

USER PURCHASE OPPORTUNITY



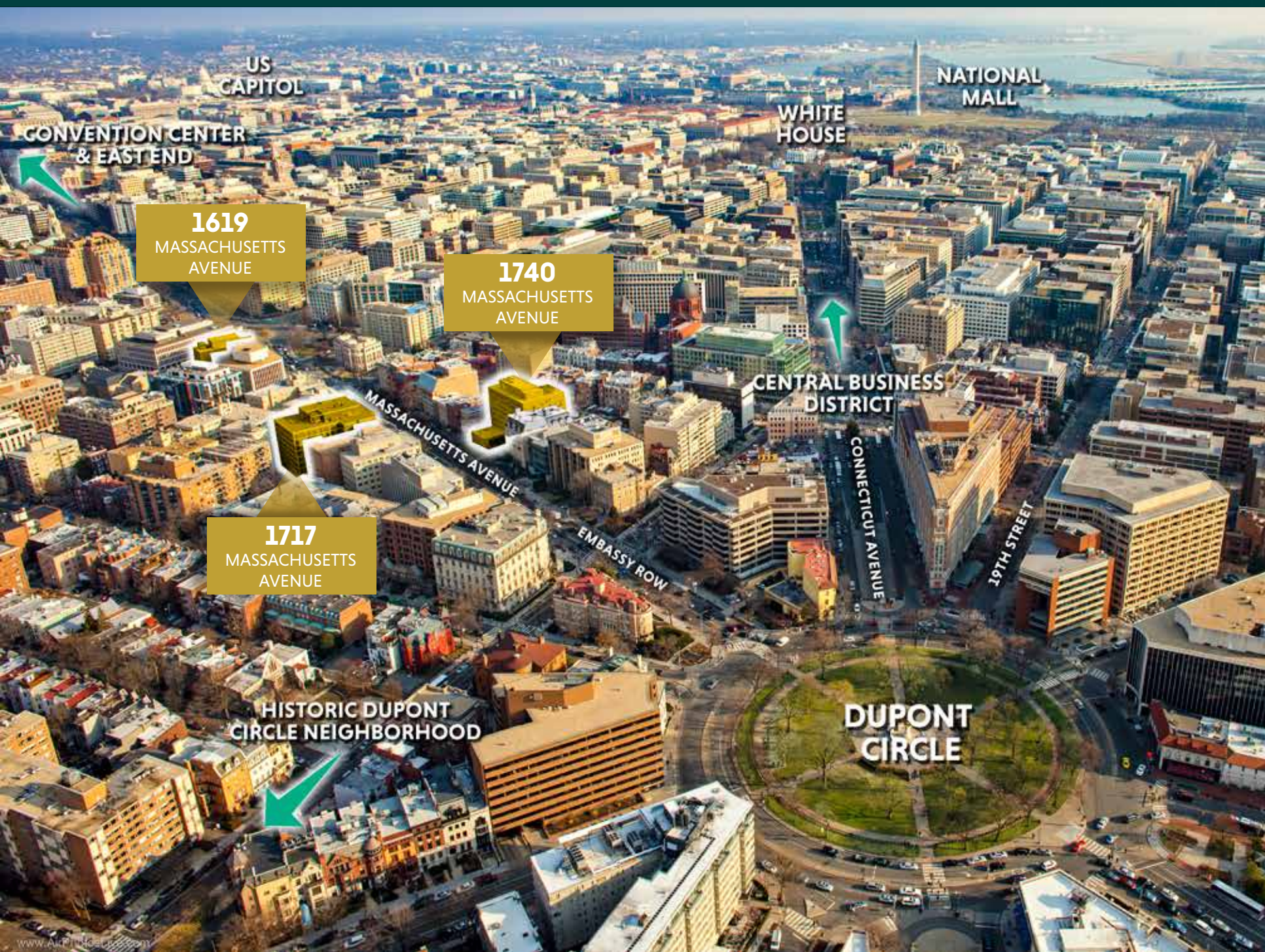
EMBASSY ROW COLLECTION

WASHINGTON, DC



CUSHMAN &
WAKEFIELD

CIVITAS



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

The Mayflower
EST. 1925

Le Diplomate

COLADA
SHOP

ETTO
PIZZA • SALUMI • VINI

FIREHOOK
BAKERY

CALL YOUR
MOTHER

Tatte
BAKERY & CAFE

IRON GATE

Tabard
Bar

THE JEFFERSON
WASHINGTON, DC

SOUTH
BLOCK CO

BARRY'S

陣 JINYA
RAMEN BAR

Surfside

barcelona

BLUESTONE LANE

TARO

SHÔTÔ

DUKE'S
GROCERY

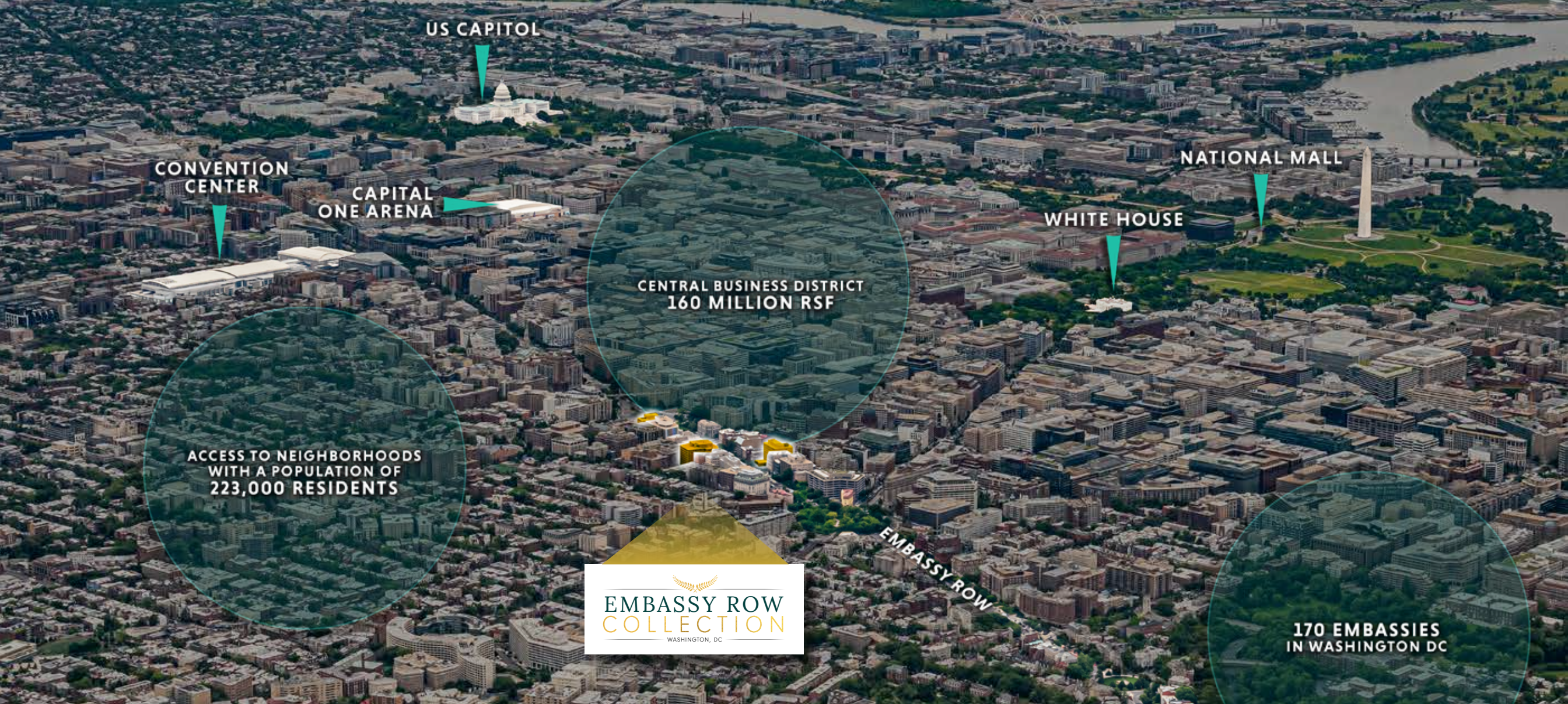
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USER OPTIONALITY

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 accomodate many potential uses, such as education housing, corporate headquarters, or an embassy.





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