

Embassy Row Office

Historic Investment Opportunity on
Sheridan Circle and Embassy Row

2234 Massachusetts Avenue NW
Washington, D.C. 20008



The Offering

Commanding a premier corner at Massachusetts Avenue and Sheridan Circle, 2234 Massachusetts Avenue is one of the most architecturally significant buildings on Embassy Row. Commissioned in 1908 by Henrietta M. Halliday and designed by renowned architect William Penn Cresson, this semi-detached limestone property, a home for the Irish Embassy since 1949, is a rare surviving example of Beaux-Arts design on Massachusetts Avenue. Its exterior reflects Louis XVI influences, while interiors combine 18th century French and English styles with gracious millwork, grand reception rooms, and office accommodation over five floors. With its dual frontage, intact historical fabric, and flexible internal configuration, it offers a prestigious setting for an embassy, a university, an NGO or cultural institution, seeking a flagship Washington headquarters. This is a rare opportunity to acquire one of the remaining historic Embassy buildings on Massachusetts Avenue, with the additional option to combine it with 2232 Massachusetts Avenue to create a landmark compound.

35

Embassies within 1/2 Mile

15+

Hotels within 1/2 Mile

2

Blocks to Dupont Metro



Property Features



Circular Drive for Easy Drop Off & Parking



Elevator Access to All Floors



Separate Basement Unit



Conference Center on Main Floor



Outdoor Terrace



Events Space on Second Level



Located in the heart of Embassy Row



Fronting on Sheridan Circle

~11,300 SF Total Building

LOWER LEVEL
8' CEILING

ROOMS AND DIMENSIONS:

- LIVING ROOM:** 20'3" X 20' (Central circular area)
- SITTING ROOM:** 20'3" X 20' (Adjacent to the central living room)
- BEDROOM:** 13'4" X 11'4" (Top left)
- KITCHEN:** 12' X 7'5" (Middle left)
- LIVING ROOM:** 17'8" X 13'9" (Bottom left)
- BATH:** (Bottom center)
- LAUNDRY:** (Bottom center)
- UTILITY ROOM:** (Middle right)
- UTILITY:** 14'9" X 6'7" (Far right)
- UNFINISHED STORAGE:** 18'9" X 7'8" (Bottom right)

Other Features:

- STAIRS:** Multiple stairwells labeled "UP" and "DOWN".
- ELEVATOR:** Labeled "ELEV" and "ELEVATOR MECHANICS".
- CLIMBING WALL:** Labeled "CLIMBING WALL" on the left side.
- PATIO:** (Top left)
- REAR PORCH:** (Bottom left)
- W.C. (Water Closet):** (Middle center)
- W.I.C. (Wardrobe Closet):** (Middle center)
- W. (Wardrobe):** (Bottom center)
- D. (Dresser):** (Bottom center)
- REF. (Refrigerator):** (Bottom center)
- BUILT-IN:** (Bottom right)
- FP (Fireplace):** (Bottom left)
- SH (Shower):** (Middle left)
- RE (Refrigerator):** (Middle left)
- COIN LOCKER:** (Top left)
- LADDER UP:** (Top left)

MASSACHUSETTS AVE

SECOND LEVEL
13'10" CEILING

OFFICE
12'3" X 12'2"

RECEPTION SPACE
26' X 23'

KITCHEN
11' X 7'9"

MEETING ROOM
29'9" X 17'10"

OFFICE
22'8" X 20'4"

STAIRS
UP
DN

REST

ELEC

ELEV

BUILT-IN

MAIN LEVEL
10' CEILING

TERRACE

LARGE CONFERENCE ROOM
20'5" X 20'5"

8'9" X 8'

P.R.

CLOSET

RECEPTION HALL
25'3" X 24'

OFFICE
19'2" X 17'10"

FOYER

W.I.C.

CIRCULAR DRIVEWAY

MASSACHUSETTS AVE

THIRD LEVEL
9' CEILING

The floor plan includes the following areas:

- BREAK ROOM
20'1" X 7'6"
- BATH
- OFFICE
17'3" X 15'10"
- ELEV.
- BATH
- CLOSET
- OFFICE
13'5" X 13'1"
- OFFICE
17'10" X 15'5"
- OFFICE
20'7" X 15'3"
- OFFICE
17" X 14'7"

Stairwells are labeled UP and DN. A SHOWER area is also indicated near the Break Room.

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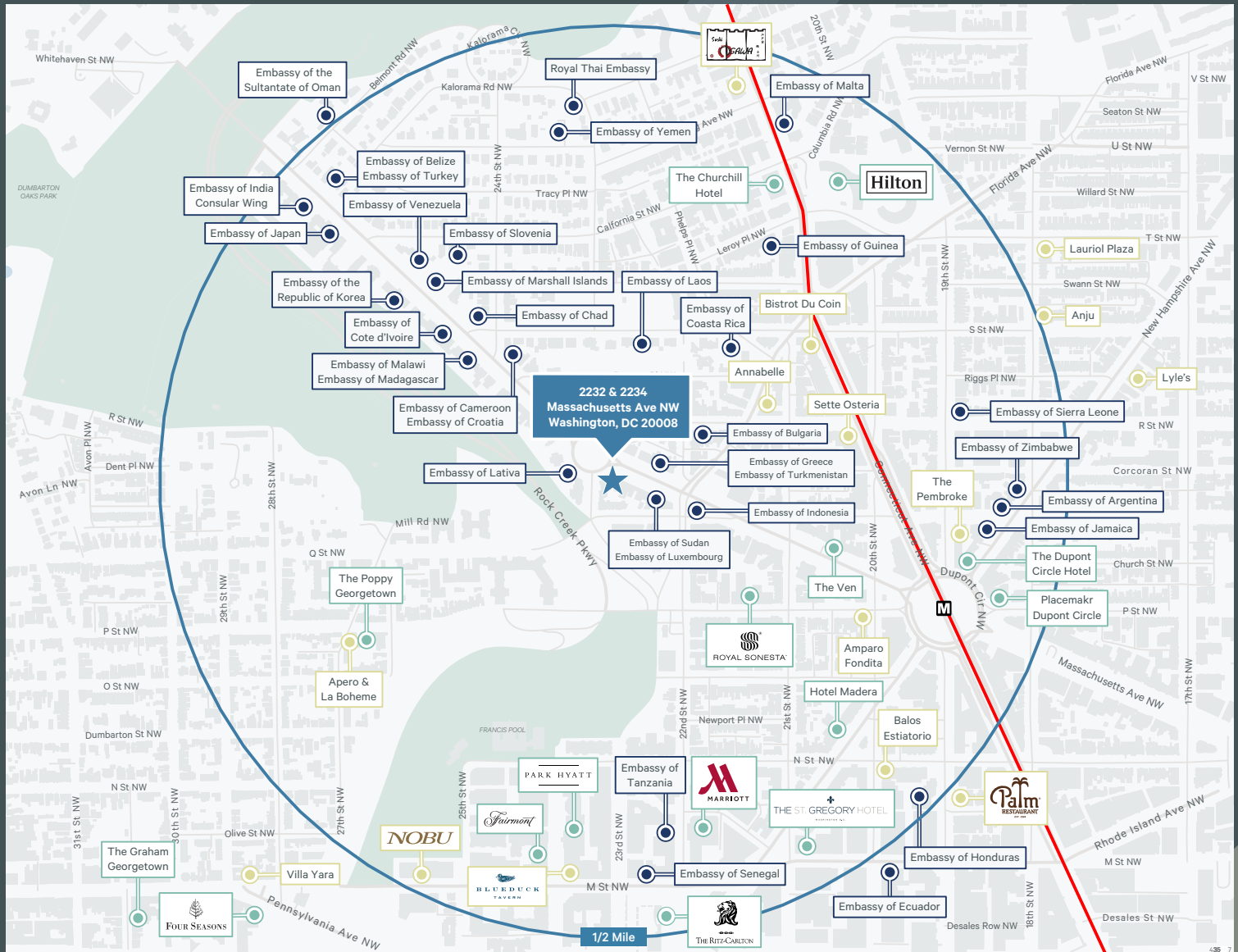
Photos



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For Sale



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