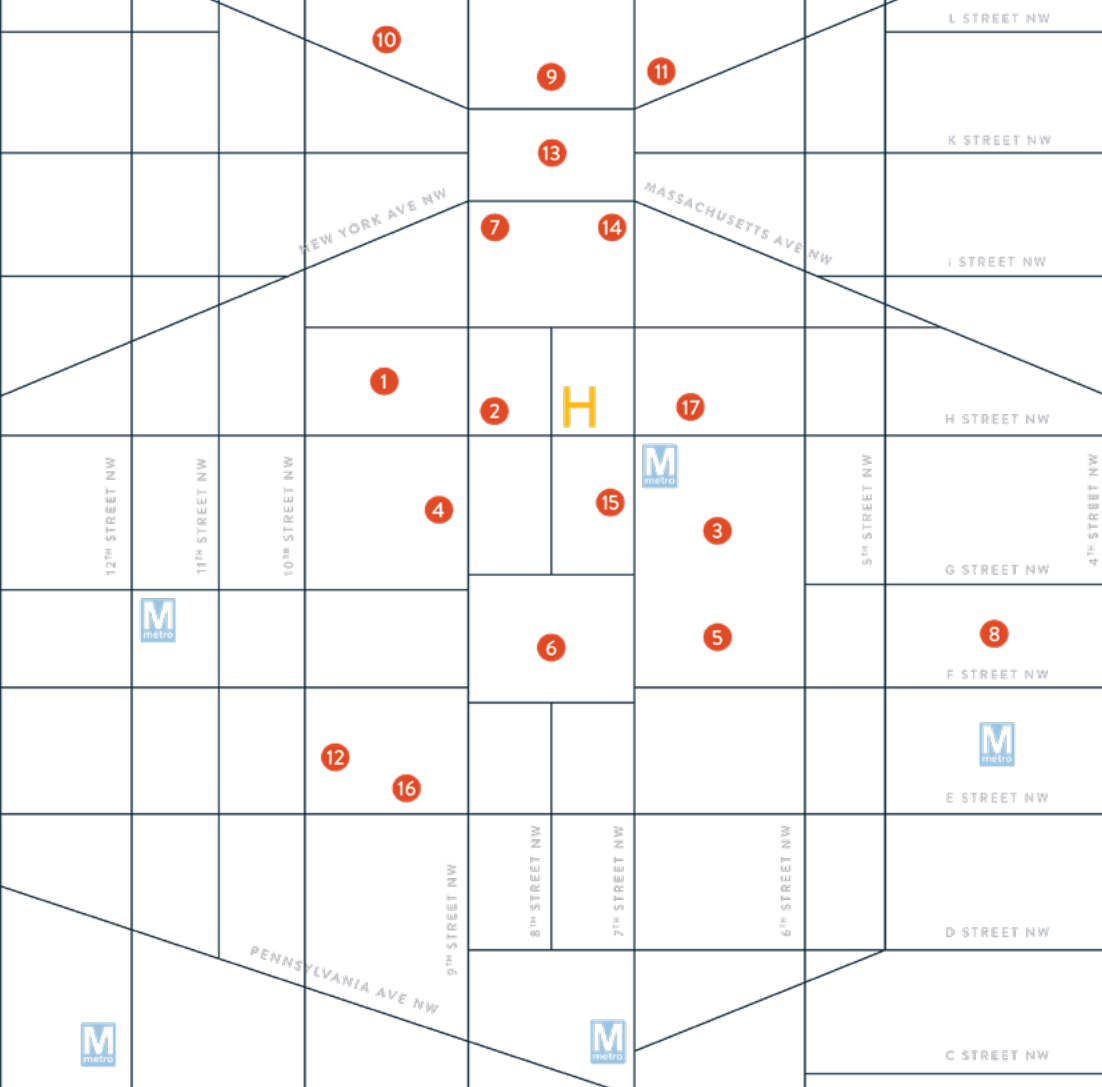
717 H
ST.
NW



H

717 H STREET NORTHWEST IS SITUATED AT THE
CORNER OF 8TH STREET AND H STREET NW IN
THE HEART OF THE CITY AND THE POTENTIAL
FOR A VARIETY OF USES INCLUDING A
MIX OF HIGH-END RETAIL AND OFFICE.





NEARBY AMENITIES

- H** 717 H STREET NW SITE LOCATION
- 1** CITY CENTER DC
- 2** CUBA LIBRE RESTAURANT & RUM BAR
- 3** GALLERY PLACE (CLYDE'S, REGAL CINEMAS)
- 4** CRANE'S
- 5** CAPITAL ONE ARENA
- 6** NATIONAL PORTRAIT GALLERY
- 7** RENAISSANCE HOTEL
- 8** NATIONAL BUILDING MUSEUM
- 9** WASHINGTON CONVENTION CENTER
- 10** MARRIOTT MARQUIS
- 11** THE CAPITAL BURGER
- 12** FORD'S THEATRE
- 13** APPLE CARNEGIE LIBRARY
- 14** ANTHEM ROW (EQUINOX, FERIA FOOD, TRULUCK'S)
- 15** CHINATOWN ROSE (HIP CITY VEG, CHICK-FIL-A, CAPITAL ONE CAFE)
- 16** GALLERY COURT (CAVA, &PIZZA, SMASHBURGER)
- 17** MOTTO HOTEL, CRIMSON DINER & WHISKEY BAR

PROJECT OVERVIEW

- Historic restoration project featuring original, exposed brick
- 3-Story boutique, trophy building located in Chinatown
- Up to 9,100 SF of boutique office and retail across three floors
- Exclusive outdoor terrace on the 3rd floor
- Ceiling heights: 10'0"
- Brand new HVAC systems with MERV13 filtration
- Installation of operable windows
- Enhanced indoor air quality
- Lobby and Exterior Branding opportunities
- Touchless restroom fixtures on the office floors
- Active stairwells for adequate building circulation and distancing
- New passenger elevator
- Fully-accessible building





Addition of 3rd floor terrace

Extension of 2nd and 3rd floors

Complete facade restoration

Modern elevator installation

Creation of a dedicated office lobby

717 H ST. NW

FLOOR

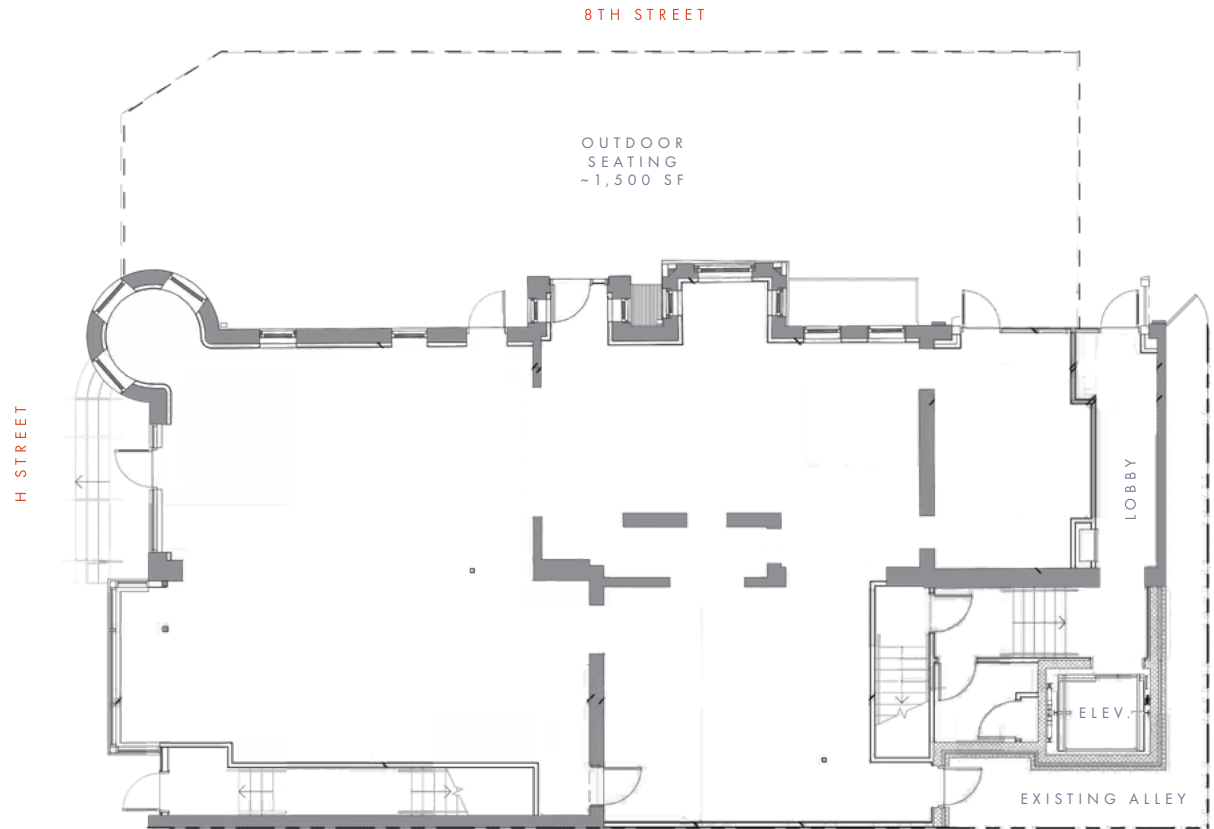
1

SUITE

100

R SF

2,724 SF



717 **H**
ST.
NW

FLOOR

2

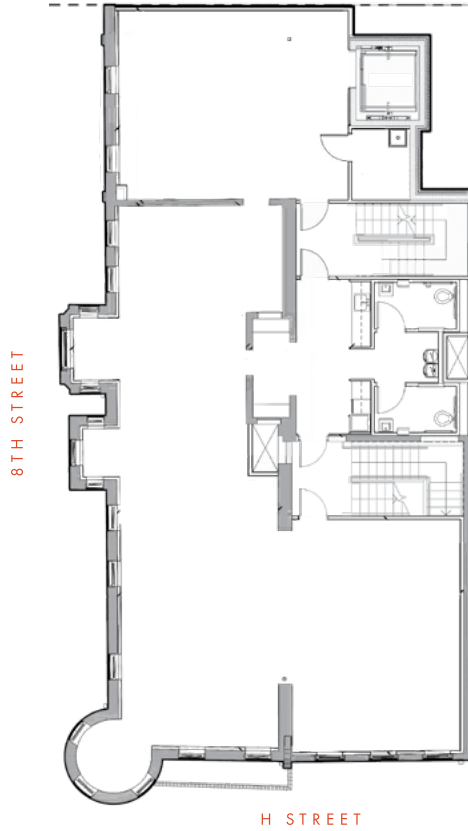
SUITE

201

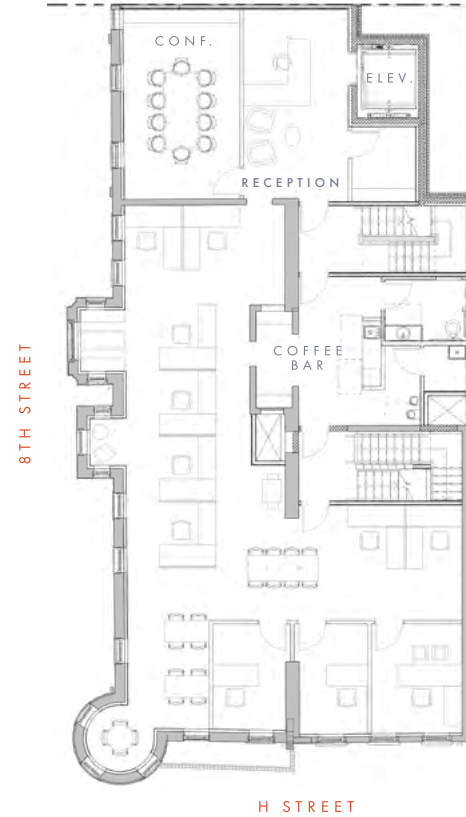
R S F

3,305 SF

AS-BUILT



HYPOTHETICAL



717 **H**
ST.
NW

FLOOR

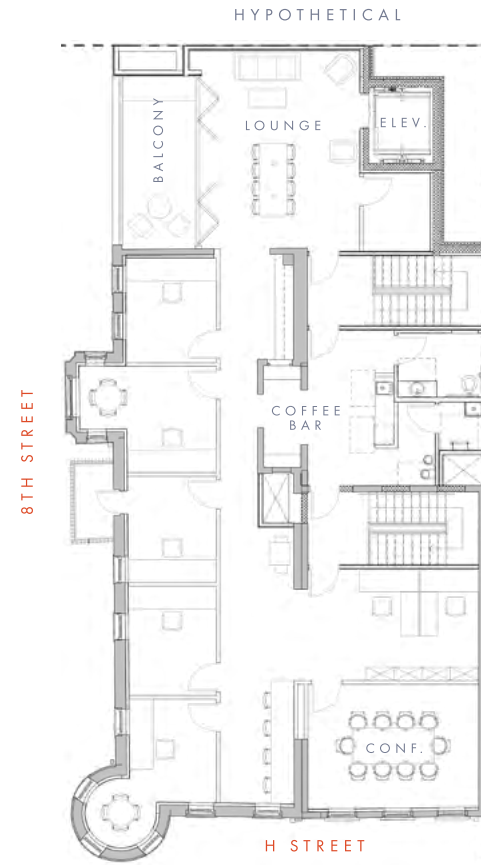
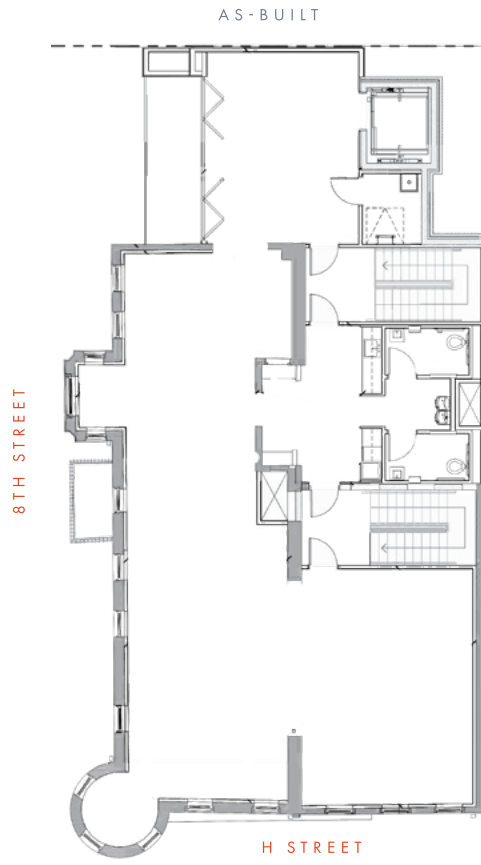
3

SUITE

301

R S F

3,059 SF



PROJECT TEAM



L3 Capital

Since its inception in 2009, L3 Capital has focused on institutional quality, value-add, prime urban, and mixed-use retail investments within several major metropolitan markets. With backgrounds in investment and development, L3's team possesses a diverse skillset and proven success in acquisitions, asset management, and capital markets. Their operating capability, combined with a keen eye for investment opportunities gives L3 capital a competitive edge and allows them to identify inconsistencies and achieve above market investment returns.

L3's location driven strategy focuses on exploiting market inefficiencies while limiting investment downsides. Their portfolio aims to deliver unique boutique-style product in submarkets where retailer demand is heavily concentrated.






STREAM

The logo for 'STREAM' features a dark blue, stylized wave icon above the word 'STREAM' in a bold, dark blue, sans-serif font.