



**THE MADISON  
OFFICE BUILDING**

1155 15<sup>TH</sup> STREET NW

valet parking valet parking valet



IN OFFICE CATER

THE MARKETPLACE TH

HOTEL BALLROOM

concierge services concierge





# ICONIC ADDRESSES

## PROPERTY OVERVIEW

The Madison Office Building was originally built in 1963 by Marshall B. Coyne, a famous hotelier in the District, who was known for setting the standard in hospitality. The Madison has accommodated kings, prime ministers, presidents and celebrities who needed convenient access to the White House and wanted to stay in a luxurious and private setting. Mr. Coyne's legacy lives on through the Madison Office building, which caters to small to mid-sized companies that demand a bespoke office environment with elegant, on-site amenities located in the heart of the District.

Recently, the Madison Office Building was renovated further elevating the distinguished look of the lobby, elevators, and common areas. Tenants and their guests have full access to the hotel amenities which include a conference center, fitness facility, restaurants and bars, as well as services such as catering, concierge, and valet. The Madison Office Building balances luxury and productivity to provide tenants a premium office environment.

# ICONIC ADDRESSES

## PRESIDENTIAL PROXIMITY

The Madison Office Building stands in Midtown, along 15th Street Northwest, and directly across from Midtown Center – a dynamic mixed-use development serving as the Fannie Mae headquarters and offering 50,000 square feet of high street retail.

Only five blocks from the White House, the Madison is within walking distance to some of the most attractive residential and exciting retail offerings in the District such as DuPont Circle, the 14th Street Corridor, and Mt. Vernon Triangle.







# PRIME LOCATION

## EASILY ACCESSIBLE

The Madison is centrally located in the heart of Washington, D.C. within a few blocks of the White House and Lafayette Square. Given its iconic location along Fifteenth Street Northwest, the building affords tenants and guests convenient access in all directions.

- 15th Street converts to an express corridor during rush hour, providing easy access to points north.
- M Street provides simple access to West End, Georgetown, and beyond.
- Massachusetts Avenue provides immediate access to Capitol Hill and other Northwest DC locations.
- Connecticut Avenue, just three blocks away, provides easy access to Bethesda, Maryland.
- 15th Street has a dedicated bicycle track.
- McPherson Square Metro Station (Orange/Blue/silver Lines) is two blocks away.
- Farragut North Metro station (Red Line) is only three blocks away.

# PRIME LOCATION

## Food & Drink

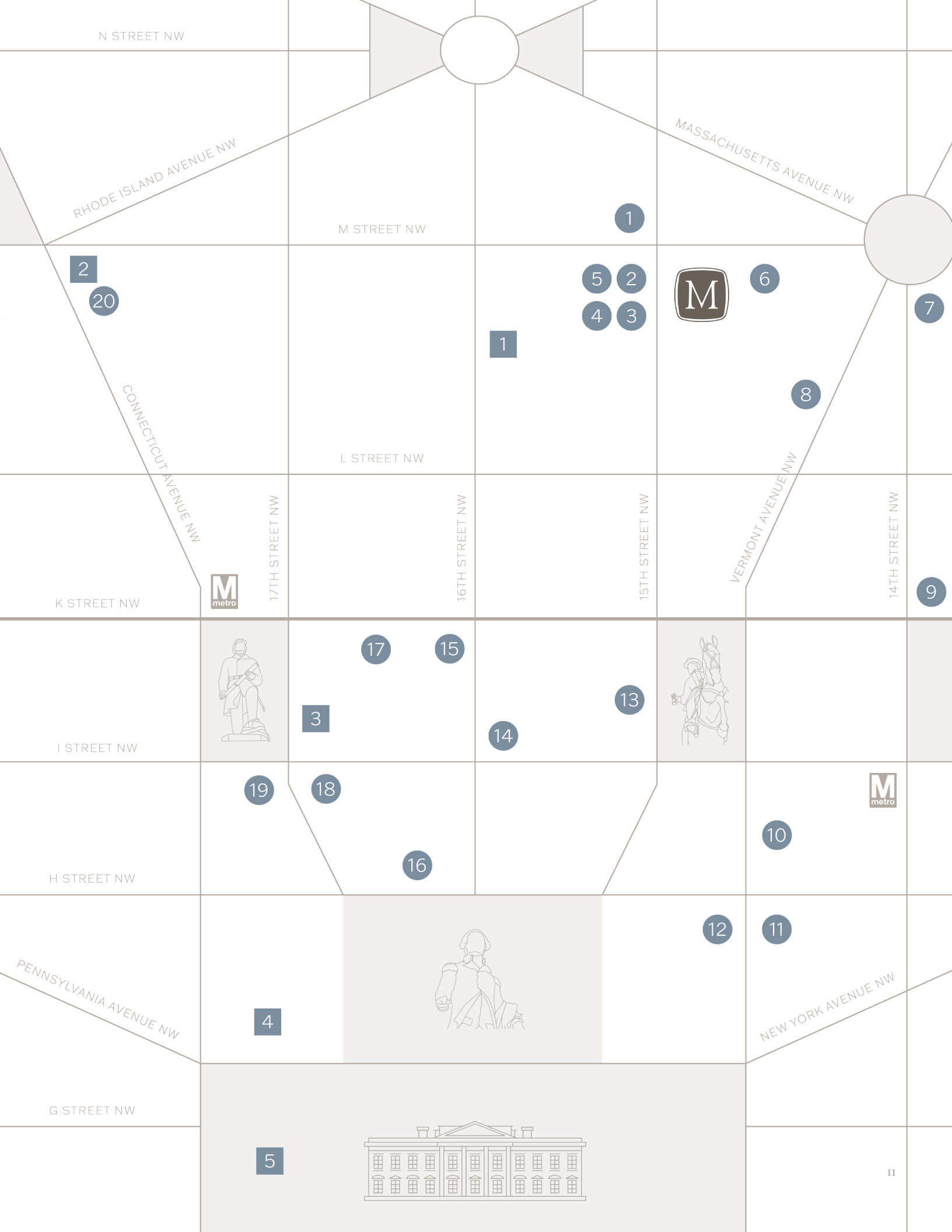
---

- 1 CORNERSTONE CAFÉ
- 2 DAUPHINE'S
- 3 PHILOTIMO
- 4 ĀKĒDO
- 5 SHŌTŌ
- 6 INFAMY
- 7 FIGLEAF
- 8 LINCOLN
- 9 VIA SOPHIA
- 10 BOBBY VAN'S STEAKHOUSE
- 11 CHEESECAKE FACTORY
- 12 JOE'S SEAFOOD
- 13 GEORGIA BROWN'S
- 14 RARE STEAKHOUSE
- 15 PJ CLARKE'S
- 16 BLT STEAK
- 17 MCCORMICK & SCHMICK'S
- 18 BOMBAY CLUB
- 19 EQUINOX
- 20 MARI VANNA

## Attractions

---

- 1 UNIVERSITY CLUB
- 2 TINY JEWEL BOX
- 3 ARMY & NAVY CLUB
- 4 RENWICK GALLERY
- 5 EISENHOWER FEDERAL OFFICE BUILDING



N STREET NW

RHODE ISLAND AVENUE NW

MASSACHUSETTS AVENUE NW

M STREET NW

2

20

1

5

2

6

4

3



7

1

8

CONNECTICUT AVENUE NW

L STREET NW

17TH STREET NW

16TH STREET NW

15TH STREET NW

VERMONT AVENUE NW

14TH STREET NW

9

K STREET NW



I STREET NW



17

15

3

13



14

19

18



H STREET NW

16

10

PENNSYLVANIA AVENUE NW

4



12

11

NEW YORK AVENUE NW

G STREET NW

5





# ULTIMATE SERVICE

## ABSOLUTE AMENITIES

A handsome office building and a landmark hotel with exceptional amenities. The Madison Office Building provides tenants access to premium amenities uncommon to the typical office building in Washington, D.C. In conjunction with the adjoining hotel, the office building offers tenants and their guests the following amenities and services.

- Hotel conference center
- Concierge services
- On-site dining at Iron Chef and James Beard Award winner, Jose Garces' restaurant, Rural Society
- In-office catering services
- Fitness center with showers, steam room and sauna
- Parking available at a ratio of 1 per 1,500 SF
- 24-hour valet parking
- Taxi stand outside building

# ULTIMATE SERVICE

## CONFERRING FACILITIES

Tenants and guests of the Madison Office Building have access to the sophisticated, 12,000 square foot conference center that is ideal for meetings, seminars, cocktail parties and more. In addition to state-of-the art audio visual equipment in each room, the hotel also offers expert guidance with an on-site meeting planner.





**JOHN KLINKE**

[jklinke@streamrealty.com](mailto:jklinke@streamrealty.com)

(202) 595-1446

**TIM MCCARTY**

[tim.mccarty@streamrealty.com](mailto:tim.mccarty@streamrealty.com)

(202) 886-8827

