

The background of the image features two modern glass skyscrapers at night. The building on the left is brightly lit from within, with many windows glowing with a warm yellow light. The building on the right is darker, with fewer lights visible, and its glass facade reflects the ambient light. The sky is a deep blue, suggesting twilight or early evening.

DONOHUE COMMERCIAL REAL ESTATE

REAL ESTATE. SIMPLIFIED.

DONOHUE COMMERCIAL REAL ESTATE

Donohue Commercial Real Estate is a full-service, vertically integrated commercial real estate firm with a consistent track record dedicated to client-focused returns in the Washington, DC Metro area. We are focused on our clients' investment objectives by offering expertise in Brokerage Services, Property Management, and Project Management. Delivering value for our clients is how we measure success.
WHEN YOU WIN, WE WIN.

190
YEARS OF
LEADERSHIP

11M
SF UNDER
MANAGEMENT

\$1B+
LEASING
VOLUME

\$500M
SALES
VOLUME

SERVICES, TAILORED TO **YOUR** NEEDS.



BROKERAGE

LOCAL EXPERTISE. STRATEGIC SOLUTIONS.

Our teams provide an array of sophisticated brokerage services aligned with the investment requirements of each client. The goal of our agents is to deliver properties and workspaces that satisfy our clients' preferences, as well as their transaction demands. With decades of experience and deep roots in the local commercial real estate market, we are uniquely positioned to assist our clients with their varying needs, across all asset types, while operating on the principals of integrity, knowledge, and diligence. Served by technology, backed by market research and financial analysis, and benefiting from a respected, long-term industry presence, our team of professionals is well-prepared to achieve success for our owner, occupier, investor, and institutional clients.

SERVICES OFFERED

- OWNER ADVISORY
- OCCUPIER ADVISORY
- CAPITAL MARKETS
- INVESTMENT SALES
- HOTEL BROKERAGE
- ASSET MANAGEMENT & CONSULTING



\$1B+

LEASING
VOLUME

20M

SF LEASED

5,000+

TRANSACTIONS

\$500M

IN SALES

BROKERAGE

SUCCESS STORIES

4530 WISCONSIN AVE. NW

SERVICE: OWNER ADVISORY



Moved quickly to reposition and re-tenant the building after an unexpected vacancy, managing multiple transactions at once and creating value for ownership.

AIRECO SUPPLY, INC.

SERVICE: OCCUPIER ADVISORY



Worked with ownership to establish a criteria, process, and documentation for identifying and securing new leases and lease renewals across 44 chain locations.

1680 DUKE STREET

SERVICE: INVESTMENT SALES



Facilitated a sale/leaseback transaction to allow for the association-owner to right-size their offices and reduce the buyer's vacancy costs; as a result, the building went under contract in just 60 days.

COURTYARD BY MARRIOTT

SERVICE: HOTEL BROKERAGE



Marketed the 140-room property to national hospitality REITs, sourcing a buyer in under three months with a higher than asking sales price.

PROPERTY MANAGEMENT

MAXIMIZING **VALUE**. ENHANCING EXPECTATIONS.

Our team is designed to implement property-specific management plans and to collaborate in ways that minimize building expenses, maintain on-site conditions, maximize building systems, and promote favorable tenant experiences. Knowing that managers are ultimately evaluated on a property's financial performance, every action is geared toward maintaining building occupancy, creating building solutions when necessary, and promoting financial stability. Our experience is vast, serving both single-asset and multi-property owners, helping landlords with retail, office, and industrial properties, and maintaining relationships with private investors, corporate and non-profit entities, and institutional landlords.

SERVICES OFFERED

- › MAINTENANCE MANAGEMENT
- › PROPERTY & SYSTEM UPDATES
- › VENDOR CONTRACT MANAGEMENT
- › TENANT RETENTION & RELATIONS
- › LEASE ADMINISTRATION
- › PROPERTY ACCOUNTING



11M

SF MANAGED

65+

CLIENTS
SERVED

250+

BUILDINGS
MANAGED

750

TENANTS
SERVED

PROPERTY MANAGEMENT

CASE STUDIES

2215 CONSTITUTION AVE. NW

CLIENT: AMERICAN PHARMACISTS ASSOCIATION



Developed access, delivery, visitor, and parking solutions to mitigate operating issues caused by the dual use of the asset by the public and federal agency tenants.

INOVA ASHBURN HEALTHPLEX

CLIENT: INOVA



Our team oversees emergency power management, reliability of decontamination bays and medical gas pressure, and safety during inclement weather at this high-traffic medical facility.

4800 MONTGOMERY LANE

CLIENT: METLIFE



Discovered a leak in the water cooling system and worked to quickly resolve the issue, eliminating potential loss for ownership.

ROCK SPRING COURT

CLIENT: CAMALIER PROPERTIES



Improved cash flow by systematically reviewing and rebidding all eligible vendor contracts to take advantage of increased purchasing power in the four building portfolio.

PROJECT MANAGEMENT

FACILITATING WORKPLACE TRANSFORMATIONS.

For more than half a century, Donohoe Real Estate Services has carefully managed building repositioning and workplace transformations by overseeing all manner of base building and common area renovations, tenant alterations, and system modernizations, from inception through completion. Our project advisors have developed a construction management approach that minimizes risk and drives value. This time-tested approach has been effectively implemented at retail properties, government facilities, offices, and industrial buildings, on projects large and small, complicated by situations like in-place tenancy, or as straightforward as an empty suite tenant buildout.

SERVICES OFFERED

- › CAPITAL IMPROVEMENTS
- › TENANT IMPROVEMENTS
- › BUILDING REPOSITIONING
- › PRE-CONSTRUCTION SERVICES
- › LEASE WORK LETTER REVIEW
- › ACQUISITION/SALE DUE DILIGENCE



13M

SF RENOVATED
SPACE

\$65M

PROJECT
VOLUME

225

PROJECTS
COMPLETED

10

HOTEL RE-
POSITIONINGS

PROJECT MANAGEMENT

FEATURED PROJECTS

400-500 C STREET SW

CLIENT: FEMA



Renovated 9 floors of existing hard wall offices into an open office space plan, meeting the standards of a federal mandate to reduce agencies' footprint by consolidating workforces.

1 MASSACHUSETTS AVE. NW

CLIENT: AMTRAK



Managed and completed the relocation of the Amtrak HQ totaling over 85,000 SF and adding \$50M in value for ownership.

1015 18TH ST. NW

CLIENT: CANNON HILL CAPITAL PARTNERS



Completed a \$15M renovation to create Class A gem with a new curtain wall facade and inviting rooftop tenant amenities.

RESIDENCE INN CAPITOL

CLIENT: MARRIOTT



Led a \$3M transformation of this hotel in the heart of Washington, DC. Guest rooms, corridors, and public spaces were revitalized with high-level finishes while maintaining brand standards.



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