



cresa

Offering Memorandum

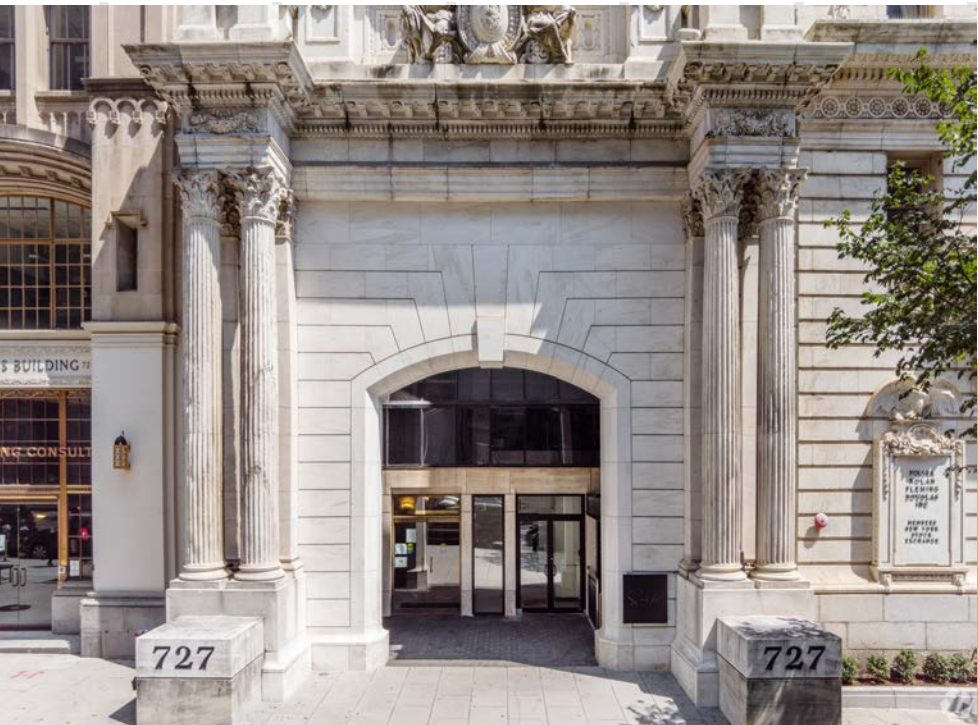
# 727 15th Street, NW

## Washington, DC 20005

Prepared by Cresa  
July 2022



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## Executive Summary



# The Offering

Cresa is pleased to offer the sale of 727 15th Street, NW (the "Property"), a thirteen-story office building located in the East End of Washington, DC. The seller will consider all offers associated with the acquisition of the Property and land or just the Property.

Built in 1908, this 40,420 square foot asset occupies a landmark location within a block of the White House and 700 feet from the McPherson Square Metro Station. The columnless floors present unique opportunities for boutique full floor tenants with many of the floors including exposed brick and a private terrace.



# Investment Highlights

Historic 40,420 square foot asset with a landmark location: One block from the White House

66.8% leased to diverse tenant roster of not-for-profit and financial organizations

Prime access to I-395 through 14th and 15th street entrances and 700 feet from McPherson Square Metro Station (blue, orange, and silver lines)

Live-Work-Play  
Close proximity to Capital One Arena, CityCenterDC, Convention Center and just south of booming 14th Street and Shaw neighborhoods

Two blocks from Franklin Park, which just reopened after \$18+ million renovation including an expansive pavilion and refurbished fountain plaza

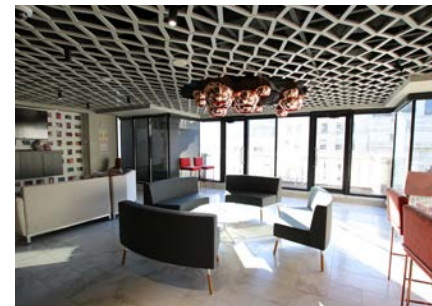
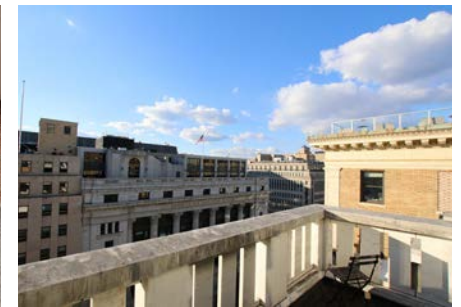
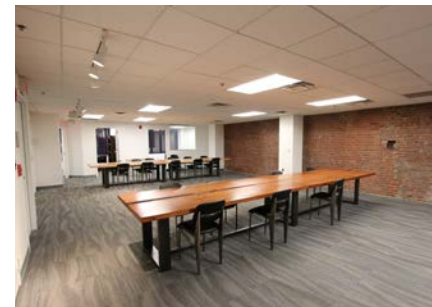
Robust conferencing facility with multiple floors including a private balcony terrace and columnless floors for boutique tenant opportunities

727

727



# Executive Summary



## Highlights:



**40,420 RSF**  
building



**1908**  
built

## Property Detail

**Stories:** 13 floors (12 above grade)

**Operating Expenses (2021):** \$16.51/RSF

**Real Estate Taxes (2021):** \$1.98/RSF

**Capital Improvements (2017-2022):** ~\$625,000

**Zoning:** D-6

**Submarket:** East End

**Area:** 4,593 SF (0.11 acres)

**Amenities Include:**

Conferencing Facility, Private Balcony

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## Property Overview

Location, Transportation + Amenities Map

Typical Floor Plan

Operating Expenses

Stacking Plan

# Property Overview



## Location

727 15th Street, NW is prominently located in the heart of Washington, DC's East End submarket - one block from the White House. The building is in close proximity to Capitol One Arena, CityCenterDC, and just south of the area's booming 14th Street and Shaw neighborhoods.

## Transportation

### Transit/Subway:

McPherson Square ●●● - 3 minute walk  
 Metro Center ●●●● - 8 minute walk  
 Farragut West ●●●● - 10 minute walk  
 Farragut North ●● - 11 minute walk

### Airport:

Ronald Reagan Washington National  
 11 minute drive time / 5.2 miles  
 Washington Dulles International  
 56 minute drive time / 29.5 miles  
 Baltimore-Washington International  
 51 minute drive time / 31.6 miles

### Commuter Rail:

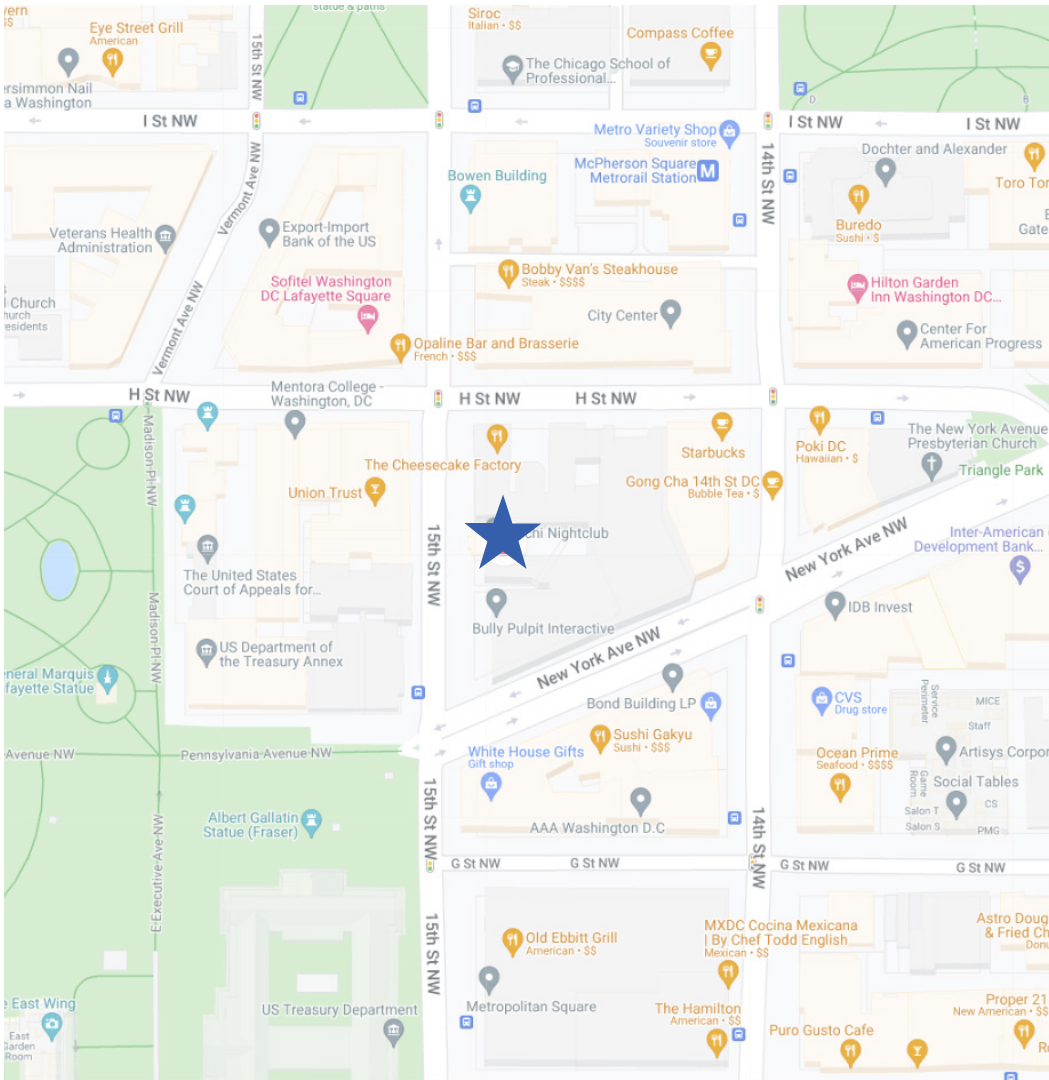
L'Enfant Commuter Rail (Manassas, Fredericksburg) 4 minute drive time/ 1.5 miles  
 Union Station (Brunswick, Camden, Penn & VRE)  
 5 minute drive time / 1.9 miles





# Property Overview

**[Click here to access an interactive map.](#)**



## Amenities Map

## Apparel

Macy's  
H&M  
Ann Taylor  
ZARA  
Express  
Banana Republic  
Marshalls

## Banking

TD Bank  
Wells Fargo Bank  
EagleBank  
United Bank  
Premier Bank  
PNC Bank  
Chase Bank  
Industrial Bank  
Bank of America  
Peoples Bank  
M&T Bank

## Hotel

Sofitel Washington DC  
Lafayette Square  
Hilton Garden Inn Wash-  
ington DC Downtown  
JW Marriott Washington,  
DC  
InterContinental the Wil-  
lard Washington, D.C., an  
IHG Hotel  
Hotel Washington

## Restaurants

Old Ebbitt Grill  
Logan Tavern  
Bobby Van's Grill  
Yafa Grille  
Roti  
Rice Bar  
iDistrict Taco  
Arepá Zona  
Bobby Van's Steakhouse  
Five Guys  
Etto  
The Pig  
&pizza  
Rice Bar  
Sfoglina Downtown  
Eye Street Grill  
The Oceanaire Seafood  
Room  
Stan's DC Restaurant  
El Sol Restaurante &  
Tequileria  
Siroc Restarant  
The Hamilton  
Mazi DC

## Grocery

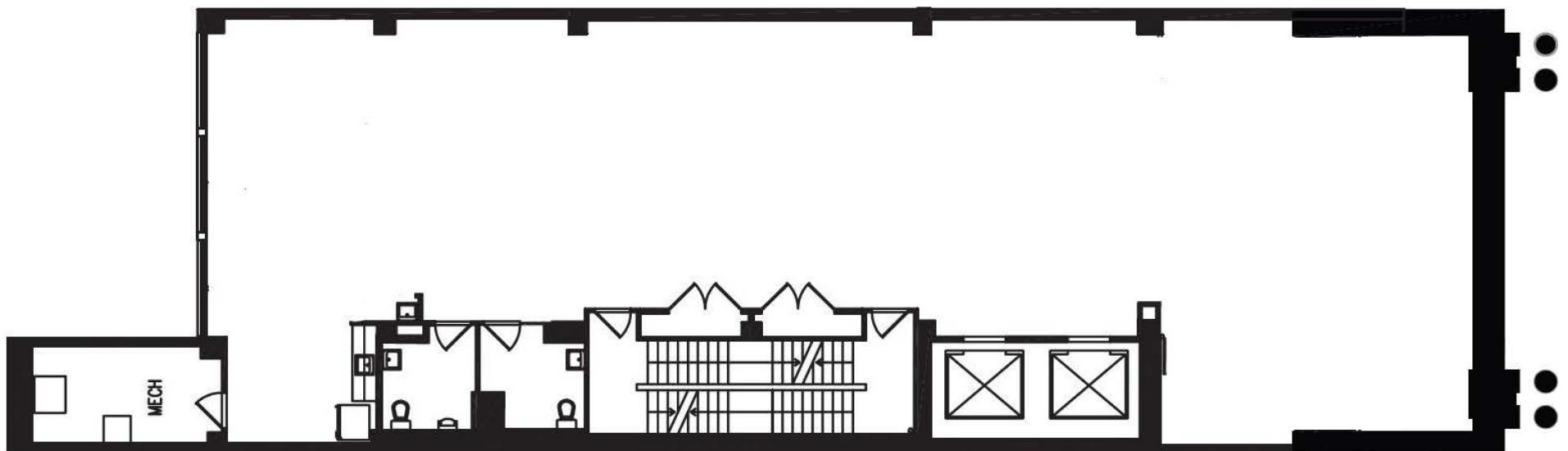
Union Kitchen  
1500 Market  
Whole Foods Market  
Streets Market  
Amazon Fresh

## Miscellaneous

U.S. Postal Service  
FedEx Office Print & Ship  
The UPS Store  
CVS Pharmacy  
Alex Provenzano Salon  
Nantucket Hair Salon  
Piaf Salon  
One80 Salon  
Lafayette Square  
Martin Luther King Jr  
Memorial Library

# Property Overview

## Typical Floor Plan





# Property Overview

## Operating Expenses

NOI Summary	2021 T12	2022 Budget
Rent	\$1,235,027	\$1,262,590
Recoveries/Other	\$101,072	\$166,396
Income	\$1,336,099	\$1,428,986
Operating Expense	(\$618,632)	(\$872,132)
<b>Net Income</b>	<b>\$717,467</b>	<b>\$556,854</b>



# Property Overview

## Stacking Plan

[Click here to view Rent Roll](#)

12	Conferencing (300 SF)	Common Area (850 SF)	Vacant (145 SF)	Vacant (145 SF)	Vacant (145 SF)	Prevent Child Abuse America (145 SF)	Symmetra Design (290 SF)	CWLA (580 SF, 6/30/24)
11	Opportunity Finance Network (1,449 SF, 4/30/2026)					Vacant (375 SF)		Vacant (1,425 SF)
10	Quicken Loans Inc. (3,590 SF, 8/6/2023)							
9	International AntiCounterfeiting Coalition (3,674 SF, 6/30/2027)							
8	Vacant (2,804 SF)					EFIIA Consulting LLC (1,138 SF, 3/31/2025)		Vacant (150 SF)
7	Vacant (102 SF)	Vacant (397 SF)	Counsel Press Inc. (1,530 SF, 8/31/2025)		Washington University of Science & Technology (1,096 SF, 3/31/2023)			
6	Coalition for Nonprofit Housing & Economic Development (3,590 SF, 7/31/2025)							
5	The American Institute for Conservation of Historic and Artistic Works (3,395 SF, 9/30/2028)							
4	Vacant (3,226 SF)							
3	Vacant (3,084 SF)							
2	Nomadic Real Estate LLC (2,884 SF, 8/31/2027)							
1	Vacant (684 SF)							
LL	727 Concept LLC (3,357 SF, 6/30/2025)							

### Legend

■ 2023 
 ■ 2024 
 ■ 2025 
 ■ 2026 
 ■ 2027 
 ■ 2028  
■ Vacant 
 ■ Month-to-Month



# Property Overview

## Additional Photos





# Property Overview

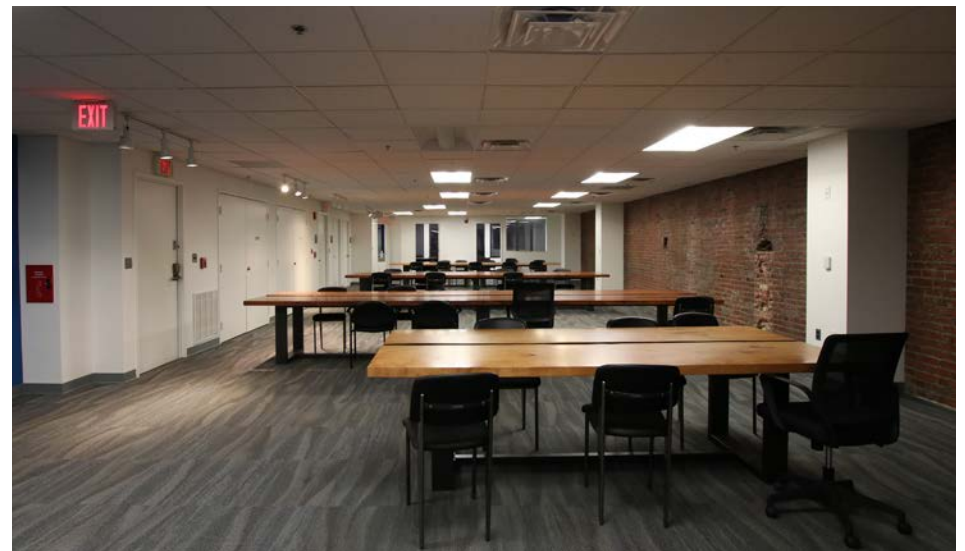
## Additional Photos





# Property Overview

## Additional Photos



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## DC Market Overview



# DC Market Overview

## Local Economy Overview

### 2019 GDP

2019 GDP was \$21.43 trillion for the United States and \$492 billion for the District of Columbia, respectively.

### The Labor Market

The District's labor pool expanded by 25,500 jobs in the last 12 months, though most were non-office-using jobs. The area's unemployment rate was 5.1% as of July 2021, compared to the U.S. rate of 5.7%. This is down from 8.4% in July 2020; however, the rate is still higher than historical averages as the unemployment rate is 6.6%, down from 9.5% in July 2020. DC's total labor force consists of 408,800 jobs as of August 2021.

Leisure and hospitality industries experienced the largest job growth (51,400+) with both divisions recording increases. The Metropolitan area had a 22.9% gain compared to the 18.5% gain for the nation.

Education and health services were second in line for job growth with an additional 24,500 jobs in the Metro DC area.

### Census Data

DC Census Data shows 90.9% of persons aged 25 years or older are high school graduates while 58.5% of persons aged 25 or older hold Bachelor's degrees or higher.



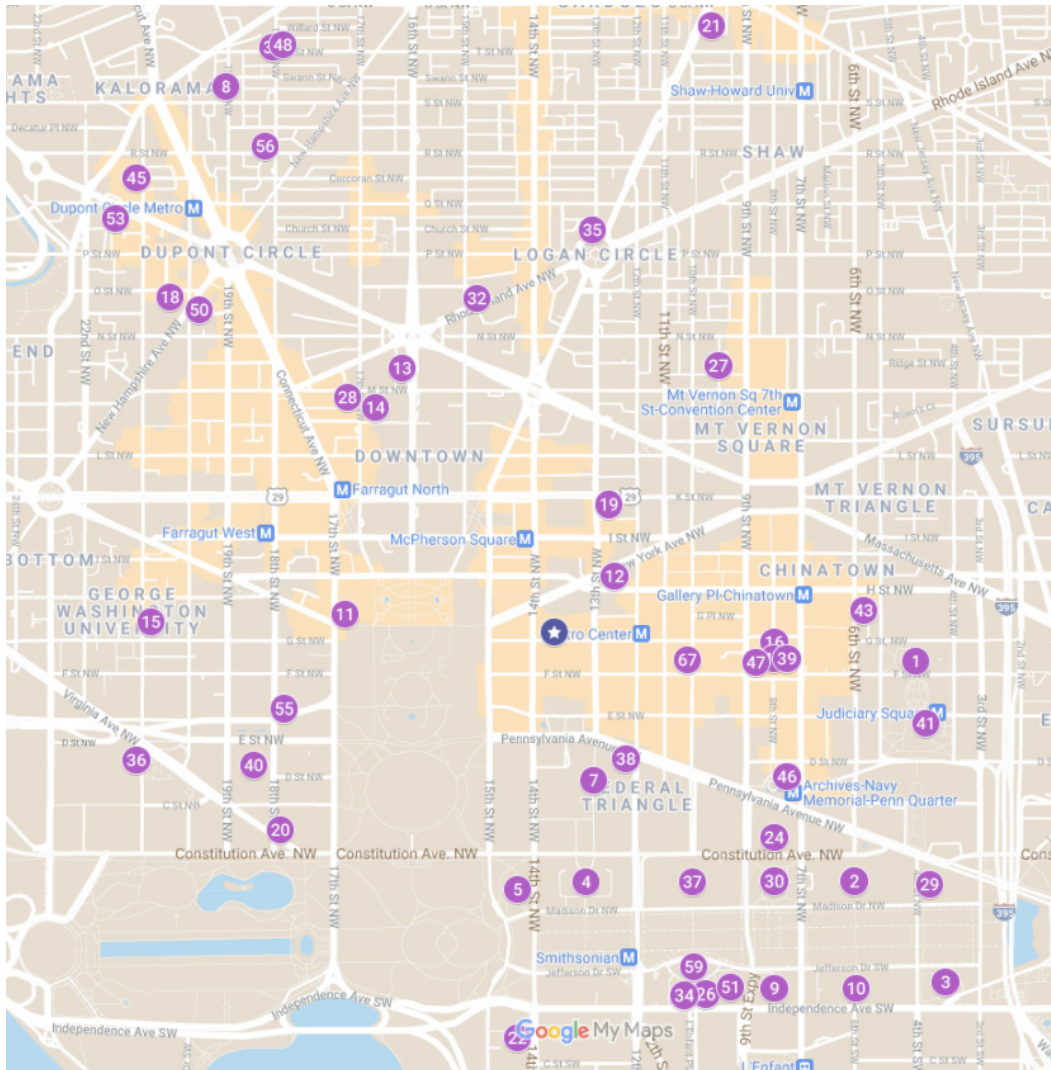
### Washington Tourism

DC welcomed 24.6 million visitors in 2019, setting a new record for the city. Of those, 1.8 million were visitors from overseas. The largest percentage of visitors (55%) were in the city for vacation. This tourism generated \$8.2 billion in spending and a total of \$896 million in local tax revenue to the District. During this same time, hotel performance saw an average daily rate of \$226 with 77% occupancy.



# DC Museums Map

[Click here to access an interactive map.](#)



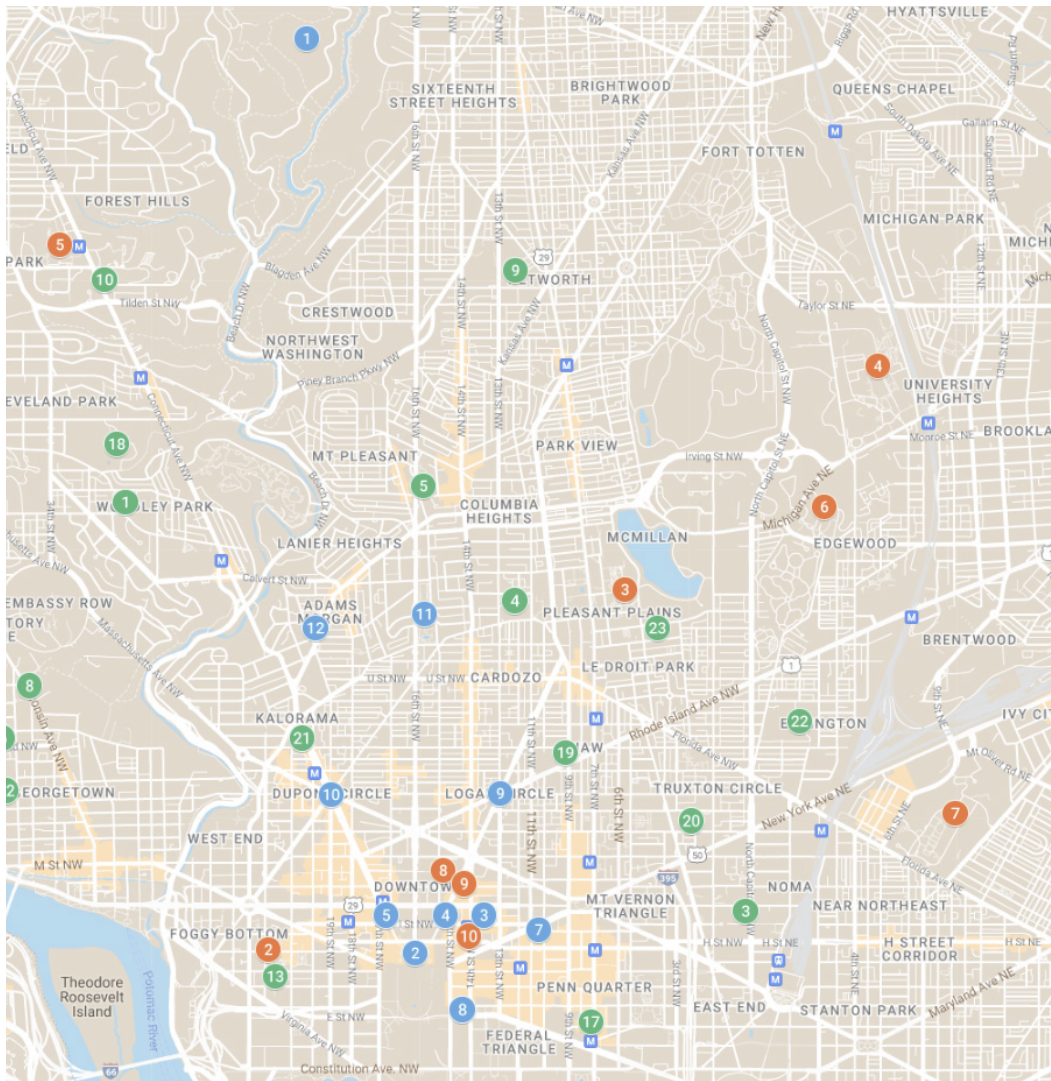
## Museums Map

- |  |  |  |
|--|--|--|
| 1. National Building Museum                                  | 24. National Archives Museum                       | 45. The Phillips Collection                              |
| 2. National Gallery of Art                                   | 25. Made In America                                | 46. Naval Heritage Center                                |
| 3. National Museum of the American Indian                    | 26. Smithsonian National Museum of African Art     | 47. Luce Foundation Center                               |
| 4. Smithsonian National Museum of American History           | 27. D.C. Alley Museum                              | 48. Laogai Museum  |
| 5. National Museum of African American History and Culture   | 28. National Museum of Catholic Art and History    | 49. National Deaf Life Museum at Gallaudet University    |
| 6. Museum of the Bible                                       | 29. National Gallery of Art - East Building        | 50. Heurich House Museum                                 |
| 7. National Children's Museum                                | 30. National Gallery of Art - Sculpture Garden     | 51. Smithsonian Arts and Industries Building             |
| 8. The L. Ron Hubbard House                                  | 31. Museum of the Palestinian People               | 52. Hillwood Estate, Museum & Gardens                    |
| 9. Hirshhorn Museum  | 32. 1812 Museum                                    | 53. Larz Anderson House                                  |
| 10. Smithsonian National Air and Space Museum                | 33. Smithsonian National Postal Museum             | 54. Anacostia Community Museum                           |
| 11. Renwick Gallery  | 34. Arthur M. Sackler Gallery                      | 55. Octagon Museum                                       |
| 12. National Museum of Women in the Arts                     | 35. Old Korean Legation Museum                     | 56. National Museum of American Jewish Military History  |
| 13. Chinese American Museum                                  | 36. The National Museum of American Diplomacy      | 57. The Kreeger Museum                                   |
| 14. National Geographic Museum                               | 37. Smithsonian National Museum of Natural History | 58. DC Fire and EMS Museum                               |
| 15. The George Washington University Museum & Textile Museum | 38. Old Post Office Museum                         | 59. Smithsonian Castle                                   |
| 16. Smithsonian American Art Museum                          | 39. The Lawrence A. Fleishman Gallery              | 60. American University Museum at the Katzen Arts Center |
| 17. National Portrait Gallery                                | 40. U.S. Department of the Interior Museum         | 61. National Guard Memorial Museum                       |
| 18. O Street Museum  | 41. National Law Enforcement Museum                | 62. U.S. Navy Museum                                     |
| 19. Planet Word  | 42. Howard University Museum                       | 63. American Poetry Museum                               |
| 20. Art Museum of the Americas                               | 43. German-American Heritage Museum of the USA     | 64. The History of Cannabis Museum                       |
| 21. African American Civil War Museum                        | 44. Dumbarton Oaks Museum                          | 65. America's Islamic Heritage Museum                    |
| 22. United States Holocaust Museum                           |  | 66. Cold War Gallery Museum at Washington Navy Yard      |
| 23. International Spy Museum                                 |  | 67. Madame Tussauds                                      |



# Higher Education and Parks Map

[Click here to access an interactive map.](#)



## Higher Education and Parks Map

### Universities

1. Georgetown University
2. The George Washington University
3. Howard University
4. The Catholic University of America
5. University of the District of Columbia
6. Trinity Washington University
7. Gallaudet University
8. Strayer University
9. Career Technical Institute
10. University of the Potomac
11. American University
12. Georgetown Visitation Preparatory School
13. School Without Walls
14. The Lab School of Washington
15. National Cathedral School
16. Sidwell Friends School
17. Templeton Academy DC
18. Washington International School
19. Benjamin Banneker Academic High School
20. Dunbar High School
21. Emerson Preparatory School
22. McKinley Technology High School
23. Washington Metropolitan High School

### Schools

1. Maret School
2. Georgetown Day School
3. Gonzaga College High School
4. Cardozo High School
5. Columbia Heights Educational Campus
6. Duke Ellington School of the Arts
7. Woodrow Wilson High School
8. British International School of Washington
9. Theodore Roosevelt High School
10. Edmund Burke School
11. The Field School

### Parks

1. Rock Creek Park
2. Lafayette Square
3. Franklin Park
4. McPherson Square
5. Glover Archibald Park
6. The Park at CityCenter DC
7. Pershing Park
8. Logan Circle
9. Dupont Circle
10. Meridian Hill Park
11. Kalorama Park

# Confidentiality

This is a Confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property, the owner of the Property (the “Owner”), and the tenant (the “Tenant”), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of the Property.

All financial projections and information is provided for general reference purposes only and is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Owner and Cresa. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreage, square footage, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents and other materials are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither Owner, Cresa, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty,

expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. You are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the Property.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by Owner and any conditions to Owner’s obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of Owner or Cresa. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of Owner or Cresa.

If after reviewing this Memorandum you have no further interest in purchasing the Property, kindly return this Memorandum to Cresa.

Thank you for your interest.





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