



JEFFERSON BUILDING

1225 19TH STREET NW
WASHINGTON, DC



EXECUTIVE SUMMARY





THE OFFERING

Jones Lang LaSalle Americas, Inc. ("JLL"), as exclusive representative for Owner, is pleased to present this opportunity to purchase the leasehold interest in the Jefferson Building (the "Property"), a freestanding 74,248 RSF (75,790 BOMA RSF) boutique office asset. Located in the heart of Washington, DC's central business district ("CBD") and home to historic DC restaurant The Palm, the Property boasts 93% occupancy to 10 tenants with 5.0 years of weighted average lease term ("WALT").

The Property's location – at the corner of 19th Street and Jefferson Place – is in the heart of the CBD's Golden Triangle, downtown Washington, DC's most vibrant and sought-after office location. In total, the Golden Triangle houses 187 restaurants, 11 hotels, 1,000+ multifamily units, and is in close proximity to the White House. Furthermore, the Jefferson Building is located directly on "Restaurant Row," a renowned dining, shopping, and entertainment strip. Situated just one block south of Dupont Circle – one of the most affluent residential neighborhoods in the District – the Property has long attracted tenants whose principals and/or employees live in and around Dupont Circle. In addition, due to a favorable location from a commuting perspective, the Jefferson Building is in a prime location for lawyers and lobbyists who commute from the wealthy western and northwestern suburbs.

The Jefferson Building is a coveted investment opportunity, boasting entrenched tenancy and demonstrated market outperformance. Investors are poised to benefit long-term from the strong, diverse in-place cash flow and the enduring strength of the Class B market. With an average historical occupancy of 95%, the Jefferson Building has solidified the narrative of consistent demand from boutique tenants through all economic cycles.

INVESTMENT HIGHLIGHTS



FREESTANDING BOUTIQUE OFFICE ASSET LOCATED IN THE HEART OF WASHINGTON, DC'S CBD



95% AVERAGE OCCUPANCY OVER THE PAST 12 YEARS DUE TO CONSTANT DEMAND FROM SMALL TENANTS



TENANTS BOAST 20+ YEAR WEIGHTED AVERAGE PROPERTY TENURE



DIVERSE, IN-PLACE CASH FLOW – AVERAGE TENANT ±7,000 SF



ATTRACTIVE BUILDING CHARACTERISTICS INCLUDING COLUMN-FREE FLOOR PLATES AND ABOVE-MARKET PARKING RATIO



PROMINENT LOCATION FRONTING "RESTAURANT ROW" IN THE HEART OF THE GOLDEN TRIANGLE – DC'S MOST AMENITY-RICH NEIGHBORHOOD



IDEAL ACCESSIBILITY – WALKING DISTANCE TO 4 METRO STATIONS: DUPONT CIRCLE (RED), FARRAGUT NORTH (RED), FARRAGUT WEST (ORANGE, BLUE, SILVER) AND FOGGY BOTTOM (ORANGE, BLUE, SILVER)











FREE & CLEAR OF EXISTING DEBT

PROPERTY OVERVIEW

ADDRESS	Jefferson Building 1225 19 th Street NW Washington, DC 20036
PROPERTY TYPE	Class B Office
INTEREST	Leasehold
GROUND LEASE TERM	96 Years
SUBMARKET	CBD
MICROMARKET	Golden Triangle
YEAR BUILT/ RENOVATED	1963/2019
STORIES	8 (+2 Lower Level)
RENTABLE AREA	74,248 SF 75,790 BOMA RSF
FLOOR PLATES	±9,600 BRSF
LAND AREA	11,408 SF (0.26 acres)
ZONING	MU-21 (Mixed-Use Zone)
CURRENT OCCUPANCY	93%
12-YEAR AVERAGE OCCUPANCY	95%
WEIGHTED AVERAGE LEASE TERM	5.0
PARKING RATIO	71 Parking Spaces (1 per 1,000 SF)

BEST-IN-CLASS, BOUTIQUE CLASS B ASSET

 <p>93% Leased to 10 tenants with 5.0 years of WALT</p>	 <p>Anchored by Smithsonian Networks ("SNI/SI Networks, L.L.C.", 19% of RBA) and Relman, Dane & Colfax PLLC (18% of RBA)</p>	 <p>Institutionally owned and maintained with over \$2.2 Million in improvements since 2011</p>	 <p>Tenants Boast 20+ Year Weighted Average Property Tenure</p>
 <p>±9,600 BRSF floor plates with a center core provide exceptional views and are ideally suited to cater to the small and mid-sized tenants that have fueled Washington, DC's Class B leasing market</p>	 <p>Durability of cash flow with stable tenancy and no tenant comprising more than 20% of RBA</p>	 <p>Significant discount to CBD Class A market rents in a premier location</p>	 <p>71 covered parking spaces</p>

EXCELLENT
RENT ROLL DIVERSITY WITH NO TENANT REPRESENTING MORE THAN 20% OF RENTABLE AREA

TENANTS BOAST
20+ YEAR
WEIGHTED AVERAGE PROPERTY TENURE

PREMIER LOCATION AT A DISCOUNT TO TROPHY AND CLASS A CBD MARKET RENT

<p>±\$82 PSF, FS TROPHY MARKET RENT</p>	<p>±\$70 PSF, FS CLASS A MARKET RENT</p>	<p>±\$53 PSF, FS CLASS B MARKET RENT</p>
--	---	---

35% DISCOUNT (between Trophy and Class A)

24% DISCOUNT (between Class A and Class B)

Source: JLL Market Research



SNI/SI NETWORKS L.L.C.



NATIONAL INSTITUTE FOR HEALTH CARE MANAGEMENT, LLC



INTERNATIONAL ALLIANCE FOR RESPONSIBLE DRINKING



CRANEMERE INC



HISTORIC PALM RESTAURANT

10% OF RBA | BUILDING TENURE: 48 YEARS
LXD: MAY-2027 | PARTIAL GUARANTOR: LANDRY'S INC.

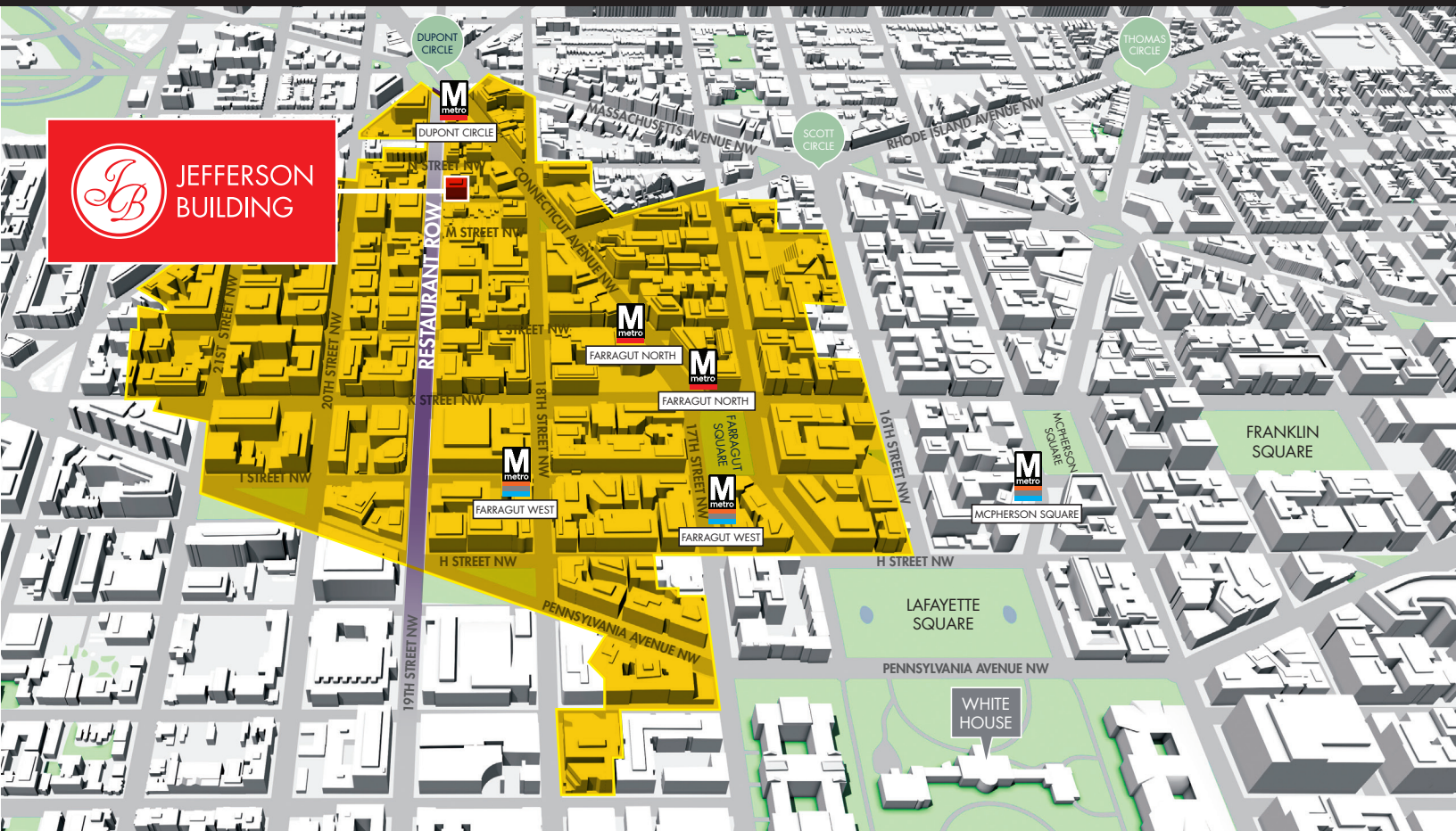
The Palm is a landmark restaurant, which has called the Jefferson Building home for over 48 years. Known as a magnet for powerful politicians, the most reputable journalists, lobbyists, and celebrities, the Palm is a staple of DC's CBD. Not only is the Palm known for being a favorite dining experience for DC's decision makers, the restaurant has gained national recognition, winning the Wine Spectator – Award of Excellence every year since 1997.


Serving prime steaks, whole lobster, Italian specialties and award-winning wines, the Palm is owned by Landry's, the globally-recognized restaurant and entertainment group, and embraces an approach that is focused on service, quality and profitability to achieve a clearly understood goal: to exceed expectations. Founded over 40 years ago, Landry's was taken public in 1993 with a valuation of \$30 million. The company had grown significantly by 2010, when all outstanding shares were acquired by the majority owner. Today, Landry's remains a privately held company that owns and operates over 600 restaurants, hotels, casinos, and entertainment destinations in the US, in addition to numerous international locations. Landry's acquired the Palm in March 2020 and is a partial guarantor to the tenant's lease.

The first Washington, DC Palm opened at the Jefferson Building per the request of the then UN Ambassador and former President, George H.W. Bush. Today, the Palm has 23 locations, spanning from Mexico City to Los Angeles to New York City.





THE GOLDEN TRIANGLE: DC'S PREMIER LIVE-WORK-PLAY ENVIRONMENT




 **43**
BLOCKS


 **6**
PARKS

 **187**
RESTAURANTS

 **62**
RETAILERS

 **11**
HOTELS

 **110**
PARKING GARAGES

 **14**
ATHLETIC CLUBS

 **30**
SPAS & SALONS

 **58**
BANKS & FINANCIAL SERVICES

Source: goldentriangledc.com

MULTI-MODAL ACCESSIBILITY



WALKING DISTANCE TO 4 METRO STATIONS:

- Dupont Circle (Red)
- Farragut North (Red)
- Farragut West (Orange, Blue, Silver)
- Foggy Bottom (Orange, Blue Silver)



Direct Vehicular Access via 19th Street, 20th Street and M Street to major commuter thoroughfares such as K Street, Massachusetts Avenue, Connecticut Avenue, I-66, the Whitehurst Freeway and George Washington Parkway. Such access provides tenants ease of access both in and around the district and the broader DC metropolitan region.

INVESTMENT ADVISORY

JIM MEISEL

Senior Managing Director
202-533-2505
jim.meisel@am.jll.com

MATT NICHOLSON

Managing Director
202-533-2502
matt.nicholson@am.jll.com

ANDREW WEIR

Senior Managing Director
202-533-2504
andrew.weir@am.jll.com

DAVE BAKER

Director
202-777-2301
d.baker@am.jll.com

FINANCING

DANIEL MCINTYRE

Senior Director
202-533-2506
daniel.mcintyre@am.jll.com

DRAKE GREER

Director
202-533-2534
drake.greer@am.jll.com

Jones Lang LaSalle Americas, Inc. ("JLL") has been engaged by the owner ("Owner") of the property to arrange the placement of equity. Information concerning the property and Owner described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser, and JLL, its officers, directors, employees and agents disclaim any liability that may arise from, be based upon or relate to the use of the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change without notice. ©2021. Jones Lang LaSalle IP, Inc. All rights reserved.

