



# INVESTMENT SALES OFFERING

1501 K STREET | WASHINGTON, DC



# POWER LOCATION 500 METERS FROM THE WHITE HOUSE

WHITE HOUSE

EISENHOWER EXECUTIVE  
OFFICE BUILDING

PENNSYLVANIA AVENUE



MCPHERSON  
SQUARE METRO

15TH STREET

LAFAYETTE SQUARE

17TH STREET

MCPHERSON SQUARE



16TH STREET

FARRAGUT SQUARE

K STREET



FARRAGUT  
NORTH METRO



# NEW BUILDING BEHIND HISTORIC FACADE

*Historic Facade  
Left Intact During Renovation*





NEW **CESAR PELLI**  
DESIGNED INTERIOR







# THE OFFERING

Cushman & Wakefield is pleased to offer for sale **1501 K Street, NW**, historically known as “The Investment Building,” a 401,433 square foot, iconic trophy office building, 500 meters from the White House.

1501 K Street, NW is a generational opportunity to acquire a rare world-class asset with historic monumental façade encasing a brand-new, modern interior and three levels of underground parking. Additionally, the asset is 92% leased long term to a high profile tenant roster featuring two of the city’s most renowned tenants: Sidley Austin LLP – an international powerhouse law firm with \$1.9 billion in gross revenues, occupying 72% of the building through 2031, and UBS – the largest Swiss banking institution in the world, occupying 13% of the building through 2026.

1501 K Street, NW occupies a quintessential location in the heart of Washington, DC’s Central Business District that is proximate to the world’s economic and political drivers. In addition to its irreplaceable location and long-term stable cash flow, 1501 K Street, NW offers a one-of-a-kind investment opportunity that provides the unique ability to acquire a marquee trophy asset with future upside as the top two floors are currently leased at approximately 25% below market.





HIGH PROFILE TENANCY  
**SIDLEY AUSTIN LLP | UBS**



# INVESTMENT HIGHLIGHTS

- **Generational investment opportunity** to acquire an iconic trophy asset, 500 meters from the White House
- Dominant corner location at 15th & K Street, the Investment Building is one of Washington, DC's **most distinctive trophy office** buildings
- 92% leased to a high profile tenant roster that boasts an average **weighted lease term of 12 years**
- Tenancy is highlighted by two of the city's most **prominent credit tenants: Sidley Austin LLP** – one of the world's most powerful law firms – occupying through 2031, and **UBS** – the largest Swiss Banking institution in the world – occupying through 2026
- **Significant future upside** available with the building's top two floors currently leased to UBS at approximately 25% below market. Additionally, the ability to offer a dynamic second floor tenant experience not typically available in trophy office buildings
- In the **epicenter of a neighborhood transformation** that is commanding the focus of investors in DC that includes the brand new 810,000 square foot Midtown Center (Fannie Mae Headquarter) building and the 14th & 15th Street Residential Renaissance that has doubled in population since 2000





# COMPELLING ECONOMICS

## SIDLEY

- Currently the largest tenant at 1501 K Street, NW leasing 72% of the building, Sidley Austin LLP is one of the most prominent and distinguished law firms in the world. Sidley Austin LLP staked its claim to 1501 K Street, NW by staying in-place since the building's renovation through 2031
- \$1.9 Billion in Gross Revenue - Sidley Austin LLP is one of the highest grossing firms in the United States, recently ranking 7th on The American Lawyer's "2017 Am Law 100"



- \$29.6 Billion in Gross Revenue - UBS is the largest Swiss global banking institution in the world and the 27th largest bank (in total assets) in the world overall
- Credit Tenancy - UBS provides long-term, credit cash flows backed by investment grade credit ratings
  - » Standard & Poor's - A+
  - » Moody's - Aa3
  - » Fitch Ratings - AA-







## INVESTMENT SALES CONTACTS

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