



INVESTMENT OPPORTUNITY

1011 New Hampshire Avenue NW, Washington, DC 20037



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INTRODUCTION

Colliers International DC, LLC (“Colliers”), as the exclusive representative for (Owner), is pleased to present this opportunity to purchase fee simple interest in 1011 New Hampshire Avenue NW (the “Property”), a 5,600 SF boutique office asset.

The Property’s corner location on New Hampshire Avenue NW between 22nd and L Streets NW is ideally located in the heart of Washington, DC’s Dupont Circle neighborhood and benefits from its access to transit and retail. With 300+ restaurants, 18 hotels, and 4,600+ multifamily units, Dupont Circle is one of Washington, DC’s most sought-after neighborhoods.

Furthermore, the Property is situated in the heart of Washington Circle’s New Hampshire Avenue corridor. This corridor is also popular among associations, non-profits, social organizations, universities, and other institutions that prioritize ownership in their real estate strategy. Despite this location’s plethora of assets, it has relatively low automobile traffic, which makes it ideal for commuters coming from all areas of the city and its suburbs.

1011 New Hampshire is a once-in-a-generation investment opportunity for value-focused occupiers looking to make a mark in one of DC’s hottest neighborhoods. Investors will benefit from a long-term appreciation of this boutique asset and close proximity and access to DC’s best restaurants, nightlife, and the Central Business District, all while being a short ride away from the seats of power in the United States government.

Address

1011 New Hampshire
Avenue NW
Washington, DC

Submarket

West End / CBD

Year built / renovated

1895 / 2006

Property type

Office / Medical

Building area

5,600 SF

Zoning

RA-5



PROPERTY OVERVIEW

1011 New Hampshire Avenue is a beautiful Washington Circle brownstone. Built in 1895, this 5-story, 5,600 SF townhouse was exceptionally renovated in 2006 by the current owner. The building is used today as medical office but could be converted back to residential.

1011 New Hampshire is situated in the heart of Dupont Circle's New Hampshire Avenue corridor, home to many embassies, chanceries, and other foundational DC property owners

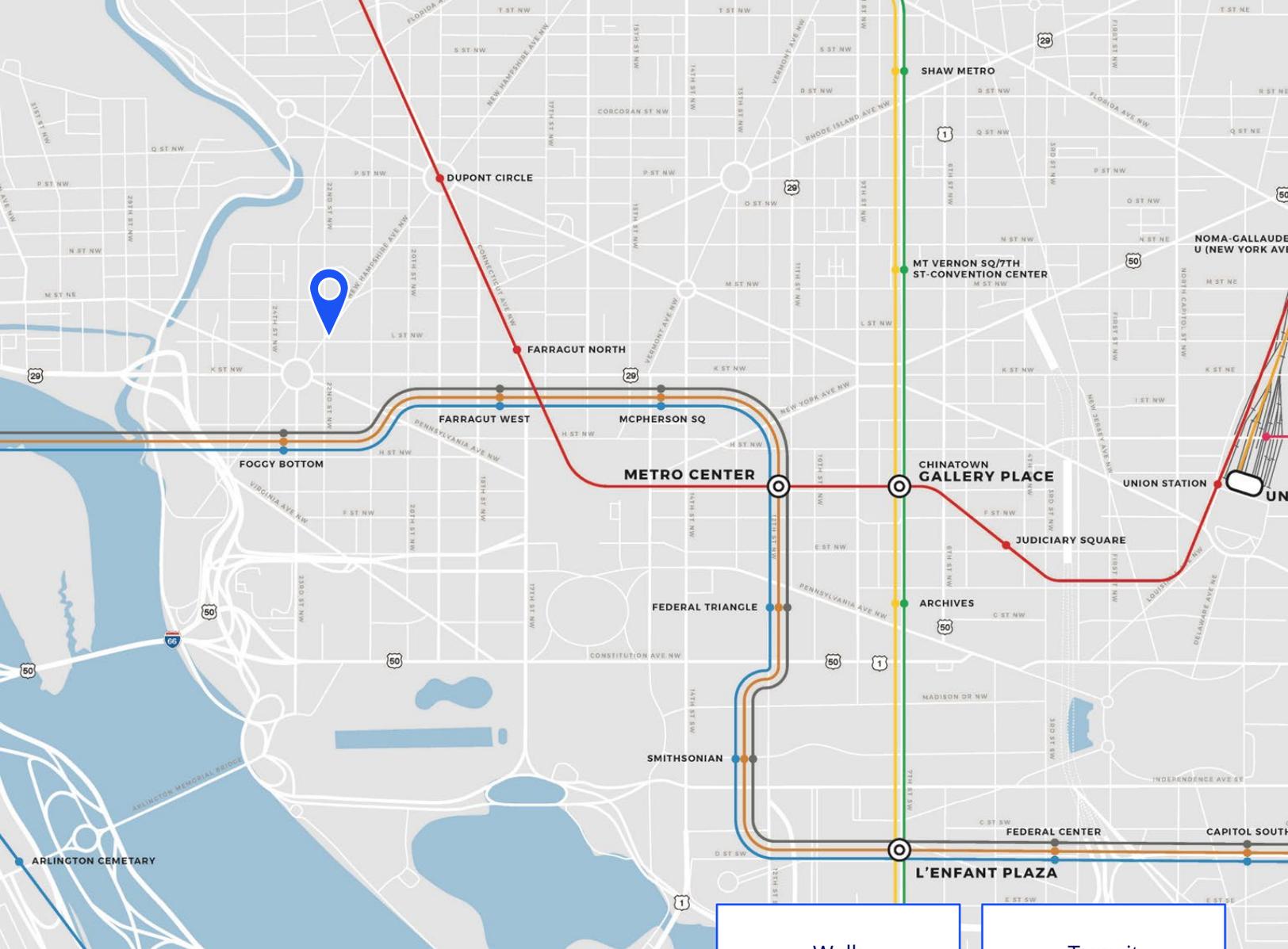
The building boasts five, 1,120 square foot office suites across four stories and a lower level. It features high ceilings, hardwood floors, fireplaces, central air conditioning, and an elevator. With light on three sides of the building it also benefits from an abundance of natural light.

1011 New Hampshire is an historic treasure that exemplifies the turn-of-the-century style of Northwest Washington, DC.



Find yourself
in one of the
best locations





Walk score
99

Transit score
100

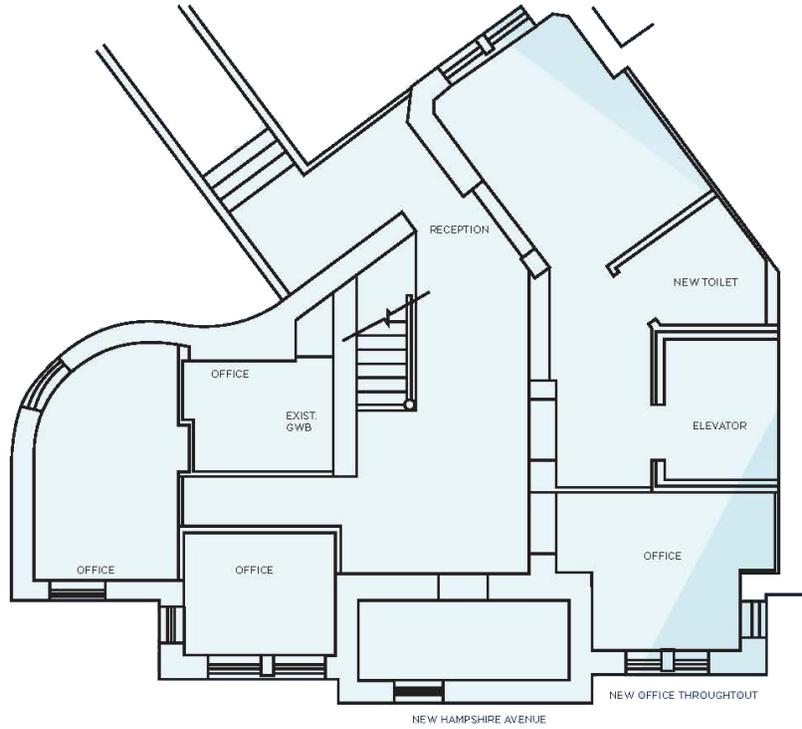


Current population <i>(within 3 miles)</i>	360,962 within 3 mi.
Average household income <i>(within 3 miles)</i>	\$117,285 within 3 mi.
Number of embassies <i>(within 10 min walk)</i>	approx. 60 embassies

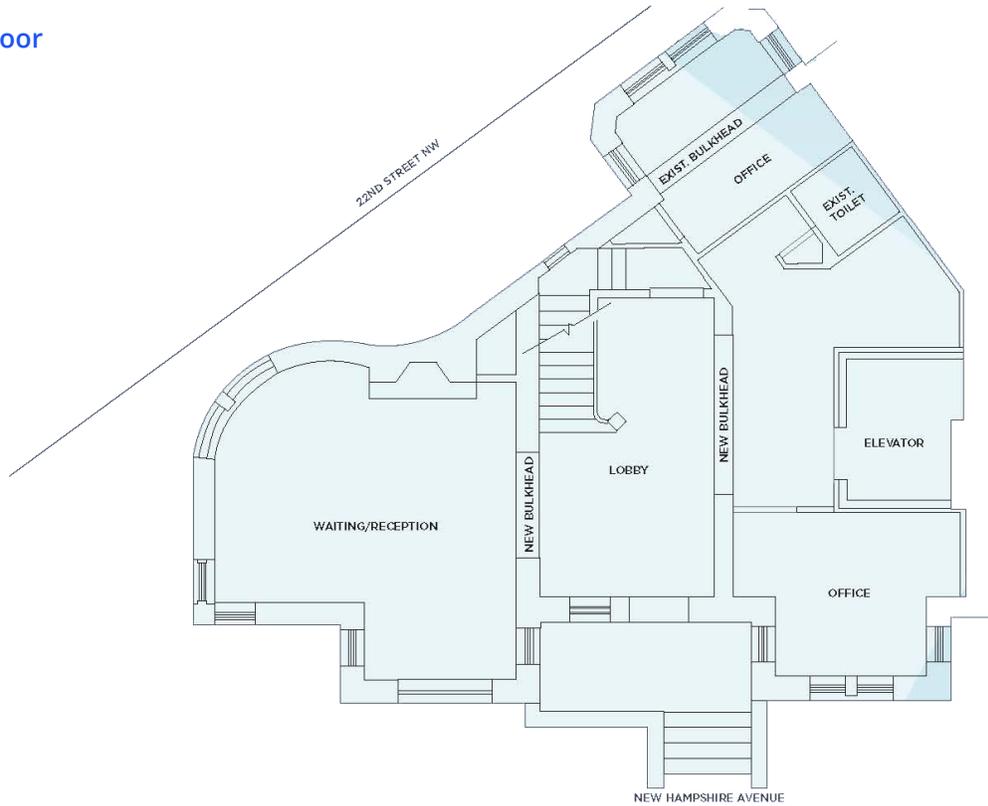
The George Washington University & Hospital within 5-minute walk

FLOOR PLANS

Ground Floor

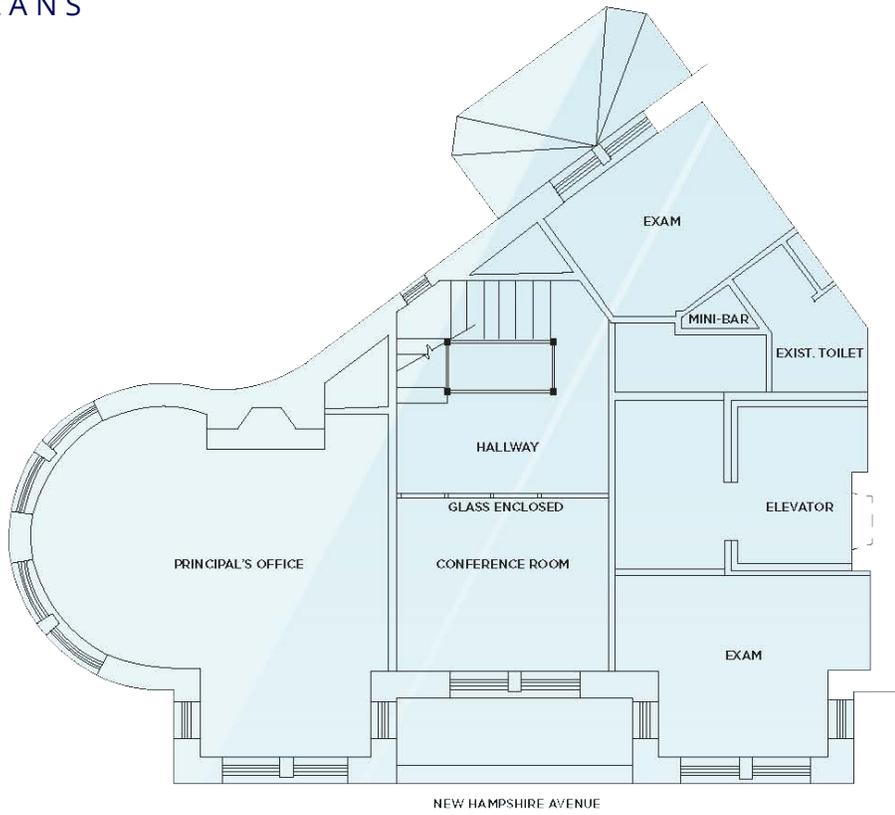


First Floor

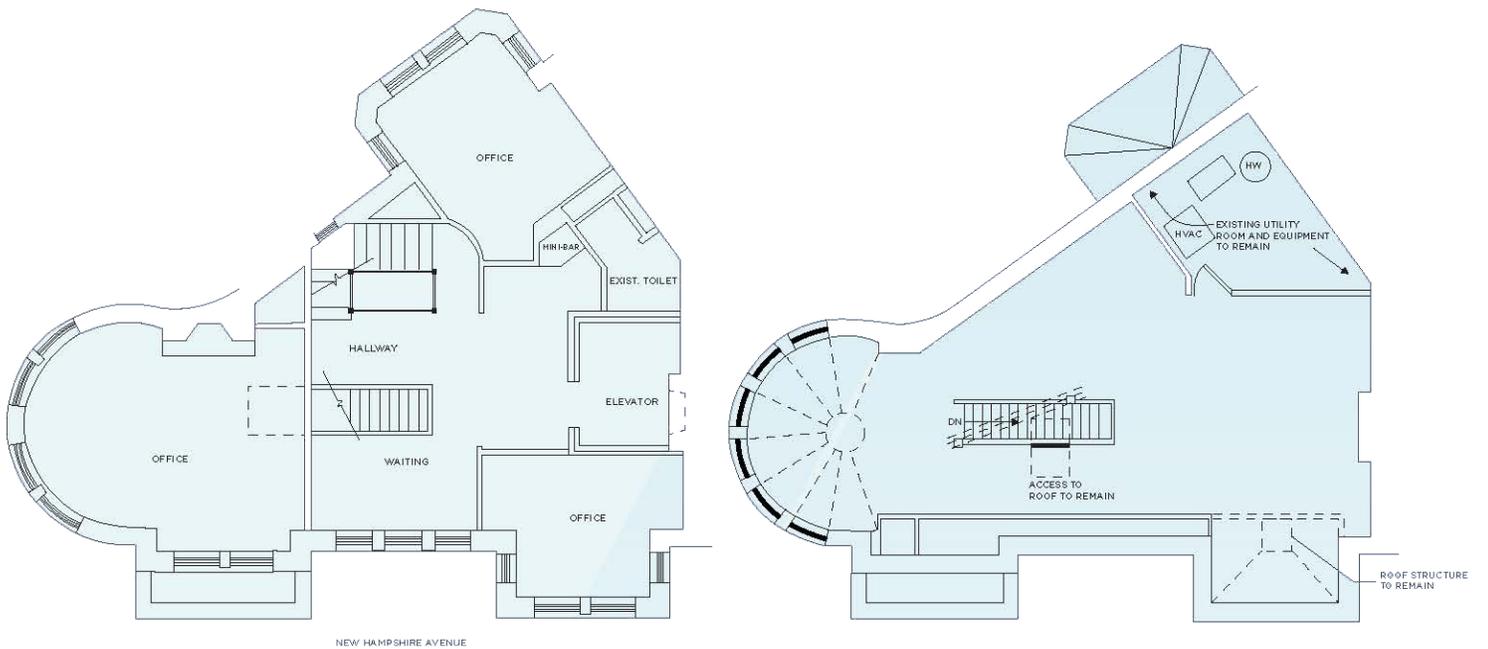


FLOOR PLANS

Second Floor



Third Floor & Rooftop



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