OFFERING MEMORANDUM

The National Museum of American Jewish Military History
1811 R Street, NW

WASHINGTON, DC 20009

JULY 2026

NEWMARK

Table of Contents

Newmark (Newmark, the “Agent”) has been engaged as the exclusive sales representative for the sale of 1811 R Street, NW (the ”Property”) by ‘The National Museum of American Jewish Military History’ (the “Seller”). This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (July 2026) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller’s sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

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Disclaimer

Disclaimer

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The Property is being offered for sale in an “as-is, where-is” condition, and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in the Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers (“Purchasers”) of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a “Registered Potential Investor” or as a “Buyer’s Agent” for an identified “Registered Potential Investor”. The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of the Offering Memorandum.

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By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents will be held and treated in the strictest of confidence and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced with the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Agent.

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Executive Summary

Executive Summary

Newmark has been exclusively retained to offer for sale 1811 R Street NW, The National Museum of American Jewish Military History (NMAJMH). This elegant four story 22,000 square foot building operates as a museum, gallery, offices and gathering space for members and visitors from across the country. Originally constructed as an association headquarters, it has served as a museum since 1983. The building will be delivered vacant, available for a variety of museum, office, residential or specialty uses.

The location of 1811 R Street is unparalleled with easy access to Dupont Circle and Kalorama's extensive supply of residential and embassy buildings. The neighborhood boasts the most famous and expensive housing in the District, with elegant embassies and consulates, galleries, museums and residences.

1811 R Street includes a 9-car parking lot accessed by a public alley and street parking is readily available. Significant on-site parking enhances a variety of use alternatives for both ongoing museum or office use and well as redevelopment. The parcel is approximately 6,000 square feet and zoned RA-2/DC. The zoning overlay is designed to promote residential uses and retain the character of the Dupont Circle neighborhood. The purpose of the underlying RA-2 zone is to permit the construction of institutional and semi-public buildings in addition to residential properties.

1811 R functioned as a headquarters office building from its construction in 1965 until the purchase by NMAJMH in 1983. The museum's current use is to document and preserve the contributions of Jewish Americans to the peace and freedom of the United States. It is a member institution of the Dupont-Kalorama Museums Consortium established to promote museums and their neighborhoods in the greater Dupont-Kalorama area of Washington DC. The museum includes two floors of permanent and special exhibitions plus spaces used for sponsoring traveling displays. In addition to the exhibition space is the Captain Joshua L Goldberg Memorial Chapel and Study Center. The museum's Tree of Honor and Memorial Wall and the extensive archival collection of photographs, letters, diaries, military records and manuscripts are other key features of the building.

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Investment Highlights

Investment Highlights

EXTRAORDINARY LOCATION

In the most desirable neighborhood in Washington, DC between Dupont Circle and Kalorama, 2 blocks from the Dupont Circle Metro

IDEAL CONVERSION OPPORTUNITY

Given the site's R-2 zoning, wide column spacing, exceptional ceiling height and window line, the building is ideal for residential conversion

MANAGEABLE SIZE

With 21,000 square feet on four floors and on-site parking, 1811 R Street is ideal for ongoing specialty or office use, embassy or consulate use, or conversion to a single residence or multiple residential units

FLEXIBLE DELIVERY STATUS

1811 R can be delivered vacant or with a short-term lease back from the current ownership

DESIRABLE BLOCK

The 1800 block of R Street is highly desirable due to the elegant architecture, expansive lawns and notable buildings including embassies, international non-profits and luxury housing

EXTREMELY TIGHT MARKET CONDITIONS

With only a handful of comparable buildings for sale in this submarket and no new supply planned, demand for this type of product greatly surpasses supply

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Property Description

Property Description

Property Information

Address	1811 R Street, NW Washington, DC 20009
Land Area	6,000 SF
Number of Floors	5 including sub basement
Year Built	1965
Average Floor Size	4000 SF
Tax Parcel	0133 0275
ANC	2B
Zoning	RA-2/DC

Site Information

Property Type	Office
Property Class	B
Stories	3 above grade plus lower level and sub basement
Construction type	Masonry
Occupancy Type	Museum, Administration, and Archive
FAR	1.7
Parking Spaces	9

Property Description

Building Improvements

Foundation	Masonry and Concrete
Structural Frame	Masonry bearing walls, steel joists
Exterior Walls	Brick façade with glass and brushed stone accents
Windows	Oversized operable windows with wood frames and interior stained glass
Roof	Pitched roof with dormer windows
Interior Finishes	Museum quality lighting and displays, high ceilings, drywall and extensive trim, carpet and LVT floors
Interior Walls	Drywall
Elevator	Two elevators including one freight elevator
Restrooms	Two per floor
Security	Security system monitored by ADT with fob entry and intercom

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Dupont Circle Map

Dupont Circle Neighborhood

CULTURE

RETAIL

LIFESTYLE

WELLNESS

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Market Overview

Washington, DC | Office Market Overview

$58.39/SF

AVERAGE ASKING LEASE RATE FOR CLASS A AND B BUILDINGS

20.6%

TOTAL VACANCY RATE

8.1M SF

OFFICE SPACE PROPOSED FOR CONVERSION

WASHINGTON, DC MARKET OVERVIEW:

The Washington DC office market is continuing to show signs of recovery with falling vacancy rates, increasing lease rates and positive net absorption. Trophy office buildings are performing extremely well, with a vacancy rate of only 9% and average lease rates jumping to $105/SF. DC's development pipeline remains historically low, with one building delivered in 2025 and one under construction in 2026. Almost 580,000 square feet has been converted to residential use so far, and looking forward, 8.1 million square feet of office use is proposed to be converted to residential.

The lack of new supply of office and the rising number of buildings taken off -line for conversion to other uses will lead to continued market improvement. This trend is in direct response to a decrease in office using jobs in Washington DC, down 1.5% from 5 years ago and down 3.7% year over year.

The Dupont Circle submarket, where 1811 R is located, has a vacancy rate below the DC average at 16% with average asking lease rates of $53.50/SF. This submarket is generally comprised of smaller office buildings with no new buildings under construction. Like the rest of the Washington DC market, there is a strong tenant preference for highly amenitized Class A space. Dupont Circle's office tenant base includes a large number of think tanks, international organizations, non-profits and boutique professional firms. With superior access to the Metro's Red Line, abundant retail and restaurant options and a neighborhood focused environment, Dupont Circle is a unique and highly desirable submarket of Washington DC.

Dupont Circle and Kalorama Residential Overview

$619,000

MEDIAN DUPONT CIRCLE CONDOMINIUM PRICE

$1,900,000

MEDIAN DUPONT CIRCLE ROW HOME PRICE

$6,200,000

AVERAGE KALORAMA DETACHED HOME PRICE

In terms of residential home sales, the Dupont Circle and Kalorama neighborhoods are some of the most exclusive in the region. While inventory was limited and most sales were townhomes and single- family homes, Kalorama sales saw prices rise by 138% compared to one year ago, with a median price of well over $2,000,000. In Dupont Circle, the market is largely condominium driven with median prices increasing by 12% year over year and median pricing well above $1,000,000. On average, homes sold after 48 days on the market compared to 83 days on the market in 2025. Sales of multifamily rental buildings also performed well, with 11 buildings of 20 units or less selling in the last year with per unit apartment prices ranging from $350,000 to $550,000.

The Dupont Circle housing market remains segmented, with very limited inventory and extremely strong demand for townhomes and luxury single family homes. Condominium sales drive roughly 85% of sales activity in Dupont Circle and pricing ranges from an average of $425,000 for studios to over $2,000,000 for luxury two bedrooms. The neighborhood is one of the most desirable in the city due to its walkability, historic architecture, restaurant and retail offerings and Metro access.

Likewise, the Kalorama housing market is driven by luxury demand, which is extremely resilient despite some softness in the office market. Homes priced above $10,000,000 continue to find strong buyer demand with a luxury segment driven by privacy, architectural significance, outdoor space, security and parking.

Luxury redevelopment for condominiums in Dupont Circle and Kalorama will continue to benefit from extremely constrained supply and deep demand from affluent domestic and international buyers. Similarly, development of smaller multifamily buildings, both renovations and new construction, remain attractive due to a strong and growing renter base and the neighborhood’s desirability continues to escalate.

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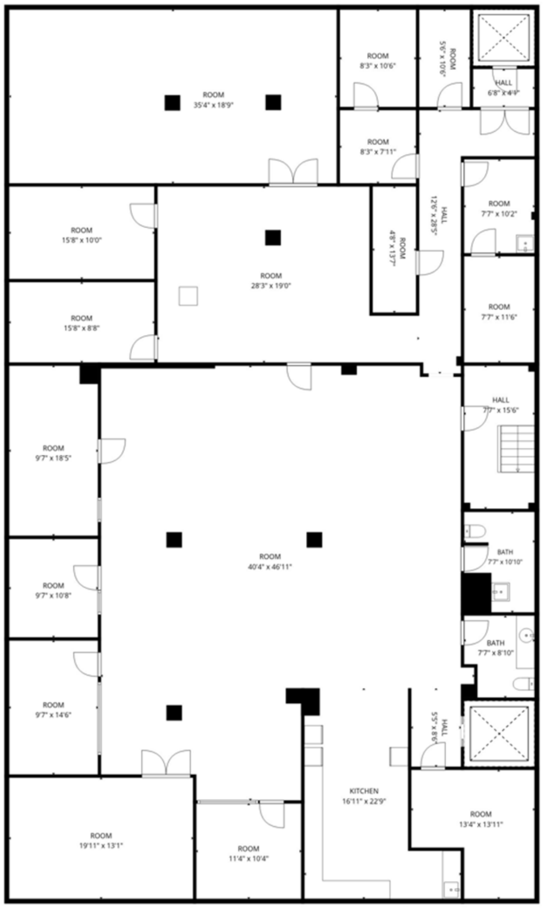
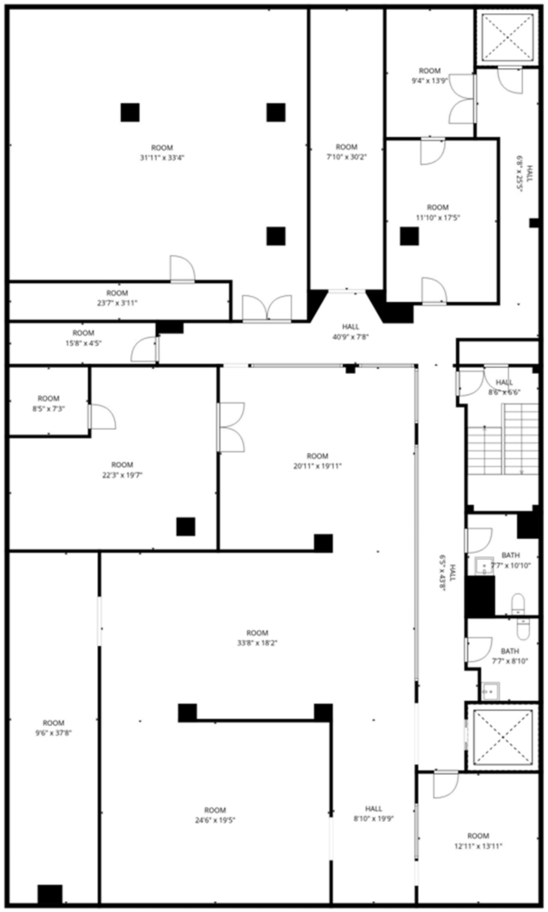
Floorplans and Map

Floorplans

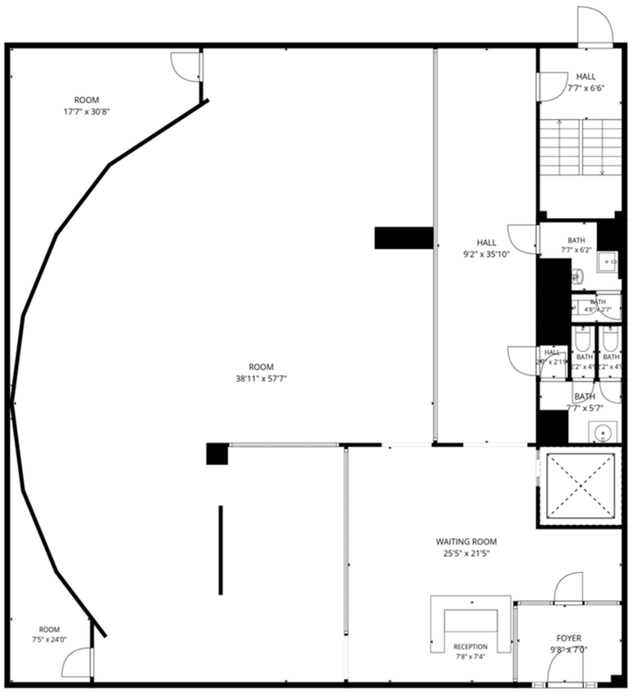


1st Floor - Office and Archives

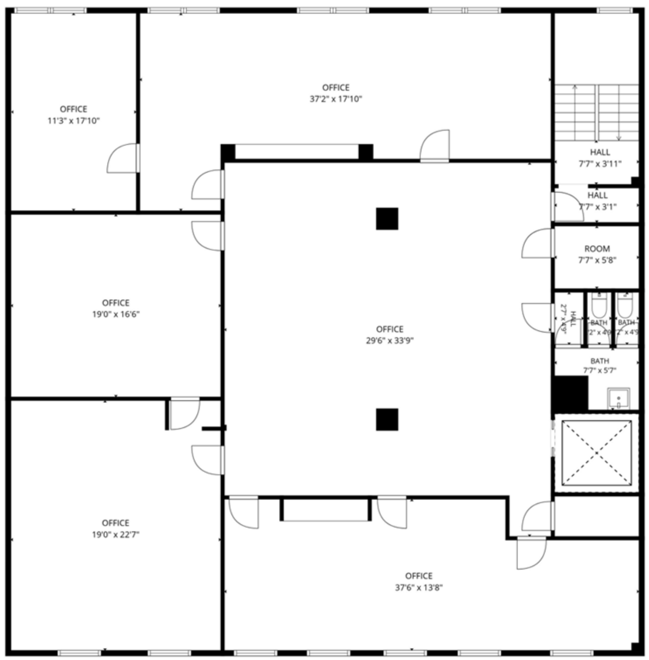


2nd Floor - Exhibition and Common Space

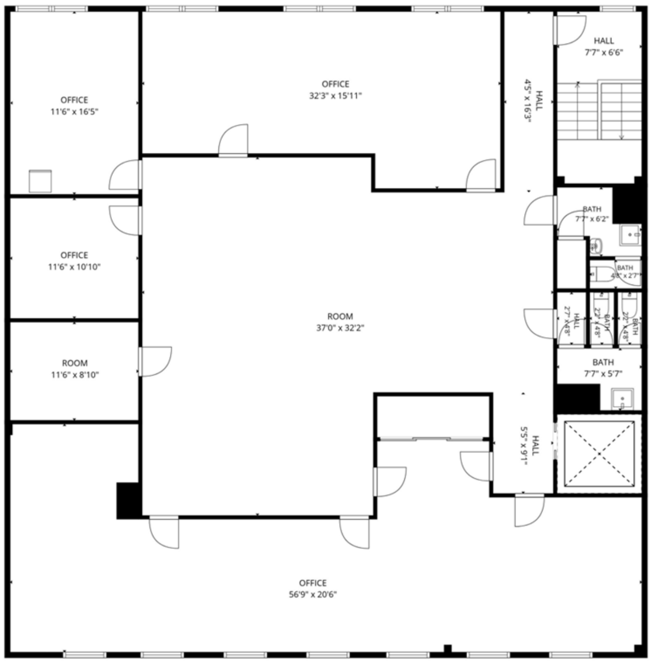
Floorplans



3rd Floor - Main Exhibition Space



4th Floor - Office Space



5th Floor - Office Space

Zoning and Neighborhood Map

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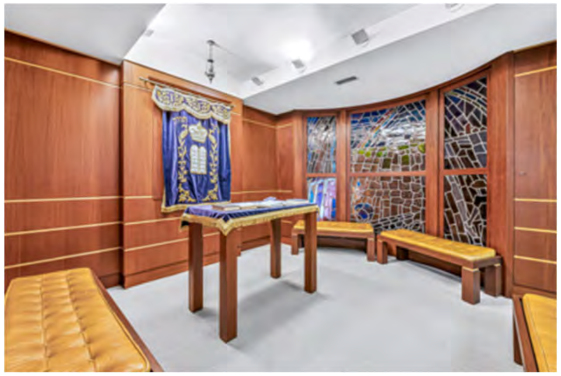
Photos

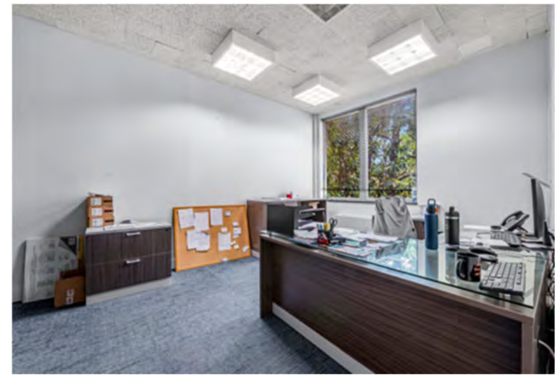
Photos – Exhibition Space

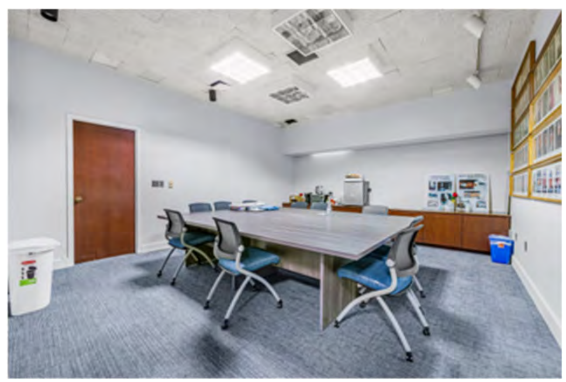
Photos – Exhibition Space



Photos – Office Space

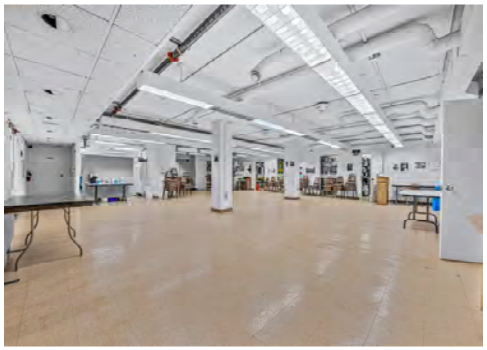


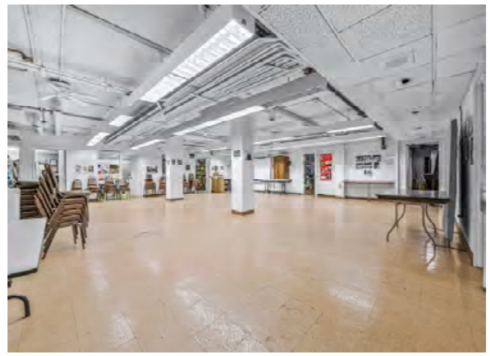


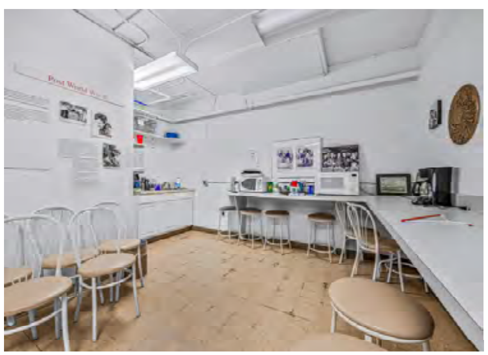


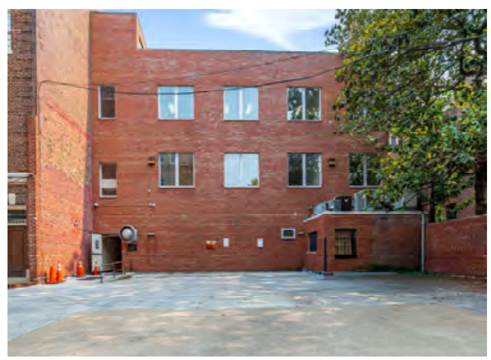

Photos – Office Space

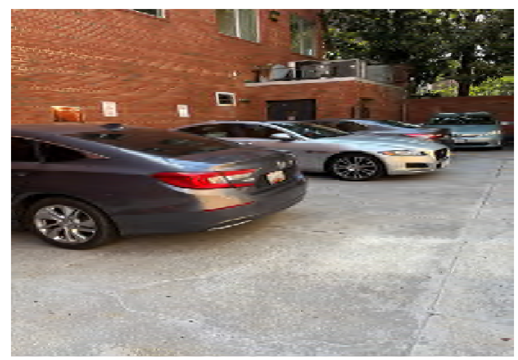
Photos – Common Areas and Outdoor Spaces











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