

1100 NEW JERSEY

1100 NEW JERSEY AVE SE
WASHINGTON, DC 20003



EXECUTIVE SUMMARY



INVESTMENT HIGHLIGHTS



INSTITUTIONAL QUALITY, SHORT-SALE OPPORTUNITY:

Institutional Quality 299,772 RSF Class A Office Building That Is 85% Leased To 22 Tenants With 4.18 Years Of WALT.



PRIME DEFENSE CONTRACTOR HUB:

Positioned Near Both The Washington Navy Yard And US NAVSEA Command As Well As The U.S. Capitol, The Property Offers Government Contractors Unmatched Access To Critical Naval Operations And Congressional Decision-Makers, Anchoring Tenant Demand.



FREESTANDING ASSET WITH OUTSTANDING SETBACKS:

Four Sides Of Glass With Generous Setbacks While Providing Views Of The U.S. Capitol, Nationals Park, And The Anacostia River.



VIBRANT LIVE-WORK-PLAY ENVIRONMENT:

Located In The Heart Of Navy Yard, The Property Is In Close Proximity To Two Professional Sports Stadiums, Over 150 Retailers, Over 45 Restaurants, Approximately 15,000 Apartment Units, And The Wharf.



MULTIMODAL ACCESS:

Located Adjacent To Navy Yard – Ballpark Metro Station (Green Line) And 6 Blocks From Capitol South Metro Station (Orange, Silver, and Blue Lines) With Quick Access To I-695, I-395, I-295, And The Suitland Parkway.



PROPERTY DESCRIPTION

Address 1100 New Jersey Ave SE
Washington, DC 20003

Built 2003

Rentable Area 299,772 RSF

Stories 10 stories with 3 levels of below grade parking.

Typical Floor Plate 29,950 RSF

% Leased 85%

WALT 4.18 years

Major Tenants

1. Serco, Inc. - 75,977 RSF
25% of RBA - Aug-26
2. William C Smith - 30,387 RSF
10% of RBA - Aug-35
3. Unity Health Care - 27,912 RSF
9.3% of RBA - Dec-35

Parking 237 spaces (0.8/1,000 SF) in 3 levels of below grade parking.

Parcel Size 0.73 acres

Zoning D-5

Architect Hickok Cole

THE OFFERING

Jones Lang LaSalle, Inc. (“JLL”), as exclusive representative for the Owner, is pleased to present this short-sale opportunity to acquire 1100 New Jersey Ave SE (the “Property”), a 299,772 square foot office property strategically located in Washington, D.C.’s dynamic Navy Yard neighborhood. Currently 85% leased to 22 tenants with 4.18 years of WALT, the Property offers investors direct access to one of the District’s most vibrant live-work-play environments that is poised to benefit from increased defense spending.

The Property provides tenants with an unparalleled amenity base that has transformed Navy Yard into one of Washington D.C.’s most desirable mixed use destinations. Tenants enjoy immediate access to Nationals Park (home of the Washington Nationals and host to numerous concerts and events) the adjacent Yards Park and waterfront development, and The Wharf which provides world-class dining, entertainment venues, luxury hotels, and marina access along the Southwest Waterfront.

1100 New Jersey also benefits from its proximity to the Washington Navy Yard, the Naval Sea Systems Command (NAVSEA) headquarters, and the U.S. Capitol. This strategic access drives consistent demand from government contractors, defense technology firms, non-profits, trade associations, and lobbyists requiring close collaboration with military and government leadership. The concentrated presence of defense contractors, along with the steady increase in Department of Defense (DoD) funding (the FY2026 budget includes a 13% YoY increase to a record high \$1 trillion), creates powerful network effects and tenant retention, as businesses benefit from proximity to both their government clients and industry peers.

Transportation connectivity further enhances the Property’s appeal, with direct access across the street to the Navy Yard-Ballpark Metro station (Green Line), providing connections throughout the Washington metro area. Multiple bus routes and proximity to major highways ensure comprehensive regional accessibility for tenants and visitors.

With its unique combination of specialized government contractor demand, extensive amenity and entertainment offerings, and superior transportation access, 1100 New Jersey offers investors an asset that is well positioned for success in years to come at a historically low basis.

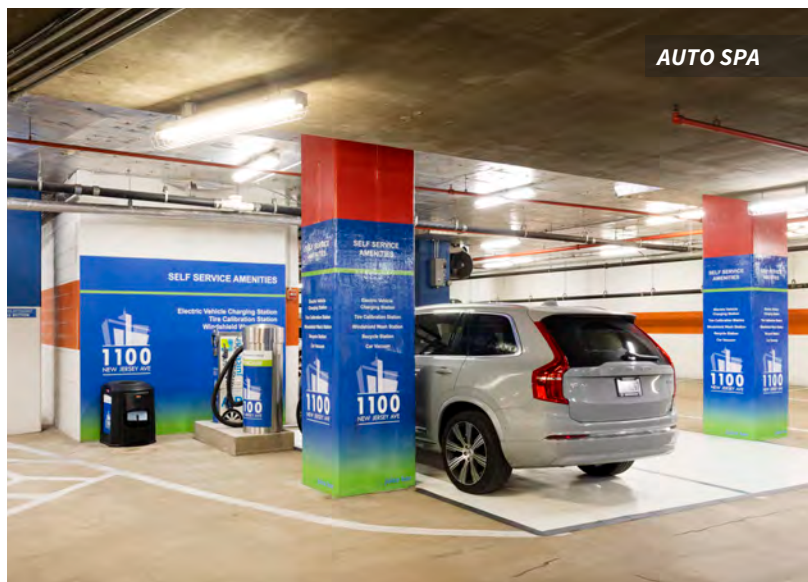




THE 3-ACRE CANAL PARK AND 1100 NEW JERSEY AVE SE



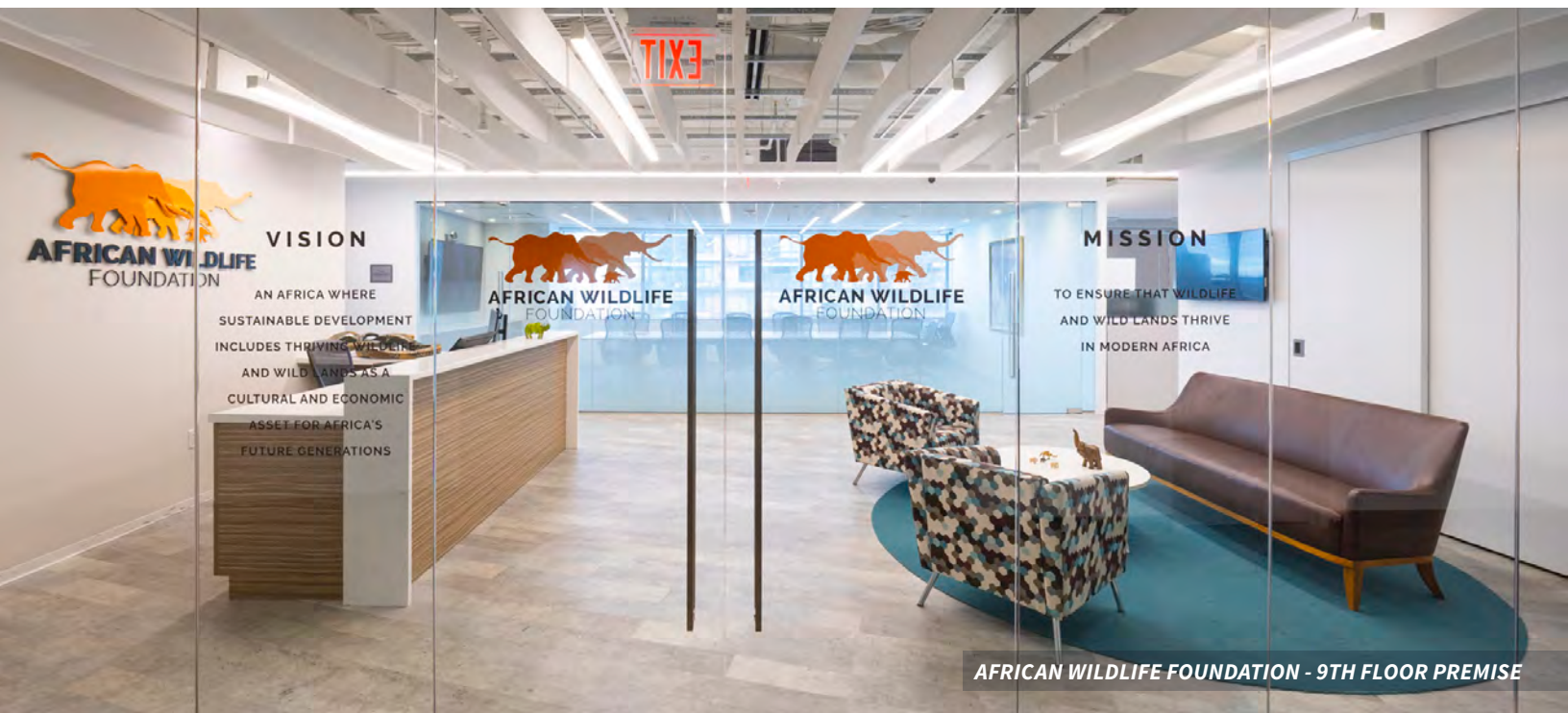
8TH FLOOR CONFERENCE CENTER



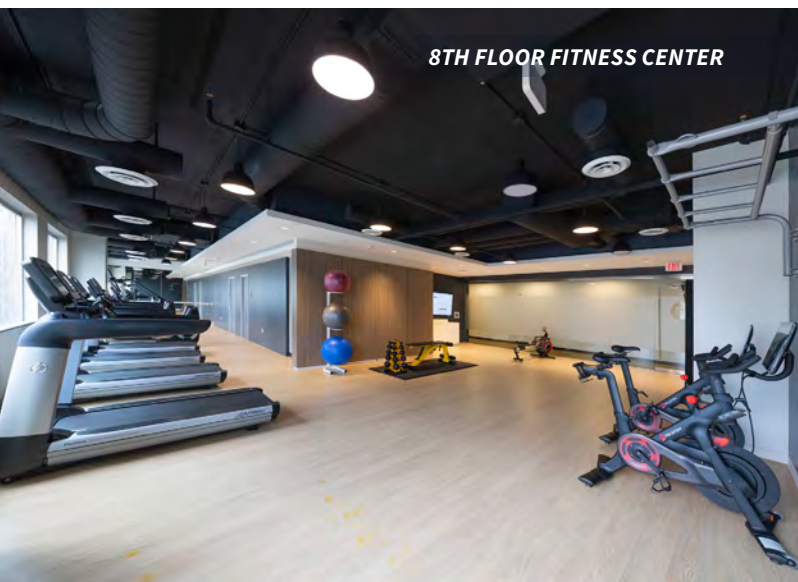
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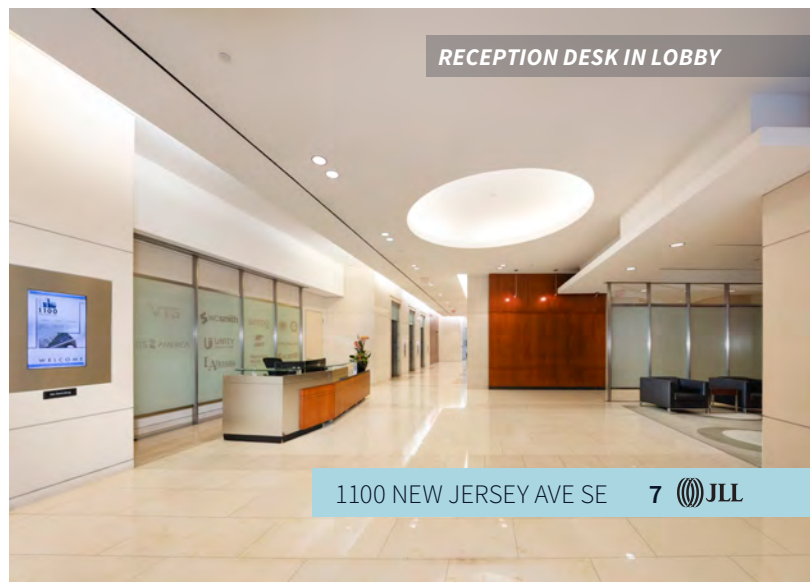
WC SMITH - 10TH FLOOR LOBBY



AFRICAN WILDLIFE FOUNDATION - 9TH FLOOR PREMISE



8TH FLOOR FITNESS CENTER

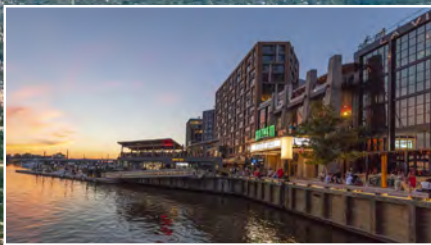


RECEPTION DESK IN LOBBY



Audi Field

Home to the DC United and Washington Spirit professional mens' and womens' soccer teams, Audi Field opened in 2018 and has a capacity of 20,000 people.



THE WHARF

The Wharf is a \$3.6 Billion, world-class, mixed-use waterfront neighborhood located along the Washington Channel of the Potomac River featuring 3.5 million square feet of residential, office, hotel, retail, entertainment, park, and marina space.



NATIONALS PARK



Home to Major League Baseball team the Washington Nationals, the stadium has a capacity of upwards of 41,000 seats and hosts many additional events each year, with concerts including Bruce Springsteen, Billy Joel, and Shakira.



THE YARDS

A multi-phase development which will culminate in 1.8M SF of office space, 500k SF of retail space, 3,400 residential units, and 225 hotel rooms. This development is expected to bring 9,000 employees and over 80 tenants.



WASHINGTON NAVY YARD & NAVSEA COMMAND

The Washington Navy Yard is home to US Naval Sea Systems Command (NAVSEA), which is responsible for the Navy's ships, submarines, and their associated combat and weapons system, which is a major focus for modernization under the Trump Administration.

THE NATIONAL MALL

An Estimated 25 Million Visitors Per Year

THE U.S. CAPITOL

An Estimated 26 Million Visitors Per Year
7 Minute Drive

1100 NEW JERSEY AVE SE

WHOLE
FOODS
MARKET

The U.S. Department of Transportation HQ

1200 New Jersey Avenue SE is home to the USDOT Headquarters and the current administration is in the process of moving the Federal Aviation Administration HQ into the Property as well.

NAVSEA - 6th Street Gate

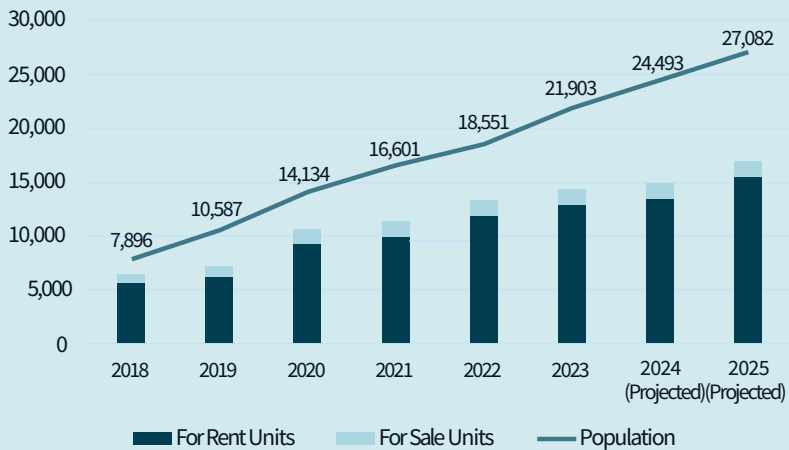
DOWNTOWN D.C.'S WATERFRONT GATEWAY

Washington D.C.'s Navy Yard has emerged as one of the capital's most dynamic and rapidly transforming neighborhoods, with 1100 New Jersey situated steps away from countless entertainment centers, institutional hubs, and new developments. These attractions include Nat's Park (one block away), the Washington Navy Yard (6-minute walk), Capitol Hill, and The Wharf. This combination of entertainment offerings and institutional headquarters appeals to both established corporations and emerging businesses seeking a prestigious yet lively environment.

THE CAPITOL RIVERFRONT: D.C.'S PREMIER LIVE-WORK-PLAY ENVIRONMENT

LIVE

CAPITOL RIVERFRONT HOUSING STOCK AND POPULATION



Source: Capitol Riverfront BID
*Capitol Riverfront includes the Ballpark District and Buzzards Point.



14,276
Existing Units



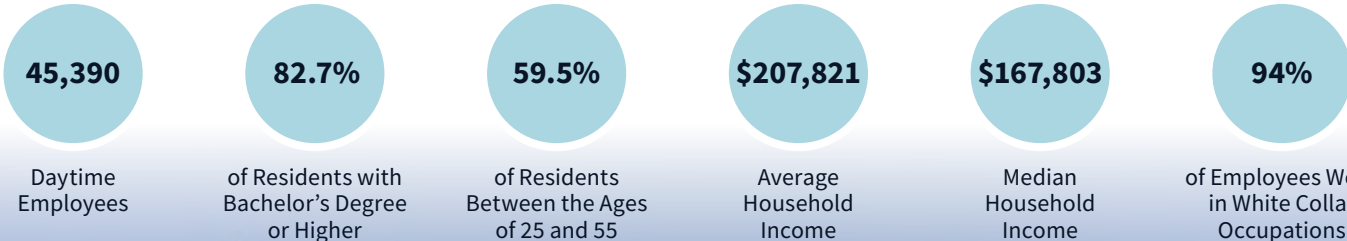
1,567
Units Under Construction



7,347
Units Planned

WORK

3.2MM SF OF CLASS A OFFICE



PREMIUM SPORTS AND ENTERTAINMENT VENUES



Nationals Park



Audi Field

OVER 150 RETAILERS... AND GROWING



Jackie American Bistro



Whole Foods



The Salt Line



Albi
#2 Restaurant in DC
Ranked by Washingtonian



Bluejacket



The Greene Turtle



Solace Brewing Company



Royal Sands Social Club

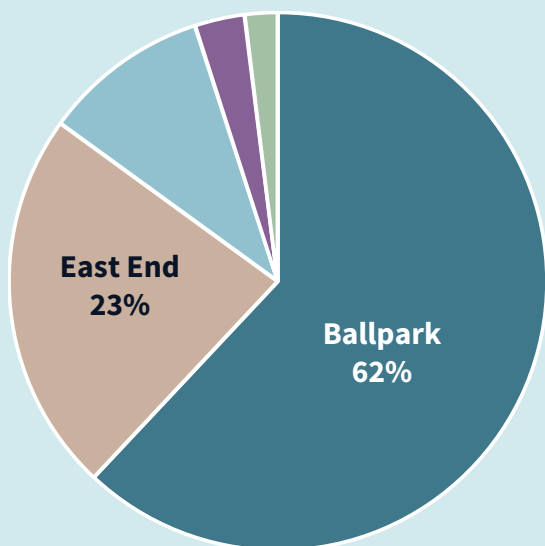


D.C.'S LARGEST DEFENSE CONTRACTOR SUBMARKET

Washington D.C.'s Navy Yard offers defense contractors unparalleled proximity to critical government entities including the Naval Sea Systems Command (NAVSEA) and numerous other agencies including the Federal Aviation Administration (FAA) and Department of Transportation (DOT). This strategic position provides tenants with direct access to leadership as well as fulfills Department of Defense (DoD) contract proximity requirements. With more than half of all defense contractors in DC located in Navy Yard, this submarket will always be anchored by the NAVSEA and will continue to be, especially with defense budget increases.

**NAVY YARD MAKES UP OVER 60%
OF DC AEROSPACE/DEFENSE
LEASING VOLUME WITH MORE THAN
300K SF CURRENTLY LEASED**

**Aerospace/Defense Leasing Volume By
Submarket 2022-YTD 2025**



Source: JLL Research



Booz | Allen | Hamilton



SAYRES



US Naval Sea Systems Command (NAVSEA) is headquartered at the Washington Naval Yard and is responsible for the entire life cycle of the Navy's ships, submarines, and their associated combat and weapons systems. Naval preparedness is a significant focus under the proposed \$1 trillion Department of Defense budget.

OVER \$600MM IN CONTRACTS AWARDED IN NAVY YARD YTD

90% OF WHICH ARE NAVY CONTRACTS



1100 NEW JERSEY



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