



CAMBRIDGE CLOSES SALES OF WEST END, TYSONS OFFICE BUILDINGS

Dec 02, 2015 | Chris Feery, Bisnow National



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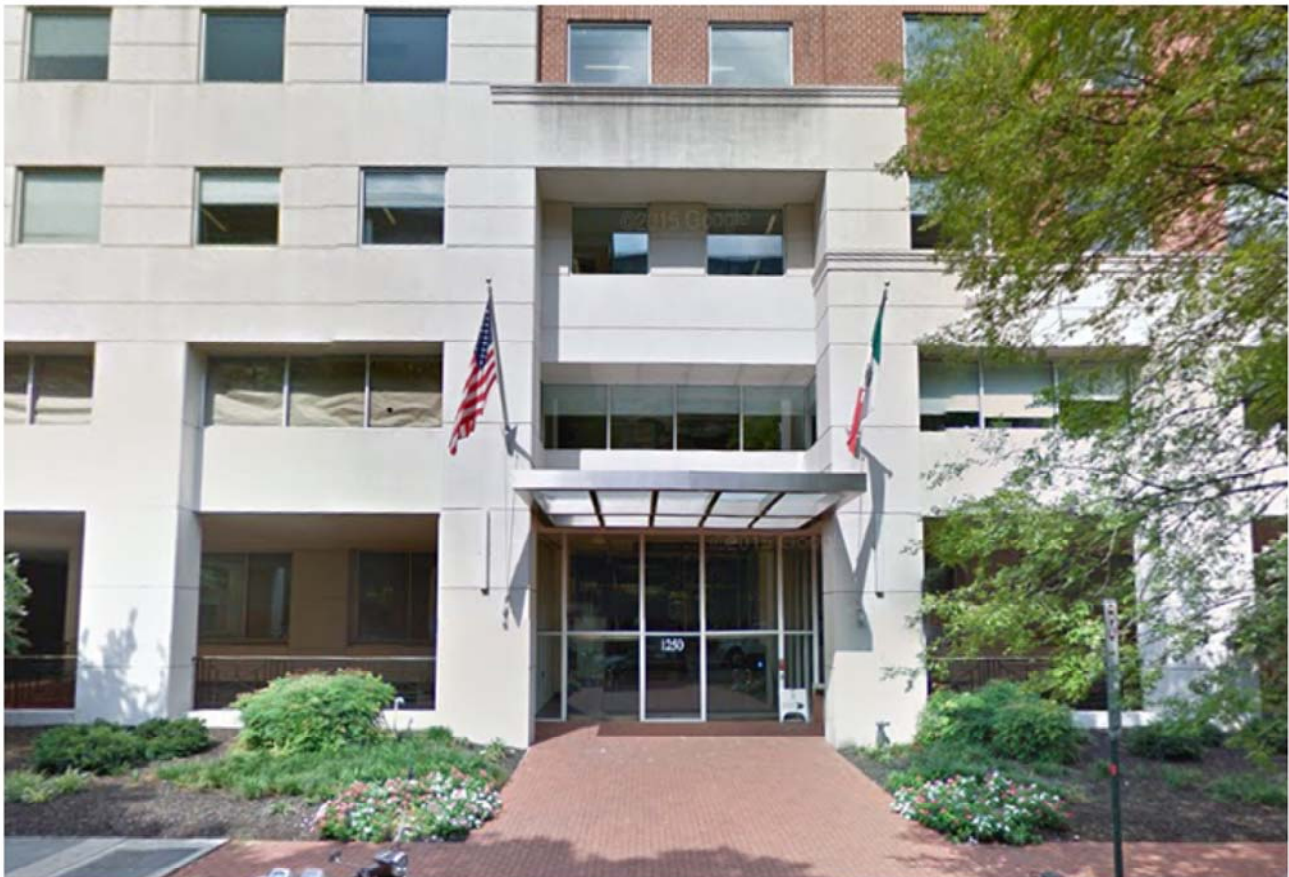


Cambridge Property Group has closed **two office sales**—one in Tysons and another in the West End—in the last two days.



building, is at **1760 Old Meadow Rd** and has **53k SF available** for lease, more than half the building. Cambridge has been retained to **manage and lease** the property, which will receive comprehensive common area upgrades and be renamed "**Cambridge Metro Overlook.**"

The Harrison was developed in **1999** and is just a short walk away from the **Metrorail Silver Line**. The building features a **two-story marble lobby** and a five-level structured parking garage with **covered breezeway**.



Cambridge also represented a **JV** of Hartford Investment Management Co and Galaxy Investments, in their acquisition of **1250 23rd St NW** in the **West End** submarket of DC.

The **128k SF mixed-use** property was purchased from Westport Capital Partners for **\$64M**. The building is **100% leased** and in the heart of the West End, in **proximity** to the Central Business District and Georgetown. Cambridge



Andrew J. Czekaj, managing member of Galaxy, described the transaction as “a **rare opportunity** in Washington, DC, to purchase a **well-leased project**, with credit tenancy, which also provided **strong double-digit returns** on our investments. We will continue to **aggressively pursue** similar transactions in the Washington, DC, metro area.”

1250 23rd St was **built in 1989 and renovated in 2010**, which included a **new fitness center**, new restrooms and common areas, and **upgrades and replacements** of the building systems.

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