

# 1516

P STREET NW  
WASHINGTON, DC

OFFERING MEMORANDUM

**ELEGANT & EFFICIENT**  
NON-PROFIT/EMBASSY OWNERSHIP  
OPPORTUNITY

## BUILDING PROFILE

This rarely available Elegant Commercial Office Mansion and Compound boasts 3 Attached and Connected Classic Brownstones (level interior).

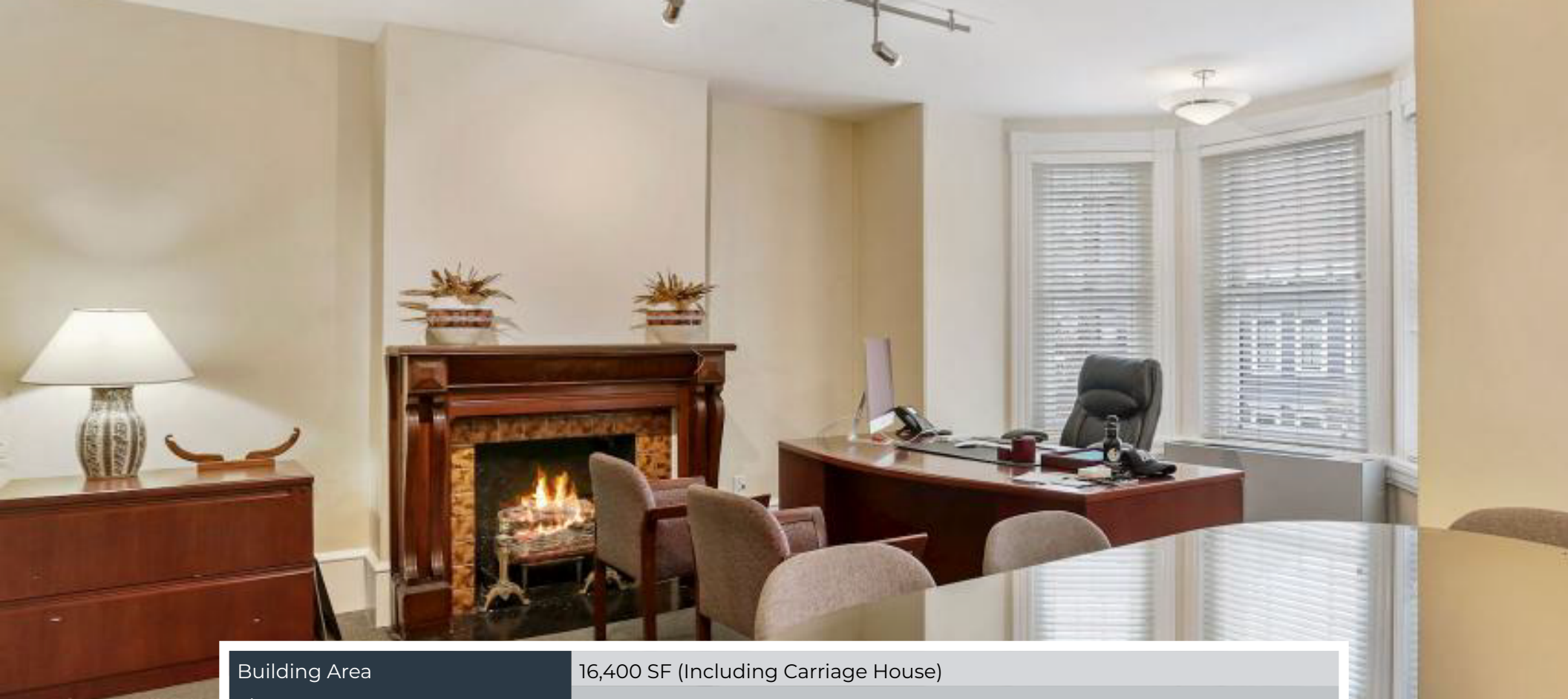
Recently, the neighboring building, just west of the subject property which was formerly owned by the Carnegie Institute for Science with a Grand Reception Hall and 400 seat Auditorium was sold to a high profile foreign Government.

This Government, one of America's closest global allies, decided to purchase the property due to the location with its adjacency to Embassy Row and White House and State Department proximity. There are 16 parking spaces included with the Property.

The Building has Conference Facilities as well as efficient executive and staff, intern type office areas and open spaces. Property provides for efficient office space in an excellent location for non profit and diplomatic occupancy.

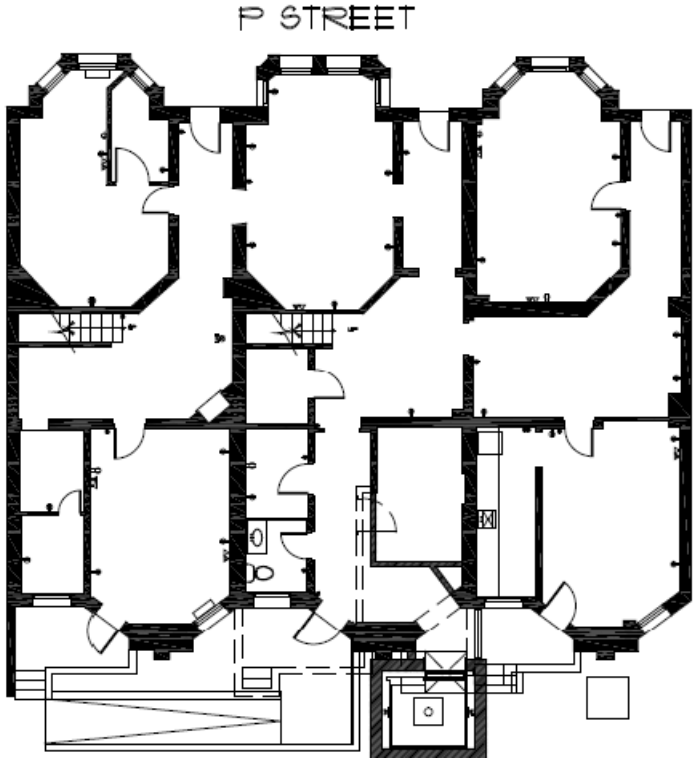




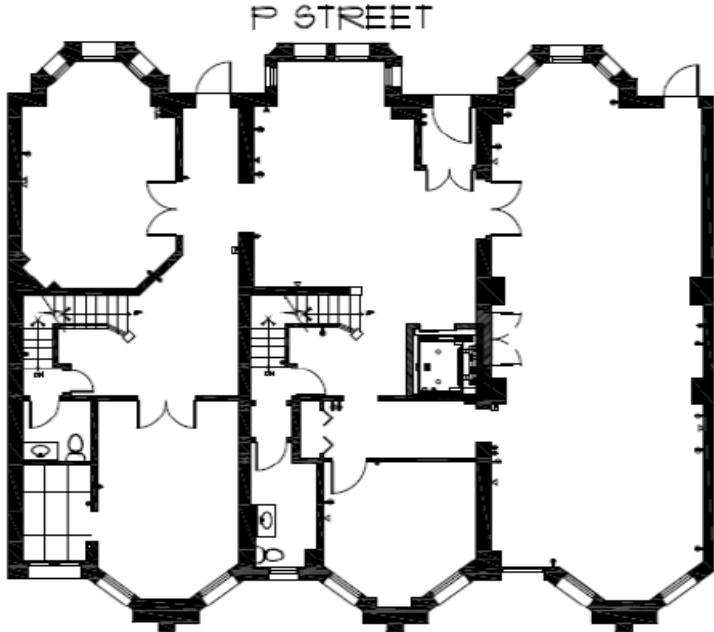


Building Area	16,400 SF (Including Carriage House)
Site Area	8,589 SF
Year Built	1885/2007-2009 Renovation, Interior Recently Painted & Refurbished
Building Tax Identification	<ul style="list-style-type: none"> <li>• Square 0195, Lot 0125</li> <li>• Square 0195, Lot 0835</li> <li>• Square 0195, Lot 0837</li> </ul>
Zoning	RA-8
Certificate of Occupancy	Office Use
Floors	4 Stories + Lower Level Built out as office
Parking	On site; 16+ spots
Neighborhood Amenities	<ul style="list-style-type: none"> <li>• Walking Distance to Dupont Metro Station</li> <li>• Hotels (Including the Luxury Jefferson Hotel)</li> <li>• Over 100 Restaurants in &amp; around vibrant 14th Street Corridor</li> </ul>

# FLOOR PLANS

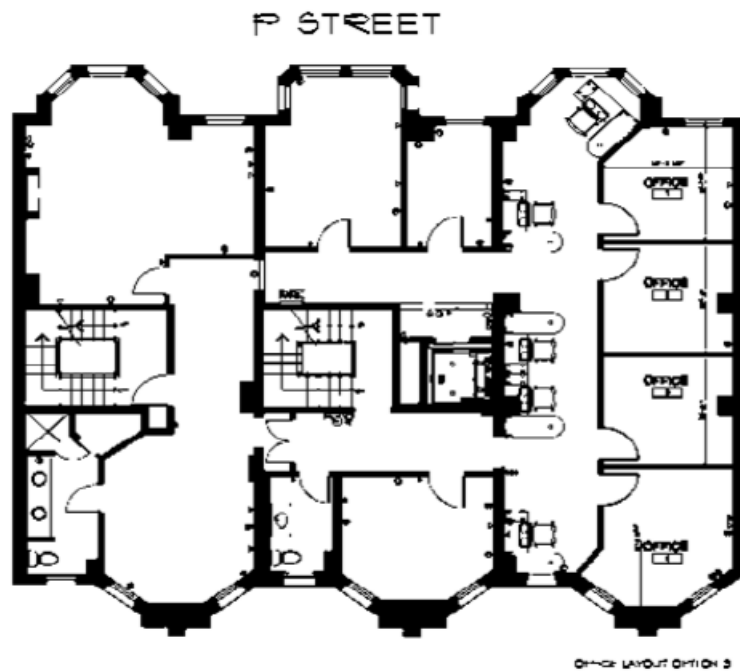


LOWER LEVEL

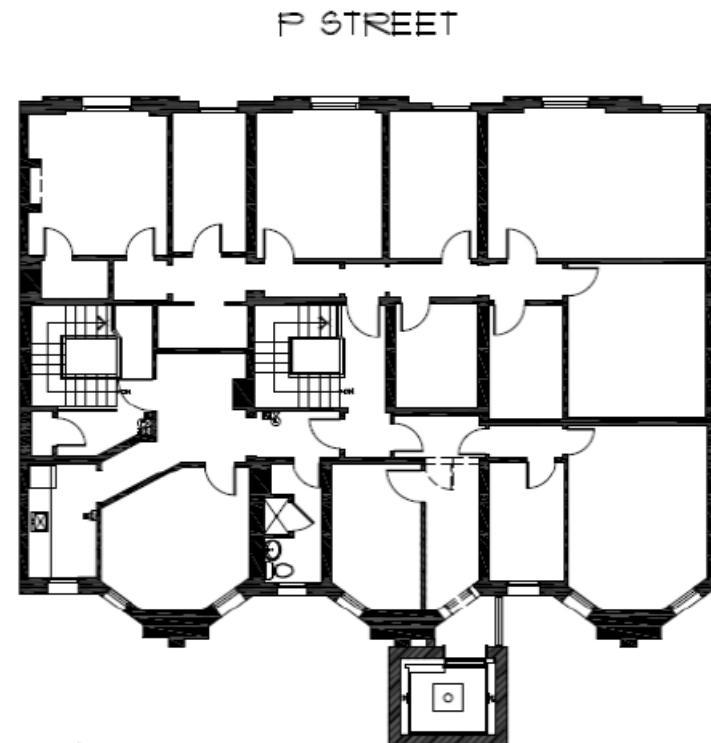


FIRST FLOOR

# FLOOR PLANS



SECOND FLOOR



THIRD FLOOR



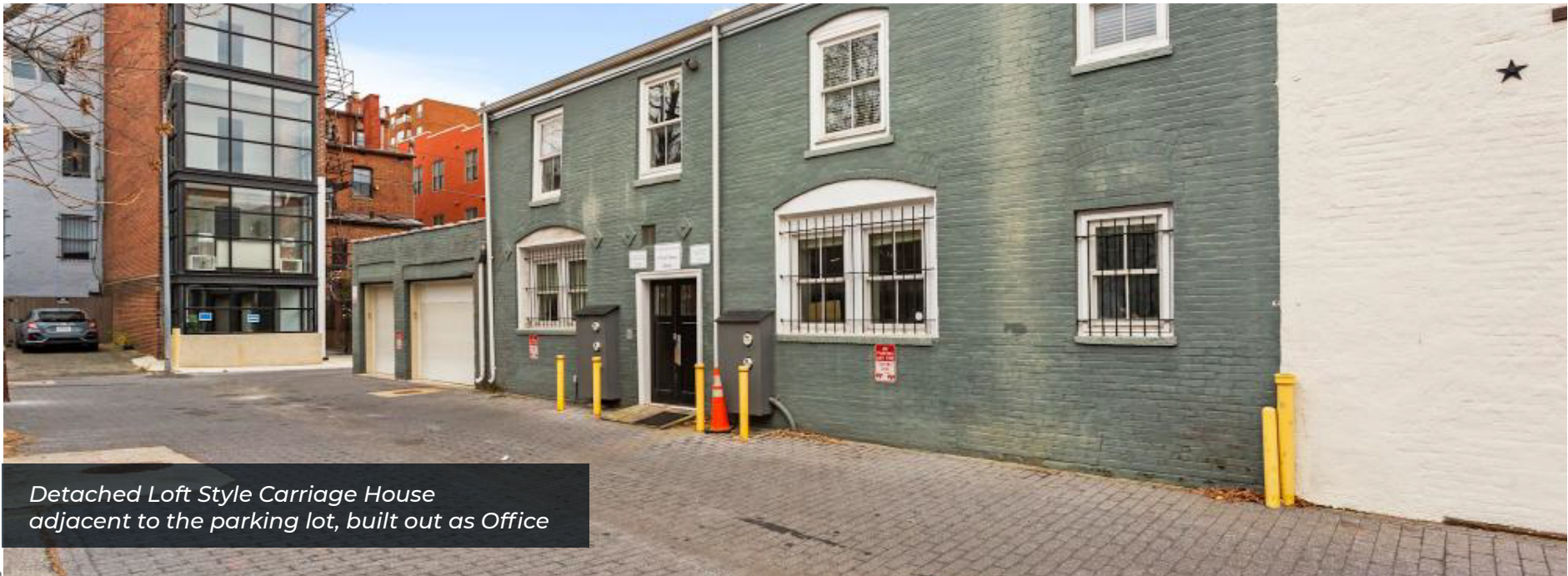








*On-site parking (16+ cars)*



*Detached Loft Style Carriage House adjacent to the parking lot, built out as Office*



# LOCATION OVERVIEW

## NEIGHBORHOOD

- Adjacent to Whole Foods and bustling 14th Street retail corridor.
- Easy access to downtown attractions such as the White House, National Mall, monuments, memorials, and Smithsonian museums.

## TRANSPORTATION

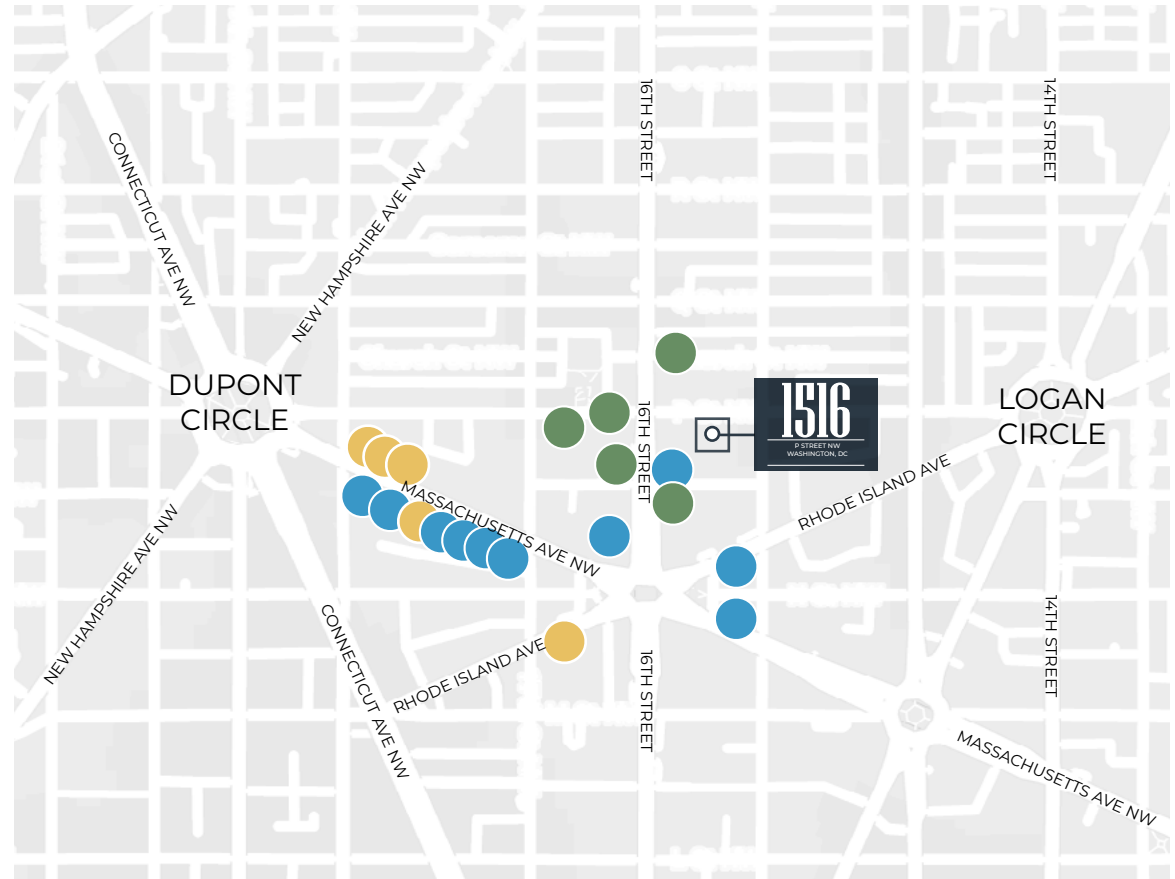
- Metrorail accessible (Red Line)
- Property is located 3 blocks east from the Dupont Circle Metro Station.
- Metrobus and Circulator Bus are both conveniently located within a block.

## NEARBY INSTITUTIONS

- University Grad Schools
- Foundations such as Institute for World Politics, Vital Voices, Brookings Institution, Carnegie Endowment for International Peace

Embassies such as Australia, Serbia, Kazakhstan, Qatar, Congo

- Think Tanks
- Embassies
- Owner-Occupied Properties



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