



1314

19TH STREET NW

OFFERING MEMORANDUM

TOURS BY APPOINTMENT ONLY

- EMBASSY ROW PROXIMITY
- ELEGANT COMMERCIAL
- OWNER OCCUPIER OPPORTUNITY



BUILDING PROFILE

This Embassy Row Area Office Mansion has an elevator, 4 parking spaces, and is adjacent to the Dupont Metro Station.

The Building has conference facilities as well as efficient executive office spaces and intern type office open areas. The Property is in an excellent location for non profit organizations, law firms, diplomatic uses, and corporate occupancy.

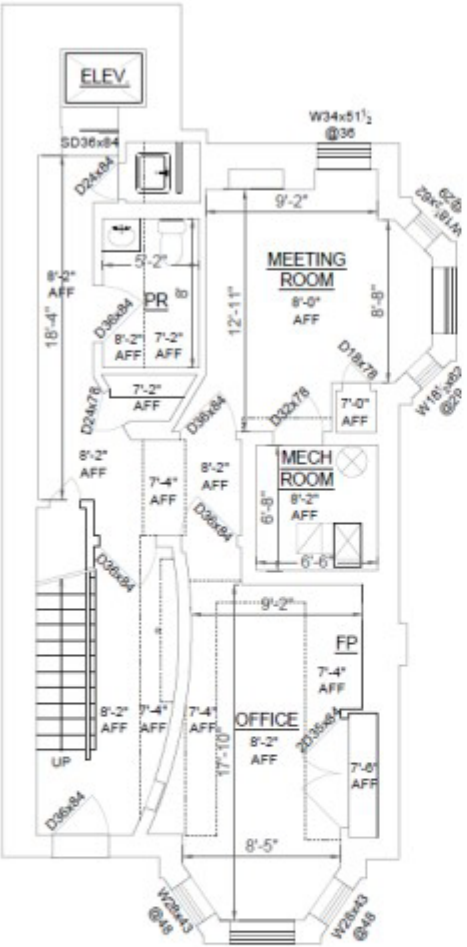
The Property is a rare end unit which has been renovated to “move in” condition and if there is interest, the furniture can remain in place
Tours by appointment only please.

| | |
|-----------------------------|---|
| Building Area | 4,385 GSF |
| Site Area | 1,394 SF |
| Year Built | 1880 / Recent Renovations |
| Building Tax Identification | Square 0115, Lot 0804 |
| Zoning | MU-16 |
| Certificate of Occupancy | Office Use |
| Floors | 5 Stories |
| Parking | On site; 4 spots |
| Neighborhood Amenities | <ul style="list-style-type: none">• Adjacent to Dupont Metro Rail Station• Hotels (Including the Mayflower Hotel, The Dupont, and the Ven Hotels)• Over 100 Restaurants in & around Dupont Circle |

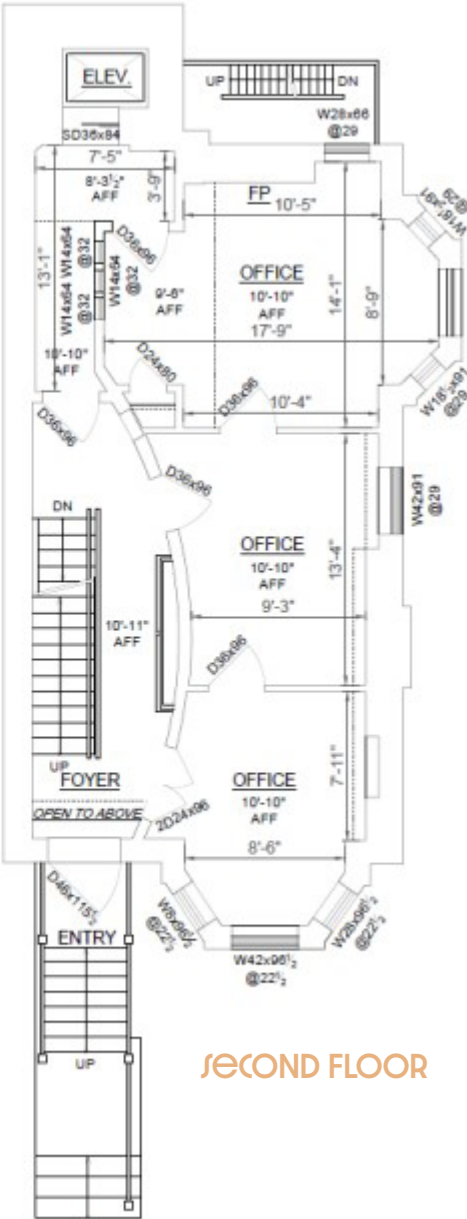




FLOOR PLANS

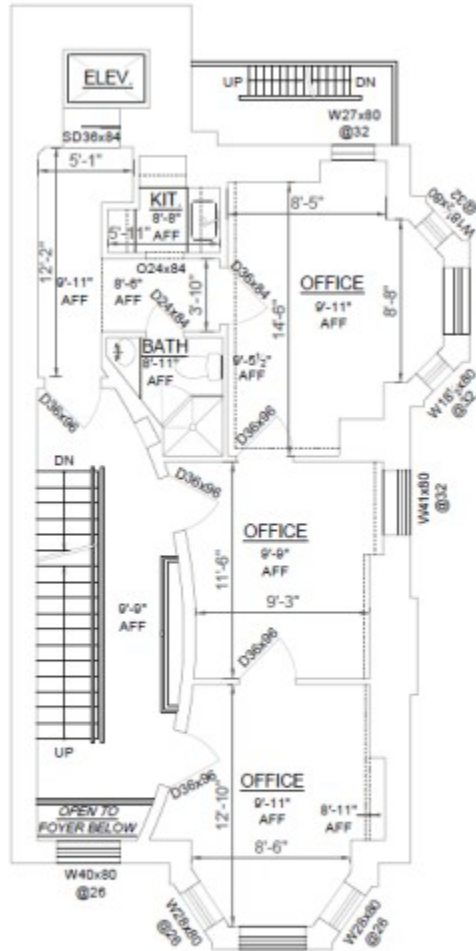


FIRST FLOOR

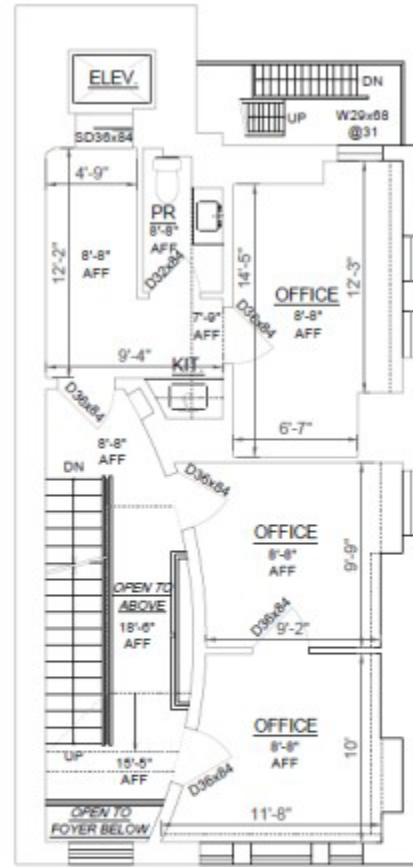


SECOND FLOOR

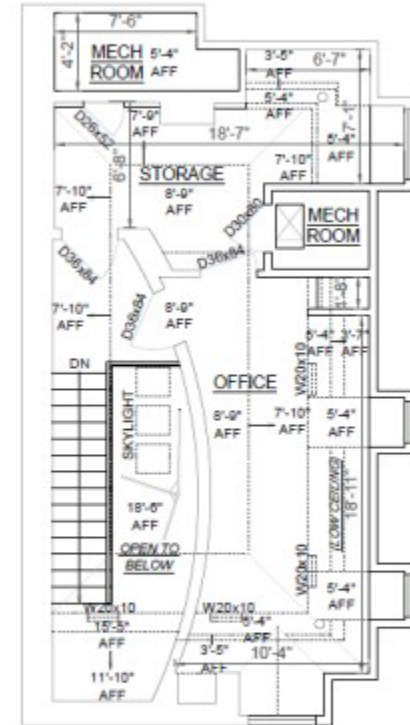
FLOOR PLANS



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



LOCATION OVERVIEW

NEIGHBORHOOD

- Adjacent to destination restaurants including The Palm & i Ricchi
- Easy access to downtown attractions such as the White House, National Mall, monuments, memorials, and Smithsonian museums.

TRANSPORTATION

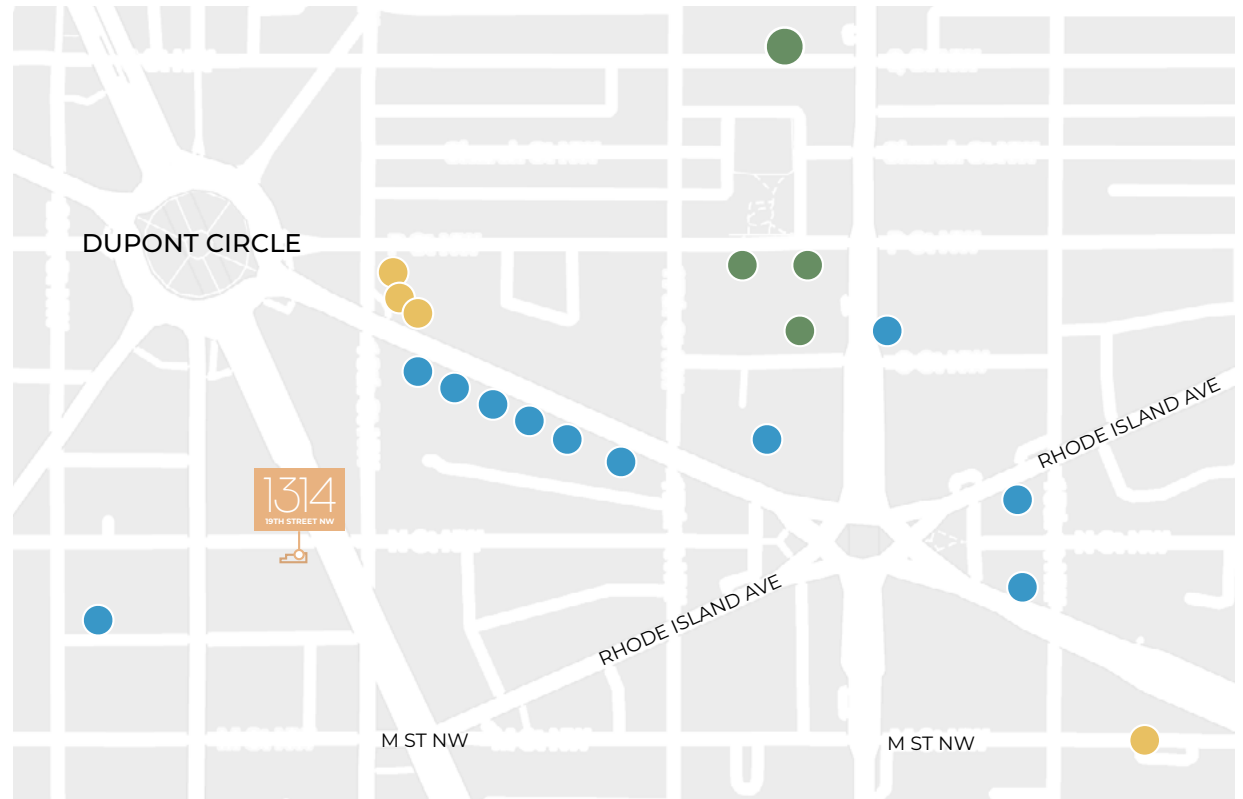
- Metrorail accessible (Red Line)
- Property is located 1 block south from the Dupont Circle Metro Station.
- Metrobus and Circulator Bus are both conveniently located within a block.
- Direct 19th Street access out of DC to Ronald Reagan National Airport

NEARBY INSTITUTIONS

- Johns Hopkins University Graduate School
- American Enterprise Institute
- American Council on Education
- Brookings Institution
- Carnegie Endowment for International Peace

Embassy Row & nearby Embassies such as Indonesia , Portugal , Hungary , Chile , Uzbekistan , & Senegal

- Think Tanks
- Embassies
- Owner-Occupied Properties





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