



EZRA

Exclusively Tenant Focused

POTENTIAL EXCEL CENTER SITES



- 19,000 to 23,000 RSF of Total Space
- 1,800 to 2200 RSF of Total Space at Street Level for Child Care and Ancillary Office Space, Preferably Contiguous to School Portion
- Location within Business District
- Affordable Rent
- Landlord with Financial Capacity to Provide Buildout Allowance and Perform other Landlord Obligations
- Ten Year Term with at Least One 5 Year Option
- Within Approximately 10 Minute Walk to Metro
- Certainty Regarding Availability for Delivery to Permit September, 2016 Commencement of Classes
- Parking within Building or Adjoining Surface Parking
- Street Frontage Signage Potential
- Owner Agreeable to Accept both Use and User
- Favorable Existing Condition of Space

POTENTIAL EXCEL CENTER SITES

- 1 1776 G Street, NW
- 2 765 Edgewood Street, NE
- 3 1250 Taylor Street, NW
- 4 S Thomas Circle, NW
- 5 25 Mass Avenue, NW
- 6 3301 Wheeler Road, SE (M.C. Terrill School)
- 7 1351 Alabama Avenue, SE (Malcolm X School)
- 8 4430 H Street SE (Davis School)
- 9 4650 Benning Road, SE (Fletcher-Johnson School)
- 10 801 H Capitol Street, NE (DCC Community College)
- 11 1441 L Street, NW
- 12 3400 New York Avenue, NE (Village Academy)
- 13 8856 Eastern Avenue, NE
- 14 4001 Brandywine Street, NW
- 15 4404 Wisconsin Avenue, NW (St. Ann's Academy)
- 16 1201 M Street, SE
- 17 65 Eye Street, SW (Randall School)
- 18 4300 13th Street, NW (Sharpe Health School)
- 19 1137 New Jersey Avenue, NW (Holy Redeemer)
- 20 1101 2nd Street, NE
- 21 600 Kenilworth Terrace, NE (Parkside Center)
- 22 5600 East Capitol Street, NE (Mays Angelou School)
- 23 1027 45th Street, NE (Idea Academy)
- 24 525 School Street, SW

