

803 SEVENTH ST_{NW}

ONE-OF-A-KIND SUBLEASE OPPORTUNITY IN THE HEART OF DC'S CHINATOWN.

803 SEVENTH ST_{NW}



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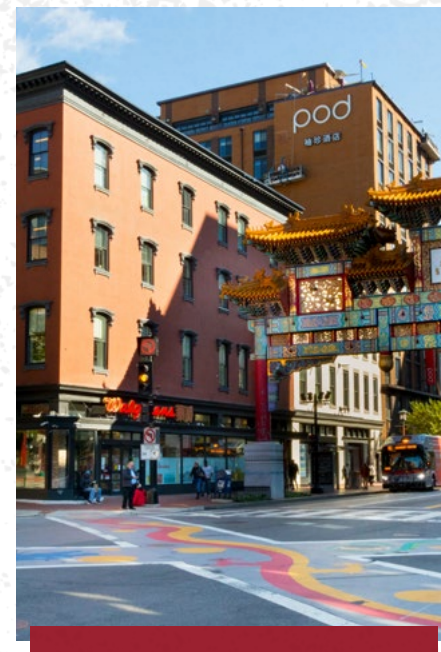
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ONE-OF-A-KIND OPPORTUNITY

CUSHMAN & WAKEFIELD IS PLEASED TO PRESENT THIS SUBLEASE OPPORTUNITY AT 803 7TH STREET (“ARCH SQUARE”) IN WASHINGTON, DC.

Arch Square sits on the most vibrant corner in Washington DC. A location considered to be the Times Square of Washington, DC in the heartbeat of Chinatown and across the street from the Gallery Place Metro Station. The building has an immense amount of foot traffic supplied by the area’s restaurants, hotels, businesses, and tourism. The historic building offers high visibility with unmatched branding and marketing opportunities including fabulous historic architecture. The space includes 3 full floors accessed via a private secured entrance lobby, private elevators, and a large rooftop terrace and conference center perfect for entertaining and remote working.

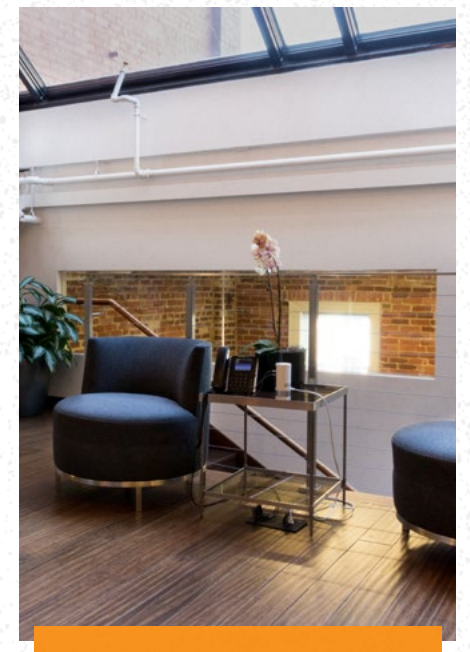
The neighborhood has proven itself as the marquee destination for the millennial and generation z workforce seeking a fun and exciting place to work.



LOCATED
ON THE MOST VIBRANT
CORNER IN DC



FANTASTIC
BUILDING AMENITIES
INCLUDING ROOFTOP



25,593 SF
OF SPACE AVAILABLE

EXPERIENCE 803 7TH STREET NW

Originally built in the late 1800's, Arch Square showcases historic character with 11-12' high ceilings, exposed brick & wood joists, and a loft feel. The property was built before World War II and gut renovated in 2012. The property features retail space on the first two floors and office space on the top three floors.

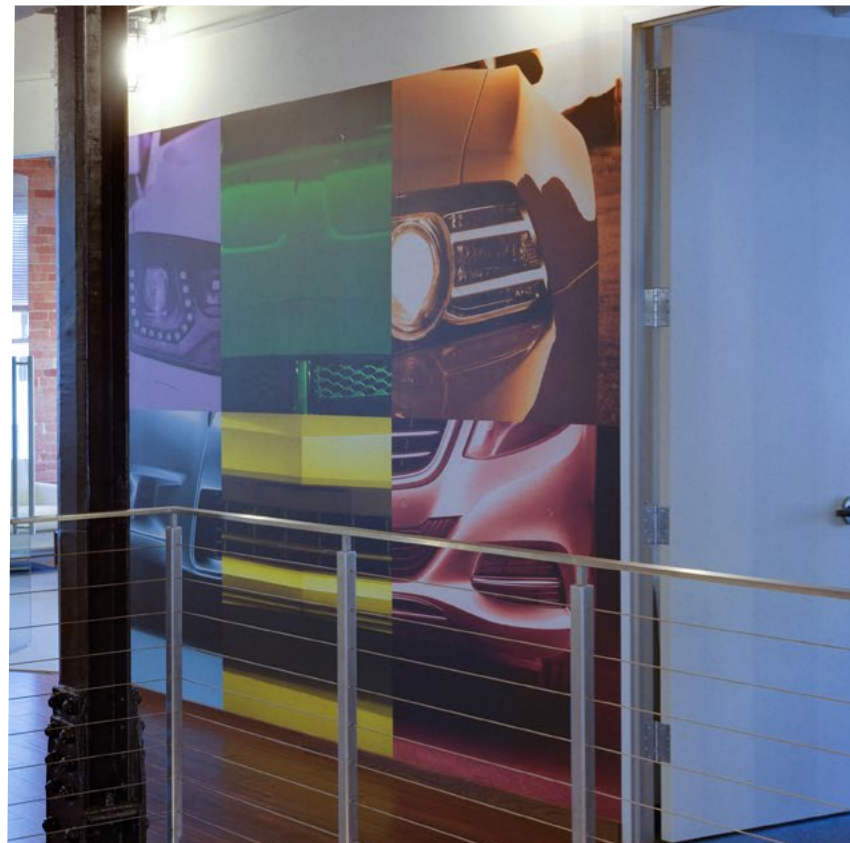
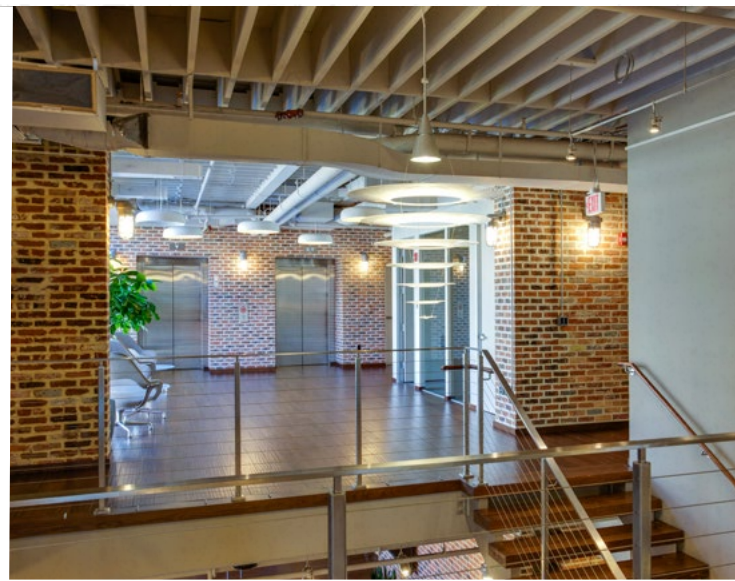
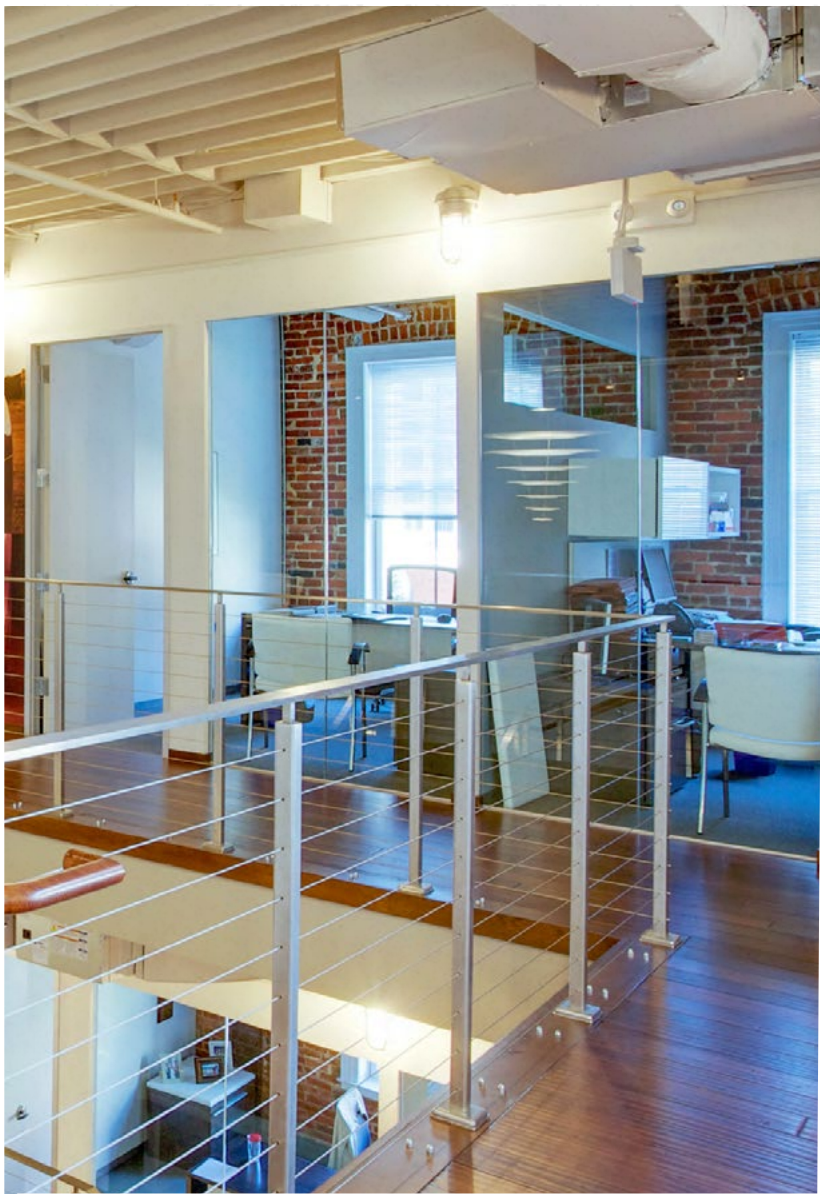
Arch Square is home to a flagship Walgreens store on the first two floors featuring a Walgreens Healthcare Clinic, groceries and health/beauty supplies.

The three-floor office space features a roof level conference facility and approximately 3,500 SF rooftop terrace. The property also includes a 1,000 SF private entrance and signage opportunities. As tenants and guests exit the rooftop elevators they are greeted by an expansive indoor/outdoor lounge and conference center. The rooftop terrace invites tenants and their guests as they travel outside to enjoy the putting green. 803 7th Street offers a one-of-a-kind rooftop experience for tenants looking to conduct business, take a mid-day break, or to entertain their clients.

The property is owned by AFIAA, a Zürich-based investment foundation of 35 Swiss pension funds. AFIAA expanded its D.C. portfolio of commercial properties by purchasing the property for over \$1,800 PSF. At the time in 2015, the sale of Arch Square set a record in the Washington, DC market.

This spectacular building offers 25,593 SF of office space and is the ideal building location & build-out for companies seeking "outside the glass box" opportunities.





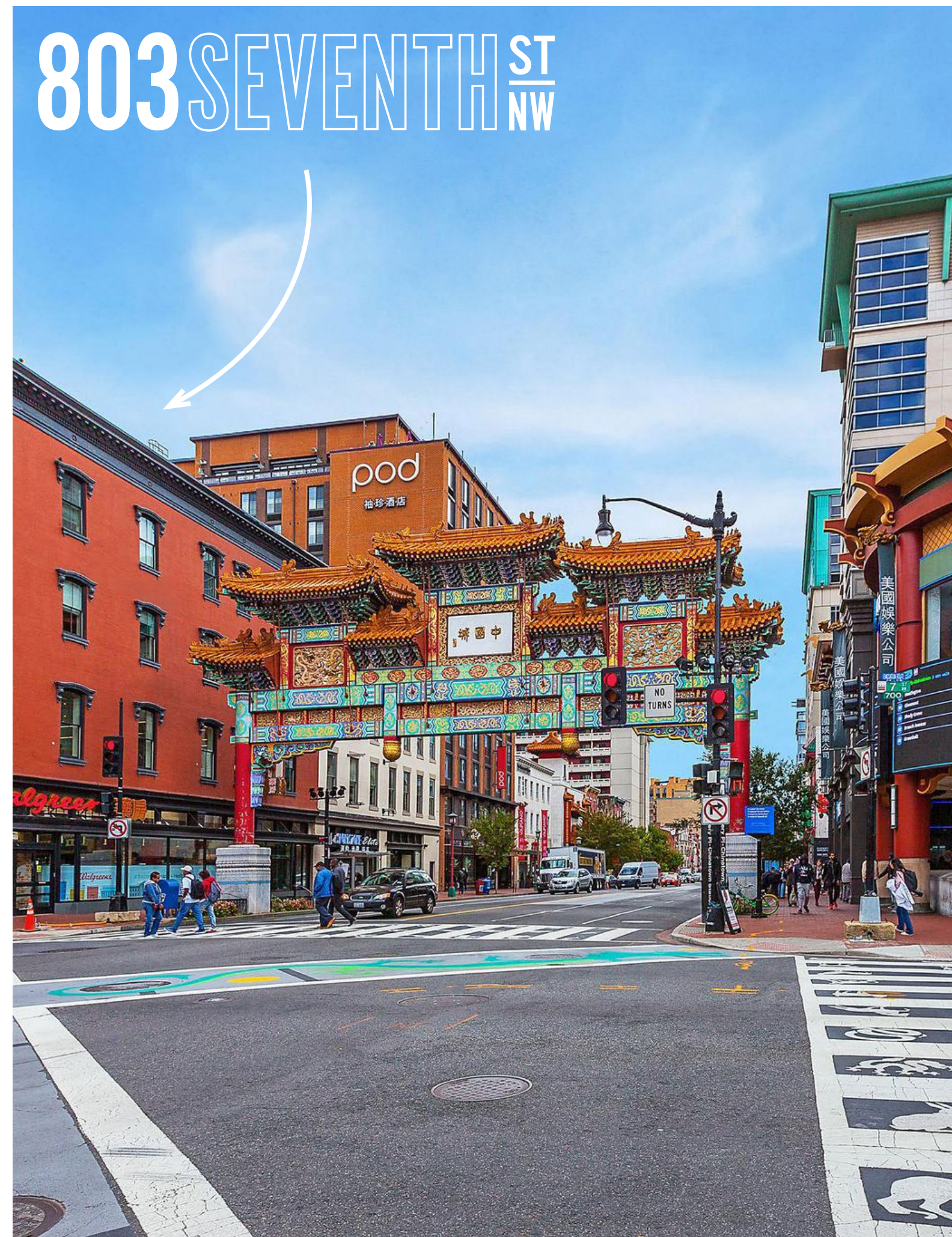
MARKET PULSE

Situated in Washington's East End, Washington DC's most vibrant and electric submarket featuring Times Square-esque lights and energy, 803 7th Street sits among the city's most exciting entertainment and cultural destinations. With nearly 2 million square feet of retail in the nearby vicinity, tenants enjoy endless opportunities for dining, shopping and nightlife.

The neighborhood's energy, vibrancy, and connectivity has proven to be a strong draw for Washington's workers and thus is a highly desirable location.

The cornerstone of the East End entertainment district is the Capital One Arena - the 18,277-seat arena hosts world-class events, concerts, family shows, trade shows, and special events. Gallery Place and the 7th Street Restaurant Corridor surround Terrell Place and is Washington DC's ultimate urban retail destination with 250,000 square feet of dynamic shopping and dining.

The East End/Chinatown has experienced a fundamental shift from the office-centric dominated environment to today's vibrant, live-work-play neighborhood. Within ½ mile of Arch Square, the neighborhood has seen a dramatic increase in population and households.



A THRIVING NEIGHBORHOOD



WITH COUNTLESS RESTAURANTS, FAST CASUAL EATERIES, HOTELS & ENTERTAINMENT, CHINATOWN HAS IT ALL

Walgreens



CAVA

HipCityVeg

CHOPT

EQUINOX

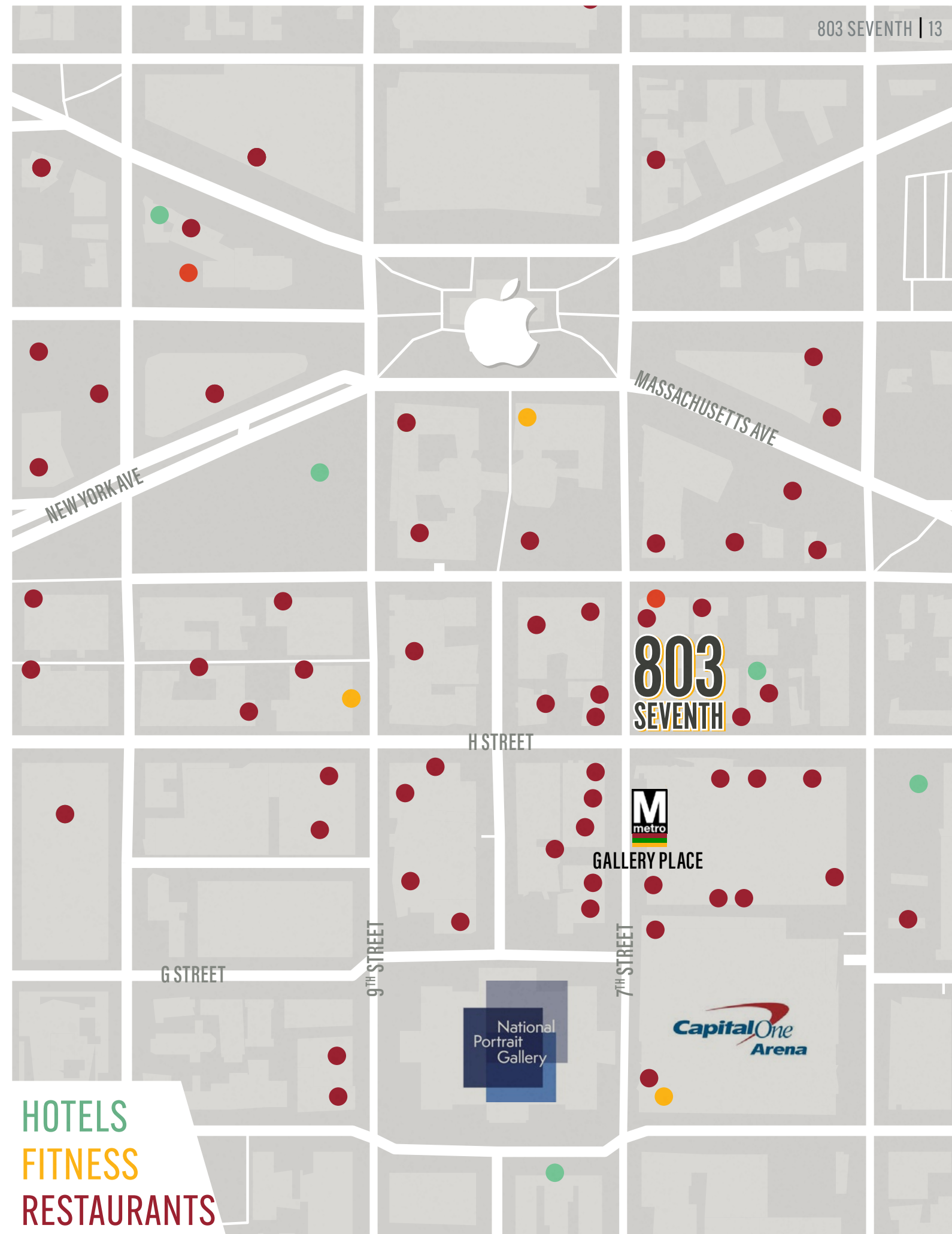
Clyde's

La COLOMBE
COFFEE ROASTERS

CapitalOne
Arena



ZAYTINYA



803 SEVENTH



GALLERY PLACE

National Portrait Gallery

CapitalOne Arena

HOTELS
FITNESS
RESTAURANTS

SUBLEASE DETAILS

IMMEDIATELY AVAILABLE for sublease

SUBLEASE EXPIRATION: 11/30/2028

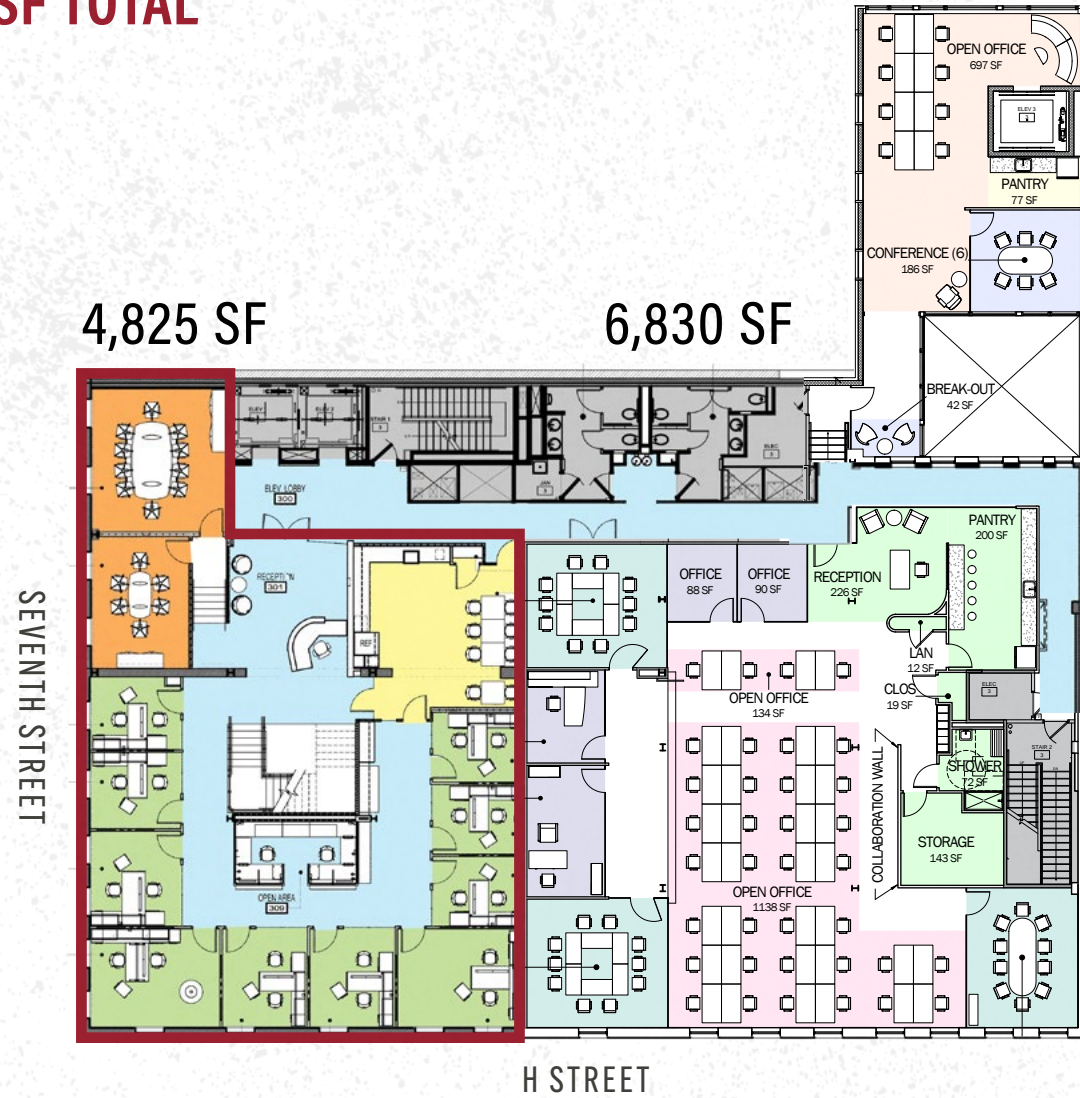
SQUARE FOOTAGE: 25,593 RSF on the 3rd, 4th & 5th Floors

SECURED RECEPTION WITH PRIVATE ELEVATORS
on ground floor that lead to the leased premise

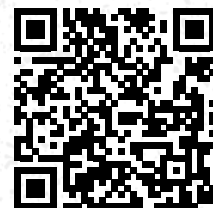


FLOOR PLANS

3RD FLOOR 11,655 SF TOTAL



VIRTUAL TOUR 



4TH FLOOR 10,181 SF

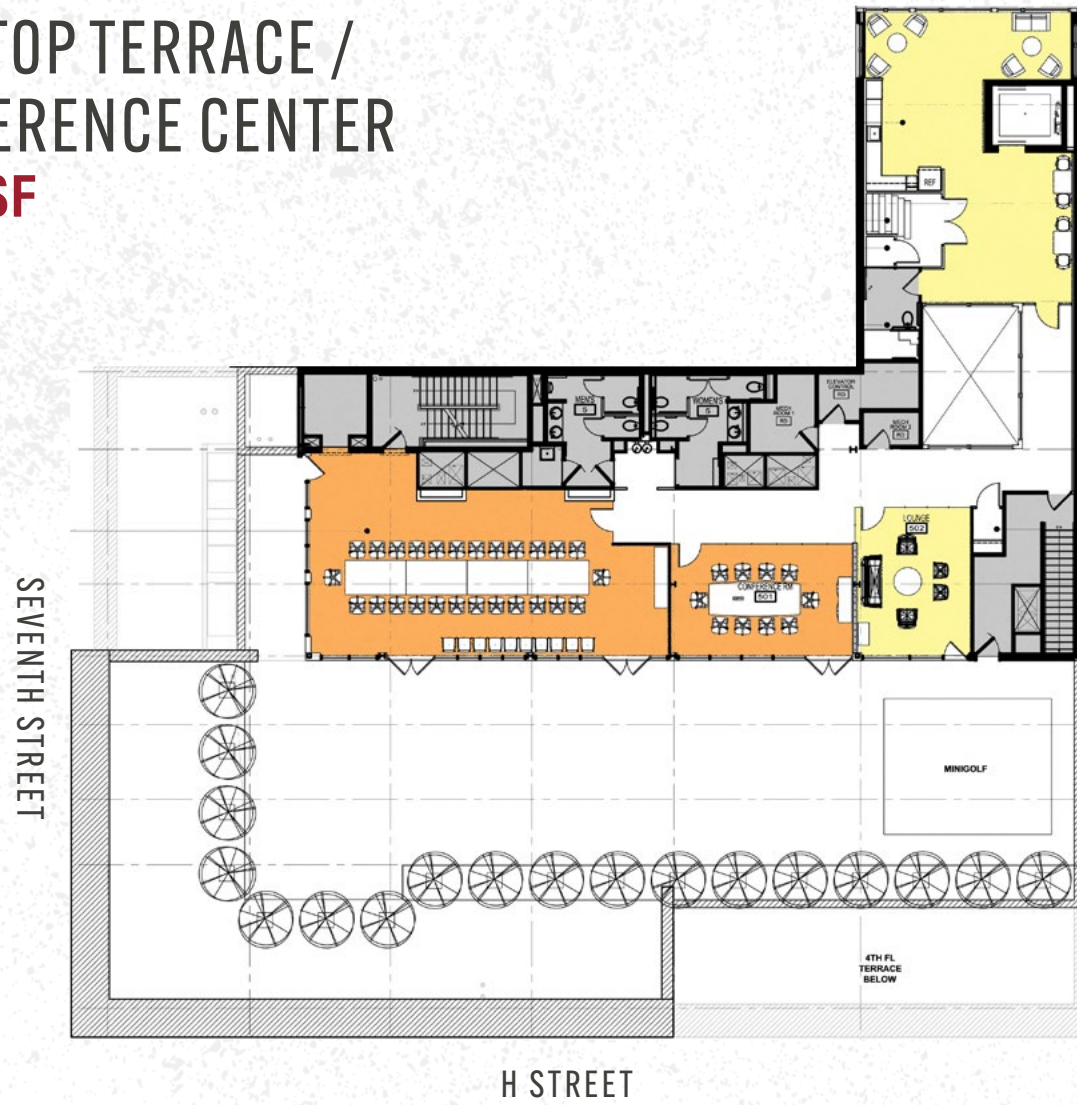


VIRTUAL TOUR 

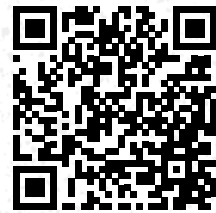


5TH FLOOR

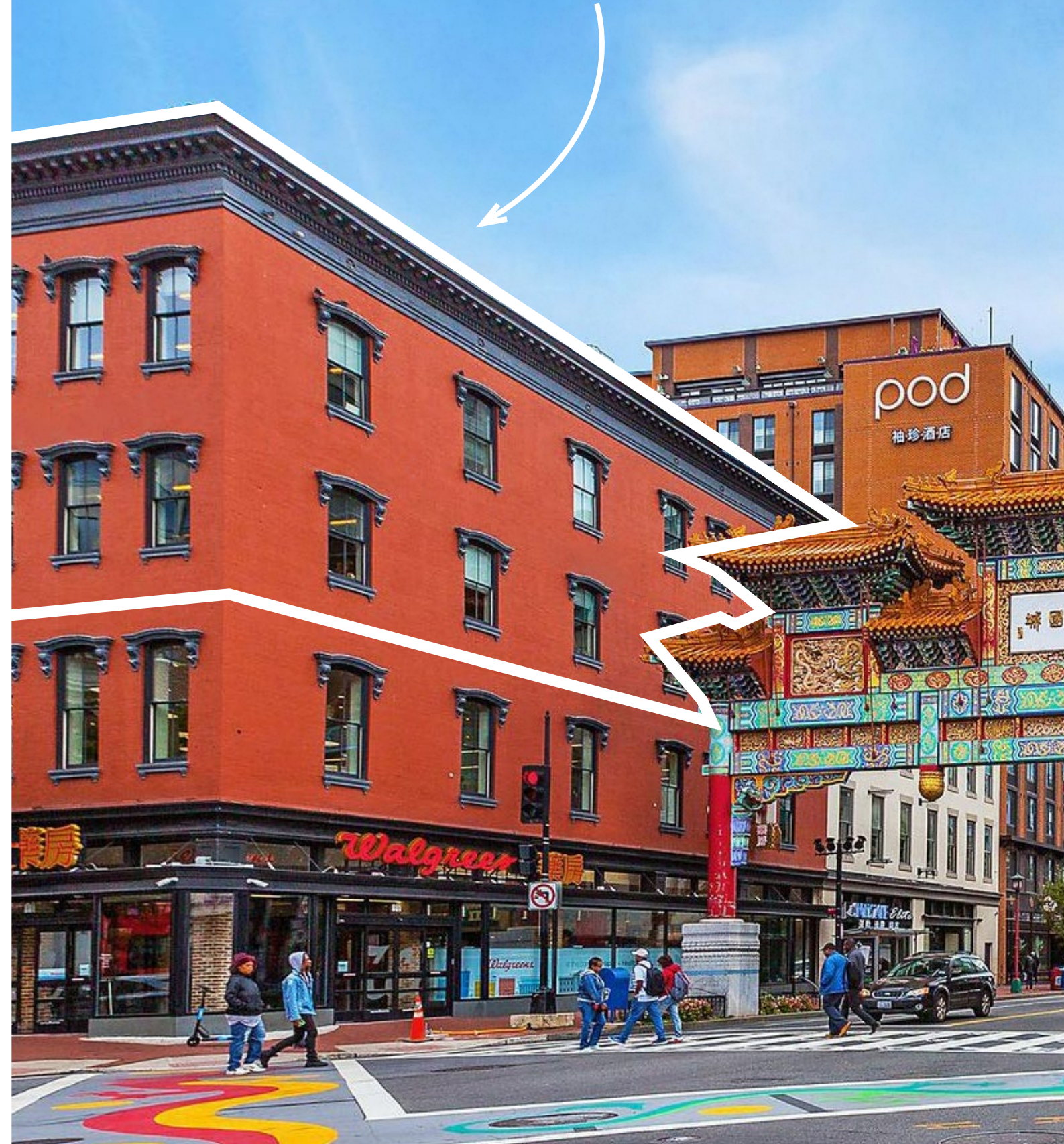
ROOFTOP TERRACE /
CONFERENCE CENTER
3,757 SF



VIRTUAL TOUR 



803 SEVENTH ST NW



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pod
袖珍酒店

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