

LOCATED ALONG A STately TREE-LINED STREET, THE OFFICES AT 1712 N STREET BRING TOGETHER THE TRADITIONAL CHARACTER OF AN ITALIANATE STYLE ROWHOUSE ALONG WITH THE MODERN AMENITIES OF CLASS A OFFICE SPACE.

JUST FIVE BLOCKS FROM THE WHITE HOUSE, AND TWO BLOCKS FROM DUPONT CIRCLE 1712 N SHARES THE SAME BLOCK WITH THE TABARD INN AND RESTAURANT, THE TOPAZ HOTEL AND LOUNGE, AND SEVERAL EMBASSIES, BUSINESSES, AND NOTEWORTHY ASSOCIATIONS.

DISTINCTIVELY BOUTIQUE BECAUSE OF ITS STYLE, LOCATION, AND SCALE, THIS PROPERTY COMPLIMENTS THE BRAND IDENTITY OF SMALL BUSINESSES, NON-PROFITS AND SOLE PRACTITIONERS. 1712 N STREET OFFERS BOTH HALF FLOOR AND WHOLE FLOOR SUITES. IT IS IDEAL FOR THOSE WHO APPRECIATE TIMELESS QUALITY AND SOPHISTICATION IN AN INSPIRING AND UNCONVENTIONAL WORK ENVIRONMENT.

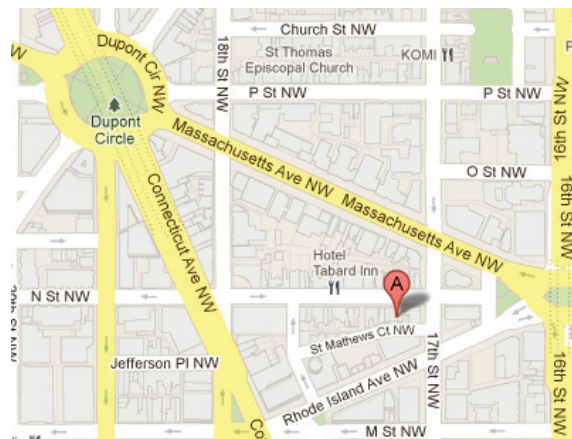


OFFERING BOUTIQUE OFFICES AT:
1712 N ST. NW
 WASHINGTON, DC 20036

THE RAMSBURY GROUP

ADDITIONAL FEATURES:

- ◆ QUIET ONE WAY SIDE ST.
- ◆ INTERCOM
- ◆ ATTRACTIVE ENTRANCE & LOBBY
- ◆ DESIGNER FINISHES THROUGHOUT
- ◆ ORIGINAL HARDWOOD FLOORS & PLASTER WALLS
- ◆ HISTORIC FARROW & BALL PAINT COLORS
- ◆ ELEVATOR
- ◆ IT INFRASTRUCTURE INCLUDED:
 - ◆ WIRED (CAT-5, CAT-6, CABLE, FAX), AND SECURE WIRELESS INTERNET ACCESS
 - ◆ PRIVATE, SECURE LAN
 - ◆ HIGH PERFORMANCE WAN SECURITY SERVICE; INCLUDING APPLICATION-AWARE FIREWALL
 - ◆ REMOTE ACCESS CAPABILITIES FROM OUTSIDE THE OFFICE
 - ◆ GUEST WIRELESS ACCESS
 - ◆ NO EQUIPMENT PURCHASE NECESSARY



- ◆ 2 BLOCKS FROM THE DUPONT METRO
- ◆ 10-14FT CEILINGS
- ◆ SHARED MEETING ROOM (SEATS 4-6)
- ◆ FULL OR HALF FLOORS (UP TO 10 PERSONS)
- ◆ WIRED & WIRELESS INTERNET INCLUDED
- ◆ EXTERIOR SIGNAGE
- ◆ PRIVATE MAILBOX
- ◆ 24-7 OFFICE ACCESS

SUITE	SUITE (RSF)	SQ. FT. INCLUDING COMMON AREAS*	RENT + SHARE OF UTILITIES & CLEANING
101			LEASED
201	443	1428	LEASED
202	796	1662	LEASED
301	598	1586	\$2,695/MO
302	570	1567	\$2,495/MO
401	579	1571	\$2,895/MO
402**	573	1567	\$2,495/MO

*COMMON AREAS INCLUDE: KITCHEN, BATHROOM, LOBBY, SHARED MEETING ROOM, ELEVATOR, AND HALLWAYS.

**THE ENTIRE 4TH FLOOR (1498 RSF) COULD ALSO BE MADE AVAILABLE OR THE ENTIRE 3RD & 4TH FLOORS COMBINED (W/SHARED KITCHEN & BATHROOM)



THE RAMSBURY GROUP

CONTACT:

KRISTIN CUMMINS
 202.288.7227
 KCUMMINS@RAMSBURYGROUP.COM

NOTE: THIS OFFERING IS SUBJECT TO ERRORS, OMISSIONS, RETRACTION/WITHDRAWAL, CHANGES WITHOUT NOTICE

CONTACT:

KRISTIN CUMMINS
 202.288.7227
 KCUMMINS@RAMSBURYGROUP.COM

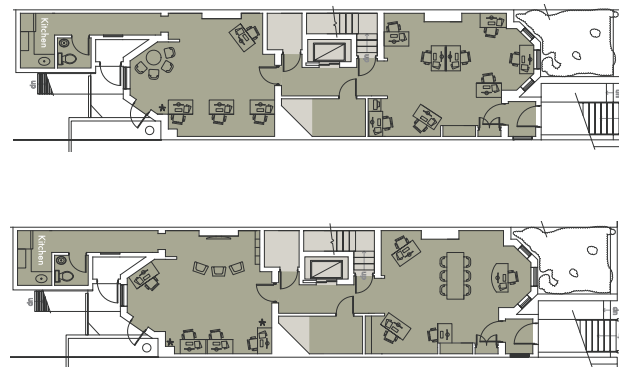
COMMON AREAS



SUITE 101



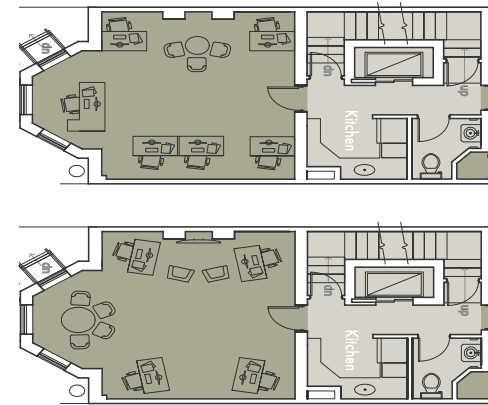
POSSIBLE LAYOUTS: 101



SUITE 302



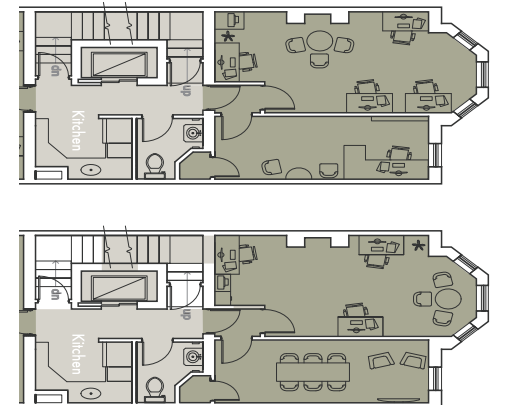
POSSIBLE LAYOUTS: 302



SUITE 301



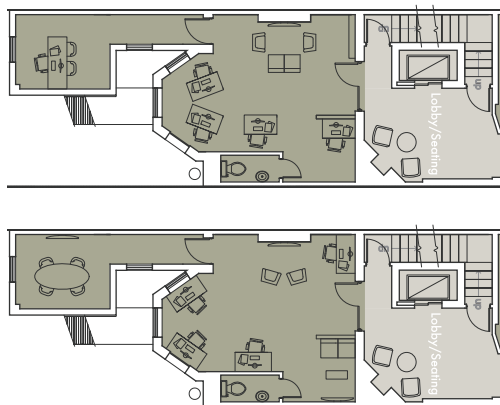
POSSIBLE LAYOUTS: 301



SUITE 202



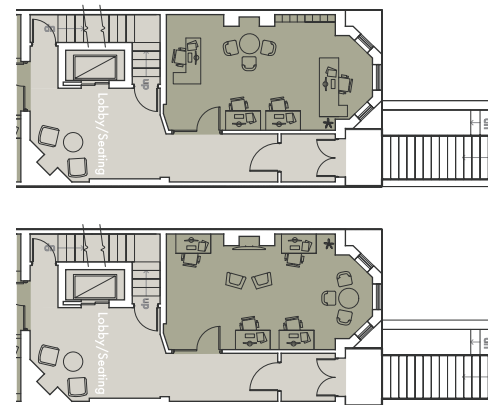
POSSIBLE LAYOUTS: 202



SUITE 201



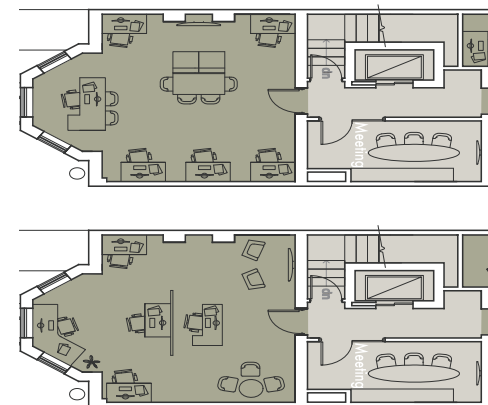
POSSIBLE LAYOUTS: 201



SUITE 402



POSSIBLE LAYOUTS: 402



SUITE 401



POSSIBLE LAYOUTS: 401

