

USER PURCHASE OPPORTUNITY



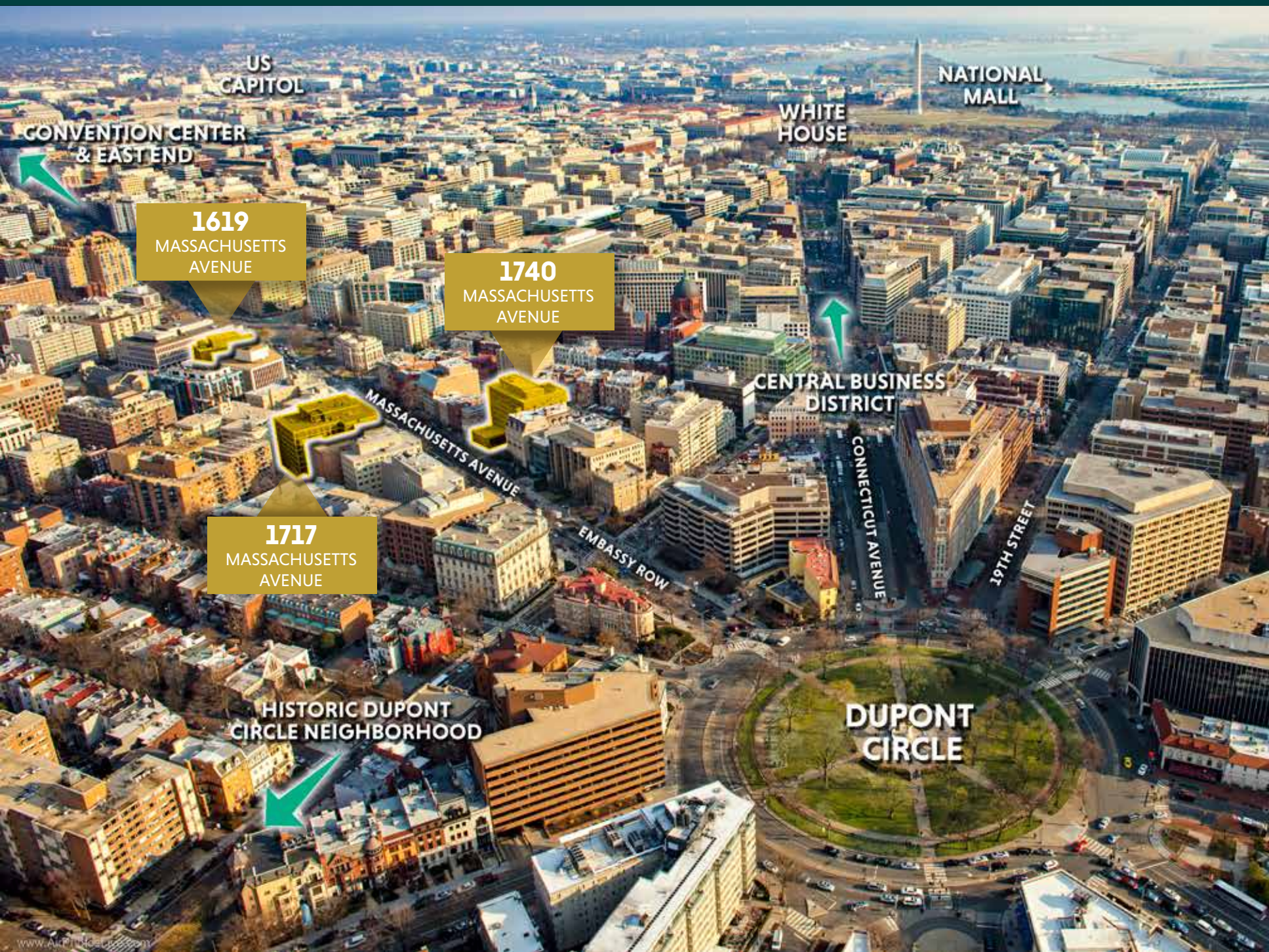
# EMBASSY ROW COLLECTION

WASHINGTON, DC

THE JOHNS HOPKINS UNIVERSITY  
ROBERT WOOD JOHNSON SCHOOL OF MEDICINE  
BLOOMSBURY UNIVERSITY







# EXECUTIVE SUMMARY

Cushman & Wakefield and Civitas proudly present for sale, individually or collectively, the Embassy Row Collection consisting of **1619, 1717, and 1740 Massachusetts Avenue NW**.

The collection occupies a premier location just one block away from Dupont Circle, on one of the nation's preeminent thoroughfares.

The central location, transit accessibility and flexibility, represent a rarely available opportunity in the heart of DC.

Unique in their proximity to global universities, embassies, and prestigious commercial tenants, the Embassy Row Collection offers broad optionality of uses for owner-occupiers.



# PROPERTY SUMMARY



Address	1619 MASSACHUSETTS AVENUE	1717 MASSACHUSETTS AVENUE	1740 MASSACHUSETTS AVENUE
Land Square Footage	11,037	20,017	21,852
Year Built	1965	1964	1963
Rentable Square Footage	59,423	108,897*	58,734**
Stories	9	9	9
Average Floorplate	6,317 SF	13,505 SF	5,779 SF
Parking	27 Garage, 5 Surface	60 Garage	25 Surface
Zoning	MU-16	MU-16	MU-15

\*Final BOMA numbers to be provided

\*\*Refer to zoning memo for additional density information





## PRESTIGIOUS INTERNATIONAL LOCATION

### EMBASSY ROW

Massachusetts Avenue is home to Embassy Row, long regarded as Washington's sought-after landmark address for embassies, diplomatic missions, think tanks, and diplomatic residences.

### INFLUENTIAL NEIGHBORHOOD

Dupont Circle's world-class amenities, vibrant restaurant scene, and a high concentration of premier hotels offers future occupants a plethora of entertainment options.



# AMENITY RICH LOCATION



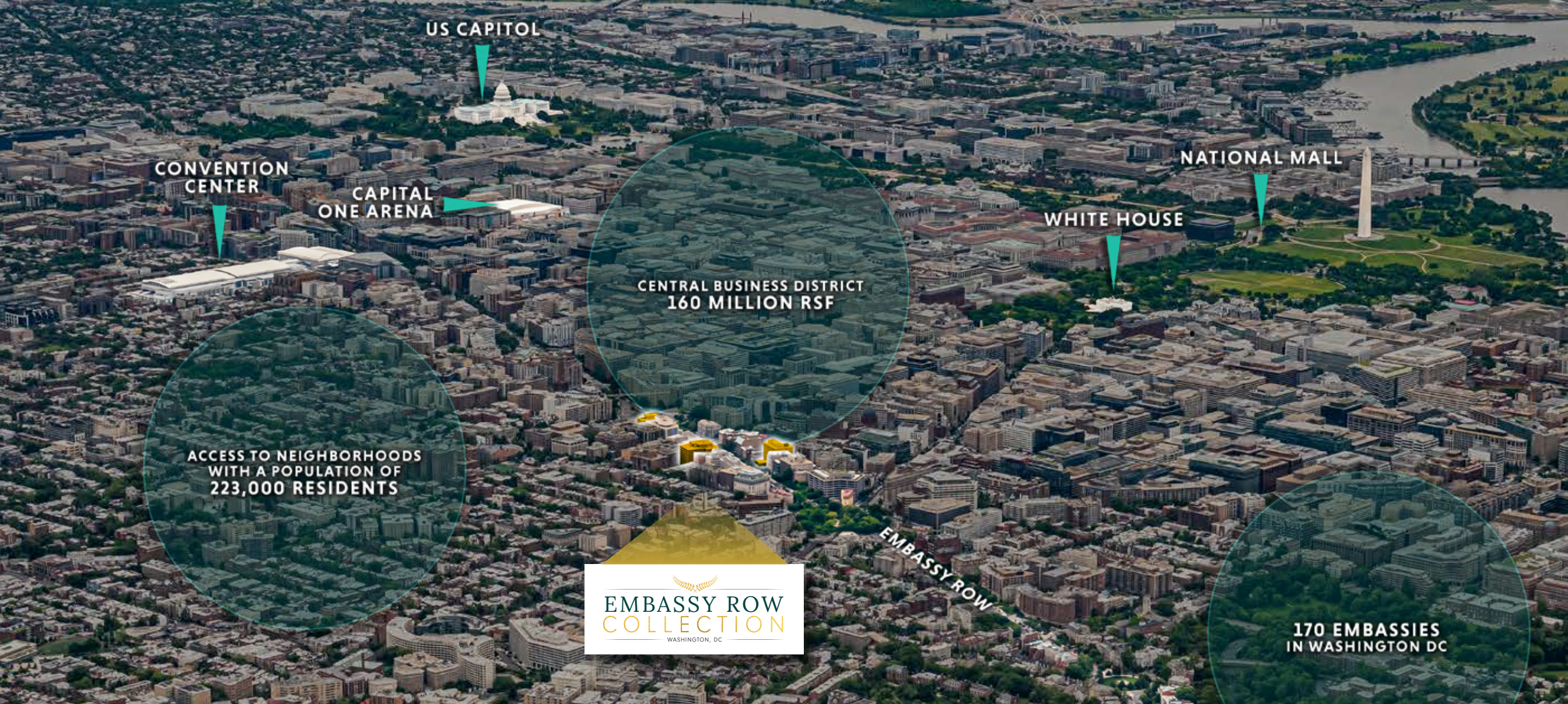


## USER OPTIONALITY

The Embassy Row Collection is extremely versatile as the existing assets possess classrooms, auditoriums, libraries, lounges in addition to their advantageous physical characteristics (ceilings heights, column spacing, natural light and parking). These features will allow users to accommodate many potential uses, such as education housing, corporate headquarters, or an embassy.







US CAPITOL

CONVENTION CENTER

CAPITAL ONE ARENA

NATIONAL MALL

WHITE HOUSE

CENTRAL BUSINESS DISTRICT  
160 MILLION RSF

ACCESS TO NEIGHBORHOODS  
WITH A POPULATION OF  
223,000 RESIDENTS



EMBASSY ROW

170 EMBASSIES  
IN WASHINGTON DC

# CONTACTS

## INVESTMENT SALES

**SHAUN WEINBERG**  
Executive Director  
+1 202 463 1354  
shaun.weinberg@cushwake.com

**PAUL COLLINS**  
Executive Vice Chairman  
+1 202 463 1105  
paul.collins@cushwake.com

**LAURIE MCMAHON**  
Executive Vice Chairman  
+1 202 266 1185  
laurie.mcmahon@cushwake.com

**DENNIS PERKINS**  
Chief Executive Officer  
+1 202 817 2806  
dperkins@civitasre.com

**CARMEN PERKINS**  
President  
+1 202 817 2813  
cperkins@civitasre.com

## FINANCING

**MARSHALL SCALLAN**  
Executive Director  
+1 202 463 1118  
marshall.scallan@cushwake.com

**MICHAEL ZELIN**  
Executive Director  
+1 202 463 1109  
michael.zelin@cushwake.com

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

