

REPOSITIONING OPPORTUNITY FOR **UP TO 380K SF**

7272 Wisconsin Avenue, 10th Floor, Bethesda, MD 20814

MYCHAEL COHN

Founder & CEO
301-523-7191
mcohn@cohnpropertygroup.com

JOSH SIMON

Principal
301-461-8699
jsimon@cohnpropertygroup.com

ANDREW BROWN

Senior Vice President
301-524-9362
abrown@cohnpropertygroup.com

www.cohnpropertygroup.com

This Memorandum is intended to provide a summary and overview of the real estate described herein (the “Property”), which is being marketed by CPG Realty on behalf of the owner of the Property. The information contained in this Memorandum is provided for informational purposes only and does not contain, is not intended to contain, and cannot be relied on as containing, a complete and exhaustive list or summary of the description or recitation of each and every law, regulation, entitlement, development matter, title matter, environmental matter, contract or agreement affecting the Property, or of all of the obligations, responsibilities and duties concerning the Property which a buyer of the Property may be required to assume in connection with the purchase of the Property and the completion of the development of the Property. The information in this Memorandum may not be relied on in any manner as legal, business, financial, tax or investment advice concerning the Property.

Neither CPG nor the owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained in this Memorandum, and nothing contained herein shall be relied upon as a promise or representation whether as to past or future performance concerning the Property. The information herein includes estimates and projections and involves significant elements of subjective judgment and analysis. No representations are made as to the accuracy of such estimates or projections or that such projections will be realized. The information contained herein does not purport to contain all of the information that may be required by prospective buyers to evaluate whether or not to purchase the Property.

The owner intends to sell the Property “as is” without representation or warranty (other than standard warranties concerning title to the Property), and prospective buyers should make their own investigations and evaluations of the information contained herein and do their own due diligence, at their own cost and expense, with respect to any and all the matters concerning the Property.

This Memorandum does not constitute a formal offer to sell the Property. An offer of the Property by the owner and acceptance by the buyer will only be made pursuant to a formal Purchase and Sale Agreement for the Property (a “PSA”), signed by both owner and buyer, the terms of which are subject to negotiation between the parties. The information contained herein will be superseded, and will be qualified in its entirety by the PSA. To the extent that there is any inconsistency between this Memorandum and the PSA, the provisions of the PSA will prevail.

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BUSINESS TERMS

DUE DILIGENCE:	30 DAYS FROM CONTRACT EXECUTION
DEPOSIT:	NO LESS THAN 5% OF THE PURCHASE PRICE
CLOSING:	SELLER WILL CONSIDER AS-IS, AS WELL AS CONTINGENT CLOSINGS
PRICE:	NO ASKING PRICE, SUBMIT BEST OFFER

All information should be independently verified and has been gathered from sources deemed to be reliable, but not guaranteed by CPG Realty, LLC or its agents. Offering Memorandum is subject to price changes, omissions, corrections, prior sales, or withdrawal.

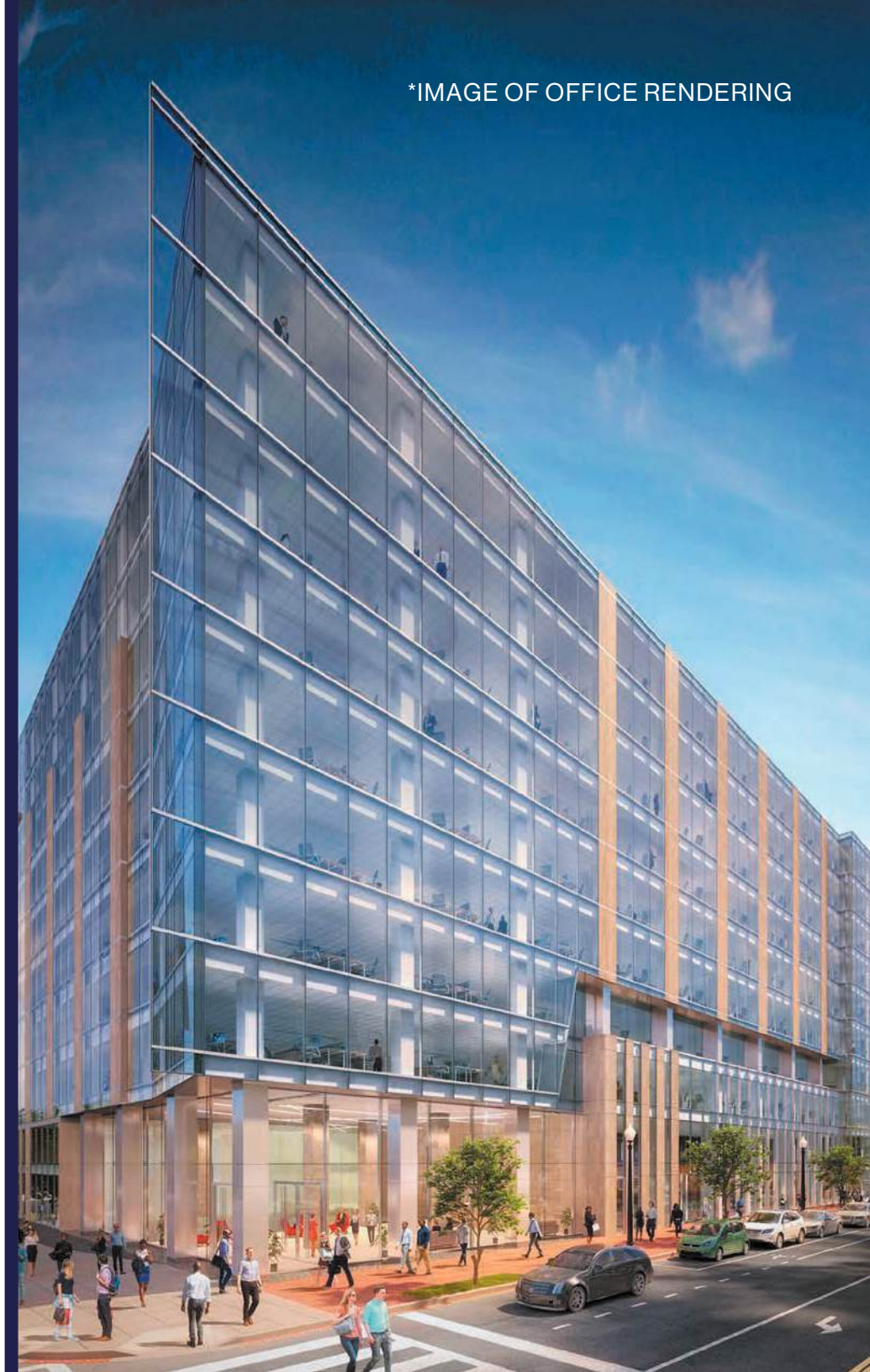
CPG Realty is pleased to present this exclusive opportunity, on behalf of SC Herman & Associates, to acquire a generational Office Building in the heart of the Penn Quarter District, in downtown Washington D.C. The asset is located just 1 block from the District's premier entertainment venue, Capital One Arena. Other important landmarks within walking distance are: FBI Headquarters (1 block), The White House (7 blocks) and Union Station (8 blocks). The property benefits from multiple Metro Transit stops all within a short radius, Gallery Place, Judiciary Square, and Penn Quarter all a short walk from the subject property.

This 327,663 SF asset is completely vacant, allowing a Developer complete freedom to implement its vision. CPG believes there are multiple strategies that may be implemented.

MARKETING TIMELINE



*IMAGE OF OFFICE RENDERING



PROPERTY DESCRIPTION

**PROPERTY ADDRESS:**

600 E Street, NW, Washington, D.C. 20004

SUBMARKET:

Penn Quarter

FRONTAGE:

E Street & 6th Street

CURRENT BUILDING SIZE:

327,663 RSF

TOTAL POTENTIAL ENVELOPE:

379,294 RSF

YEAR BUILT:

1975

FLOORS:

LL, 1-11 + Penthouse

CEILING HEIGHTS:

10' Slab to Slab, 12' Upper Floors

PARKING:

2 Levels Underground

ELEVATORS:

6

ZONING:

D-6-R

BUILDING FAR:

9.06

POTENTIAL USES



MULTIFAMILY
RESIDENTIAL CONVERSION



MIXED USE, HOSPITALITY +
RESIDENTIAL CONVERSION



UPGRADE TO CLASS A /
TROPHY OFFICE



AFFORDABLE
HOUSING



STUDENT
HOUSING

*CURRENT BUILDING DEPICTION



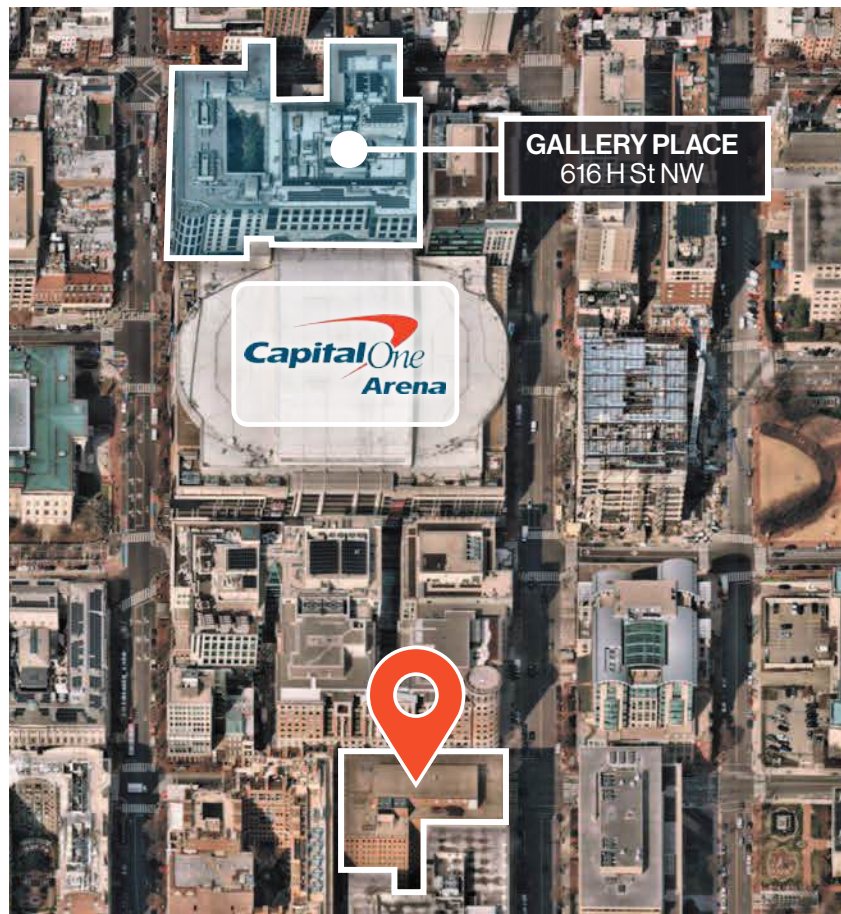
7TH STREET NW

CLOSEUP AERIAL

6TH STREET NW

MONUMENTAL SPORTS IMPACT

600 E Street is at the doorstep of a transformational change occurring in Penn Quarter & Chinatown. Just a few months ago in December 2024, the City unanimously approved a massive deal to acquire Capital One Arena, and lease it back to Monumental Sports thru at least 2050. Collectively, the parties plan to invest over \$800 million into modernizing the current Arena, with neighborhood investments in the surrounding area well underway. The total financial impact being injected into this area of the City is expected to reach close to \$2 billion.



GALLERY PLACE | 616 H STREET NW

MRP Realty's acquisition of the Gallery Place property next to Capital One Arena for \$39 million is part of a broader \$515 million initiative aimed at transforming Capital One Arena and revitalizing Downtown DC.



CAPITAL ONE ARENA

LEASE SUMMARY

TERM:

The amended lease agreement extends through June 30, 2050, with Monumental Sports holding five four-year extension options, potentially extending the lease to 2070. To exercise each extension, Monumental Sports must provide notice at least 12 months before the then current term expires.

NON-RELOCATION COVENANT:

The lease includes a non-relocation covenant, meaning the teams cannot consider relocation options until June 30, 2045. From June 30, 2044, to June 30, 2045, the District has an exclusive right to negotiate with Monumental Sports to extend the lease. After this period, Monumental Sports may engage with other jurisdictions without restrictions.

FINANCIAL COMMITMENTS & RENT STRUCTURE:

Monumental Sports' rent structure will remain the same as under the current lease whereby Monumental Sports pays annual rent with the periodic escalations. The annual rent starts at \$1.5 million. If all renewal options are exercised, rent will reach \$3.3 million in the final renewal term.

*FUTURE CAPITAL ONE AREA RENDER



*FUTURE CAPITAL ONE AREA RENDER



DEVELOPMENT & FINANCING AGREEMENT

The District commits to a total contribution of \$515 million towards the arena's redevelopment, allocated approximately as follows:

- **\$87.5 MM**
for purchasing the arena property, paid at closing. (MSE will in turn reinvest these proceeds to the project.)
- **\$84.3 MM**
available upon execution of the agreement
- **\$171.8 MM**
available by October 30, 2025
- **\$171.3 MM**
available by October 30, 2025

Monumental Sports will contribute at least **\$285 million plus the \$87.5 million arena sale proceeds** and is solely responsible for any cost overruns. The project budget and any amendments are subject to mutual agreement, with disputes resolved through negotiation or arbitration.

*FUTURE CAPITAL ONE AREA RENDER



PENN QUARTER

Despite the continued challenges in the downtown DC office market, the multifamily market has continued to add new renters. The demand for apartments has not stopped since the initial bump of renters post-Covid, and population growth in the District continues to climb. The Penn Quarter Submarket attracts renters because it is close to employment, cultural attractions, and a vibrant lifestyle. It's an evolving area that will likely continue adding more residential space into the traditional office core.

Developers have remained intent on bringing high-quality communities to the area. Elle Apartments opened in July 2024 with 163 units. It is an example of converting former office buildings into residential. It was formerly the Peace Corps headquarters. As a result of the continued deliveries, the vacancy rate in Penn Quarter is approximately 7.3%. More conversions will likely be underway in the submarket as the District launched a Housing in Downtown program to catalyze new residential conversions via a 20-year tax abatement.

DEMOGRAPHICS (1 MILE RADIUS)



38,293
POPULATION



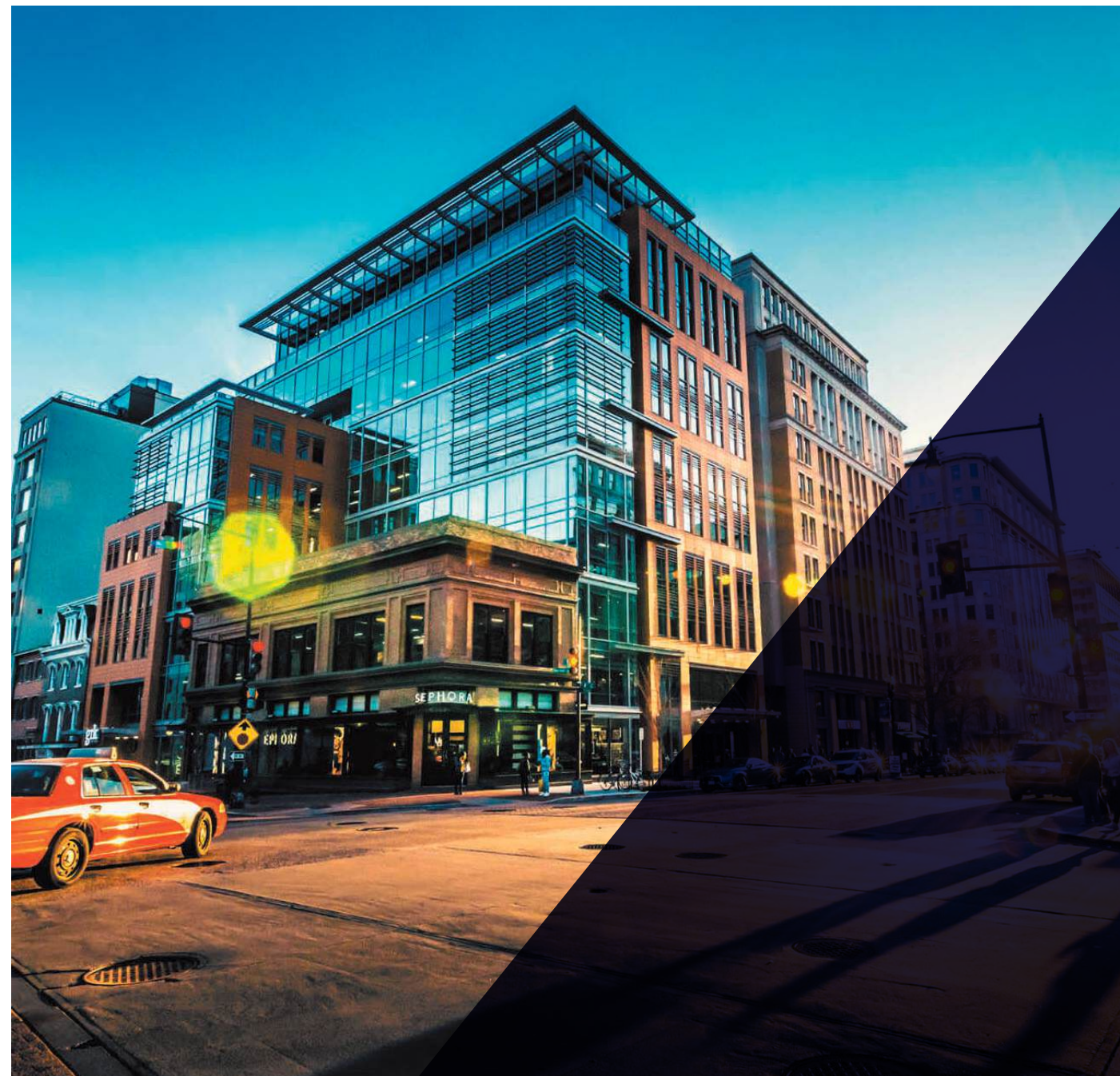
22,269
HOUSEHOLDS

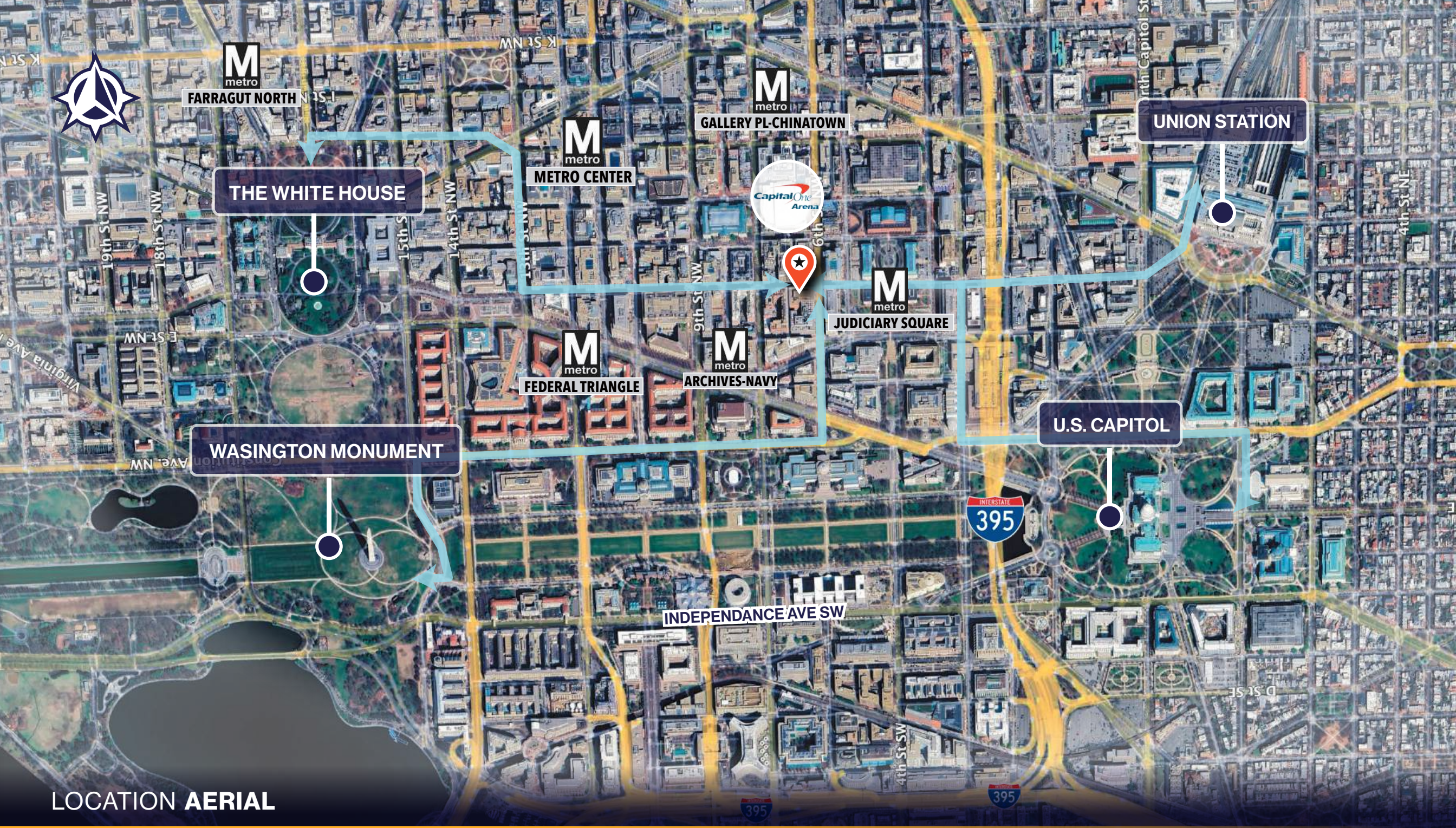


12,170
BUSINESSES



\$134,558
AVG HOUSEHOLD
INCOME





LOCATION AERIAL

CONVERSION INCENTIVES

DOWNTOWN AREA REVITALIZATION ACT OF 2024

In October of this year, Mayor Muriel Bowser submitted legislation to the DC Council that revealed the city's plan to purchase Capital One Arena for \$87.5mm and lease it back to Monumental Sports as part of a \$515mm commitment by the District to renovate the stadium over the next 3 years. Monumental has pledged to contribute \$285mm to the project and cover cost over runs. The renovation will include an additional 200,000 sf to the 1 million sf building. DC B 25-1004 is in process of approval, and had its first reading on November 26, 2024. The Bill is estimated to generate nearly \$395mm of annual wages (including professional athletes), via 762 full time employees, and 2,649 part time employees. It is also estimated to generate -\$6mm of annual contributions and community benefits into the community.

HOUSING IN DOWNTOWN (HID) PROGRAM

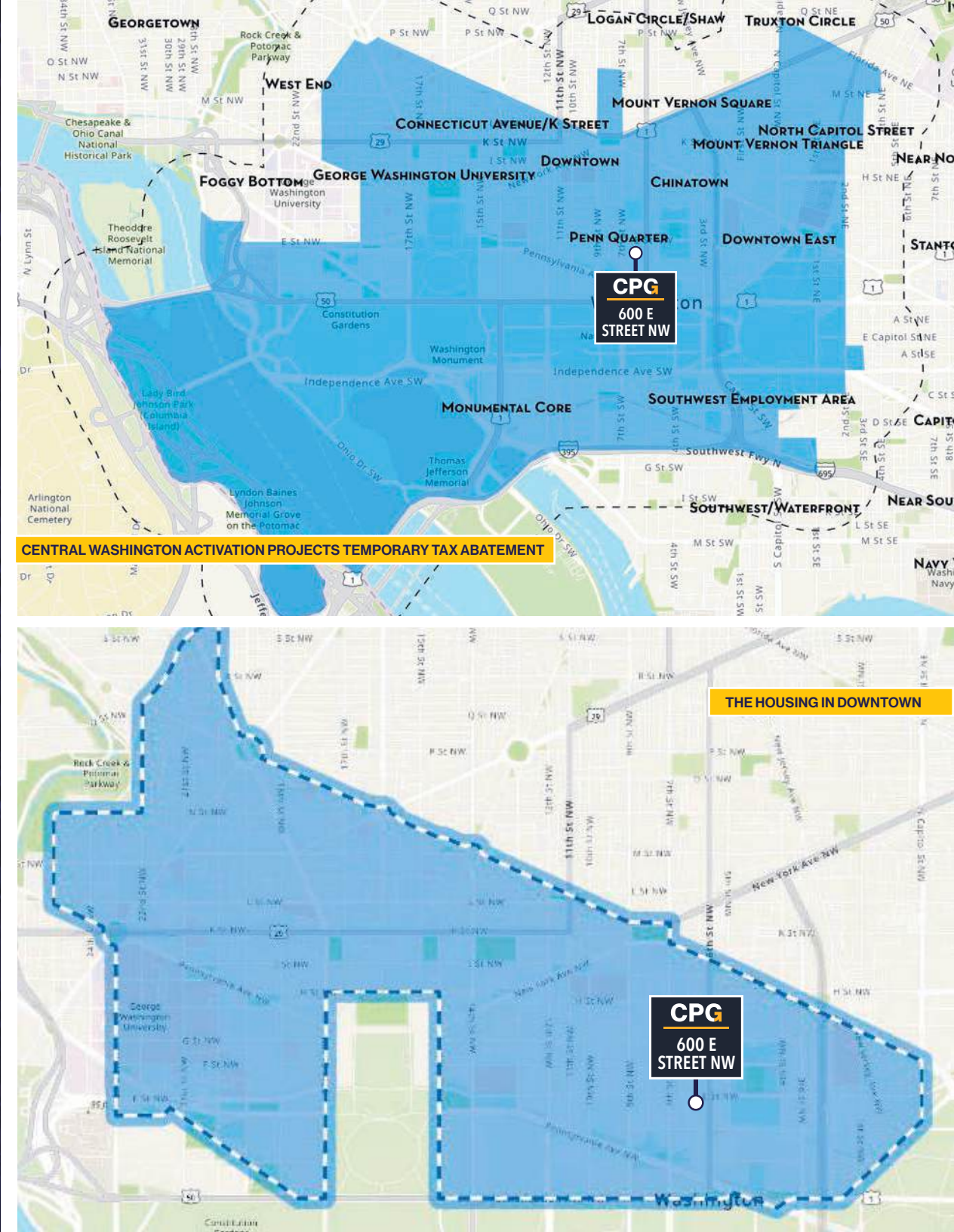
Housing in Downtown (HID) is a newly approved program designed to encourage new residential development through office to residential conversion via a 20-year tax abatement. HID is expected to help achieve 90% of the Mayor's goal of 15,000 new residents in Downtown by 2028. This legislation is being successfully executed in the redevelopment of 1625 Massachusetts Avenue, a 114,000 sf office building being converted into 157 apartment units. Additionally, 1825 and 1875 Connecticut Avenue are using the HID Program in the conversion of over 1mm sf of office into 525 apartment units.

QUALIFIED CENSUS TRACT

The Property is within a Qualified Census Tract for 2025, providing affordable housing developers the ability to apply for Low Income Housing Tax Credits. Developers intending to develop affordable projects located within a Qualified Census Tract can apply for a 4% tax credit to offset their development costs.

DC APPROVES EMERGENCY TAX RELIEF

On March 4, 2025, the DC Council approved new legislation which ultimately changes the timing the tax rate for Office to Residential Conversions takes effect. Prior to this legislation, when a conversion project delivers the property changes from Class 2 tax rate (\$1.65 to \$1.89 per \$100 of assessed value) to Class 1 tax rate (\$0.85 per \$100 of assessed value). This new legislation bumps up the change in tax rate from project delivery to building permit, which essentially halves the annual real estate tax bill during the development and construction time frame, saving the developer significant carry costs. This is another bit of legislation by Washington DC to encourage these office to residential conversion projects.



THE GLOBAL HUB OF INFLUENCE

Washington, DC has long been viewed as one of the most stable economies across the Country. It boasts a highly educated workforce, a low unemployment rate (currently standing at 4.2%, in line with the national average), exceptional culture, and an annual average of 25 million+ visitors per year who inject tourism dollars into the Region. It has experienced steady population growth and continues to be one of the most resilient and attractive cities for commercial real estate investment.. As the nation's capital and a global power hub, DC is able to withstand cultural and economic shifts, even if national news may suggest otherwise as of late.

Buoyed by the federal government, DC employs over 300,000 people and typically awards \$60 - \$70 billion in federal contracts each year. This

foundation has fostered the growth of government contractors, technology firms, lobbying groups, law firms, private industry, as well as major players in finance, consulting, non for profits, and healthcare.

Both a national and international destination, DC is home to 180 embassies and is the epicenter of policymaking, with a few of the country's leading educational institutions. It has a top tier infrastructure, a strong metro system, a northeastern rail system, and 3 major airports. Many of the top Fortune 500 Companies have established a large presence here including Amazon, Apple, Capital One, Freddie Mac, General Dynamics and many others.



#1
park system in
the country

more than
61%
hold a Bachelor's Degree
or higher

175+
embassies & policy
organizations

TOP INDUSTRIES IN D.C.



Government
253,304
JOBS



IT & Science
129,564
JOBS



Healthcare
71,986
JOBS



Education
53,718
JOBS

TRANSPORTATION PROXIMITY

Future tenants of 600 E Street have the ability to walk to multiple Metrorail stations within a few city blocks, including Gallery Place, Archives and Judiciary Square. This allows for quick access and easy travel to the rest of the City along with the greater DC Metro area. Additionally, tenants can quickly get to DCA, Union Station, and soon to be IAD once the Silver Line Phase 2 is complete.

- Quick access to Metrorail Yellow, Green and Red Lines via **short two block walk**
- Quick Access to Interstate 395, which provides an **immediate route out of the City**
- **Quick Access to major routes** including Massachusetts Ave, Constitution Ave, and K Street.



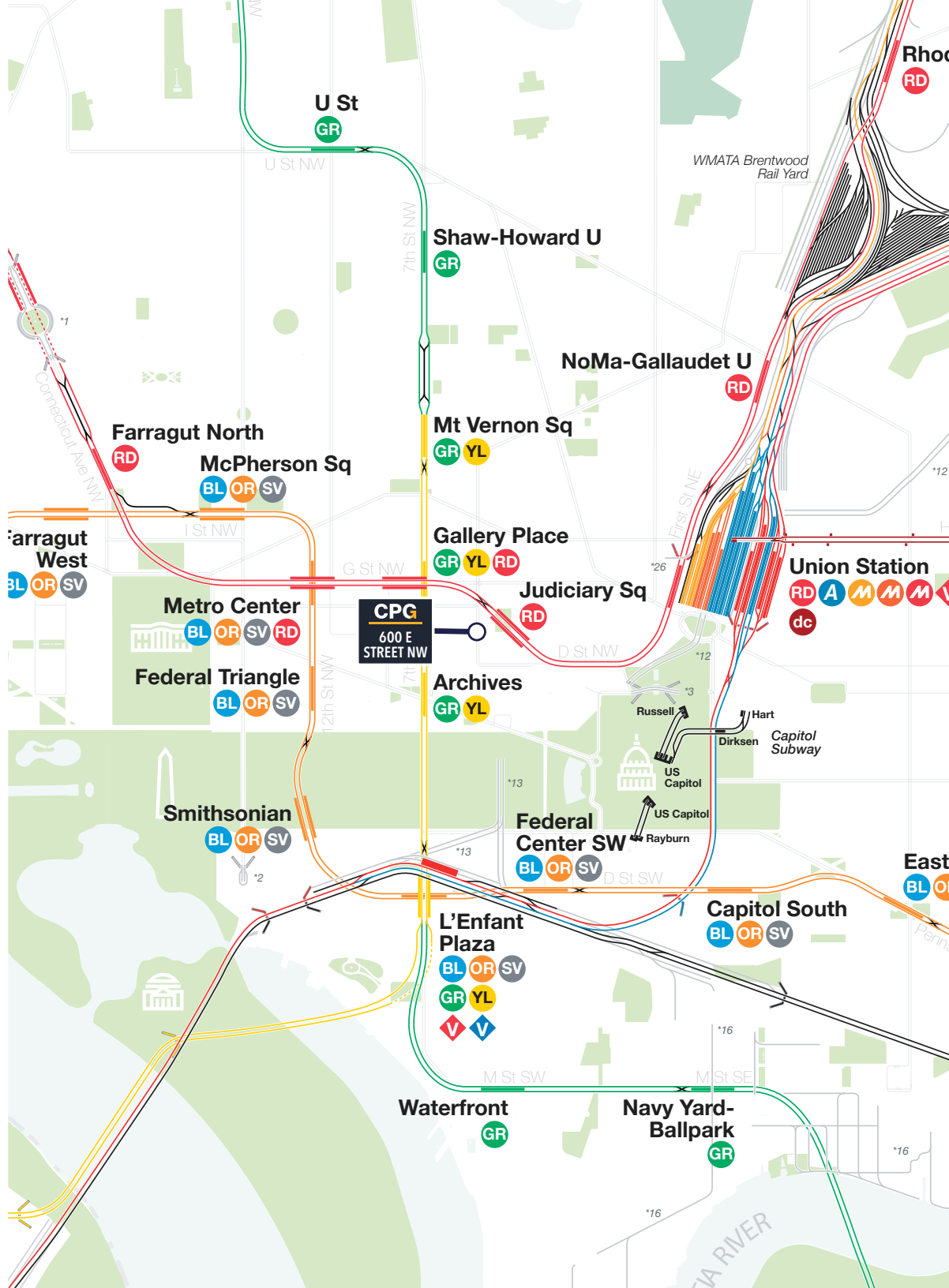
99
WALK
SCORE



100
TRANSIT
SCORE



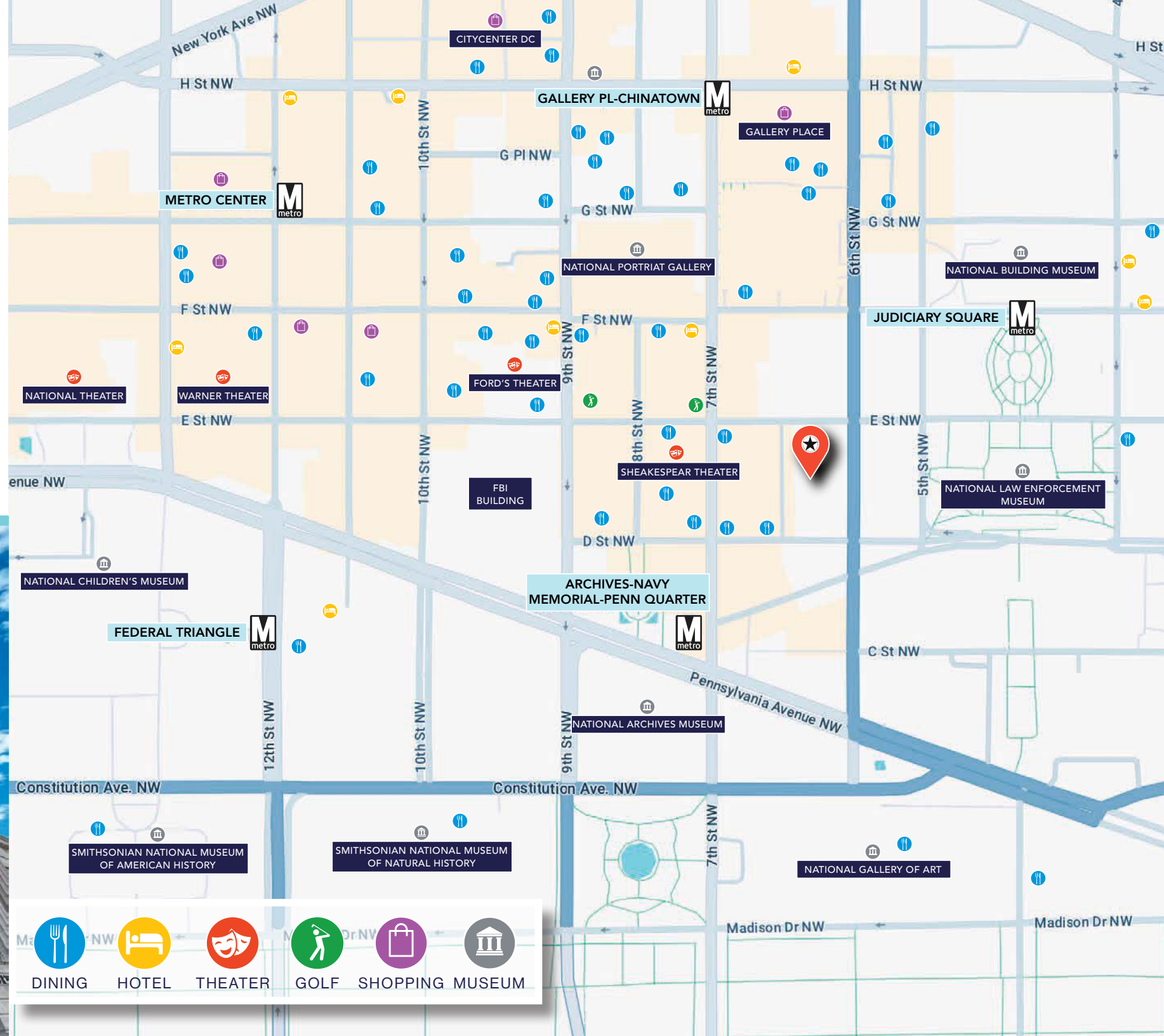
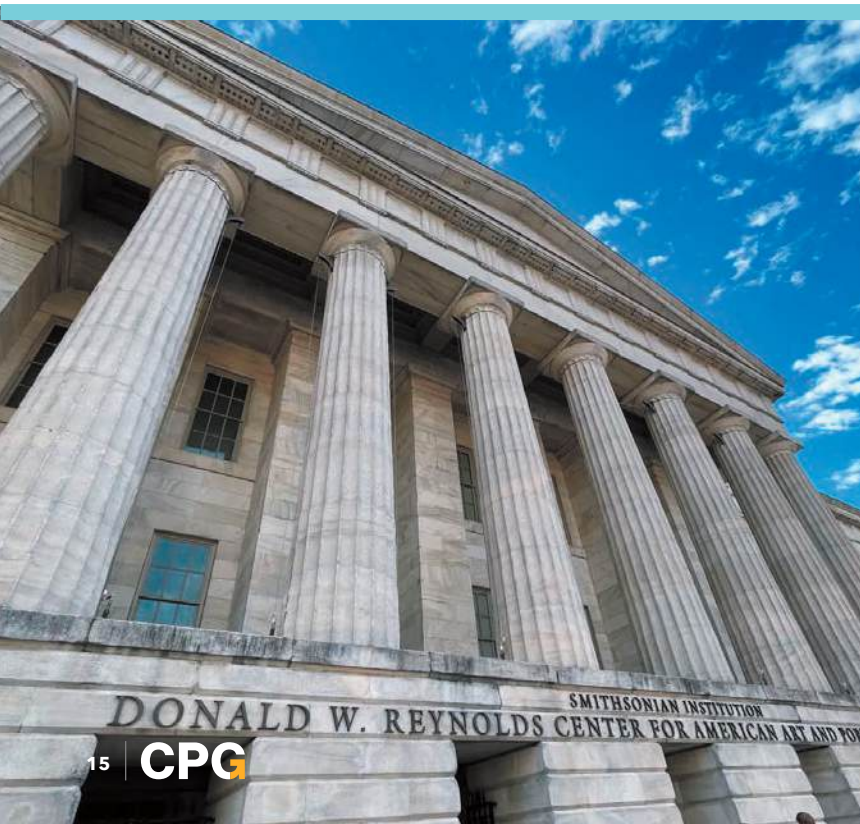
89
BIKE
SCORE



MARKET MAP

Whether you're interested in live performances, exploring museums, or enjoying unique dining experiences, Penn Quarter provides a rich tapestry of entertainment options to explore.

- **EXPLORE** *World-Class Museums*
- **VISIT** *Prominent Performance Theatres*
- **DINE** *at Renowned Restaurants*
- **SHOP** *at High-End Retailers*
- **ATTEND EVENTS** *at Capital One Arena*



PROPERTY ADDRESS

- **SIZE:** Square 457, Lot 39
- **LOT AREA:** 36,177 sq. ft.
- **ASSESSED VALUE (BUILDING ONLY):** \$18,844,260 (proposed 2026)

PENNSYLVANIA AVENUE NATIONAL HISTORIC SITE / DEVELOPMENT PLAN

- **Subject to review by the D.C. Historic Preservation Review Board** (existing structure is outside the period of significance and is not considered to be a contributing structure)
- Subject to the Pennsylvania Avenue Development Corporation Plan of 1974
 - » The PADC Plan and Square Guidelines set forth requirements and goals for Square 457 regarding use, height, design, and site access
 - » **Changes from PADC Plan may require review and approval by the National Capital Planning Commission** pursuant to a 1996 Memorandum of Agreement
- **HPRB and/or NCPC review may result in development that is not able to achieve the full parameters of what is allowed by-right under the Zoning Regulations**



LAND USE CONSULTANT:

David Avitabile
Goulston & Storrs
DAvitabile@goulstonstorrs.com
(202) 721-1137



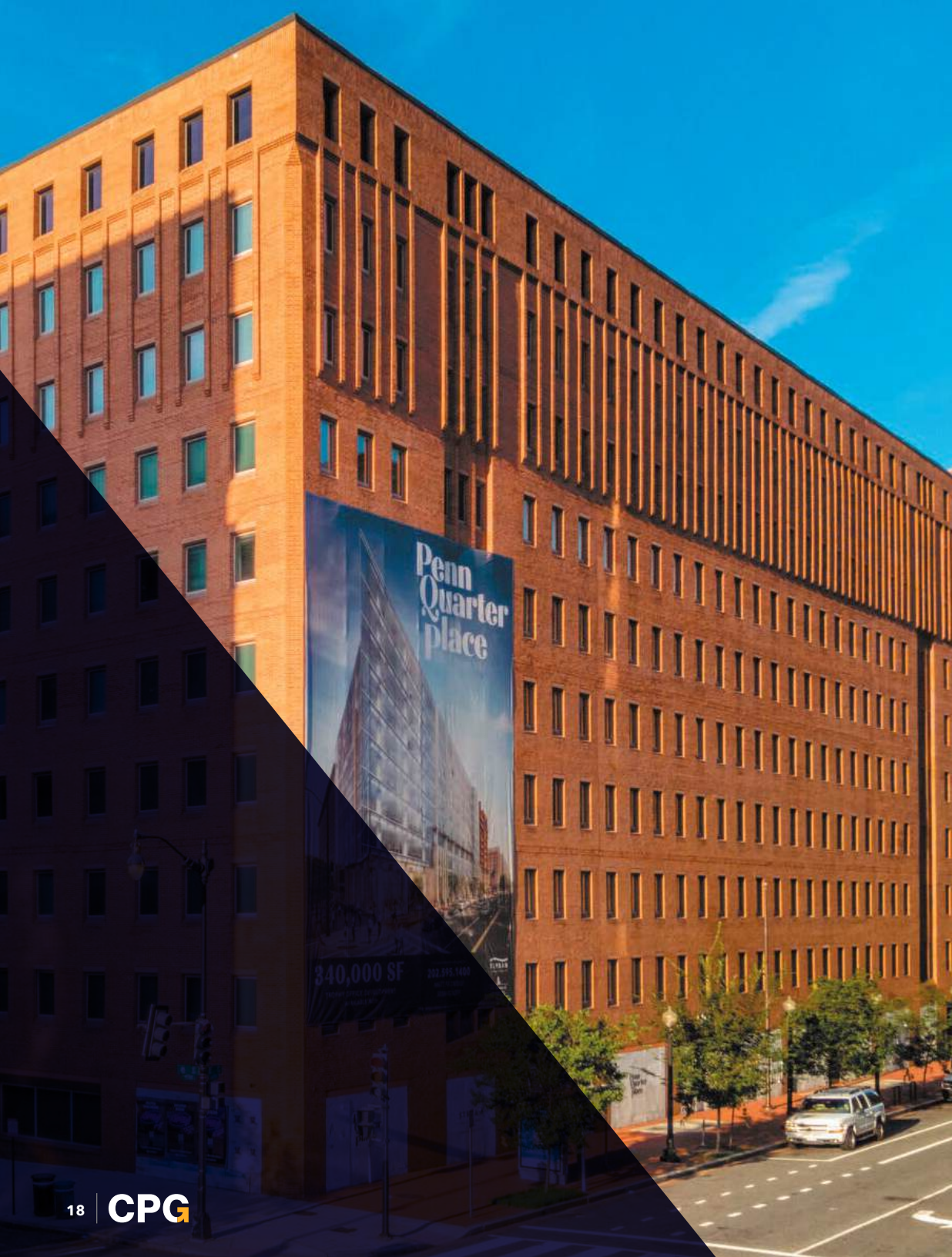
LAND USE SUMMARY

ZONING – LOCATION, HISTORY, AND USES

- **ZONE:** D-6-R Zone District
 - » **Downtown Zone Street Segments:** 6th Street and E Street (secondary streets)
 - » **Downtown Zone Subareas:** Downtown Arts and Pennsylvania Avenue Sub-Areas
 - » **Downtown Credit Area:** Area 2
- **HISTORY:** BZA Order No. 11556 (1974) (approved roof structures)
- **PERMITTED USES (I 302.1):**
by-right include office, retail, lodging, residential, educational, and institutional uses
- **RESIDENTIAL USE REQUIREMENT (I 305.3; I 562.2):**
2.0 FAR minimum; may be decreased through density credits or affordable housing
 - » Residential use in excess of 2.0 FAR may generate density credits
 - » **Inclusionary Zoning (I 562.3):** not applicable
- **RETAIL & OTHER PREFERRED USE REQUIREMENT (I 601 & 602):**
Except for entirely residential buildings:
 - » 50% of ground floor gross floor area must be devoted to certain preferred uses: retail, service, entertainment, eating and drinking, or arts uses, and
 - » Minimum requirements for ground-floor display windows and pedestrian entrances must be met

ZONING – HEIGHT, DENSITY, AND AREA REQUIREMENTS

- **DENSITY (I 562):** D-6-R Zone District
 - » **Residential:** unlimited
 - » **Nonresidential:** 8.5 FAR maximum; may be increased through density credits
- **HEIGHT (I 563):** 120 ft, based on width of 6th Street NW (100 ft. wide)
- **PENTHOUSE (I 214; I 563.3):** 120 ft, based on width of 6th Street NW (100 ft. wide)
 - » **Height:** 20 ft
 - » **Density and Use:** Up to 0.4 FAR of habitable uses, which may trigger mandatory affordable housing contribution requirements
 - » **No FAR limit for mechanical space**
 - » **Setback, Single Enclosure, Uniform Height:** all per Subtitle C, Chapter 15
- **LOT OCCUPANCY (I 202):** 100%
- **FRONT BUILD-TO LINE (I 203):** not applicable
- **REAR YARD (I 205):**
 - » Typically 2.5 in. per ft. of height, not less than 12 ft.
 - » Not required for first 25 ft. of height; may be measured from center line of alley
 - » Court in lieu of rear yard permitted subject to requirements of I 205.4
- **SIDE YARD (I 206):** not required
- **COURTS (I 207):** varies based on use and type of court
- **GREEN AREA RATIO (I 208):** 0.2



LAND USE SUMMARY

SITE ACCESS AND TRANSPORTATION

- **SITE ACCESS:**
 - » Public Alley (15 ft. along west side of property; 30 ft. at rear of property)
 - » Existing Curb Cut on E Street (located proximate to alley)
 - » **The confluence of the PADC Plan, DDOT requirements, and the Zoning Regulations may require relocation of vehicular site access to the public alley.**
- **VEHICULAR ENTRANCE (I 401.1):**
 - Vehicular entrance is not permitted from a public street when the property has access to an alley of at least 15 feet in width
- **VEHICLE PARKING (I 212.1):** none required
- **BICYCLE PARKING (I 212.5):** varies based on use
- **LOADING (I 213):** varies based on use

The summary is based solely on publicly available information and regulations in effect at the time of drafting and does not evaluate the existing building, potential restrictions on title, potential redevelopment alternatives, or other laws and regulations beyond those cited herein. This summary is not a memorandum or opinion of counsel and may not be relied on as such

OFFICE TO RESIDENTIAL CONVERSIONS



1201 Connecticut Ave NW
61-unit apartment building



1133 19th Street NW
new residential building with approximately 181 apartments



2121 Ward Place
48-unit apartment project with two cafe/retail concepts



1625 Massachusetts Ave NW
157-unit apartment building



1825-1875 Connecticut Ave NW
Residential development with upwards of 600 apartments



1735 K Street NW
Mixed-use project with hybrid lodging & apartments



1425 New York Avenue
255 rental apartments above commercial space



1125 15th Street NW
264 residential units above 2,618 square feet of retail

2100 M Street NW
13-story, 400-unit apartment building



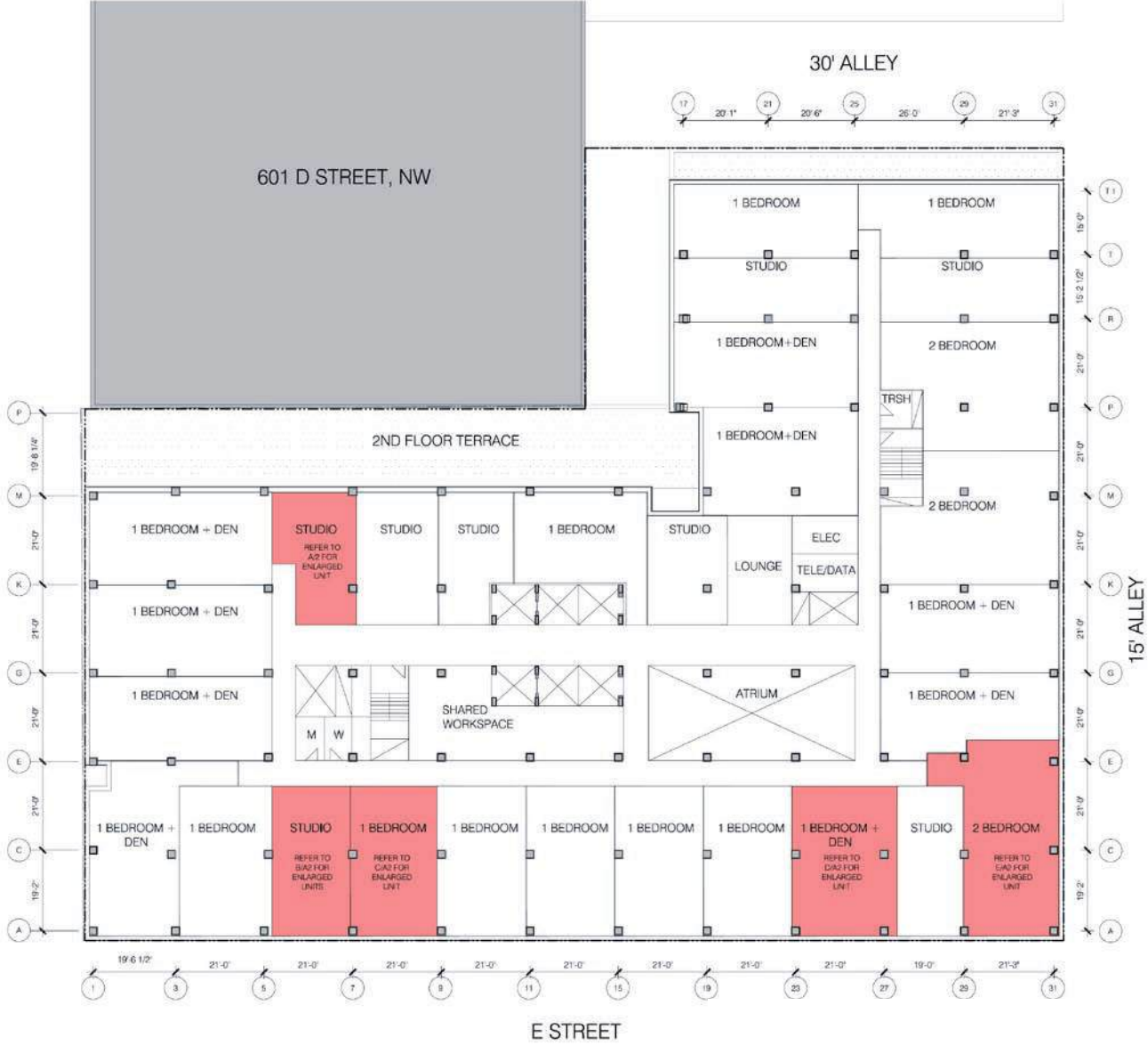
CONVERSION TO MULTIFAMILY CONCEPT PLANS

As outlined in the Land Use Summary provided by Goulston & Storrs, the path to convert the building to Multifamily, Mixed Use and/or Student Housing is straightforward and encouraged. In 2019, the property owner engaged DEP Architecture which conceptually planned a conversion to multifamily utilizing a **mixture of studio, 1 bedroom, 1 + Den, and 2 bedroom units**.

Additionally, utilizing the available FAR by right, by building two additional floors expanding upwards, a developer can achieve close to **380,000 gross square feet which could yield approximately 300 – 425 units** (depending on size and unit count mixture). CPG feels the inclusion of a high quality Retail component on the ground floor can return above market rents for the residential component, and strongly advises this be considered. Grocery Anchors and multiple Restaurant Groups have expressed interest in the building, and coincided with the nearby neighborhood improvements, namely the redevelopment of the Capital One Arena, we expect that interest level to rise dramatically.

CPG expects new construction Class 'A' multifamily units at this location to produce market rents in excess of **\$5.00 psf**, and Ground floor retail rents of **\$50 - \$70/nnn psf** should the Developer execute on a premium conversion. Further Note: We believe additional incentives can be acquired from the City by putting a Grocery anchor in this location.

TYPICAL FLOOR | OPTION A



CONVERSION TO MULTIFAMILY CONCEPT PLANS



A- STUDIO UNIT LAYOUT (552 SF)
1/4"=1'-0"



B- STUDIO UNIT LAYOUT (640 SF)
1/4"=1'-0"



C- ONE-BEDROOM UNIT LAYOUT (753 SF)
1/4"=1'-0"



D- ONE-BEDROOM + DEN UNIT LAYOUT (890 SF)
1/4"=1'-0"



E TWO-BEDROOM UNIT LAYOUT (1121 SF)
1/4"=1'-0"

UNIT LAYOUTS | OPTION A

CONVERSION TO CLASS A OFFICE

While recent news has indicated the Office market in Downtown DC remains sluggish, you would not be able to tell by focusing on the Class A / Trophy market. With a lack of new construction and deliveries over the past 4 years, Tenants have continued to renew and absorb Washington’s top tier product. At the end of Q4 2024, for the first time in 3 years, the Downtown market experienced flat absorption which had not been the norm. This can be directly attributed to Tenant demand for quality.

In 2024, many of the top Lease deals occurred on the East End, with the likes of Fannie Mae, Monumental Sports, McDermott Will & Emory, and AT&T all leasing large blocks of space in excess of 100,000 feet. We expect this trend to continue even in the face of Federal Government cuts and policy changes.

It is our belief that Developers will look to reskin the façade of the building and investigate ways to add a landmark retail amenity to the ground floor. In doing so, that may require opening up the entirety of the second floor to give the lobby a more dramatic presence, as well as give your retailers an improved window line. Implementation of strategies such as these, while losing rentable area, helps yield higher rents on upper floors.

CLASS A OFFICES PENN QUARTER

ADDRESS	RSF
1100 15th St NW	867,000
655 New York Ave NW	677,449
1101 New York Ave NW	512,092
700 K St NW	495,847
601 Massachusetts Ave NW	478,882
600 Massachusetts Ave NW	437,500
1152 15th St NW	394,165
701 Pennsylvania Ave NW	377,909
801 Pennsylvania Ave NW	362,000
700 6th St NW	314,000
800 10th St NW	293,010
655 K St NW	287,800
1301 Pennsylvania Ave NW	286,850
850 10th St NW	282,931
901 K St NW	260,797
799 9th St NW	259,000
455 Massachusetts Ave NW	242,336
1101 Pennsylvania Ave NW	226,641
1099 New York Ave NW	180,878

Q4 2024

**CLASS A
LEASING ACTIVITY**
1,322,393 SF

**CLASS A
NET ABSORPTION**
158,764 SF

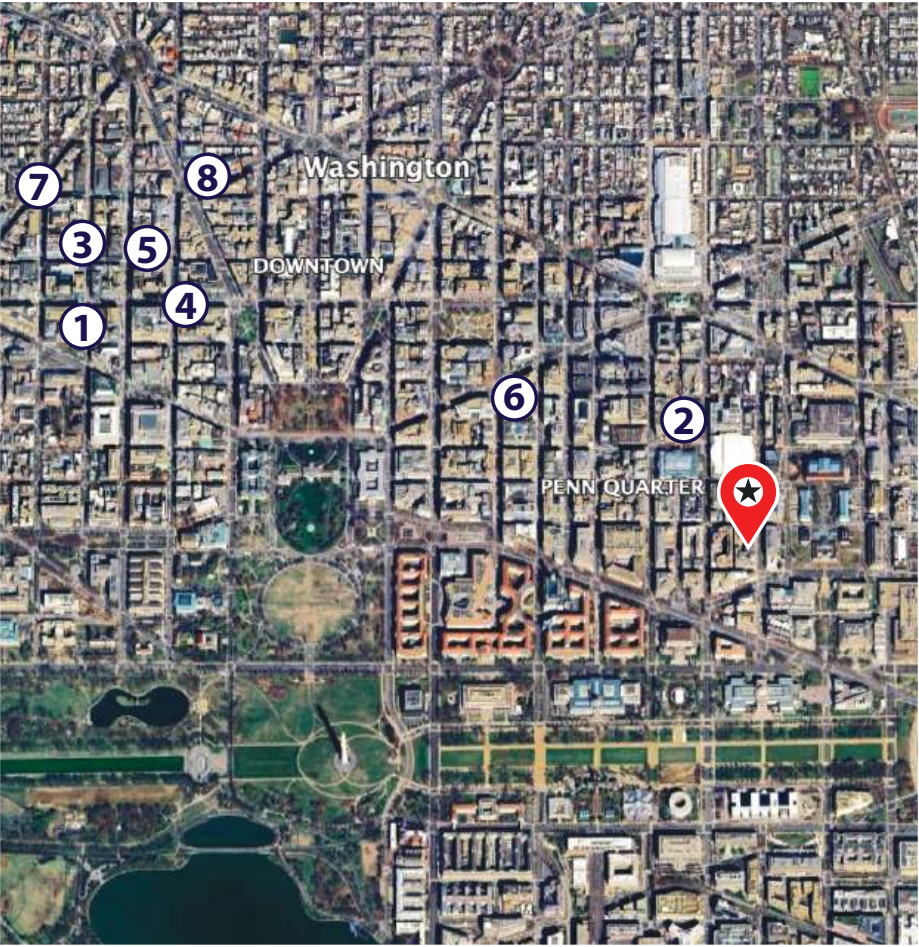
**CLASS A
TOTAL SALES**
\$779,350,000

CPG

RELATIONSHIP[®]
DRIVEN
REAL ESTATE

SALES COMPARABLES

<div>1</div>  <div> 2001 PENNSYLVANIA AVE NW SIZE: 161,000 SF SALE DATE: OCT 2024 PSF: \$217.39 \$35,000,000 MM </div>	<div>5</div>  <div> 1899 L ST NW SIZE: 152,000 SF SALE DATE: MARCH 2024 PSF: \$175.33 \$26,650,000 MM </div>
<div>2</div>  <div> 701 8TH ST NW SIZE: 134,448 SF SALE DATE: AUG 2024 PSF: \$254.75 \$34,250,000 MM </div>	<div>6</div>  <div> 1250 H ST NW SIZE: 196,490 SF SALE DATE: NOV 2024 PSF: \$139.96 \$27,500,000 MM </div>
<div>3</div>  <div> 2001 L ST NW SIZE: 171,891 SF SALE DATE: OCT 2024 PSF: \$177.73 \$30,550,000 MM </div>	<div>7</div>  <div> 2100 M ST NW SIZE: 301,347SF SALE DATE: MAY 2023 PSF: \$221.56 \$66,765,868 MM </div>
<div>4</div>  <div> 1776 K ST NW SIZE: 198,109 SF SALE DATE: JUNE 2024 PSF: \$141.06 \$27,945,000 MM </div>	<div>8</div>  <div> 1201 CONNECTICUT AVE NW SIZE: 169,549 SF SALE DATE: AUG 2024 PSF: \$126.81 \$21,500,000 MM </div>



CONTACT



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