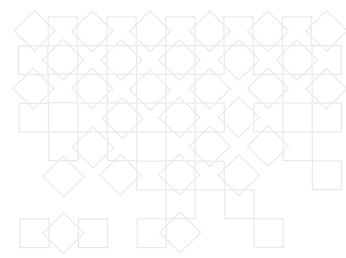


Full Floor Available
Up to 3,849 SF



1029

VERMONT AVENUE NW
WASHINGTON, DC



TERRANIA

Knowledge
Perseverance
Integrity

Cambridge
Property Group LLC

PROPERTY HIGHLIGHTS

1029 Vermont Avenue is prominently situated on the East End of the Nation's Capital in the heart of downtown Washington, DC. The property is strategically located just three blocks from the White House and is proximate to both the vibrant 14th Street Corridor and Midtown Center—the epicenter of trendy retail, lively dining, and prestigious hotel accommodations. The building benefits from its corner position and a tremendous window line which allows for incredible views overlooking Vermont Avenue, the park at McPherson Square, as well as the White House.



New Lobby
Renovations



New Common
Area Upgrades



New Elevator
Cab Restoration



Prominent East End
Location



Elevated Corner
Position



On-Site
Security



Tremendous
Window Line



Upparalleled
Downtown Views



Abundant
Natural Light



Convenient
Commuter Access



Excpetional
Walkability Score



Bountiful Dining
Options



High-End
Retail



Prestigious Hotel
Accommodations



Historic Parks
and Landmarks

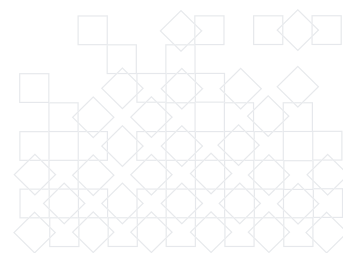
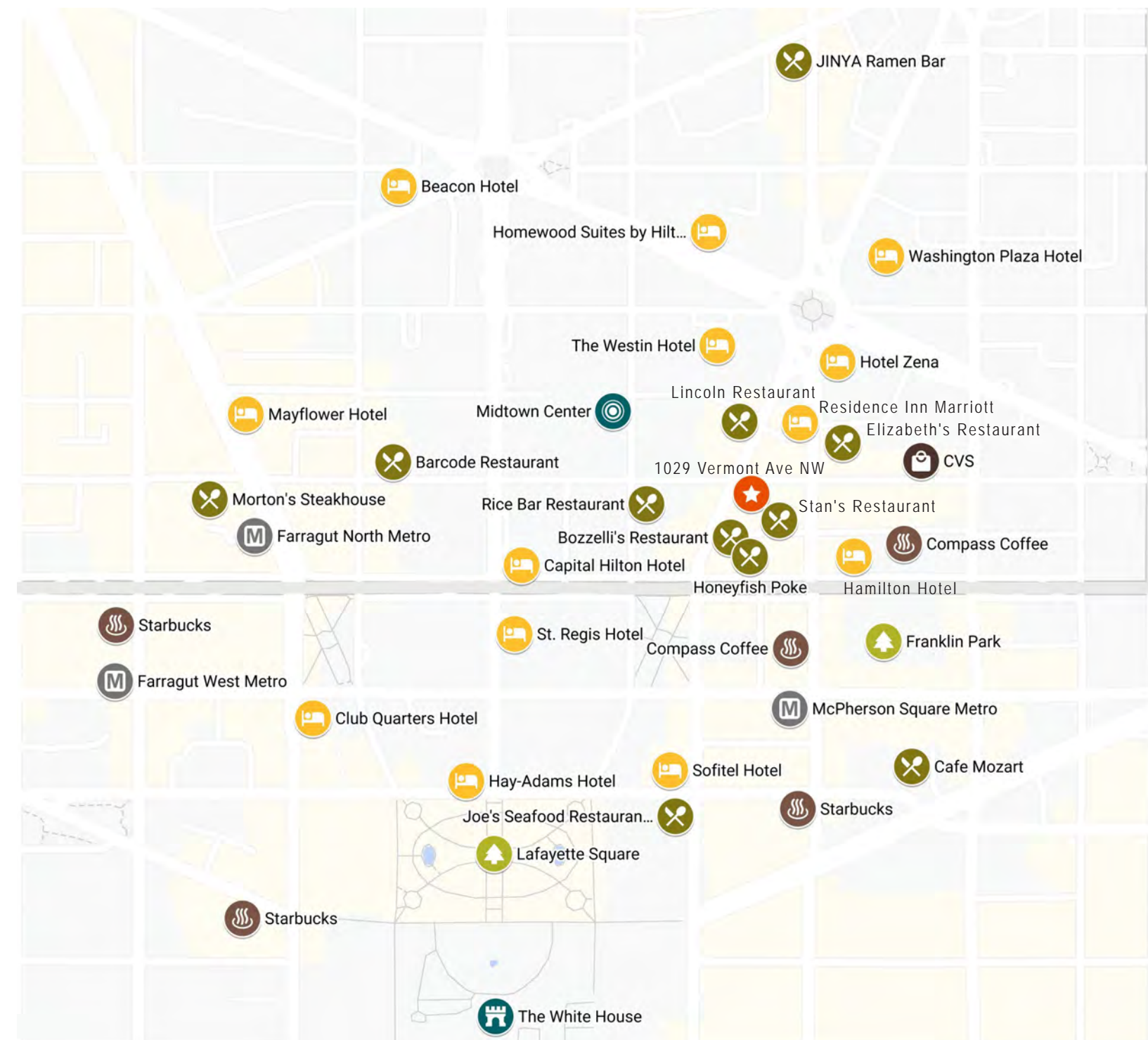




1st Floor Lobby Renovation

DOWNTOWN LOCATION

1029 Vermont Avenue is surrounded by a plethora of walkable amenities and an abundance of local thoroughfares. With an astounding walk score of 98, tenants enjoy the luxury of direct access to 44,000 square feet of prime retail and dining options in Midtown alone. The immediate neighborhood also offers multiple high-end hotel accommodations within a 3-block radius including the Capital Hilton, St. Regis Hotel, Hay Adams Hotel, and the Mayflower Hotel.



UNPARALLELLED ACCESS

1029 Vermont Avenue is conveniently situated on the pivotal L Street and Vermont Avenue corner intersection which provides superior commuter access. The building has generous vicinity parking and is less than half a mile from 3 nearby metro stations including McPherson Square, Farragut North, and Mount Vernon Square—which provide access to all 6 Metrorail lines. Additionally, the property is less than 2 miles from L'Enfant and Union Station commuter rails and merely 5 miles from Reagan International Airport.



METRO TRANSIT	Drive	Walk	Distance
Mcpherson Square Transit Stop (Blue, Orange, Silver Lines)	2 minutes	4 minutes	0.2 miles
Farragut North Transit Stop (Red Line)	2 minutes	9 minutes	0.4 miles
Farragut West Transit Stop (Blue, Orange, Silver Lines)	2 minutes	11 minutes	0.5 miles
Metro Center Transit Stop (Blue, Orange, Red, Silver Lines)	2 minutes	12 minutes	0.6 miles
Mount Vernon Square/7th St-Convention Center Transit Stop (Green, Yellow Lines)	2 minutes	14 minutes	0.7 miles

COMMUTER RAIL	Drive	Distance
L'Enfant Commuter Rail (Manassas, Fredericksburg lines)	5 minutes	1.8 miles
Union Station Commuter Rail (Brunswick, Camden, Penn lines)	5 minutes	1.9 miles

AIRPORT	Drive	Distance
Ronald Reagan International Airport	11 minutes	5.4 miles

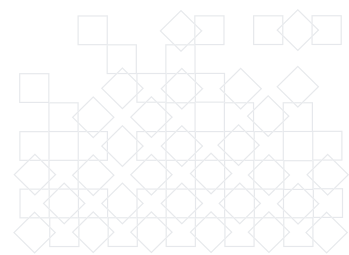




1st Floor Lobby Renovation

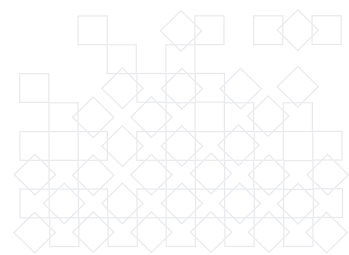
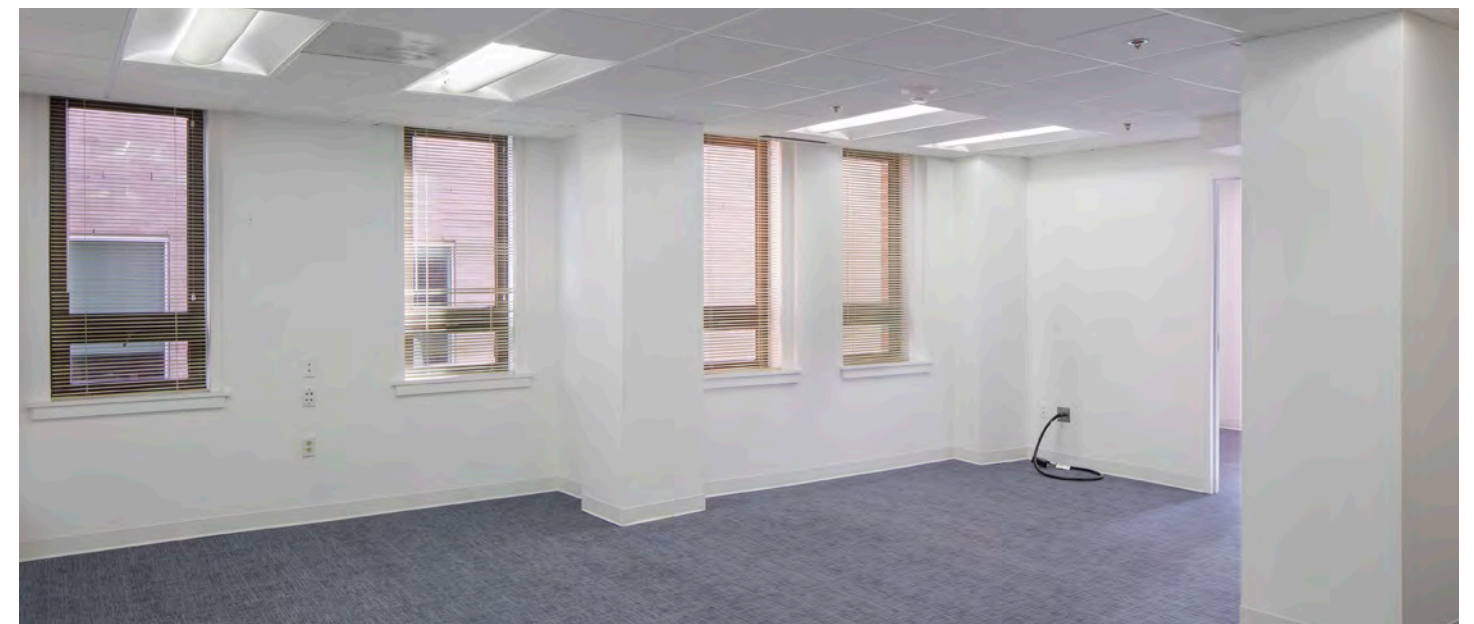
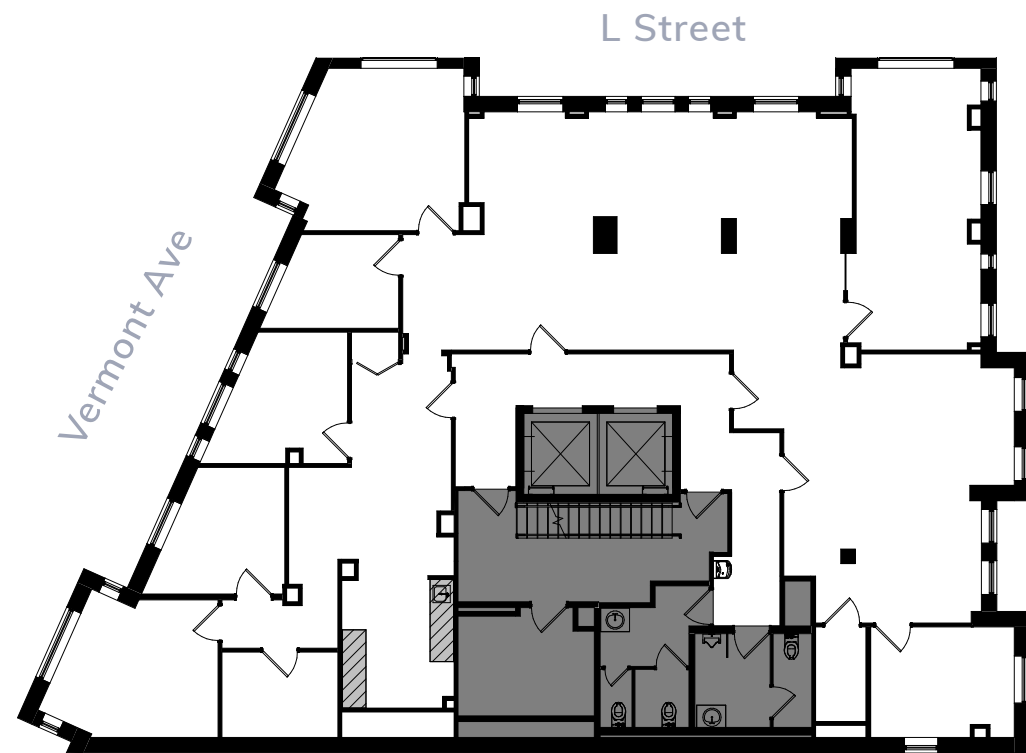
SPACE FEATURES

1029 Vermont Avenue is an 11-story building that consists of 43,432 square feet with standard floor plate sizes averaging approximately 3,732 square feet. The unique boutique features of the property offer a rare opportunity of both affordability and unparalleled value that caters to small and mid-sized tenants. The premier East End location, elevated corner stature, and expansive window exposure provide maximum benefits of downtown submersion, superior signage opportunity, and substantial presence—all of which are typically enjoyed by larger businesses in the area.



FULL 5TH FLOOR AVAILABLE

SUITE 500 | 3,849 SF





1st Floor Lobby Renovation



1st Floor Lobby Renovation

LEASING

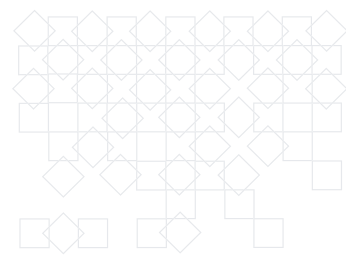
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