

OFFERING MEMORANDUM

2025 Massachusetts Avenue, NW

 TRANSWESTERN

Michael Goldman

202.706.6201
michael.goldman@transwestern.com

Kamis Lawrence

202.706.6202
kamis.lawrence@transwestern.com



BUILDING HISTORY

2025 Massachusetts Avenue was built in 1885 and has been home to various individuals, philanthropists and organizations over the last century.

The building boasts a stunning exterior with intricate stonework, while the interior is equally impressive with high ceilings, original stained-glass windows, custom millwork, and hardwood floors. It is a designated historic landmark located in both the Massachusetts Avenue Historic District and the Dupont Circle Historic District. In 2010, the property underwent a significant renovation, which included upgrades to the mechanical, electrical, and plumbing systems, installation of an elevator servicing all four levels, and stunning interior improvements that maintained the property's original charm and history.



Highlights



Prime Location on Embassy Row



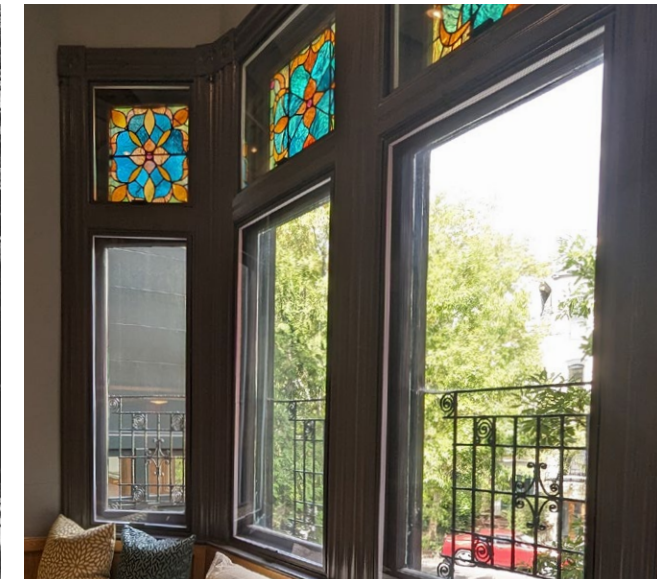
Amenity Rich Area



1 Block to Dupont Circle Metro



Located within Massachusetts Ave.
Historic District & Dupont Circle
Historic District



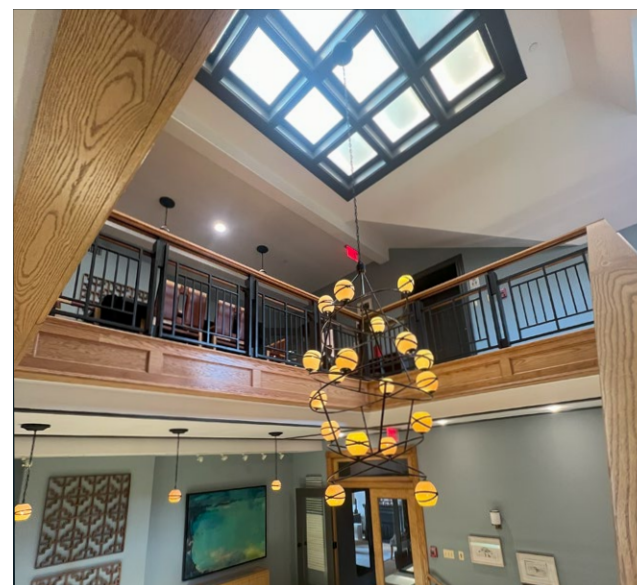
Original Details Preserved



Historic Property



Fully Renovated



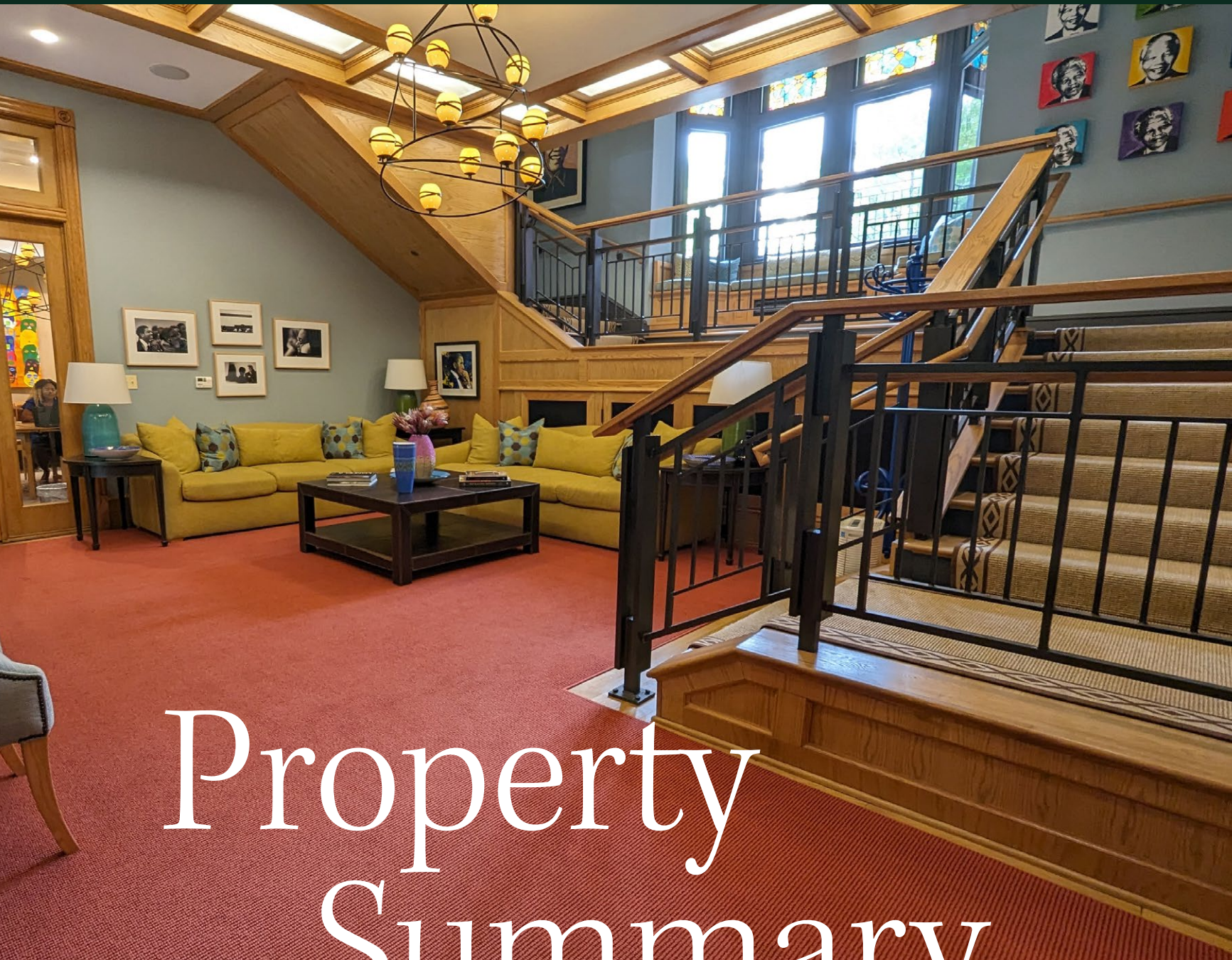
Abundant Natural Light



Elevator



Parking



Property Summary

ADDRESS

2025 Massachusetts Ave, NW

SQUARE/LOT

0094/0020

TOTAL LAND AREA

3,846 sf

CURRENT USE

Office

ZONING

DC/SP-1

GROSS BUILDING AREA

12,943 sf

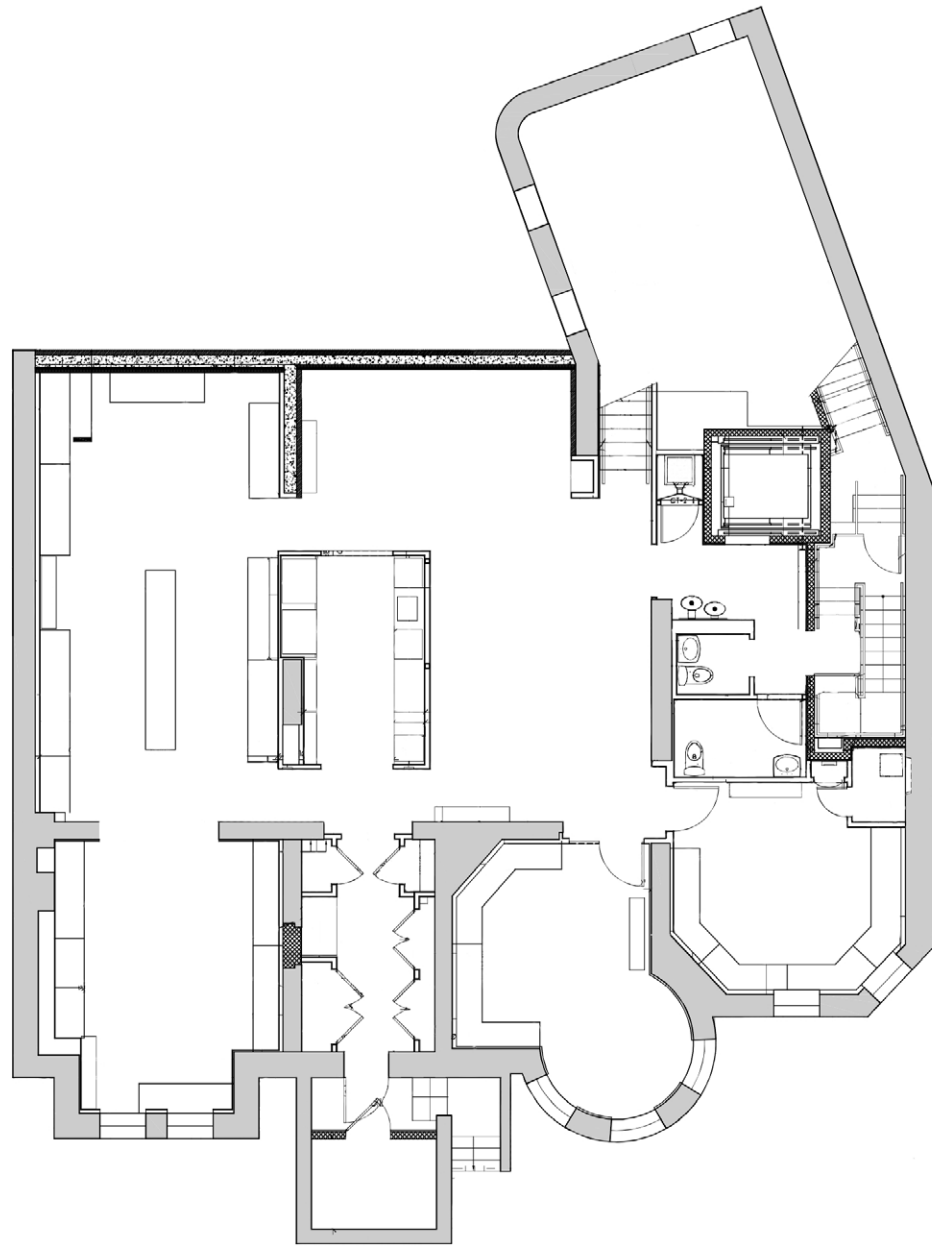
WARD

2

FLOOR PLANS

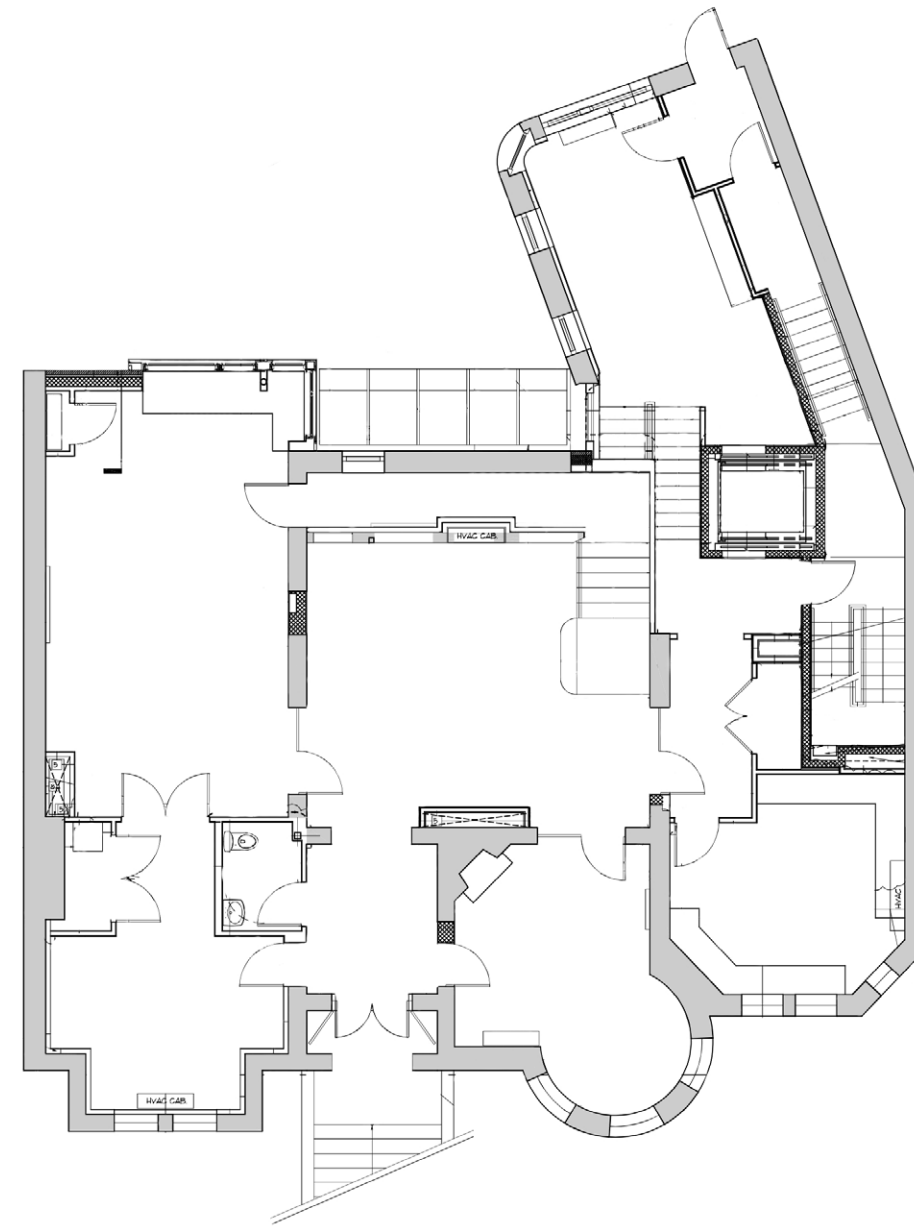
Ground Floor

Street level access via Q Street, NW



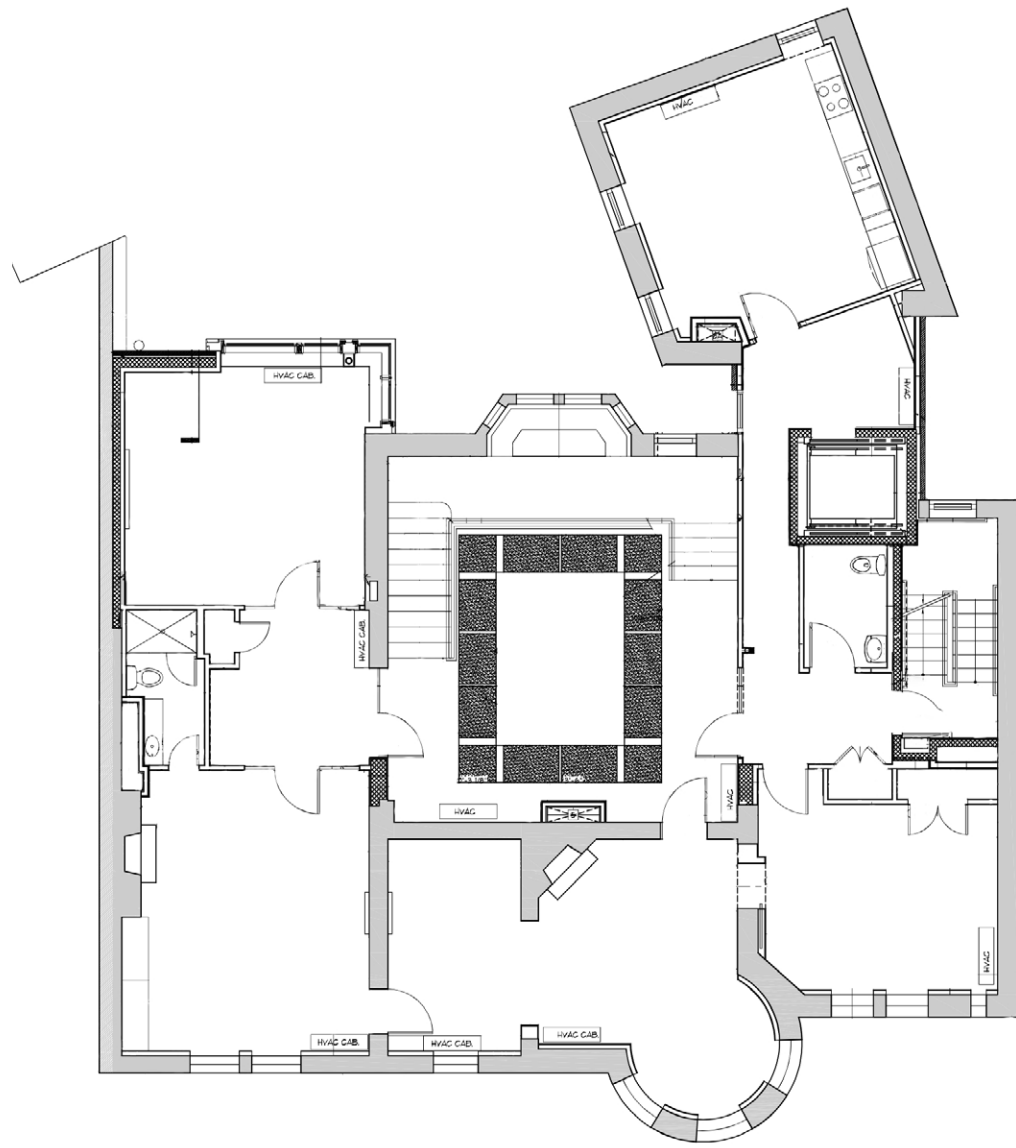
First Floor

Street level access via Massachusetts Avenue NW

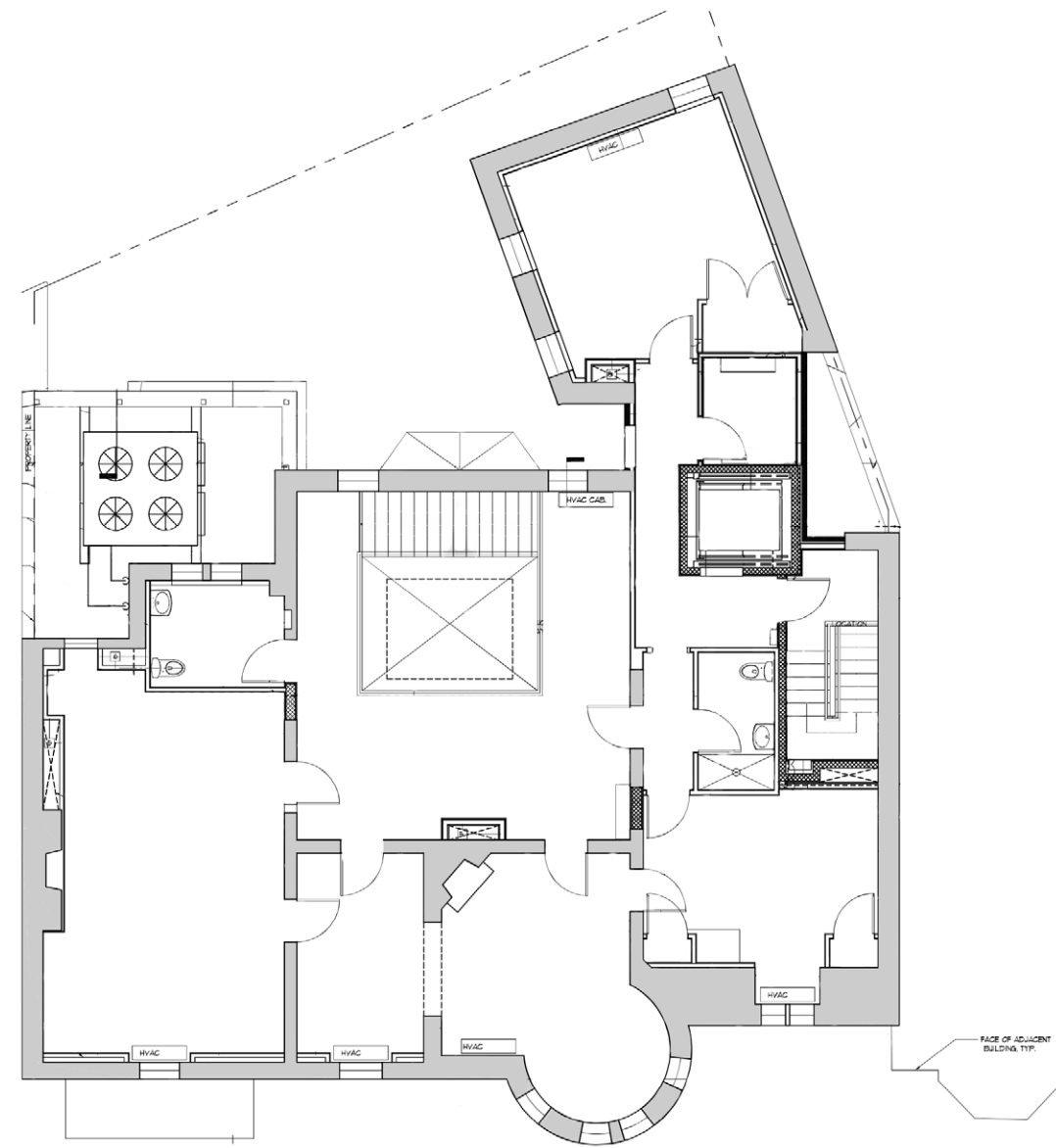


FLOOR PLANS

Second Floor



Third Floor



The Power of Proximity

Georgetown/ West End

**55 RESTAURANTS
17 GYMS
24 HOTELS**

Adams Morgan

**11 RESTAURANTS
6 GYMS
5 HOTELS**

14th St Corridor

**33 RESTAURANTS
8 GYMS
8 HOTELS**

Dupont Circle

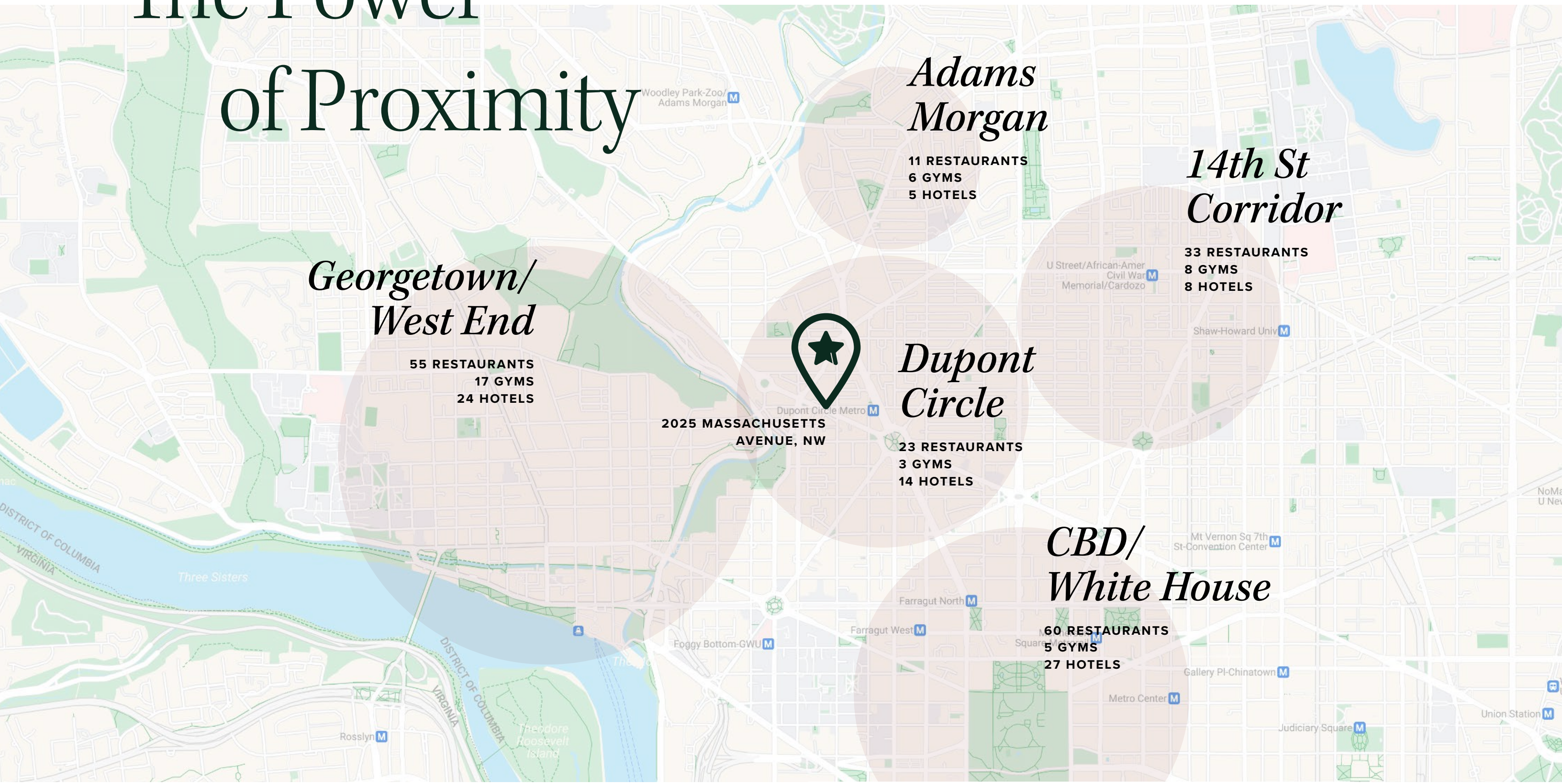
**23 RESTAURANTS
3 GYMS
14 HOTELS**

CBD/ White House

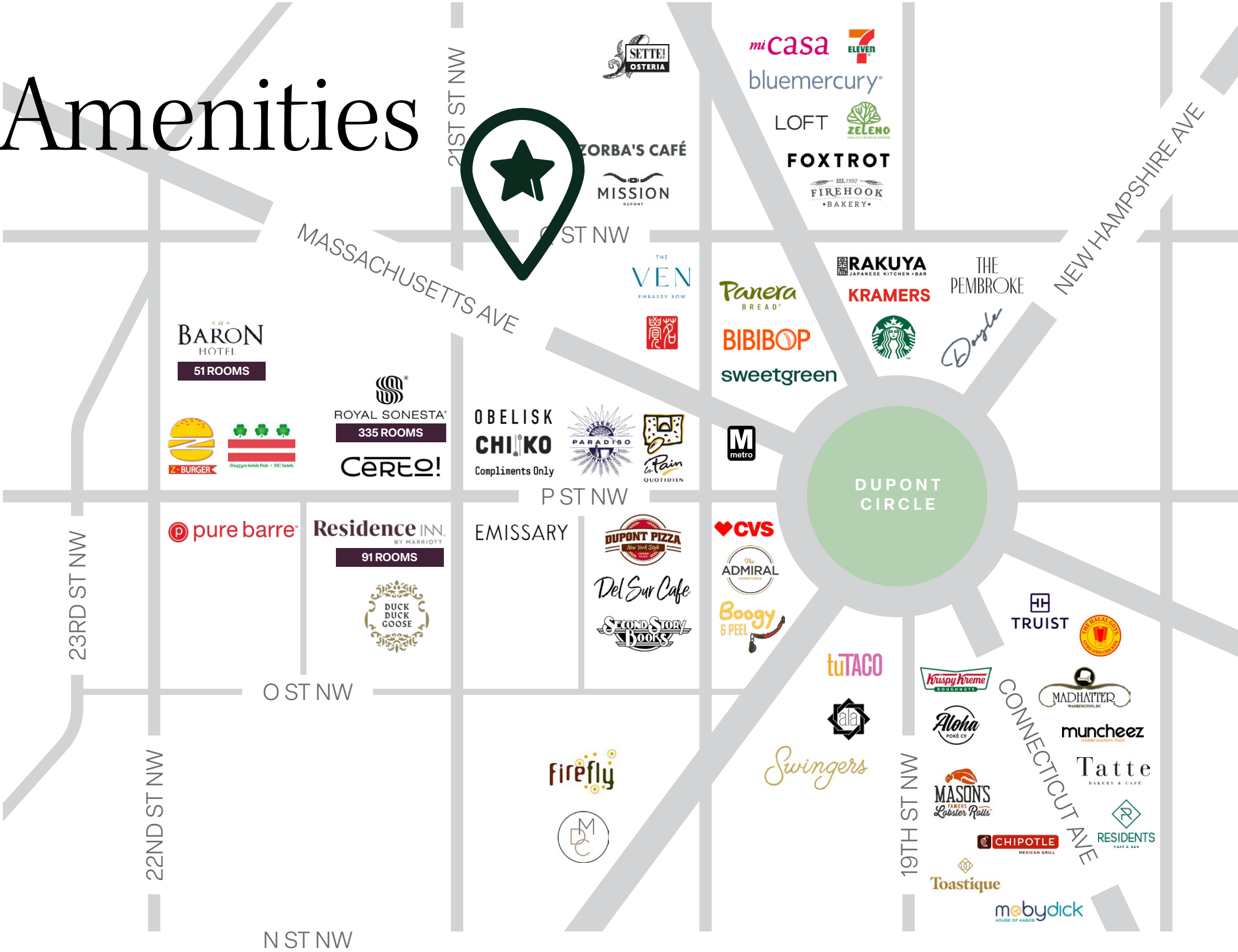
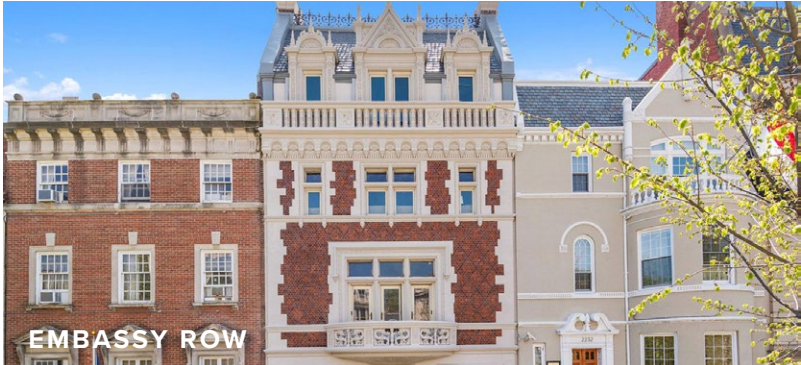
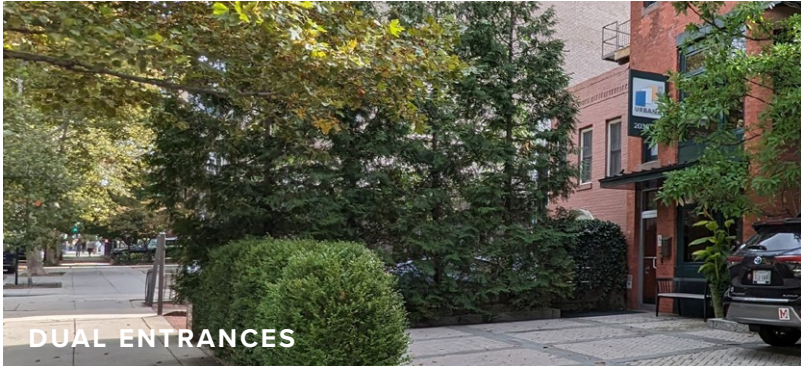
**60 RESTAURANTS
5 GYMS
27 HOTELS**



**2025 MASSACHUSETTS
AVENUE, NW**



Walkable to Abundant Amenities



ADDITIONAL IMAGERY



ADDITIONAL IMAGERY



ADDITIONAL IMAGERY



VIEW IMAGE GALLERY

OFFERING MEMORANDUM

2025 Massachusetts Avenue

 TRANSWESTERN

Michael Goldman

202.706.6201
michael.goldman@transwestern.com

Kamis Lawrence

202.706.6202
kamis.lawrence@transwestern.com