

OFFERING MEMORANDUM



**2118 LEROY PLACE, NW
WASHINGTON, DC 20008**

NEWMARK



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EXECUTIVE SUMMARY

Newmark is pleased to offer for sale the property located at 2118 Leroy Place, NW (“Property”) in downtown Washington DC. The Property offers discriminating investors or users the opportunity to purchase a classic building with unparalleled location and presence in DC’s Dupont Circle submarket. Built in 1908, the Georgian Revival style building has distinctive red brick, grand columns, extensive trim and oversized windows. It was commissioned by Samuel Walter Woodward, co-founder of the Woodward & Lothrop department store and designed by renowned Washington, DC architect, Frederic B. Pyle.

The Property interior was recently brought to shell condition to assist a future owner’s renovation preference. This cost-savings in demolition is effectively a blank canvas for a design of choice. The property is comprised of four levels with views of the Washington Monument as well as a large outdoor private garden and two car garage. The generous floorplates can easily accommodate multiple offices, meeting rooms and open work areas. The building is approximately 11,813 SF. This property most recently served as the Embassy of Colombia and prior to that as the Hungarian Legation. Aside from the building’s historic charm, the Kalorama location, off of Embassy Row and north of Dupont Circle, is ideal. With several dozen restaurants and hotels within walking distance, and two Metro locations equally close, it is ideal for any type of office or residential use. The strength of the location is reflected in a high walk score of 94.



**“HISTORIC CHARM AND
IDEAL LOCATION”**

OFFERING TERMS

Ownership

Federation of State Medical Boards

Interest Offered

100% Fee Simple

Bid Deadline

A formal call for offers letter will be distributed at the appropriate time. All submissions must be faxed, emailed or hard copy delivered. Offers should be submitted in the form of a non-binding letter of intent and should specify the following:

- Purchase Price

- Study Period (if any)

- Closing

- Earnest Money Deposit

- Contingencies (if any)

- Sources of Funds (Equity and Debt, if applicable)

- Consents and/or approvals needed for closing

- Any other information having a direct bearing on the investor's/user's ability to close the proposed transaction





PROPERTY OVERVIEW

OWNERSHIP

Federation of State Medical Boards

YEAR BUILT

1908, Renovated 2020

SIZE

Approximately 11,813 SF on a 5,124 SF lot

TENANCY

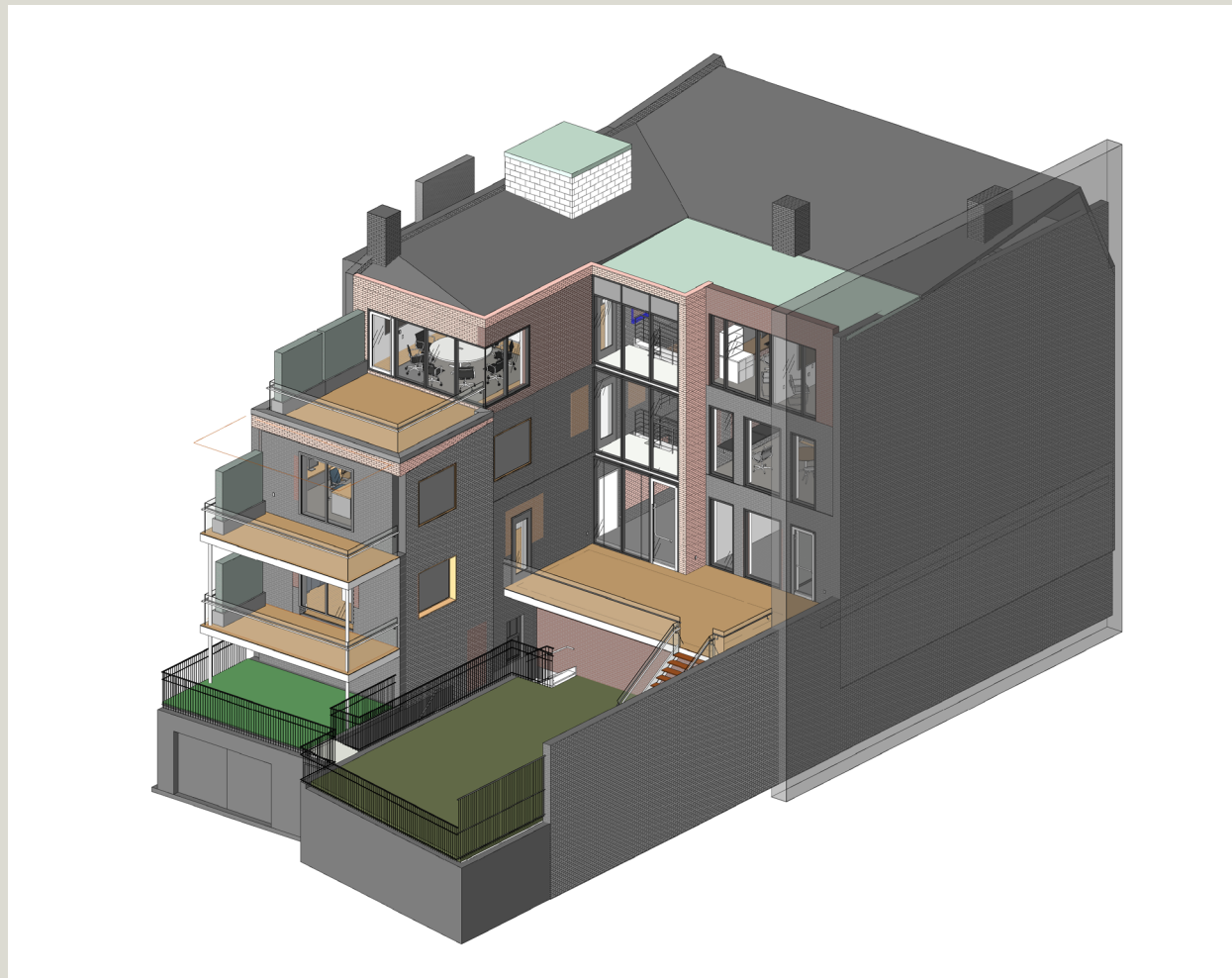
Building will be delivered vacant

PARKING

Two spaces in covered garage

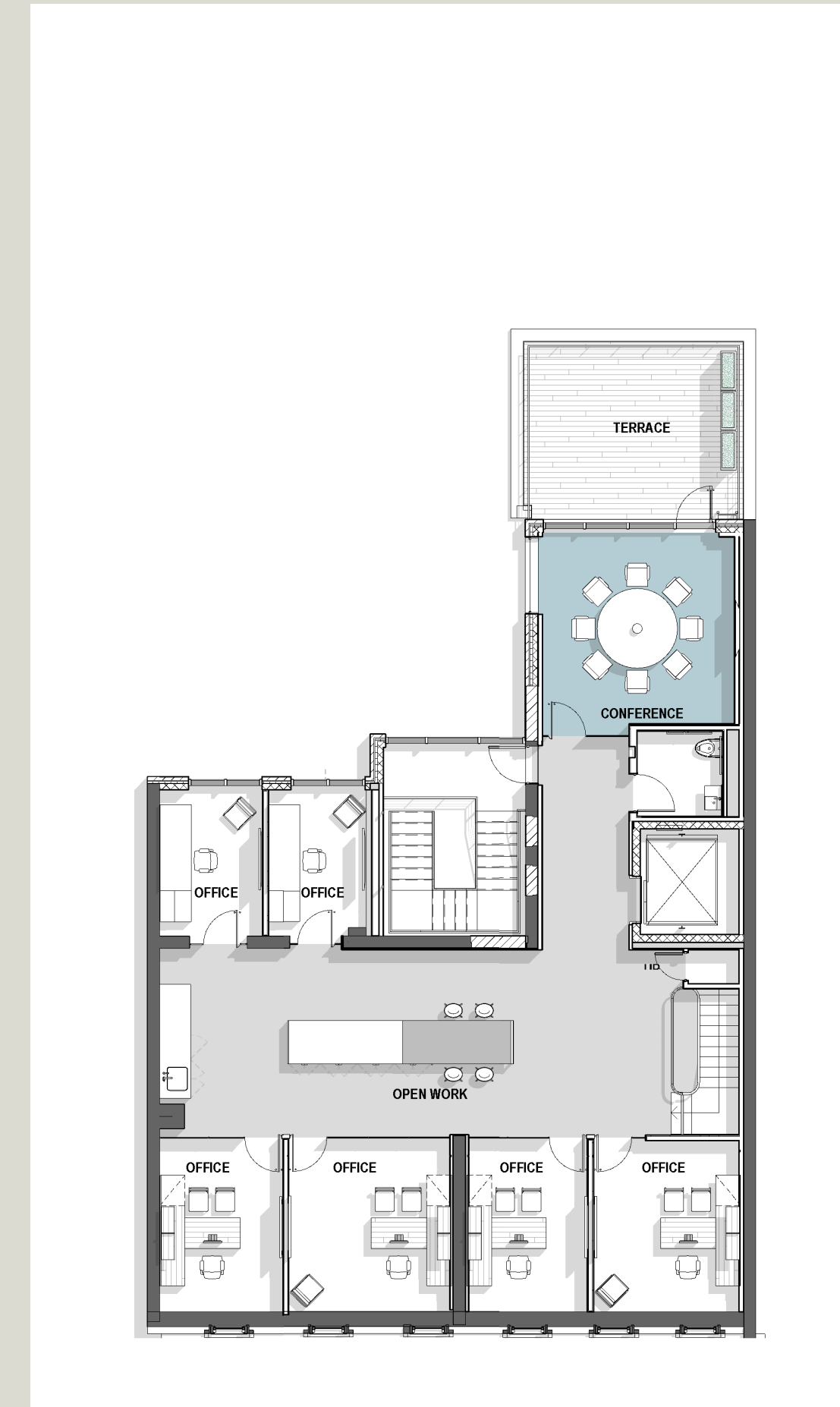
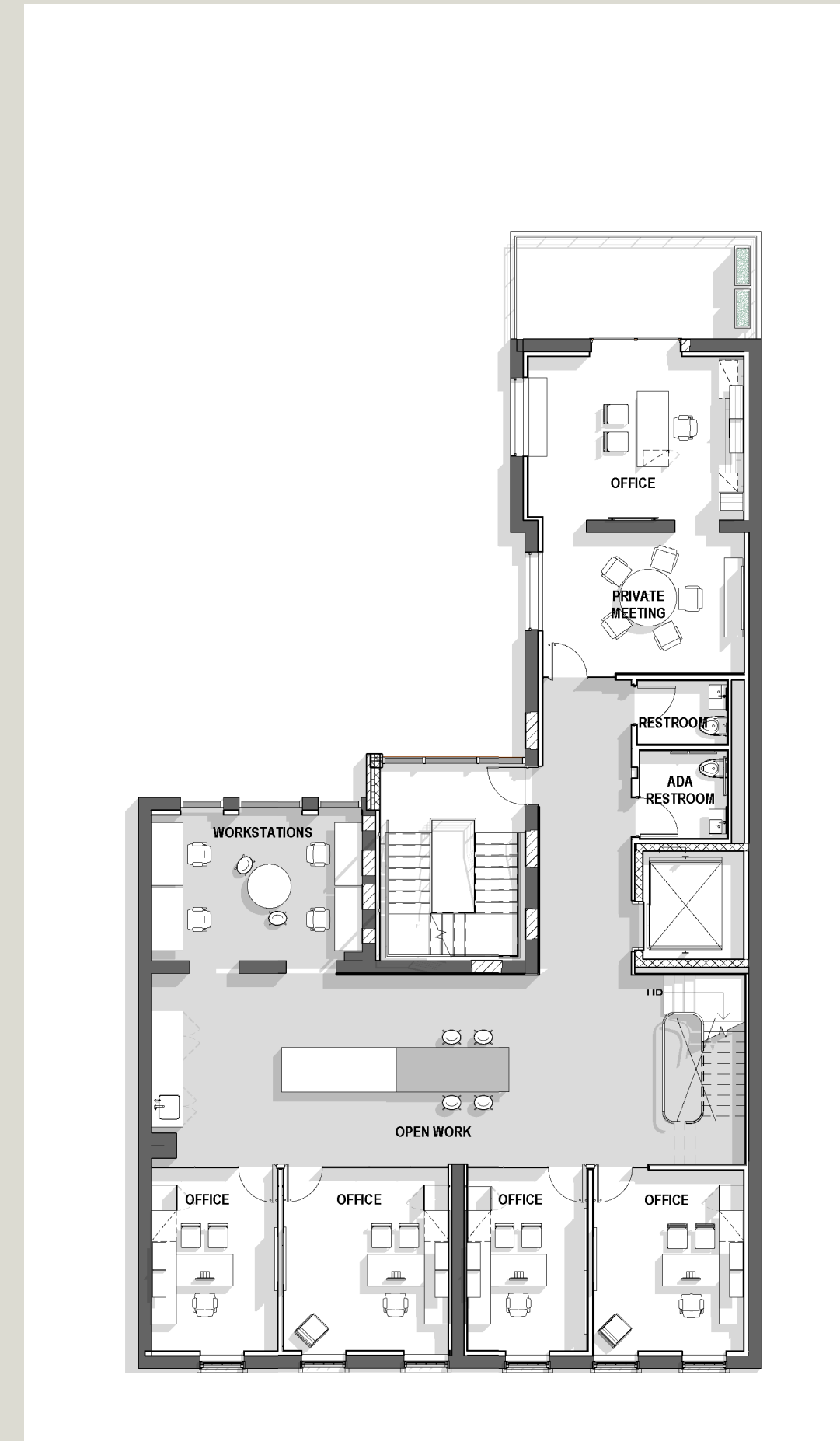
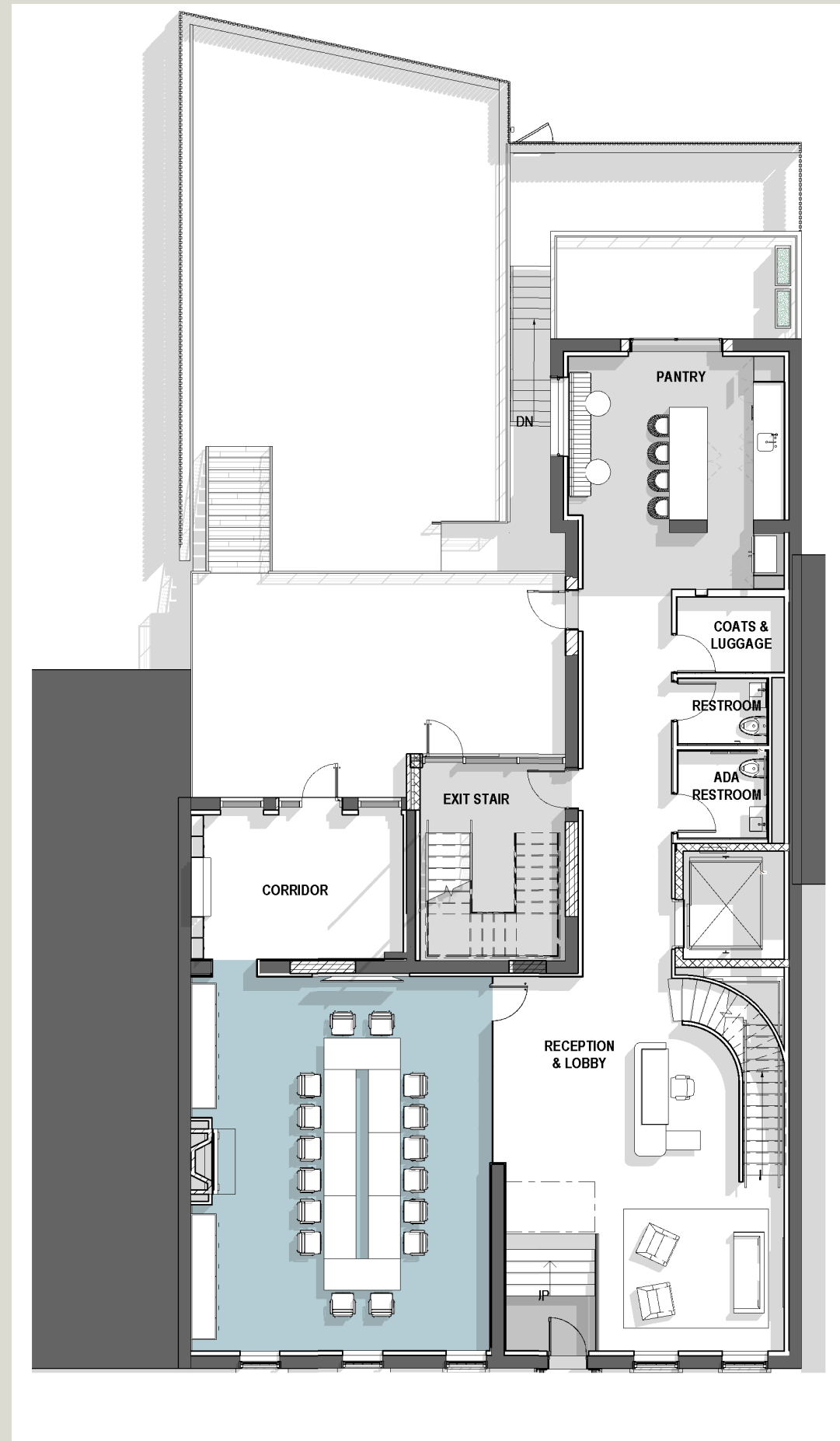
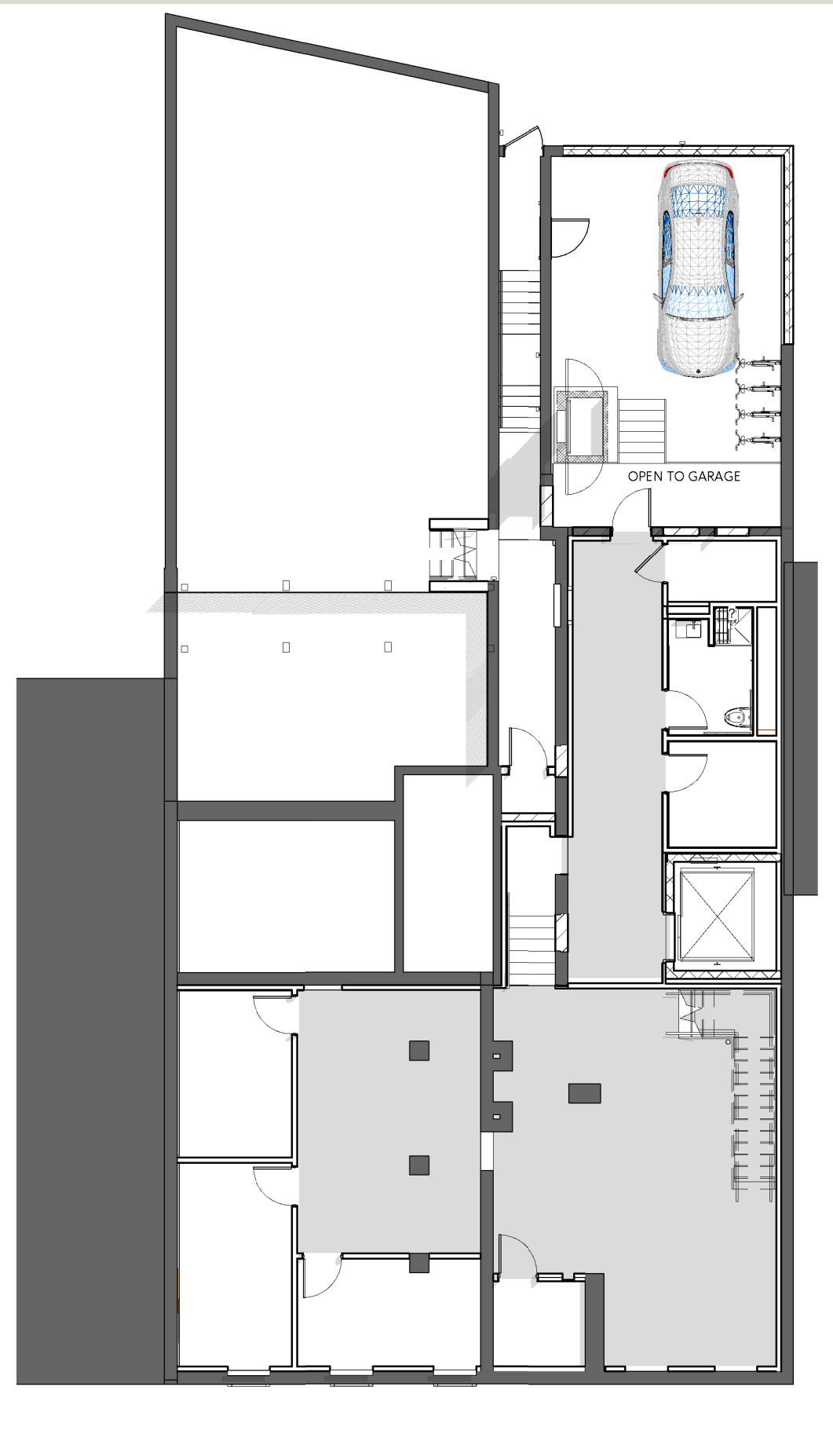
2118 LEROY PLACE, NW WASHINGTON DC

PROPERTY RENDERINGS



** FOR ILLUSTRATIVE PURPOSES ONLY. THE PROPERTY INTERIOR WAS RECENTLY BROUGHT TO SHELL CONDITION TO ASSIST A FUTURE OWNER'S RENOVATION PREFERENCE **

FLOOR PLANS



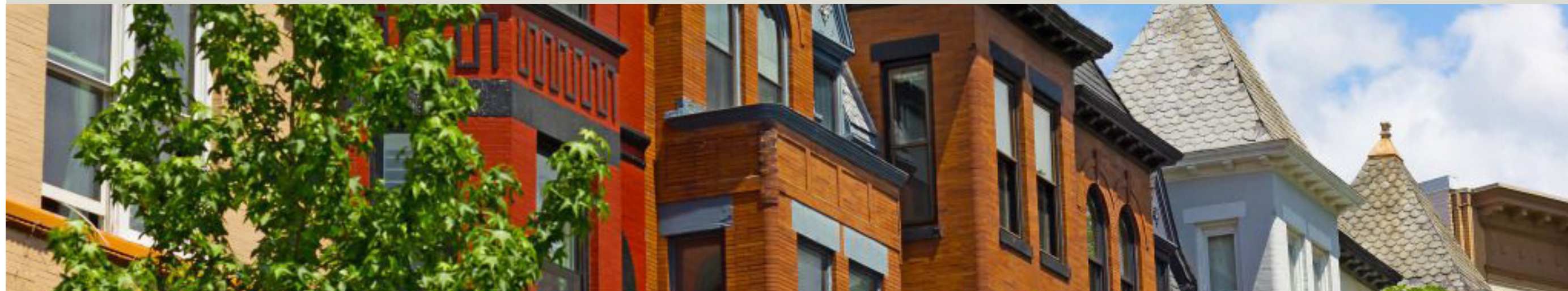
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LOCATION OVERVIEW

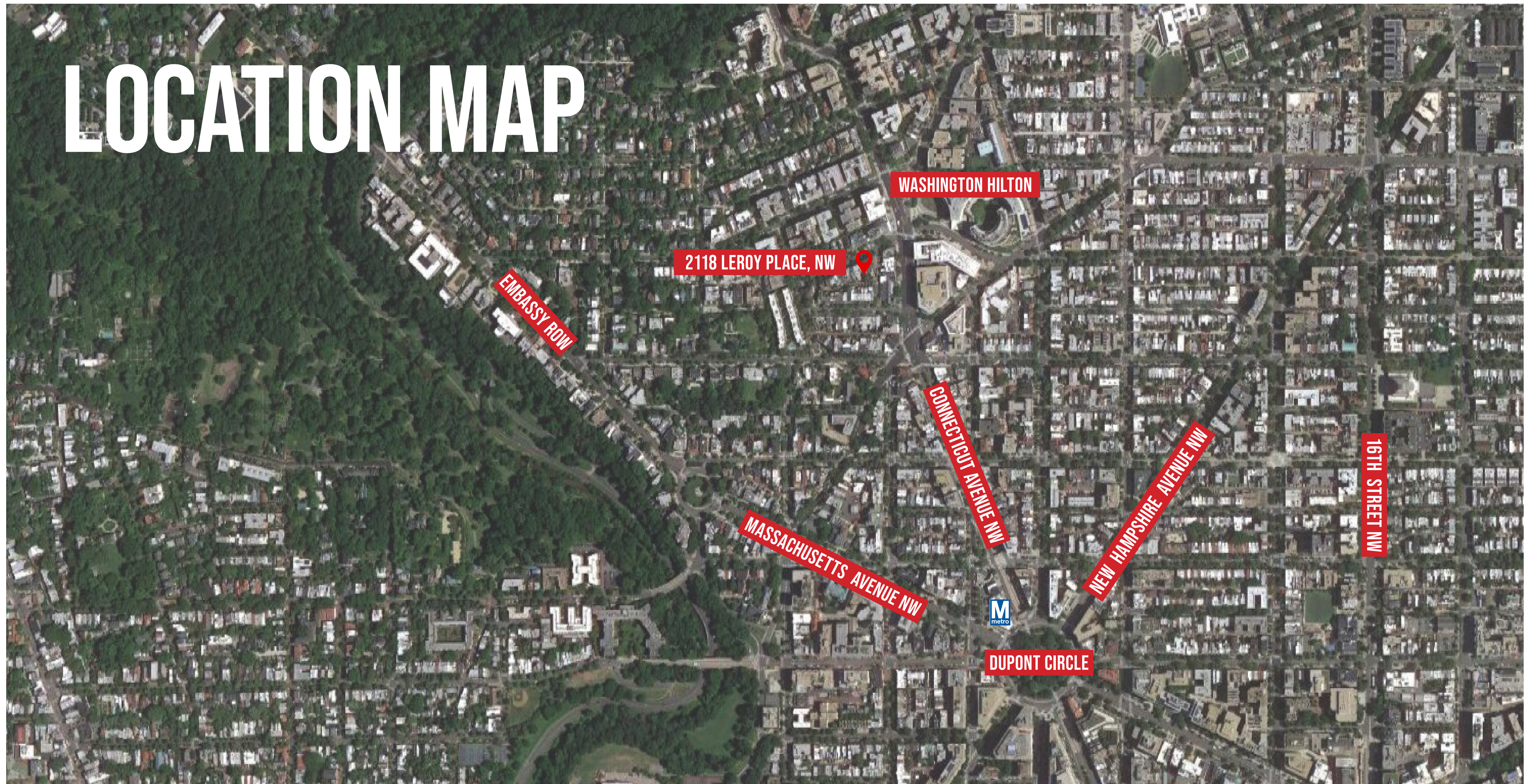
94 **WALKER'S PARADISE**
Daily errands do not require a car

75 **EXCELLENT TRANSIT**
Transit is convenient for most trips

82 **VERY BIKEABLE**
Biking is convenient for most trips



LOCATION MAP



CONTACT INFORMATION



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