

7th & CD

EXECUTIVE SUMMARY

GSA

JLL

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Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive representative for the U.S. General Services Administration (“GSA”), is pleased to present the opportunity to purchase 7th & D Federal Office Building (the “Property”), an existing +/- 940,096 square foot vacant office building located on a 3.44-acre site at 301 7th Street SW, Washington, DC. Originally built as a warehouse in 1935 and later converted to the headquarters of the GSA, 7th & D contains seven above-grade floors along with a basement and mechanical penthouse. The Property was most recently occupied by the Department of Homeland Security and has been vacant since March 2025. 7th & D is a rare opportunity to acquire a blank canvas for conversion or redevelopment in a premier Washington, DC location.

7th & D is located in one of the most desirable neighborhoods in DC, positioned at the heart of the rapidly transforming Southwest submarket. The Property sits between the National Mall and the 3.2 MM SF District Wharf – a \$2.5 BN mixed-use development along the Tidal Basin Waterfront and home to the dozens of the city’s top restaurants, retailers, and entertainment venues.

7th & D is adjacent to the L’Enfant Plaza Metro Station (Green, Yellow, Blue, Orange, and Silver lines and VRE access) and just steps from the Smithsonian National Air and Space Museum. DC’s Southwest submarket, which currently has zero units in the supply pipeline after 2025, offers an excellent demographic profile with an average household income of \$159,261 within a one-mile radius of the Property. In 2024, the conversion of the Department of Agriculture’s Cotton Annex, originally built in 1936 and located two blocks from 7th & D, was completed, delivering 564 luxury apartment units.

The Property possesses ideal repositioning optionality, as the flexible D-8 zoning allows for both commercial and residential use by-right. 7th & D represents a prime opportunity to reimagine one of the best-located assets in the entire DC Metro region.

The GSA will only evaluate all-cash, non-contingent offers, meaning buyers can acquire a desirable redevelopment property on an as-is-where-is basis.

Specific terms and conditions of sale can be viewed in the Deal Room



EXCEPTIONAL OPPORTUNITY TO ACQUIRE A GENERATIONAL REDEVELOPMENT SITE

- » Extremely well-located downtown asset in one of DC's most exciting neighborhoods with the opportunity to redevelop or convert without doing any de-tenanting.

PREMIER LIVE/WORK/PLAY LOCATION

- » Nestled between the National Mall and the transformational 3.2 MM SF District Wharf – a \$2.5 BN mixed-use development situated along Washington's waterfront and home to dozens of the city's top restaurants, retailers, and entertainment options. The Property has proximity to other amenities such as the East Potomac Golf Course, the Smithsonian National Air and Space Museum, the International Spy Museum, and Arena Stage.

OUTSTANDING MULTI-MODAL ACCESSIBILITY

- » Adjacent to the L'Enfant Plaza Metro Station (Green, Yellow, Blue, Orange, and Silver lines and VRE access) and offers immediate proximity to I-395 and I-695. 7th & D is also located within 15 minutes from both Union Station and Reagan National Airport, providing regional connectivity.

EXCELLENT DEMOGRAPHICS

- » As of Q2 2025, there are over 500,000 daytime workers within a two-mile radius, the vast majority of whom have white collar jobs. The DC labor market has been historically resilient compared to the rest of the country, providing a stable employment base. The average household income within a two-mile radius is over \$140,000 despite a median age of 33.2.

REPOSITIONING OPTIONALITY

- » Flexible D-8 zoning allows for by-right residential redevelopment or conversion. Additionally, the building was originally constructed for warehouse use and the floorplates and ceiling heights allow for potentially reimagining the Property as storage space.*

ALL-CASH NON-CONTINGENT SALE

- » The GSA will only be evaluating all-cash offers with no contingencies, providing investors the unique opportunity to acquire one of the best-located assets in DC Metro on an as-is-where-is basis

** Government cannot guarantee that a proposed use may or may not comply with zoning or other planning requirements.*

Property Summary

Year Built Western Half: 1931-32, Eastern Half: 1934-35

Major Renovations Partial Office Conversion: 1957-1959, Full Office Conversion: 1964

Stories 7 above grade stories + a basement level and a mechanical penthouse

Typical Floor Plates 113,900

Zoning D-8 (Downtown Mixed-Use)

Size +/- 940,096 RSF ¹

Land Acreage 3.44 Acres

Structure Western Half: Cast-in-place concrete with two-way reinforced flat slabs.
Eastern Half: Cast-in-place concrete with steel construction from 7th floor to roof

Elevators 17 (3 out of service or decommissioned)

1. Per Existing Conditions section of 2020 Feasibility Study (EY Parthenon)

D-8 ZONING SUMMARY

Purpose To promote high-density development and foster the transition of the federally owned area into a mixed-use area

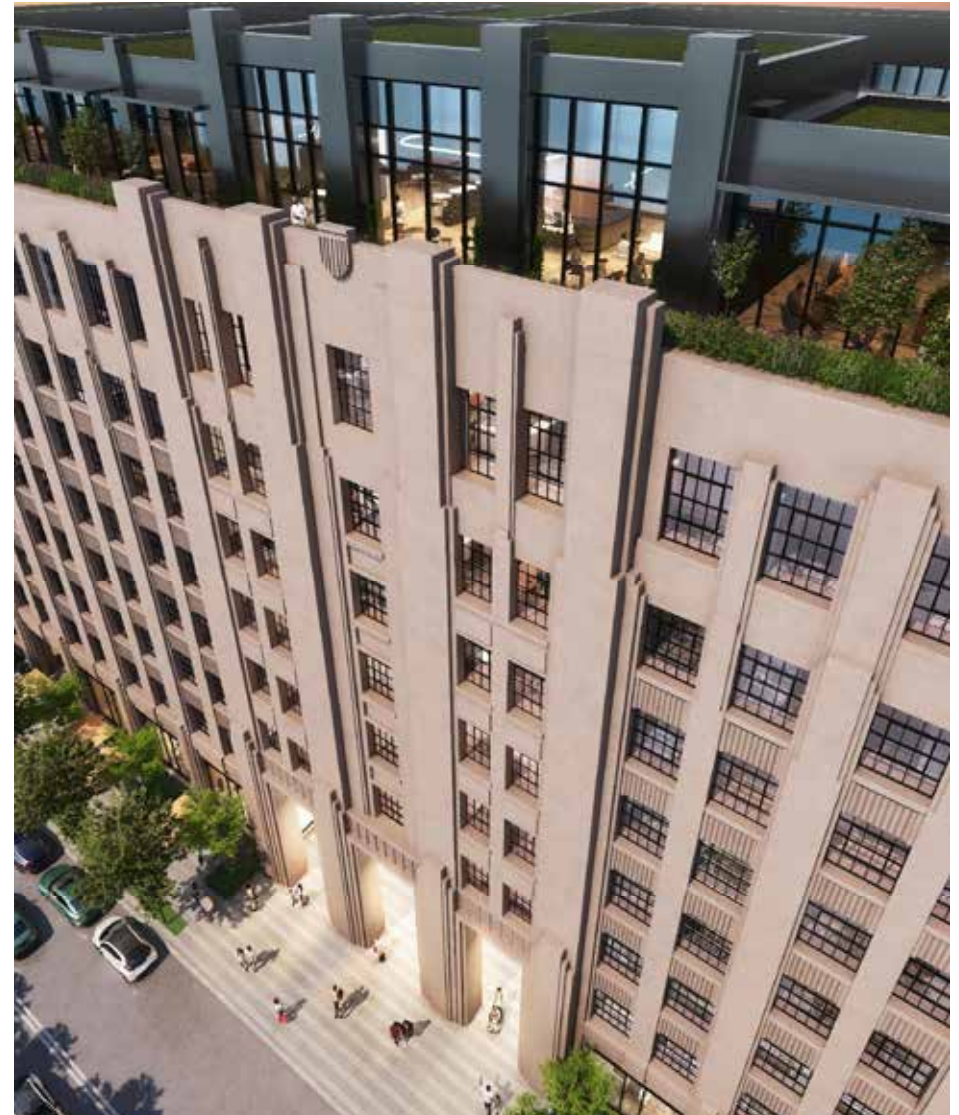
Permitted Use Commercial, Residential, Retail

FAR 6.5 for non-residential uses

Maximum Height 120 ft

Green Area Ratio 0.2

Repositioning Study Renderings



Full Repositioning Study with area tabulations and floor plans available in the Offering Memorandum and Deal Room

Renderings are for representative purposes only

HISTORICAL OVERVIEW





7th & D was originally designed as a warehouse for the Federal Government through the Office of Public Buildings and Public Parks of the National Capital. The site was carefully chosen, in large part due to its proximity to mainline railroad tracks, which still exist today. The building was designed in two parts with the western half being completed in 1932 and the eastern half delivered in 1935. 7th & D is known for being one of the first federal buildings in Washington constructed with an Art Deco style.

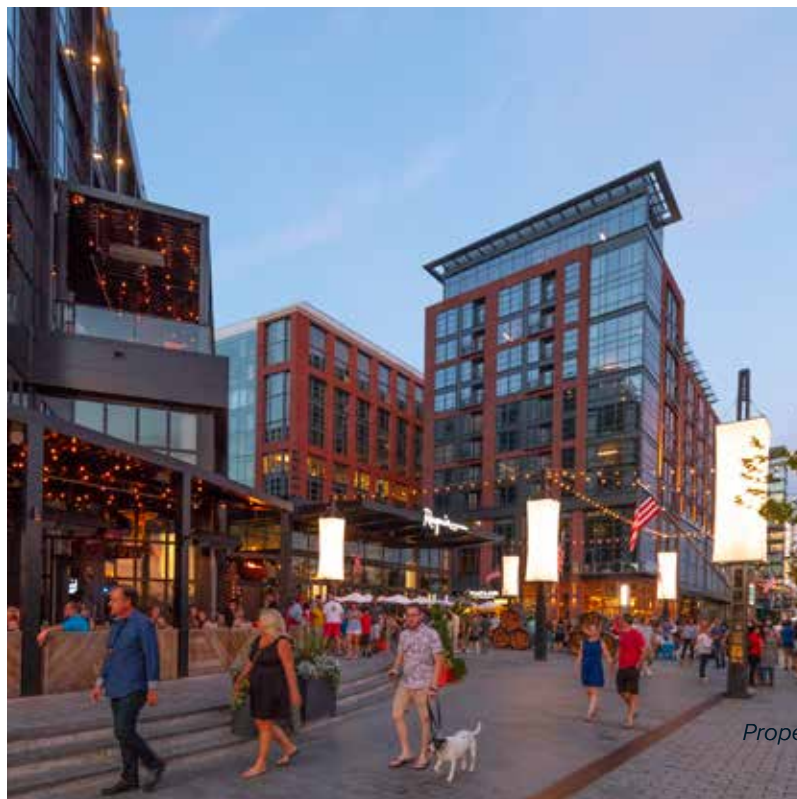
Upon its construction, 7th & D served as storage space for the Procurement Division of the Treasury Department. In fact, the eastern lobby features 22 oil canvas murals, painted by Harold Weston in 1938, celebrating the work of the Procurement Division to construct buildings across the country. In 1949, the building transitioned into the headquarters for the National Capital Region of the newly created General Services Administration (GSA). Over the course of the next decade, the building was gradually transitioned from warehouse to office use, culminating in 1964, when the building underwent a modernization which included the closure of several loading docks, the construction of a new entrance, and upgrades to the exterior façade and windows. Further renovations were undertaken throughout the 1970s and '80s to improve the restrooms, HVAC system, roof, and fire safety system.

The building was long occupied by the GSA, serving as the Regional Office Building for the National Capitol Region. Most recently, the building was occupied by the Department of Homeland Security (DHS), and personnel related to the Presidential Inaugural Committee, but has been vacant since March 2025.

The Wharf

14-min walk from the Property





HOME TO WASHINGTON, DC'S FINEST

RESTAURANTS (60+)



SHOPS (20+)



ENTERTAINMENT



IN THE HEART OF SOUTHWEST DC'S TRANSFORMATIONAL MIXED-USE REDEVELOPMENT

- » Southwest DC has become a focal point for new development in recent years headlined by The Wharf
- » Madison Marquette and PN Hoffman's transformative \$2.5 BN, 3.2 MM SF development plan across 27 acres of land along one mile of DC's Southwest Waterfront sits a half-mile and a 14-minute walk from the Property.
- » The redevelopment of the historic Department of Agriculture Cotton Annex building into 564 luxury apartment units delivered December 2024. The building, which includes the original Cotton Annex façade, couples with a 13-story high-rise tower complete with top-of-market amenities such as a rooftop infinity pool. The project won Washington Business Journal's "Conversion of the Year" award.
- » Phase I of The Wharf delivered to rave reviews in October 2017 and Phase II delivered in late 2022. The project consists of 1,490 residences, 821 keys across four hotels, 300K SF of restaurant and retail space, 1 MM SF of trophy and class A office, the 6,000-seat Anthem music hall, 17 acres of new open parks and civic areas, and four public piers with 400 boat slips.
- » L'Enfant Plaza recently underwent a \$400 MM revitalization and now is a vibrant cultural center offering over 40 amenities.

EXCELLENT MULTI-MODAL ACCESSIBILITY: TWO METRORAIL STATIONS PROVIDE ACCESSIBILITY TO 5 OF 6 LINES & DIRECT ACCESS TO VIRGINIA RAILWAY EXPRESS

- » Direct walkability to two Metrorail stations and five of its six transit lines - L'Enfant Plaza (Green, Yellow, Orange, Blue & Silver in addition to VRE access) and Smithsonian (Orange, Blue, & Silver).
- » Direct vehicular access via Maryland Avenue, Maine Avenue, and 12th Street to major commuter thoroughfares such as I-395/I-695, 14th Street, Route 1, Independence Avenue, Constitution Avenue, I-66, and the George Washington Memorial Parkway.



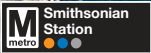
Washington Monument



National Mall

National Gallery of Art

7TH STREET SW



Smithsonian Station

Portals IV Redevelopment

Cotton Annex Redevelopment

Portals I Redevelopment

CONSTITUTION AVE NW
INDEPENDENCE AVE SW

10-minute walk to the National Mall



7th & D



14-minute walk to the Wharf

District Wharf



The National Mall

10-min walk from the Property

IMMEDIATE ACCESS TO THE NATIONAL MALL

AMERICA'S FRONT YARD

WORLD CLASS VIEWS, JOGGING TRAILS, AND LANDMARKS

Easy access to biking and jogging routes with some of the best views in the county

Running trails branch off from the Mall throughout DC and into Northern Virginia

11 Smithsonian Museums on the National Mall

Iconic National landmarks such as the Washington Monument, Lincoln Memorial, WWII Memorial and many more

146 acres of open green space in the heart of downtown DC





Capitol Hill

18-min walk from the Property

Over 10,000 Congressional staffers work on Capitol Hill

Nestled on the eastern corner of the National Mall and home to the US Library of Congress, Supreme Court, and Congressional office buildings in addition to the United States Capitol

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