



# UNION SQUARE



999 NORTH CAPITOL ST NE  
WASHINGTON, DC 20002





**RENOVATED LOBBY**

**RENOVATION  
SCOPE**

**FULL GARAGE  
RENOVATION**

**EXPANDED  
CONFERENCE  
FACILITY**

**NEW WINDOWS  
FOR INCREASED  
NATURAL LIGHT  
AND EFFICIENCY**



CONFERENCE CENTER



FITNESS CENTER



TENANT LOUNGE



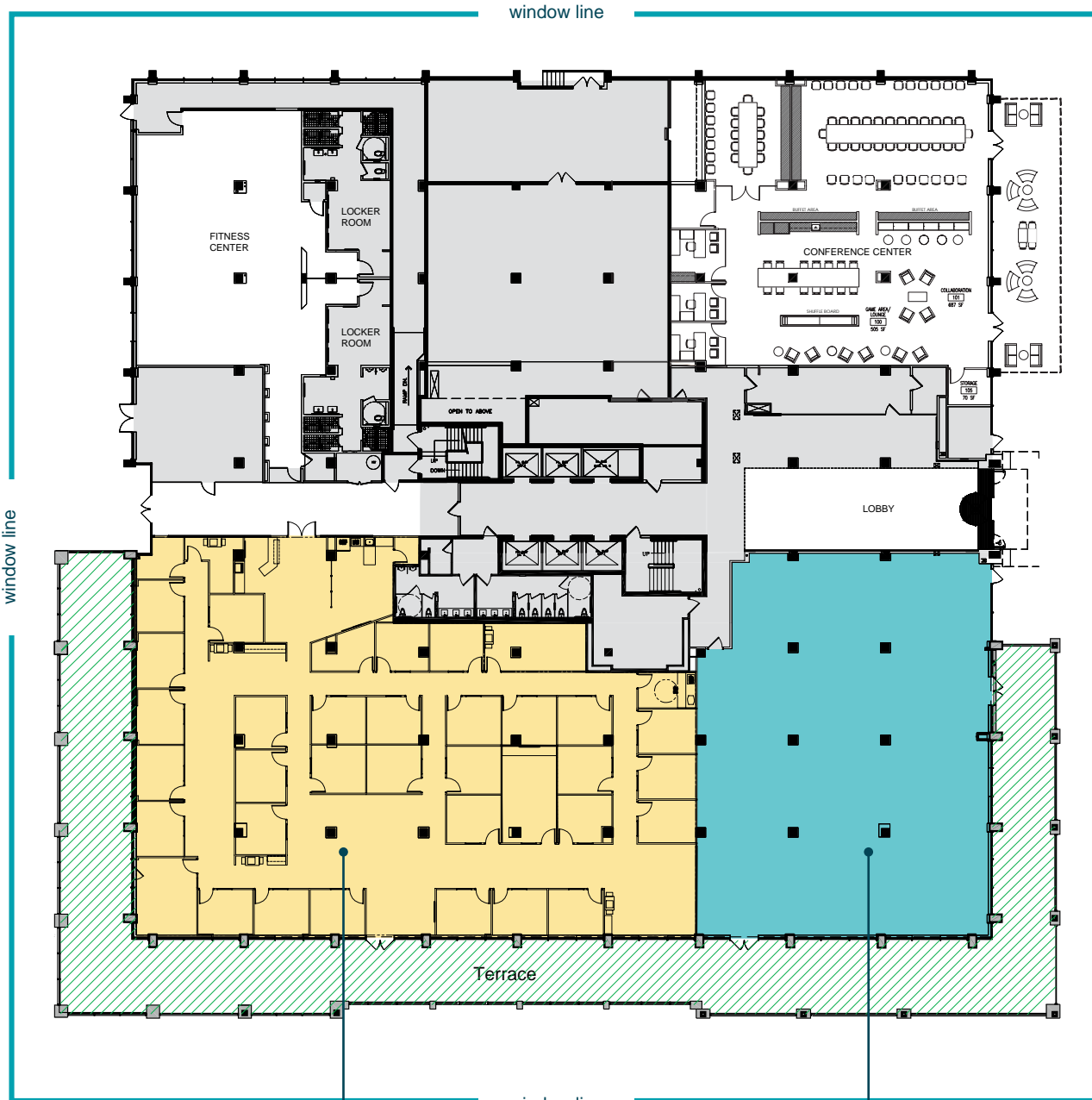
SECURE BIKE STORAGE

BUILDING AMENITIES



# 1ST FLOOR

17,114 SF



**SUITE 150**  
10,933 SF  
As-Built Condition

**SUITE 110**  
6,181 SF  
Shell Condition

# 2ND FLOOR

37,600 SF



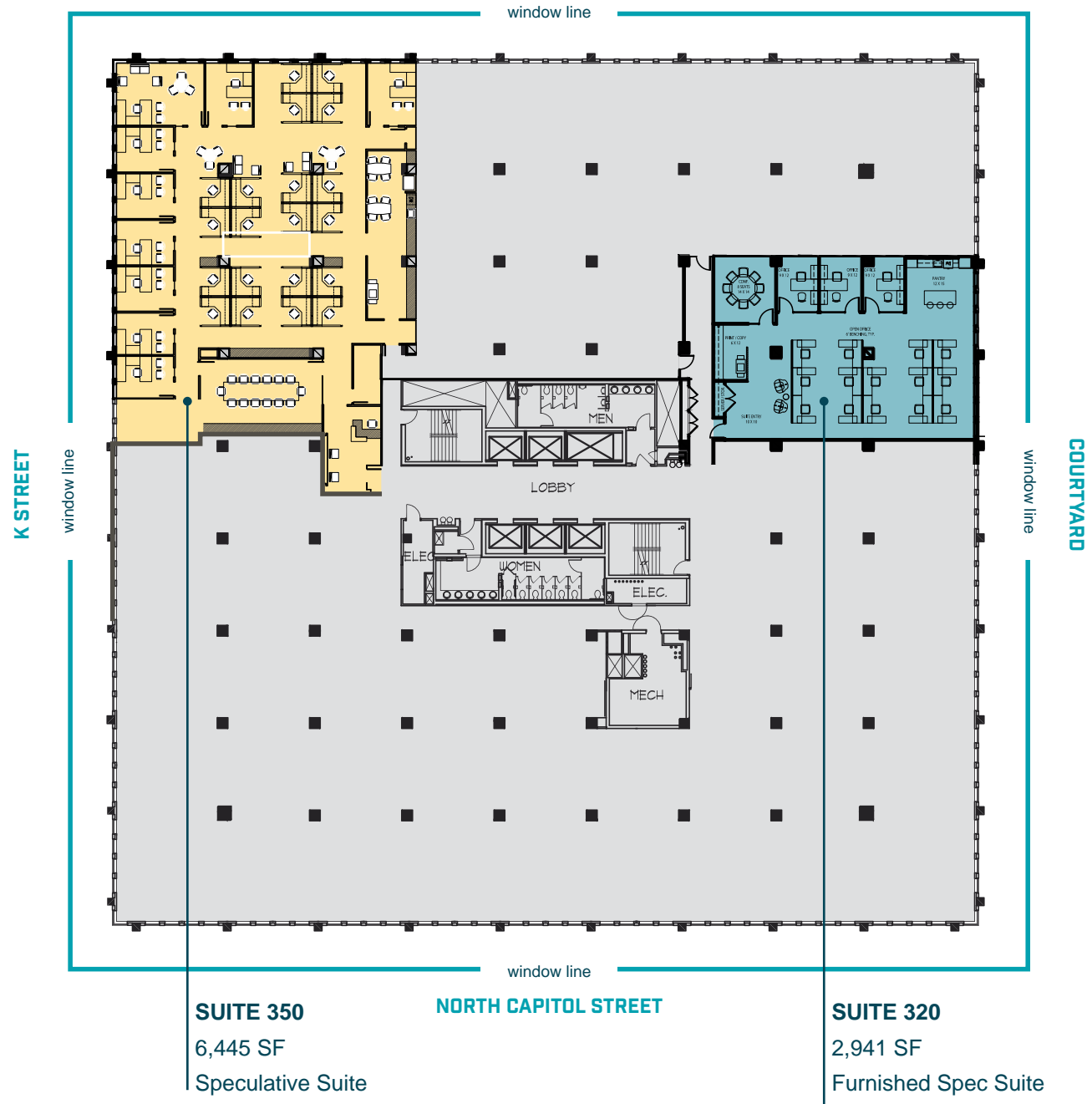
**SUITE 200**  
25,281 SF  
As-Built Condition

**SUITE 230**  
4,558 SF  
As-Built Condition

**SUITE 220**  
4,678 SF  
As-Built Condition

**SUITE 210**  
3,083 SF  
Shell Condition

# 3RD FLOOR SPEC SUITES



**TAKE THE VIRTUAL TOUR**

Scan the QR code with your iPhone or Android camera.

# 9TH FLOOR



**TAKE THE REPRESENTATIVE VIRTUAL TOUR**

Scan the QR code with your iPhone or Android camera.

# ABOUT NRP & AFFINIUS CAPITAL



## **Experienced + Capable + Nimble + Creative**

Network Realty Partners is a dynamic and well-connected real estate investment and development company. Network has decades of knowledge and experience investing, developing and creating value in all types of commercial property. Network's strength and focus centers on urban, place based, mixed-use development, government and private sector build-to-suit transactions and providing advisory services for major tenants and property owners.

Network is a privately-held company led by accomplished real estate executives who bring together more than 100 years of combined experience in acquisitions/dispositions, land use and entitlement, development, construction management, financing, leasing and advisory services. Strategically structured to analyze, manage and scale the most complex of real estate matters, our team includes some of the area's most talented and accomplished real estate professionals.

## **A world class team of real estate investment professionals**

Affinius Capital's mission is to strengthen the profitability and diversity of the Affinius Capital investment portfolio and those of its investor clients by acquiring, developing, financing and managing quality real estate investments. The company operates in a manner that is consistent with Affinius Capital's core values and contributes to its mission.

## **Service Loyalty Honesty Integrity**

For Affinius Capital, being the best is not about growing assets under management. It's about investing capital wisely and about earning and maintaining the trust of its investors. Affinius Capital wants its clients to have the confidence to invest with Affinius Capital for many years and across multiple platforms and strategies. The company strives to be their investment partner of choice.

Affinius Capital Real Estate, in a joint venture with Square Mile Capital, has created a powerful combination of sourcing and underwriting talent focused on opportunistic and debt strategies that evolve throughout the real estate cycle. The partnership is well-positioned to serve as a one-stop capital source for owners and developers of high-quality, commercial real estate assets. Our investment management capabilities are complemented by broad relationships with trusted partners, and our equity positions benefit from the owner mindset we share.



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## CONTACT FOR MORE INFORMATION

JOHN BENZIGER  
202-463-1101  
[JOHN.BENZIGER@CUSHWAKE.COM](mailto:JOHN.BENZIGER@CUSHWAKE.COM)

PHIL DICKINSON  
202-266-1156  
[PHIL.DICKINSON@CUSHWAKE.COM](mailto:PHIL.DICKINSON@CUSHWAKE.COM)

CHRIS GETZ  
202-463-1128  
[CHRIS.GETZ@CUSHWAKE.COM](mailto:CHRIS.GETZ@CUSHWAKE.COM)





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