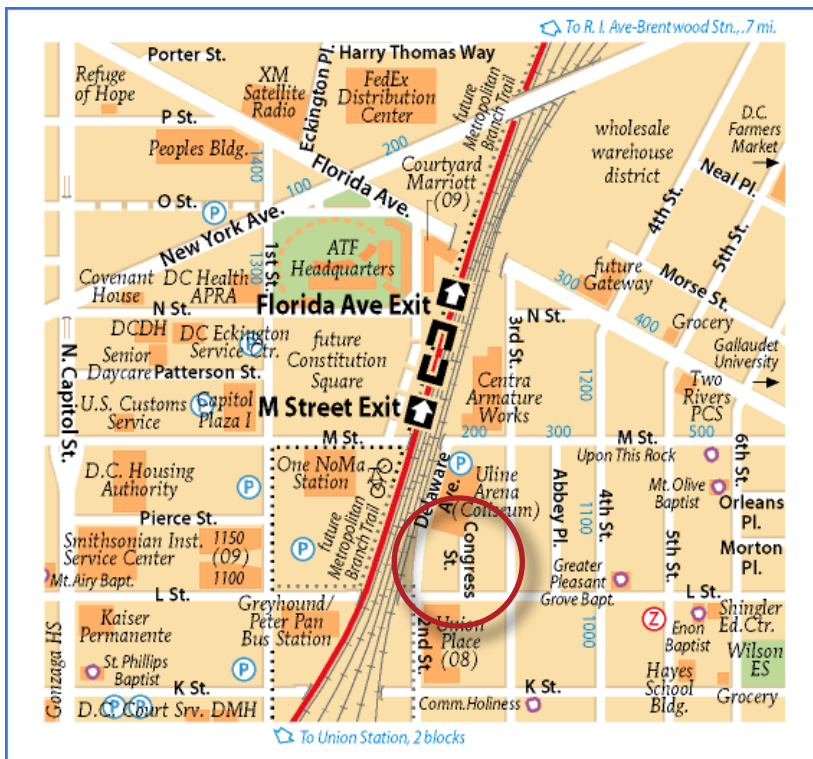


FOR LEASE

- 1111 Congress Street NE
- 220 L Street NE
- 1543- 1547 First Street SW
Washington, DC



CLASS B OFFICE SPACE AVAILABLE IMMEDIATELY



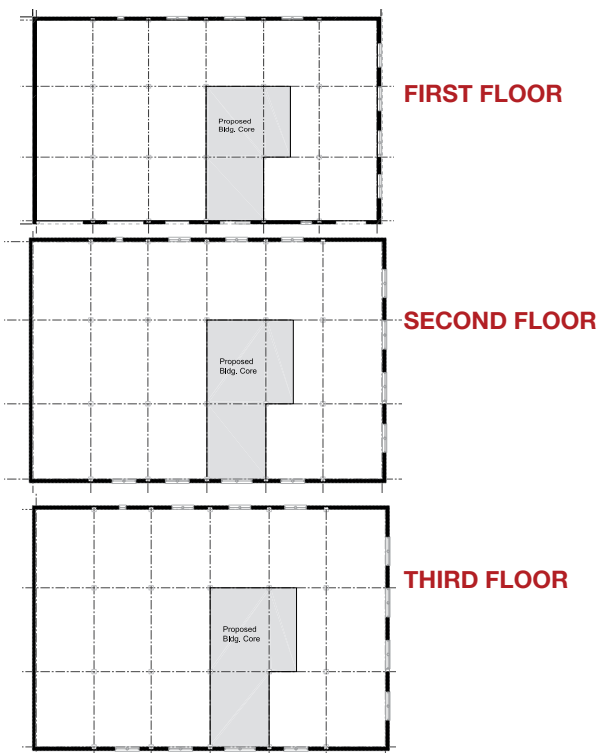
Blake Dickson Real Estate is pleased to present 3 properties on behalf of Saxa Investments. These include 1111 Congress Street, NE and 220 L Street NE in NoMa; and 1534 - 1537 First Street SW in the rapidly expanding Ballpark and Waterfront area.

SIZE: 1111 CONGRESS STREET NE IN NOMA is Zoned CM-1, Class B Office Space as follows:

- First Floor 5,860 sf
- Second Floor 3940 sf
- Total 9,800 sf in place

17,580 sf as built (5860/floor after proposed development)

GREAT LOCATION: Metro accessible – New York Avenue/ Florida Avenue / Gallaudet University METRO (Red Line) located at 2nd & M Street.





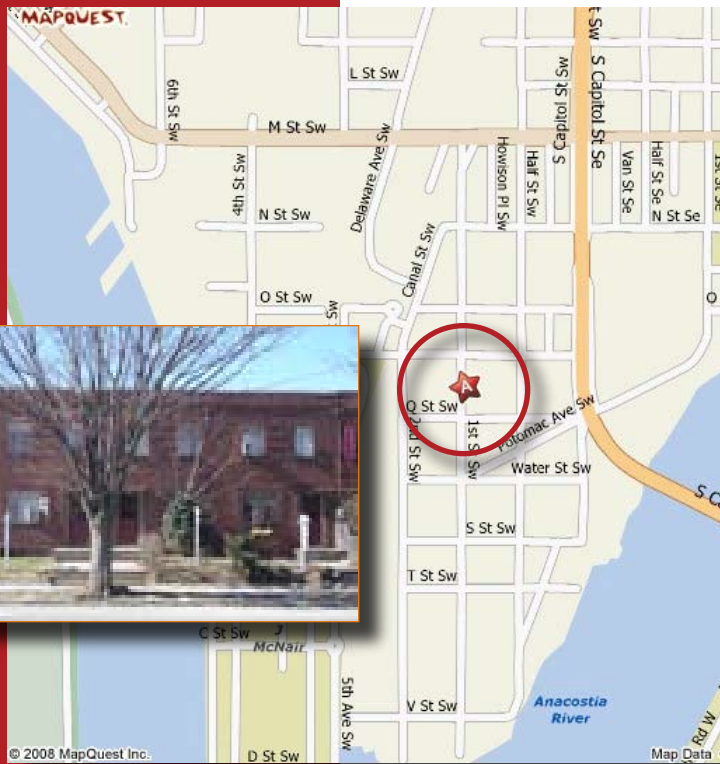
SIZE: 220 L STREET NE IN NOMA is a Retail / Office pad site Zoned CM-1:

- 3,040 sf LOT
- 9,120 maximum buildable sf

GREAT LOCATION: Metro accessible -- New York Ave-Florida Ave-Gallaudet University Metro (Red Line) located at 2nd & M Street

GROUND LEASE OR BUILD TO SUIT

220 L STREET NE AVAILABLE IMMEDIATELY

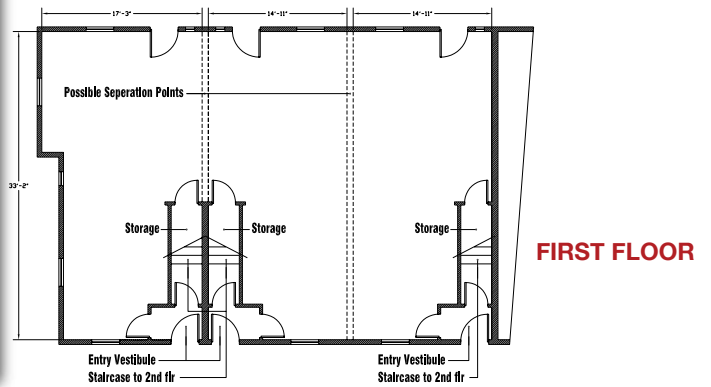


SIZE: 1543-1547 FIRST STREET SW (WATERFRONT/ BALLPARK) is a Retail / Office Zoned CM-CG:

- 3,300 sf in place
- 28,000 maximum buildable sf

GREAT LOCATION: HIGH VISIBILITY CORNER

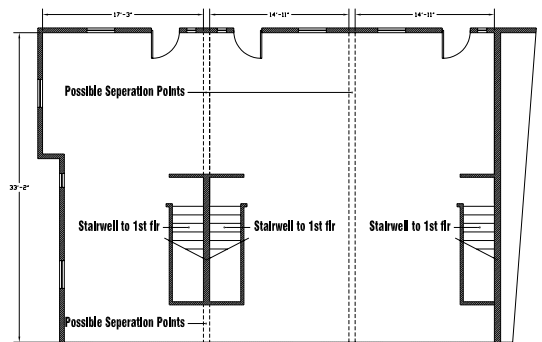
PARKING ON SITE



FIRST FLOOR

1543-1547 FIRST STREET SW AVAILABLE IMMEDIATELY

SECOND FLOOR



BLAKE DICKSON
 Real Estate Services
 Wayne Dickson
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