REPUBLIC PLACE

1776 EYE

EXECUTIVE SUMMARY

1776 EYE STREET NW, WASHINGTON, DC 20006

JLL

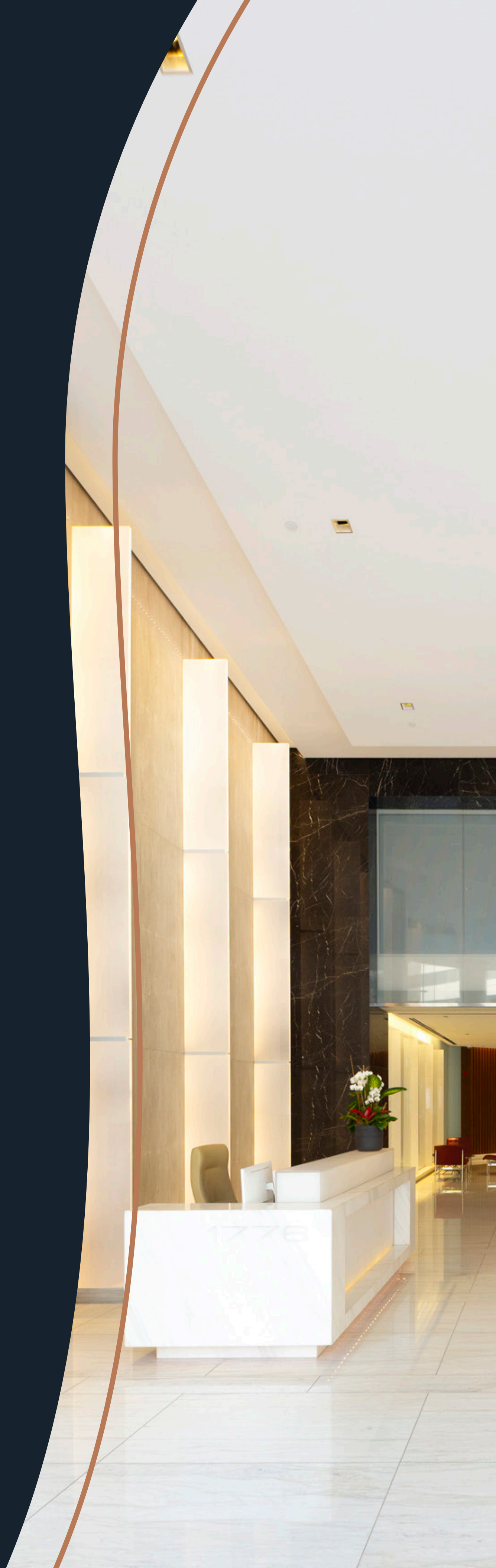
EXECUTIVE SUMMARY

Jones Lang LaSalle Americas, Inc. ("JLL"), as exclusive representative for the Owner, is please to present this opportunity to acquire 1776 Eye Street NW (the "Property" or "1776 Eye"), a Class A office asset located two blocks from The White House in the heart of Washington, DC's Central Business District. Currently 88% leased to 21 tenants with 7.2 years of WALT, 1776 Eye offers a unique opportunity to acquire a recently renovated and well-positioned property that has successfully embraced the "flight-to-quality" trend.

The Property is situated in the heart of the CBD located amidst several of the world's most powerful and prestigious institutions. The White House, Eisenhower Executive Office Building, Federal Reserve, World, Bank, International Monetary Fund, and American Red Cross are all located within ½ mile of the Property, creating an ecosystem for non-profits, associations, law firms, and finance management teams seeking direct proximity to these institutions. Furthermore, the Property is located across the street from the Farragut West Metro Station (Blue, Orange, and Silver Lines) in Washington's Golden Triangle.

1776 Eye is the beneficiary of a $17.8 MM renovation that delivered best-in-class amenities, including a new tenant lounge, three new conference rooms, and an expanded/upgraded rooftop deck. As a result of this repositioning, the Property has driven over 131,500 SF of leasing since 2024. Premium amenitization has also attracted top law firms and nonprofits. With a lack of trophy availability and a historically low development pipeline, highly amenitized Class A assets such as 1776 Eye Street are positioned to capitalize amidst tenants' flight to quality.

Accordingly, 1776 Eye's combination of prime location, amenitization, and strong tenancy provides investors with the rare opportunity to benefit from a well-executed amenitization plan, robust cash flow, and reset basis.



ASSET OVERVIEW

ADDRESS	1776 Eye Street NW, Washington, DC 20006
YEAR BUILT/RENOVATED	1987/2014/2024
RENTABLE AREA	223,155 RSF/224,602 BRSF
OCCUPANCY (AS OF 1/1/2027)*	88%
WALT (AS OF 1/1/2027) *	7.2 years
STORIES	11 above ground and 2 levels of underground parking
FLOOR PLATES	+/-24,000 square feet
COLUMN SPACING	Typical interior column spacing is 20' X 20'
CEILING HEIGHTS	Unfinished ceiling height is approximately 10'. The minimum finished ceiling height is 8'4"
PARKING	150 spaces (0.7 per 1,000 SF) in a two level below-grade parking garage

**Please note both occupancy and WALT are inclusive of contractual future leasing*

INVESTMENT HIGHLIGHTS

Newly Repositioned 223,155 RSF Asset That is Currently 88% Leased to 21 Tenants with 7.2 Years of WALT

Fully Renovated and Highly Amenitized with a Brand-New Tenant Lounge, Three New Conference Rooms, and an Expanded/ Upgraded Rooftop Deck

Over 131,500 SF of Recent Leasing (59% of RBA)

Timeless Location Two Blocks From The White House

Surrounded by the World's Most Influential Political and Financial Powers – Direct Proximity to the Federal Reserve, World Bank, International Monetary Fund, and World-Class Higher Education Provides Robust and Continuous Tenant Base

Abundant Amenity Base in the Golden Triangle with Access to DC's Premiere Restaurants, Shops, and Hospitality

Multimodal Accessibility - Directly Across the Street From Farragut West (Orange, Blue, and Silver Lines) as well as Two Blocks From Farragut North (Red Line); Strategically Located West of The White House Offering Connectivity to Maryland and Virginia Suburbs via Connecticut Avenue (MD) & E Street Expressway (VA)

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1776 EYE

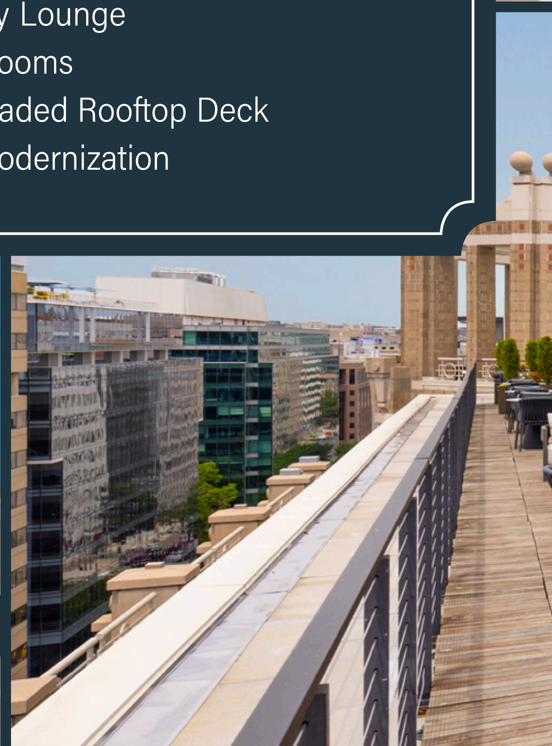
3 STATE-OF-THE-ART CONFERENCING FACILITIES

$17.8 MM RENOVATION

IN 2023 & 2024 DELIVERED TOP-OF-MARKET AMENITIES

- New Tenant Amenity Lounge
- Three Conference Rooms
- Expanded and Upgraded Rooftop Deck
- $2.2 MM Elevator Modernization

REFRESHED ROOFTOP BASKETBALL COURT



FULLY RENOVATED TENANT LOUNGE

FULL ELEVATOR MODERNIZATION

RENOVATED ROOFTOP

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OVER 131,500 SF (59% OF RBA) OF LEASING SINCE 2024

6 NEW LEASES & 8 RENEWALS

HINSHAW

NTI
BUILDING A SAFER WORLD

STIFEL

DC Chamber of Commerce
DELIVERING THE CAPITAL

ERM
Sustainability is our business

STRUCTURED FINANCE ASSOCIATION

INTERNATIONAL ECONOMIC DEVELOPMENT COUNCIL

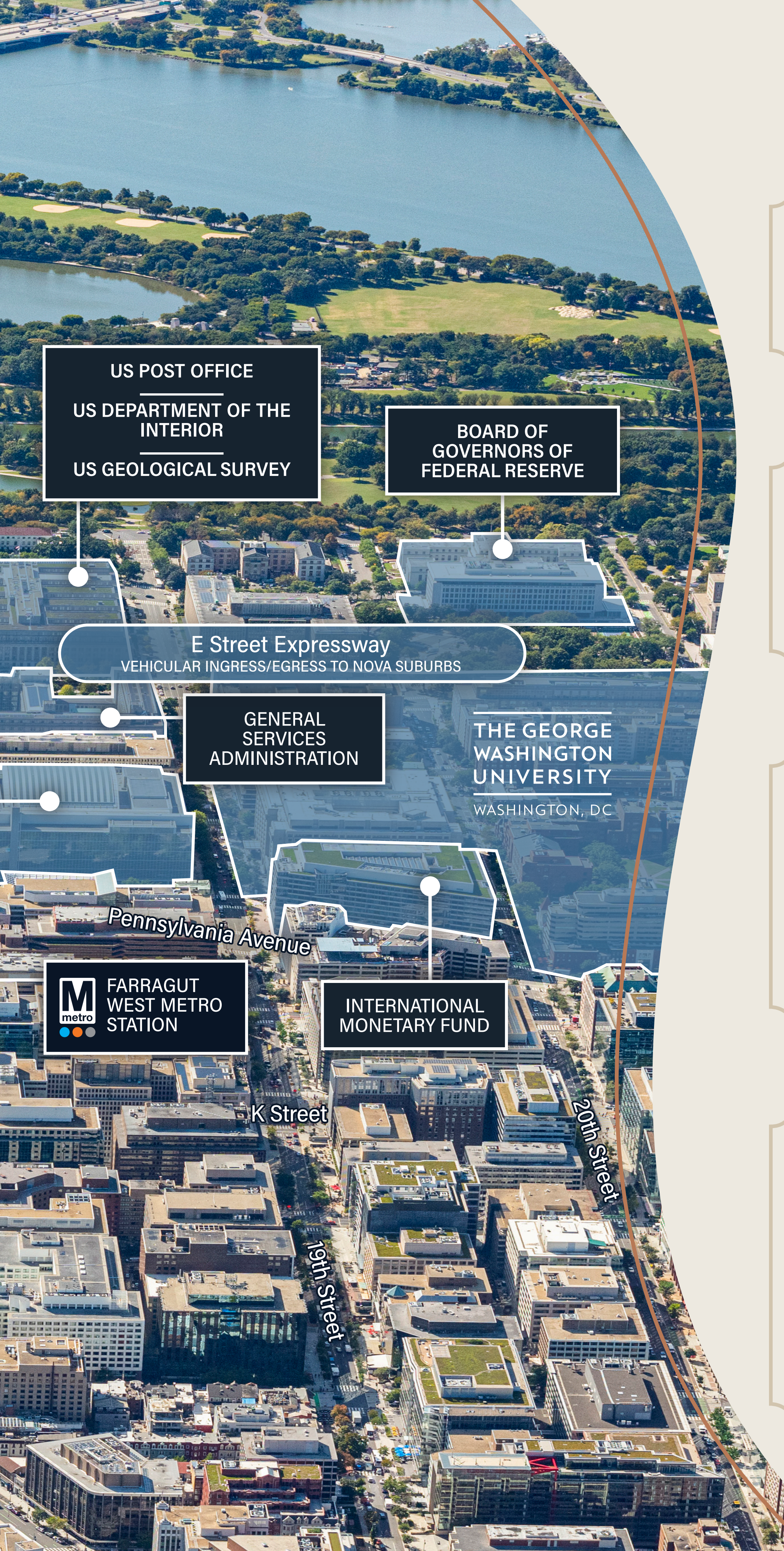
BRANDEIS CENTER
The Louis D. Brandeis Center for Human Rights Under Law

OECD

FUJITSU

KIERNAN TREBACH

PRESTIGIOUS LOCATION WITH HIGHLY CONVENIENT ACCESSIBILITY



IRREPLACEABLE LOCATION:
Two Blocks From The White House

THE CRUX OF POWER AND INFLUENCE:
Direct Proximity to the World's Preeminent Political and Financial Institutions

UNMATCHED ACCESSIBILITY:
Directly Across the Street From Farragut West Metro Station (Orange, Blue, and Silver Lines) as well as Two Blocks From Farragut North (Red Line)

IDEAL VEHICULAR INGRESS/EGRESS:
Strategically Located West of the White House to Avoid Central Congestion, Offering Direct Connectivity to Maryland and Virginia Suburbs via Connecticut Avenue (MD) & E Street Expressway (VA)

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