

1025 VERMONT AVENUE, NW WASHINGTON DC DISPOSITION FOR \$34,050,000

Washington, DC-- Transwestern Commercial Services and Cambridge Property Group structured the disposition of 1025 Vermont, on behalf of 1025 Vermont Investors, LLC. The project, is a twelve-story, 114,801 square foot office building, located in the East End submarket of Washington, DC. The property was sold for total consideration of \$34,050,000 to 1025 Vermont Avenue LLC.

According to Andrew J. Czekaj, Chief Executive of Cambridge and Manager of 1025 Vermont Investors, LLC, "We accomplished our objective by turning around the asset. At the time of acquisition the asset was substantially under leased and in need of capital to bring the building to market standards. The disposition of 1025 Vermont will enable us to place our funds in "value add" opportunities.

The Property is an attractive multi-tenanted office building originally constructed in 1963 and renovated in 1987 and 2004. The Property's floor plan easily accommodates both multi-tenant and full-floor users configurations provides corner offices with view of McPherson Square. The Property has a well-diversified tenant base and was 92% leased at time of closing.

1025 Vermont is extremely well-located on Vermont Avenue, just north of McPherson Square, between K & L Street, NW. It is easily accessible by both vehicular traffic and public transportation. The Property provided on-site valet parking and is within walking distance to 3 METRO Rails stations, serving the Blue, Orange and Red transportation lines. Moreover, the Property is situated in an amenity rich area that includes food services, banking services, retail shopping and hotel accommodations.

According to T. Michael Scott, Cambridge President, "We accomplished our 7 year objective in a short 3 years. The building lobby, elevators, HVAC, and exterior were all updated with an effective capital program. We secured cash flow stability by leasing to five full-floor tenants with 10-year deals. Cambridge is delivering a markedly improved asset to the new Owner."

Senior Directors, Gerry Trainor and Donald McCully, of Transwestern's Washington, D.C., Mid-Atlantic Investment Services Group represented the seller in the transaction. Transwestern Commercial Services specializes in agency leasing, property and facility management, tenant representation, corporate advisory, investment and finance, healthcare advisory, development, and research for a broad range of property types including office, industrial, retail and multi-family. For more information on Transwestern Commercial Services, please visit www.transwestern.net.

Cambridge has been retained to handle the long-term leasing and asset management of the project. Cambridge provides real estate services to institutions, investment partnerships and individual owners to comprehensively address the challenges of today's real estate market. Since 1983, Cambridge and its subsidiaries have successfully developed over 5.5 million square feet of space, leased in excess of 11 million square feet of space, and structured/placed in excess of \$2.5 billion dollars of commercial real estate. The firm also provides management services and administers approximately 4.0 million square feet of office, laboratory and industrial space. For more information on Cambridge, please visit www.cambridgeus.com.

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