

1145

19TH STREET, NW

1145

A&A ART & FRAME

OPEN

SALE 50% OFF
CUSTOM FRAMING

A&A Art & Frame
Open During Construction

THE
RMR
GROUP

WELCOME TO YOUR NEW OFFICE, DOC.

1145 19th Street, NW is a newly renovated medical office building located on a bustling Washington, DC thoroughfare. Its sleek all-glass exterior facade is sophisticated and inviting, providing a distinctive setting for your practice. The building offers new retail destinations, a technologically advanced conference and training center, and a state-of-the-art fitness facility overlooking 19th Street.



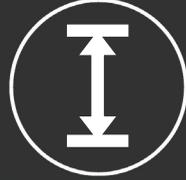
BUILDING OVERVIEW



8 Floors



133,000 total SF



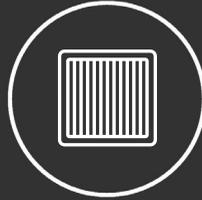
9 foot ceiling height



Multi-million dollar
HVAC upgrades



LEED Certification
(proposed)



MERV 13
Air Filters

AMENITY OVERVIEW



On-site Deli



Conference &
Training Center



Fitness Facility with
Locker Rooms



Valet Parking



Secure Bike
Storage



Move-in Ready
Suites

PROPERTY HIGHLIGHTS

1145 19th Street, NW is a newly renovated multi-specialty medical office building with multi-million dollar upgrades. Renovations completed in 2020 include an all glass facade and major HVAC upgrades, making this building highly energy efficient while reducing operational costs. The building offers medical professionals a variety of necessary services, such as on-site radiology, surgery center, laboratory testing, and valet parking allowing for full coverage patient care. This distinctive building offers a modern medical experience for doctors and patients.

MARKET DEMOGRAPHICS

1145 19th Street, NW is a medical/dental office building serving the DC Metropolitan region. Conveniently located between M and L Street on 19th Street in Northwest Washington, DC, this property sits in the heart of the city's Central Business District (CBD). The CBD offers direct access to a wide range of amenities including shops, restaurants and entertainment venues, all within walking distance. The building benefits from accessibility to public transportation as well as easy access to major arteries such as George Washington Parkway, The Capital Beltway and I-66. Additionally, the numerous public and private entities that are located in the bustling CBD generate a significant demand for doctor and dentist offices in the building.



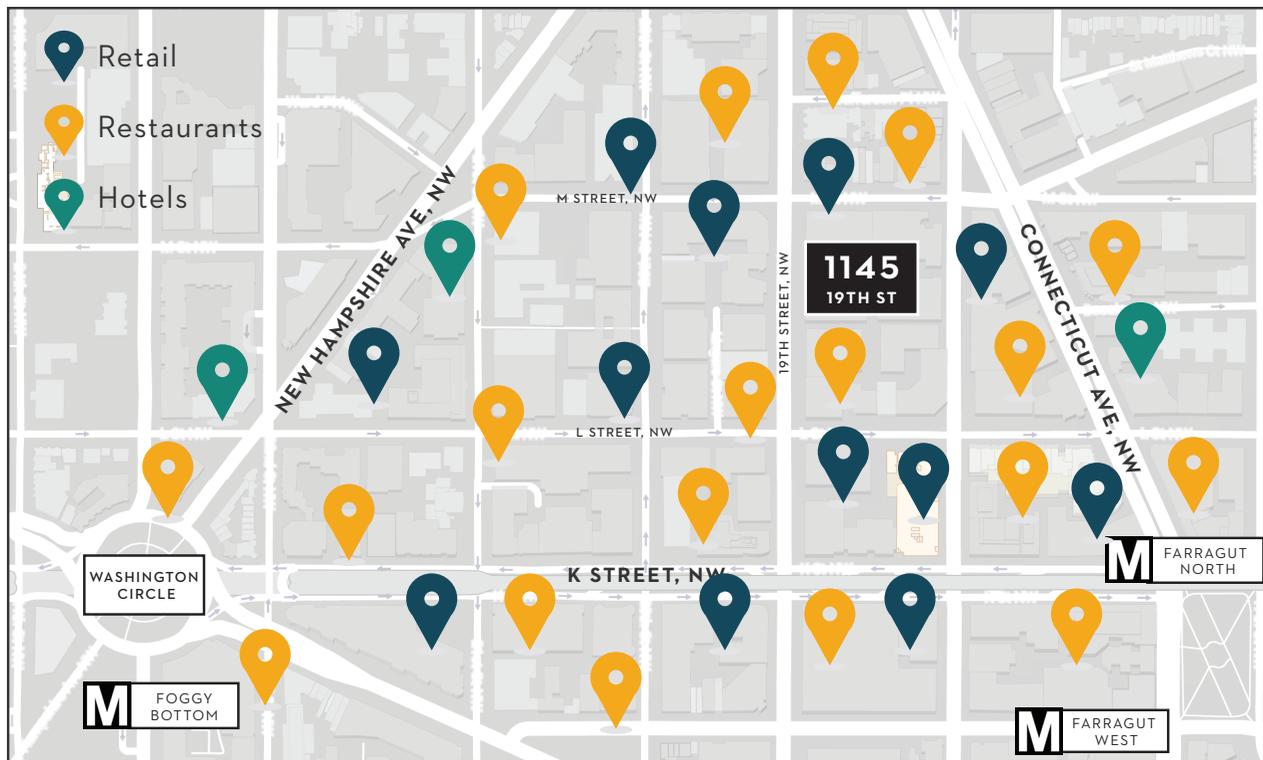
4 nearby Hospitals
within a 5 mile radius



Walking distance to
Red, Silver, Orange,
and Blue Metro lines

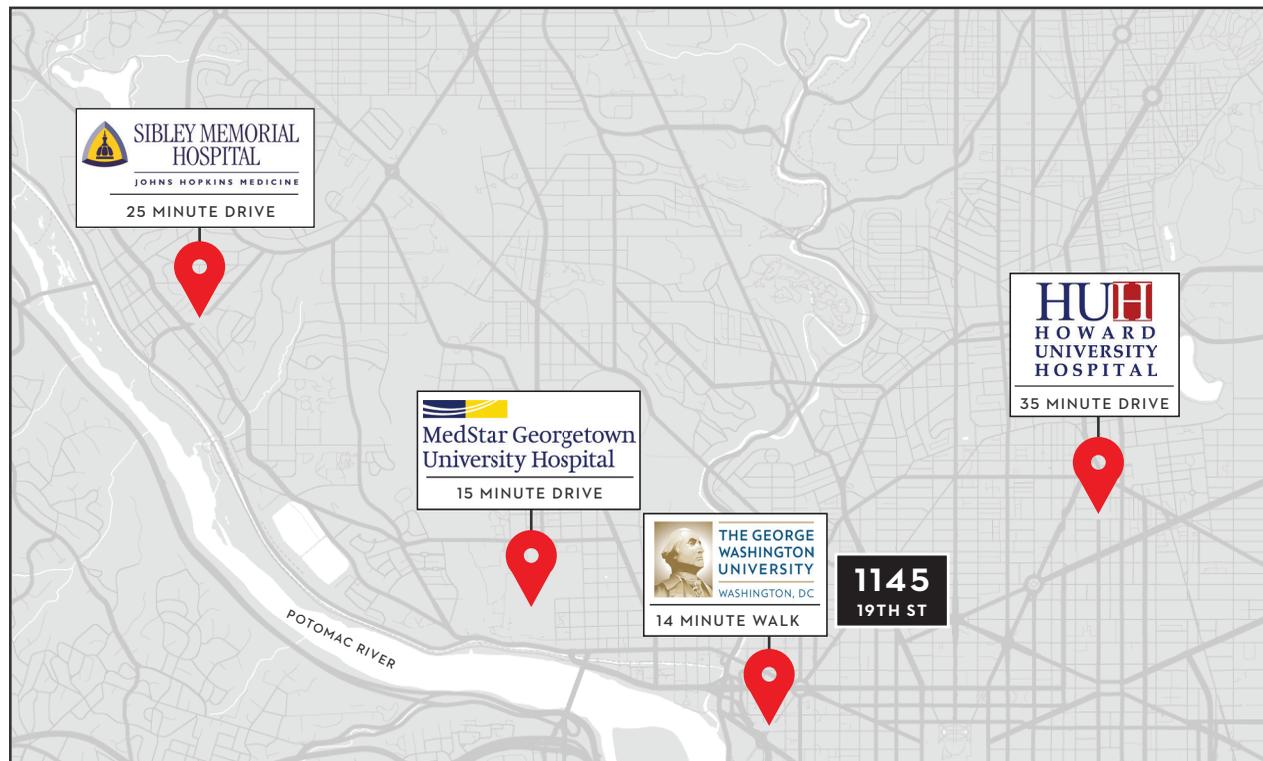


WalkScore rating
Walker's Paradise



LOCATED IN THE HEART OF THE CBD

1145 19th Street, NW is in the center of it all, boasting easy access to numerous restaurants, retailers and entertainment venues, both inside and around the building.



NEARBY RETAILERS



AN EXCEPTIONAL MEDICAL BUILDING EXPERIENCE

A revitalized lobby with new finishes enhances the patron experience.

The lobby lounge is the new waiting room for those with loved ones receiving care in the building. Guests can relax comfortably in a modern, calm setting with access to free WIFI, while enjoying convenient cuisine from the on-site deli.

The conference facility on the mezzanine level is the perfect place for all your training needs. Equipped with state-of-the-art technology and integrated audio/visual, this room can be used for practice meetings or pharmaceutical presentations.





AMENITIES REIMAGINED

Newly appointed amenities set this medical building apart. Doctors and nurses are welcome to relax and socialize in the tenant lounge for lunch breaks and staff gatherings. The space is equipped with breakout spaces, barista stations, and food serving areas, creating an inviting place for a much needed break.



Revitalize yourself in the fitness center overlooking 19th Street - the perfect place to break a sweat throughout the day. From treadmills to free weights, this space caters to all your exercise needs. After an invigorating workout, refresh in the tenant-only locker rooms with updated showers and modern finishes. Secure bike storage with designated lockers are located in the garage for those who prefer to travel on two wheels.



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PARKING

NO PARKING
ANY TIME



TOWING STRICTLY
ENFORCED



FOR MORE INFORMATION

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