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## Three Downtown D.C. buildings change hands

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[UBS Realty Investors](#) bought three Downtown D.C. office buildings from [A&A Investment Group](#) and its affiliates for \$194.6 million, or \$426 per square foot for the entire portfolio.

The buildings include:

- 901 E St. NW, a 249,845-square-foot East End building. Completed in 1989, the building is 97 percent occupied.
- 1146 19th St. NW, a 46,000-square-foot building in the Central Business District. The building is fully occupied.
- 1101 Vermont Ave. NW, a 160,744-square-foot building near McPherson Square that is 97 percent occupied.

Herndon-based [Cambridge](#), which structured the deal, will provide asset-management services.

Cambridge officials say in a release that the new owners will be able to re-tenant about half of the portfolio in the next two years.

"The transaction enabled the purchaser to establish a meaningful D.C. presence in one deal," says Cambridge CEO Andrew Czekaj. "UBS was able to acquire a reasonably priced portfolio that has a strong upside potential by repositioning the assets back to a 'Class A caliber.'"

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