

2100 M Street

Location

2100 M Street NW
Washington, DC

Building Size

298,069 SF
Eight Floors
Typical Floor 34,855 SF

Role

Acquisition
Property Owner
Construction
Repositioned
Property Management

Building Status

Sold in 2000

Overview

2100 M Street, acquired in 1997, is built of steel-reinforced, exposed aggregate concrete. The entrance lobby was completely renovated in 1998 and features marble, cherrywood and bronze finishes. A security station houses state-of-the-art surveillance systems, and a uniformed lobby attendant monitors activities during regular business hours and on Saturdays.

Building Features

Efficiently planned core and floor service areas maximize usable square footage. There are three below-grade garage levels with 213 parking spaces, one penthouse mechanical floor and a delivery entrance on the first parking level. Windows around the perimeter of over 90 percent of each floor giving abundant natural light.

Investment

2100 M Street is a LDPG Repositioned property. Acquired with a partner, this building was acquired while in the process of renovation. A mixed tenancy was managed into a desirable business address.

Owner and Developer

Louis Dreyfus Properties has developed, acquired and managed first-class office buildings in North America and Europe for over 35 years. Its portfolio consists primarily of high quality office buildings in central business districts and major urban locations, which have included New York City; Fairfield and Westchester Counties; Washington, DC; Miami; Chicago; Portland, Oregon; Montreal; Toronto; Paris and London.

Architect

The Weihe Partnership



Property Group Partners
609 Fifth Avenue Floor 6
New York, New York
10017-1021

T 202 490-2626
F 202 490-1060

Property Group Partners
1101 New York Avenue Floor 9
Washington DC
20006-3717

T 202 470-4900
F 202 470-4889

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T 202 490-2626
F 202 490-1060

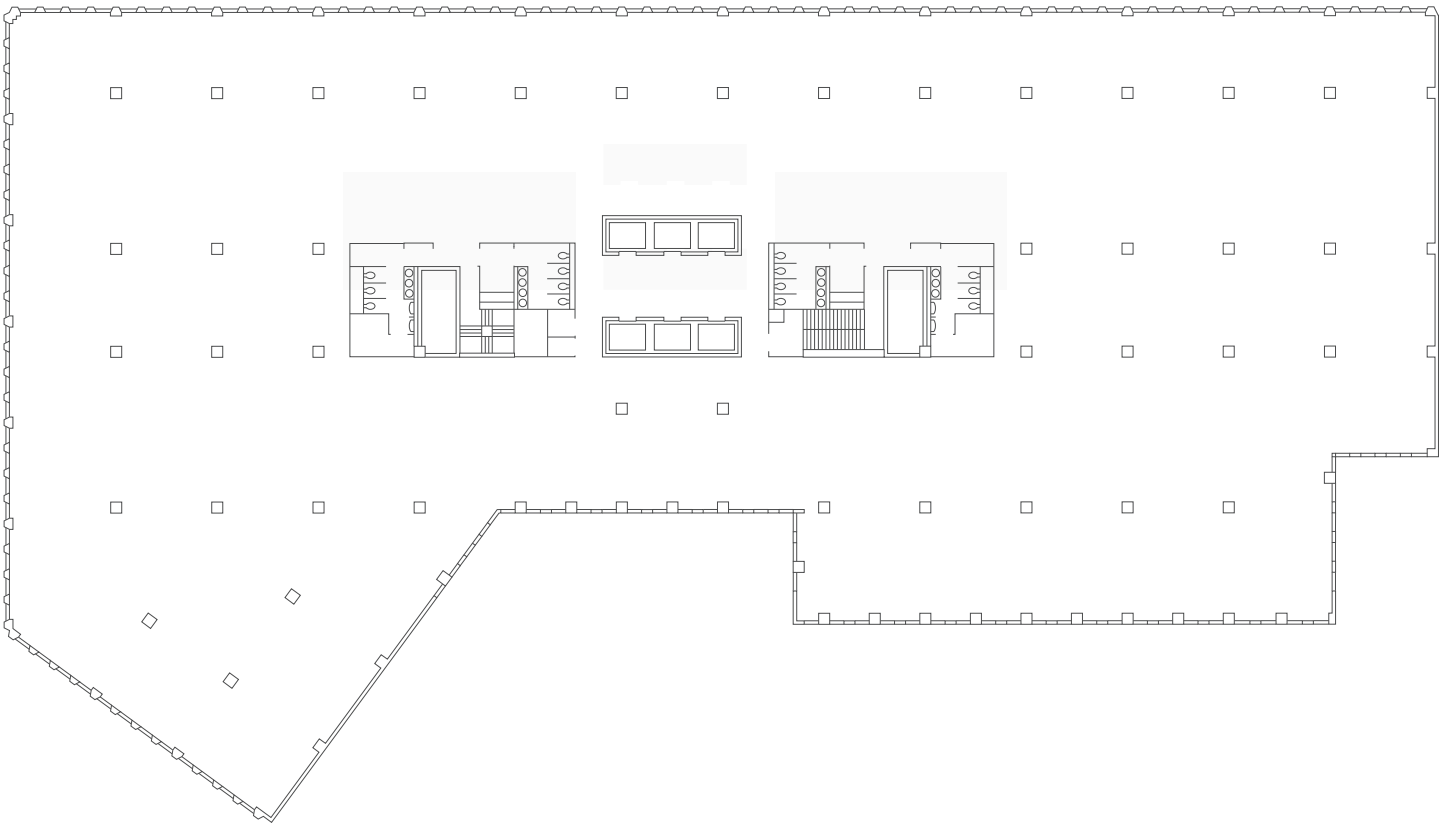
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