

**WORLD-CLASS DESIGN ... PREMIER LOCATION** 



MOUNT & VERNON
PLACE

950 THIRD STREET

## A POWERFUL PLACE FOR BUSINESS ... AN IDEAL PLACE TO LIVE



300 K Proposed 235.000 SF Office Building



901 4TH STREET D.C. Bar Headquarters Location



950 3RD STREET Proposed 120,000 SE Office Building



LYDIAN 400 K Existing 324 Apartment Units



LYRIC 440 K Existing 234 Apartment Units



MADRIGAL LOFTS Existing 259 Condominium Units



THE SONATA Existing 75 Condominium Units



801 3RD STREET AIPAC Existing Proposed 273 **Apartment Units** 100,000 SF Office Building

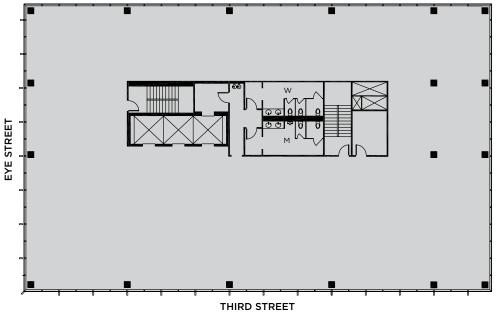


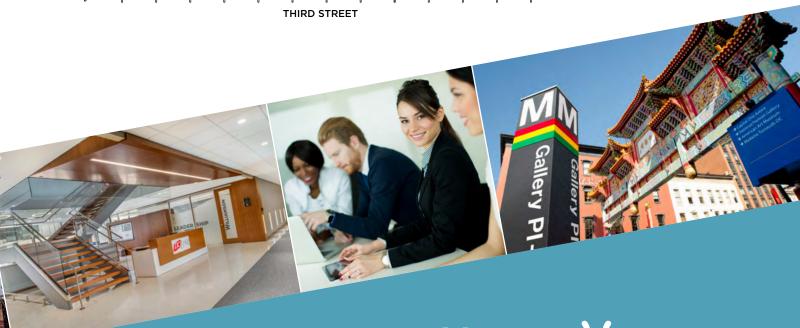


This eleven-story trophy office building designed by Hartman-Cox offers an extraordinary opportunity to create a contemporary, elegant space for your new headquarters. Transform your future with generous column spacing, flexible layouts, high ceilings, first-class amenities and high-end finishes on a prominent corner at the intersection of 3rd and I Streets, NW.

- Potential ownership opportunity
- Approximately 120,000 SF of trophy-quality, LEED-certified new construction
- Typical floor size of approximately 11,275 SF
- 30 x 40 foot column spacing
- Floor-to-ceiling glass
- High-end finishes and rooftop terrace
- Three levels of garage parking

- Downtown Washington, DC's largest mixed-use development with over two million SF of masterplanned commercial and residential space
- Premier office, retail, and residential buildings
- World-class architecture and beautiful streetscape
- Created by a single team of highly experienced, local real estate developers, managers, and owners
- Mount Vernon Place is steps from the DC Convention Center and Marriott Marquis, Capital One Arena, and CityCenterDC
- Close to 4 Metro stations, with a transit score of 99 and a walk score of 96

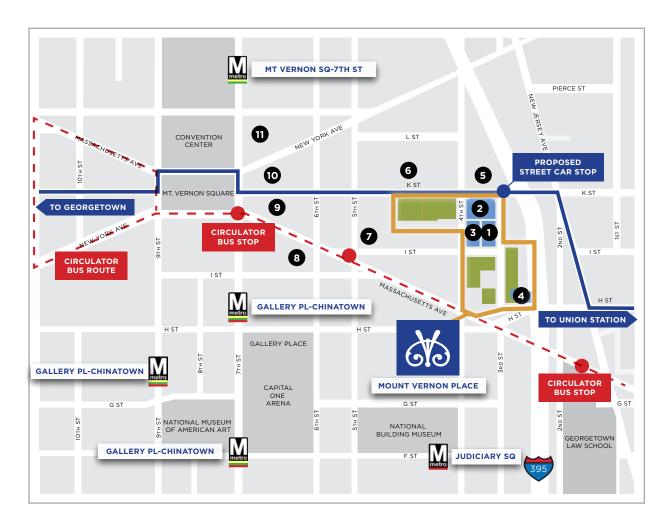














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