

1250H

STREET

BANYAN STREET
CAPITAL



CUSHMAN &
WAKEFIELD

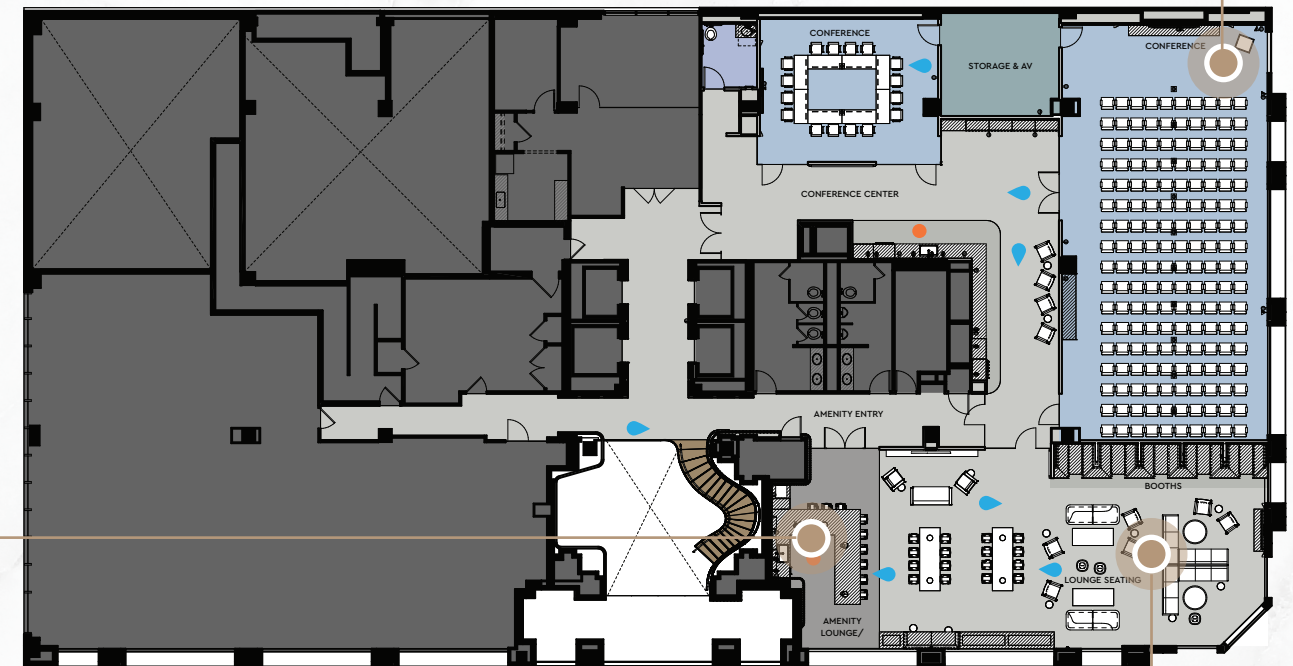
A New Era Has Arrived

1250 H Street features centrally-located East End office space at Metro Center, commanding presence on the corner of H Street and 13th Street, 2-story lobby, VAV HVAC, rooftop deck, conference room, fitness center, 9-foot finished ceilings, and +30-foot column spacing.

Banyan Street Capital is unveiling an \$8 million renovation to refine and enhance the building's entry, lobby, rooftop and fitness experience, and create a best-in-class lounge and +140 person conference center on the 2nd floor overlooking 13th Street, all delivering in 2025.



New Ownership Brings a New Vision

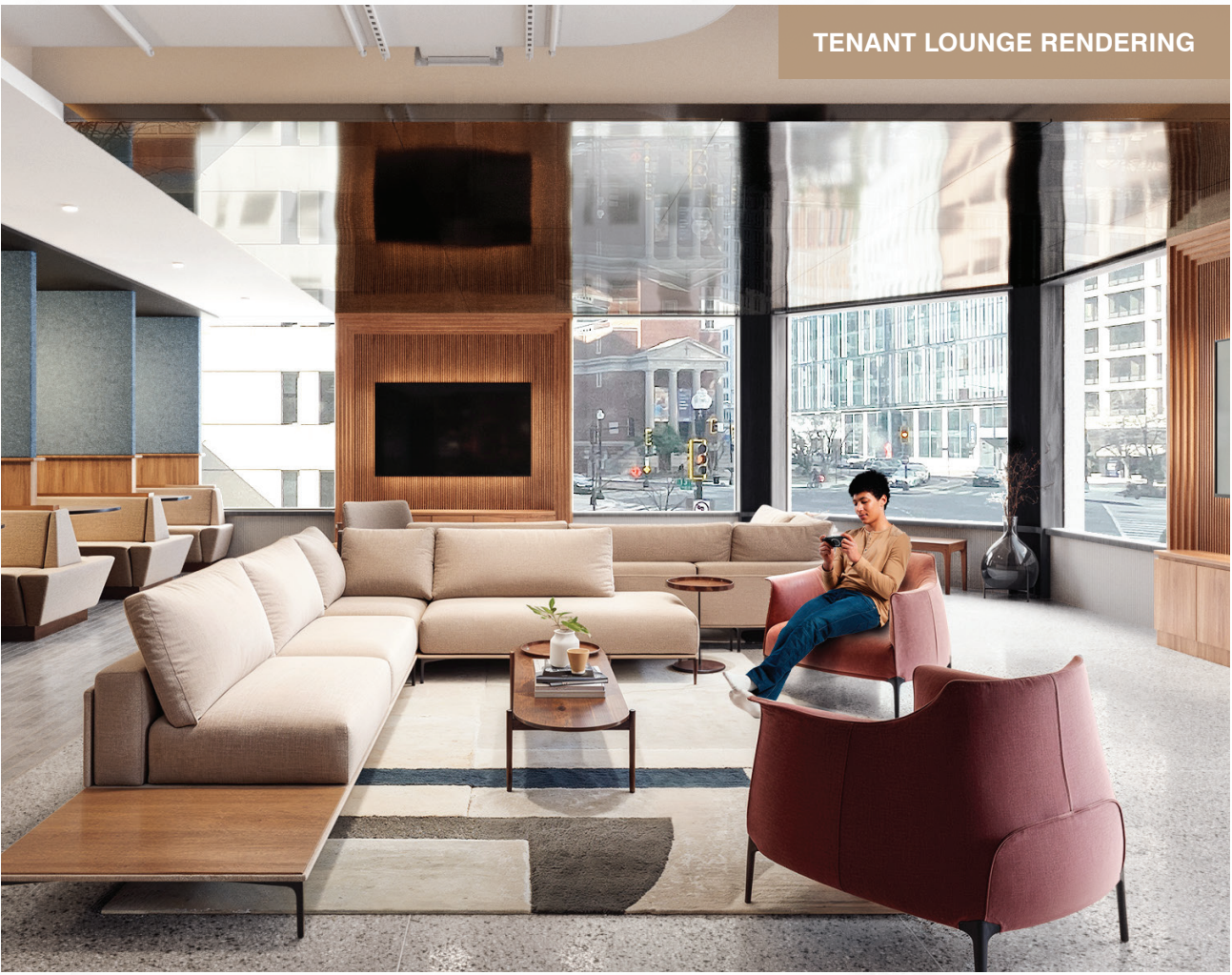


The centerpiece of the renovation is The Exchange, a best-in-class lounge and +140 person conference center. Connected to the newly renovated lobby via a feature staircase, The Exchange boats 2,900 square feet of hospitality-inspired lounge, pre- and post-functional multipurpose space connected to a large and medium-sized conference rooms.





CONFERENCE ROOM PRE-FUNCTION SPACE RENDERING



TENANT LOUNGE RENDERING



CONCEPTUAL RENDERING



CONFERENCE ROOM RENDERING



Existing Features Enhanced

1250 H Street's +30-foot column spacing and 9-foot finished ceilings allow tenants to maximize column-free conference space and workstation areas. New furniture packages and finishes will reinvigorate the existing rooftop deck, spa-like fitness center with towel service, secured bike locker room, and 40-person conference room. With 3 conference rooms under one roof, 1250 H Street has the best conference experience in Washington DC.

Typical Floor Plan | 19,684 SF



Property Highlights

-  +30 Foot Column Spacing
-  9-Foot Finished Ceilings
-  Ceiling-Hung VAV HVAC
-  13th Street Facing 140+ Person Conference Center
-  Brand New 2,900 SF Tenant Lounge
-  Stunning Double-Volume Lobby
-  Top Floor Availability with Private Balconies
-  Rooftop Terrace, Fitness Center & Bike Room



Experience the Energy...

25+

RETAIL

15+

ARTS &
ENTERTAINMENT

50+

RESTAURANTS

35+

HOTELS

1 BLOCK

FROM METRO
CENTER STATION

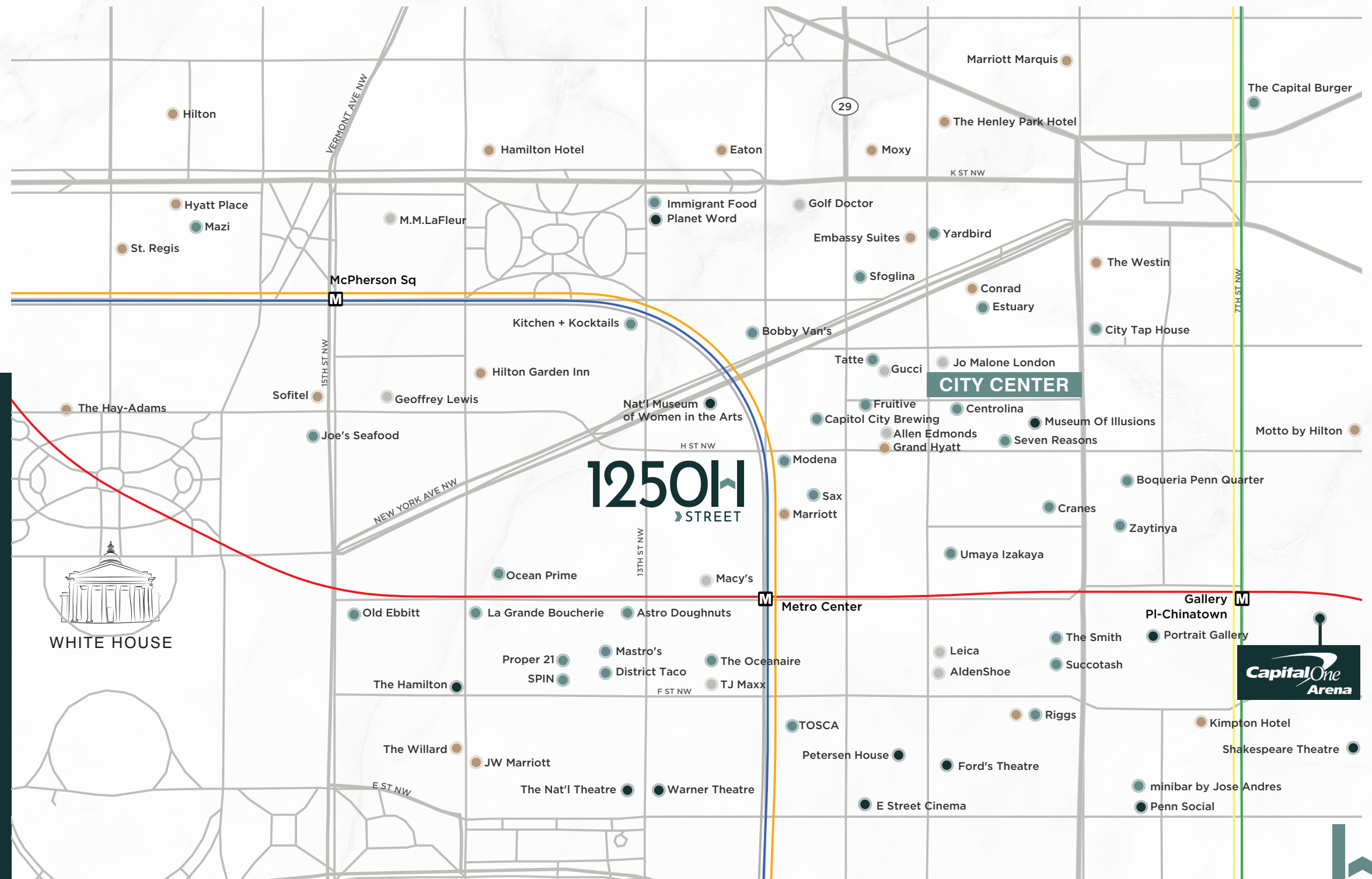
2 BLOCKS

FROM THE WHITE HOUSE
AND SENATE OFFICES

4 BLOCKS

FROM THE
CAPITAL ONE ARENA

The prominent location of 1250 H Street puts D.C.'s most dynamic destinations at your fingertips. Whether grabbing your go-to cold brew, catching a Capitals game, or networking with clients at one of the city's top-rated restaurants, everything you need is just steps away from the office.



Ahead of the Curve

BANYAN STREET CAPITAL

Banyan Street Capital specializes in investing, transforming, and managing premium real estate assets, including office, parking, and multi-family properties across key U.S. markets.

\$4B+

CURRENTLY INVESTED IN
OFFICE, MULTIFAMILY
AND PARKING

10M SF

PORTFOLIO
ACROSS THE EAST
COAST OF THE US

23M SF

OF INVESTING
EXPERIENCE IN
OFFICE SPACE

150+

EMPLOYEES
NATIONWIDE



1250 N 1ST STREET

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