

101

CONSTITUTION

Where Influence
MEETS DISTINCTION

101 CONSTITUTION AVENUE, NW

WHERE *INFLUENCE* MEETS *DISTINCTION*

101 Constitution Avenue is Washington, D.C.'s most prestigious address for professionals who thrive at the center of influence. As the closest commercial office building to the U.S. Capitol building, 101 Constitution offers a unique opportunity to work and collaborate with global decision-makers. Enjoy expansive, unobstructed views of the Capitol and access to luxurious and impactful amenities designed for today's top-tier tenants. From an elegant, fully renovated lobby to an exclusive rooftop terrace and event space, 101 Constitution is where Washington's most influential come to work, connect, and achieve.

BUILDING HIGHLIGHTS:

Total Size: 511,338 SF | Typical Floor Size: 52,670 SF

Ten stories with views of Capitol Hill and iconic monuments

500-car covered parking garage with elevated services

24/7 security & on-site property management

Two-level spa-like fitness center

Premier on-site dining

Full-service coffee bar



WATCH A
VIDEO TOUR





CAPITOL HILL'S *PRIME ADDRESS*

Positioned directly across from the U.S. Capitol, 101 Constitution brings your organization to the center of influence. This historic property isn't just an address—it's a statement.



HIGHWAY ACCESS TIMES

I-395: Three minutes
I-295: Five minutes
I-66: Ten minutes

RESTAURANTS

Lucille's Modern Chophouse
The Capital Grille
Fiola
Minibar
Fast casual options at Union Station including Cava, Chopt, Potbelly and Shake Shack

HOTELS

The Royal Sonesta Capitol Hill
Kimpton George Hotel
Hyatt Regency Washington on Capitol Hill
Phoenix Park Hotel
Capitol Hill Hotel

ATTRACTIONS

National Gallery of Art
Smithsonian National Air and Space Museum
Walter E. Washington Convention Center
Capital One Arena
Smithsonian's National Postal Museum
Union Station

Unmatched Accessibility in *Washington's Power Corridor*

101 Constitution is minutes away from the Capitol, Union Station, and multiple metro lines, ensuring quick commutes and immediate access to all that Washington, D.C., has to offer.

LOCATION HIGHLIGHTS:

Proximity: Steps from the Capitol and key federal buildings.

Parking: On-site 300-car covered parking with car wash, reserved spots and electric car charging stations.

Security & Access: 24-hour access with direct elevators for private entry.

SPECIFICATIONS

From Plans *to Perfection*

Building Architect: Shalom Baranes

Total Rentable Building Area: 548,313 RSF

Number of Floors: 10 floors above ground, one concourse level, and four levels of underground parking

Typical Floor Size: Approximately 55,309 RSF

Typical Column Spacing: 30' x 30'

Typical Slab Heights: Floors 2-10 = 10' 10", Ground Level + 11'6", Concourse Level = 12'

Parking: On-site 500-car covered parking

HVAC: Modern variable air volume distribution system with two chilled air handling units on each floor.

Elevators: 12-high speed elevators with five passenger elevators and one dedicated freight elevator in each core. Three separate elevators are dedicated to servicing the parking garage.



GROUND FLOOR

BIKE ROOM

1,268 SF

TWO-LEVEL
FITNESS
CENTER

10,768 SF

F&B RETAIL

6,898 SF

FUTURE RESTAURANT

LOBBY

COFFEE BAR
& LOUNGE

MAIN ENTRANCE

PRE-FUNCTION EVENT
AND CONFERENCE SPACE

150 PERSON CAPACITY 3,744 SF

WATCH A
VIDEO TOUR



FEATURES

Unrivaled Amenities for *Work, Wellness and Leisure*

The newly renovated rooftop terrace at 101 Constitution offers a setting beyond compare. With both indoor and outdoor spaces, the terrace is perfect for hosting events, impressing clients, or simply unwinding after a productive day.

The terrace offers 7,100 SF of interior space and 11,900 SF of outdoor entertaining areas with stunning views of landmarks like the Capitol, Union Station, and the Washington Monument.

Features: Pergola shade structures, raised planters, bocce ball court and beautifully landscaped areas. Also includes catering kitchen and green room for VIP speakers with restroom, dressing room and TV lounge.

Event Capacity: Multiple simultaneous events, making it the perfect venue for networking and gatherings including an option for private event bar.



ROOFTOP TERRACE

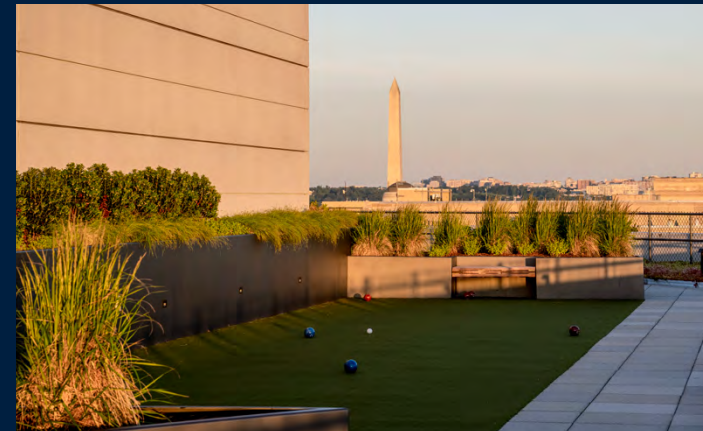
An Unmatched Rooftop Experience *with views of the Capital's iconic landmarks*

Enjoy expansive rooftop views of D.C.'s landmarks, a two-story lobby with coffee bar and concierge services. The building's renovation elevates every space, from a state-of-the-art two-story fitness center to an advanced 6,000 SF conference facility with capacity for 175 guests.

- Rooftop terrace with panoramic views, catering and event space
- Newly expanded conference center
- Spa-quality, two-level fitness center
- 24-hour on-site security
- Covered parking with premium services
- On-site coffee and refreshment bar
- Dedicated concierge service



Outdoor seating under the shaded pergola



Bocce ball court and monumental views from the roof



Full-service coffee bar located on the ground floor



Rooftop terrace with indoor and outdoor spaces surrounded by panoramic views

ROOFTOP

CAPACITY

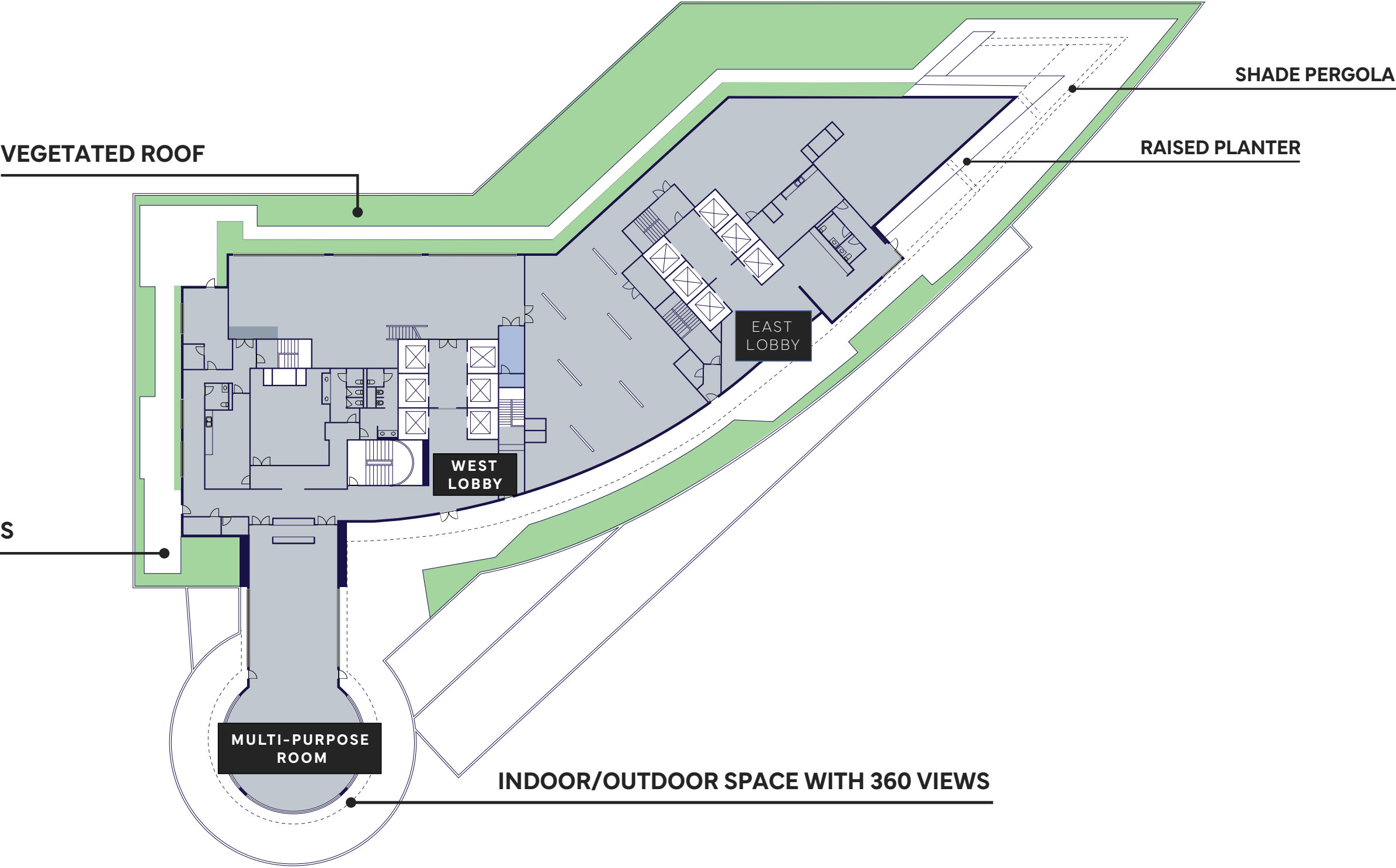
600 PERSON

INTERIOR
ENTERTAINING
SPACE

7,100 SF

OUTDOOR
ENTERTAINING
SPACE

11,900 SF





ELEVATED WELLNESS

The rooftop terrace offers a serene outdoor escape, complete with stunning, expansive views—ideal for taking mindful breaks. Downstairs, the airy, two-story lobby features a convenient coffee bar, perfect for a mid-day energy boost. For those who incorporate personal wellness with their commute by bike, the building provides a secure street-level bike room with direct access to the fitness center and locker rooms. Every amenity is thoughtfully designed to support a balanced and fulfilling lifestyle.

FITNESS CENTER

- Studio for fitness classes
- Private training rooms for virtual training
- TRX machine
- Recovery area with recovery air compression boots
- Two power lifting stations
- Cardio machines
- Locker rooms with saunas and clothes steam cleaner



AVAILABILITIES

AVAILABILITIES	SF	DATE AVAILABLE
100 West	6,592 SF	Immediately
220 West	2,810 SF	Immediately
240 West	3,331 SF	Immediately
320 East	2,187 SF	Immediately
450 East	4,502 SF	Immediately
650 West	5,022 SF	7/2026
700	25,000 - 54,784 SF	2/2027
850 West	17,699 SF	2/2027
900	44,873 SF	2/2027

NORTHERN WINDOW LINE



FIRST FLOOR

SUITE
100 West

SIZE
6,592 SF

DESCRIPTION
Available immediately
Available for retail use with
direct access to Second Street

101 CONSTITUTION

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SECOND FLOOR
SPEC SUITES



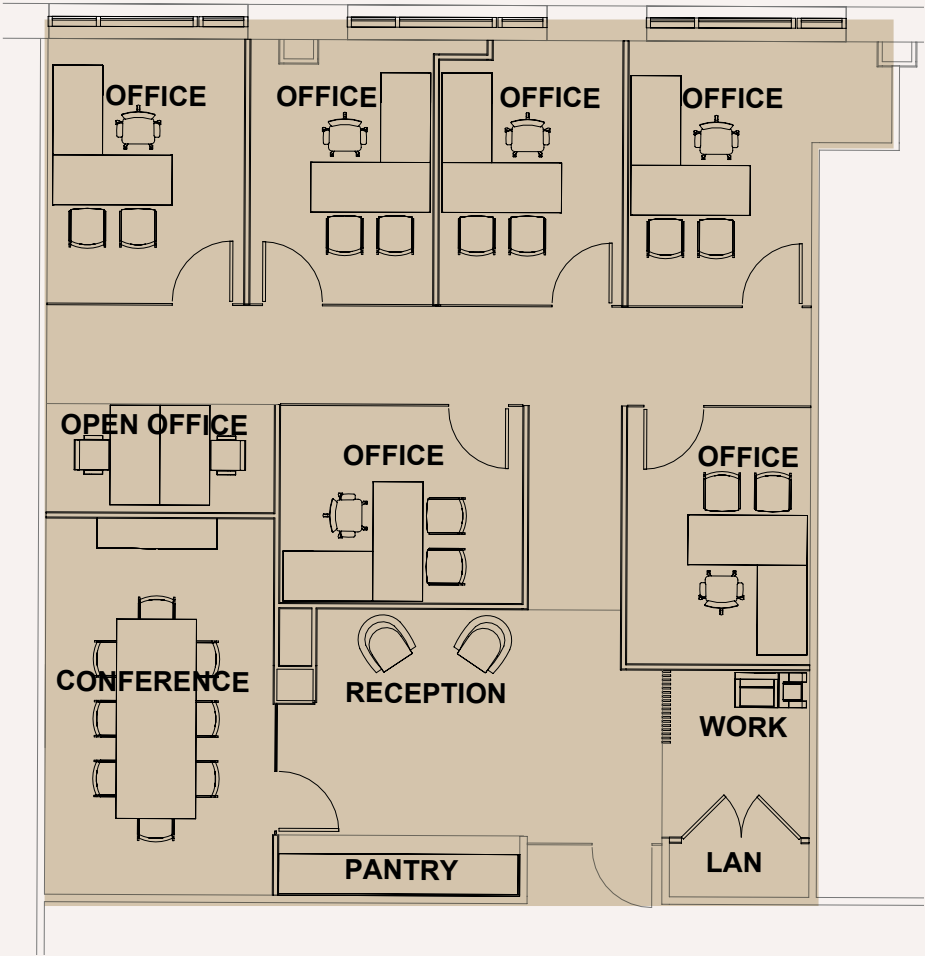
SECOND FLOOR

SUITE 240 West SUITE 220 West

SIZE 3,331 SF SIZE 2,810 SF

DESCRIPTION
Spec suites newly delivered.
Adjacent to conference facility and
new podcast studio.

THIRD FLOOR
SPEC SUITE



THIRD FLOOR

SUITE 320 East

SIZE 2,187 SF

DESCRIPTION
Spec suite newly delivered.

NORTHERN WINDOW LINE



FOURTH FLOOR

SUITE
450 East

SIZE
4,502 SF

DESCRIPTION
Available immediately
Great Elevator exposure with
Capitol Views

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NORTHERN WINDOW LINE



SIXTH FLOOR

SUITE
650W

SIZE
5,022 SF

DESCRIPTION
Available 7/2026

101 CONSTITUTION

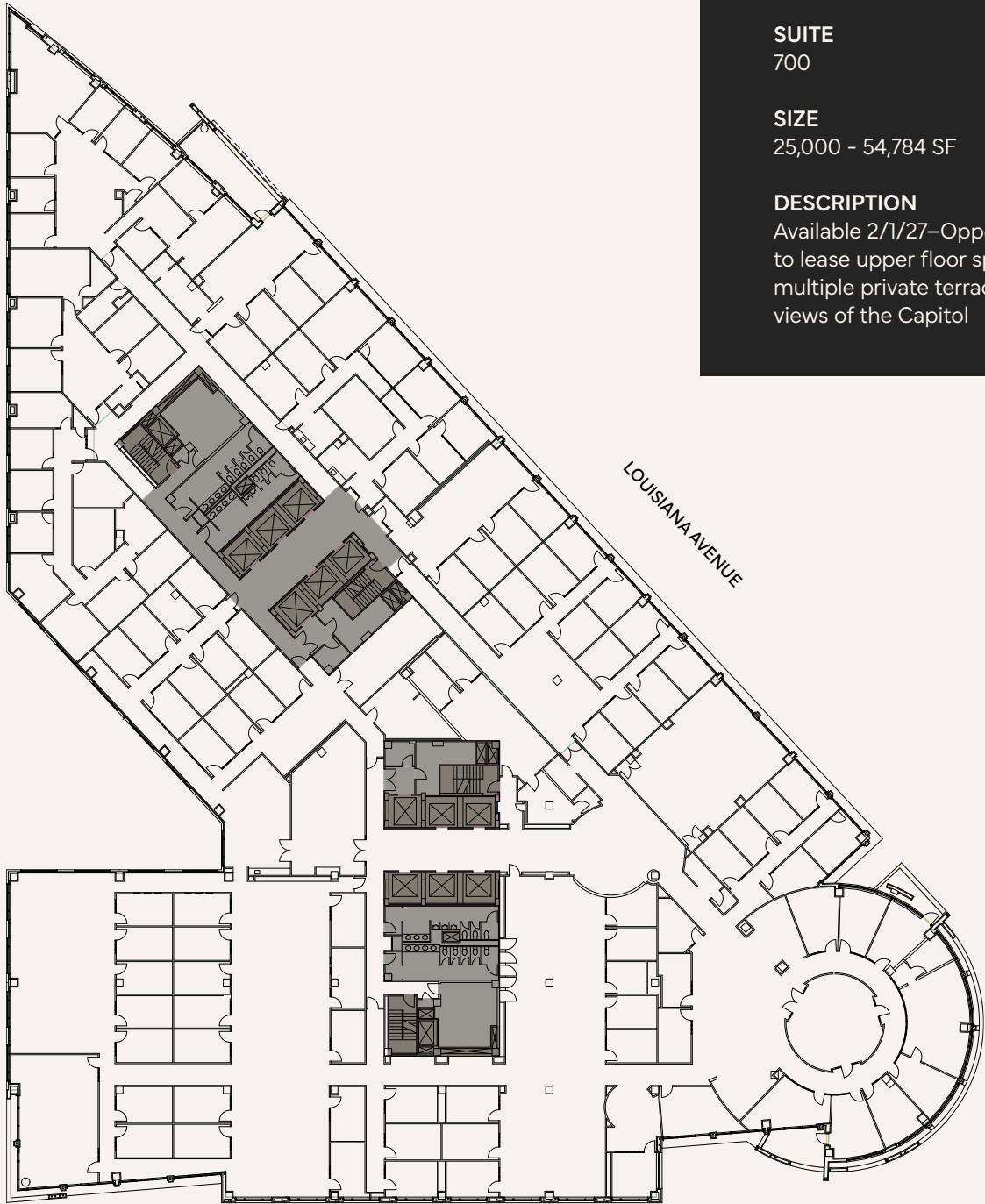
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NORTHERN WINDOW LINE



SECOND STREET

SEVENTH FLOOR

SUITE
700

SIZE
25,000 - 54,784 SF

DESCRIPTION
Available 2/1/27—Opportunity to lease upper floor space with multiple private terraces and best views of the Capitol

LOUISIANA AVENUE

CONSTITUTION AVENUE

101 CONSTITUTION

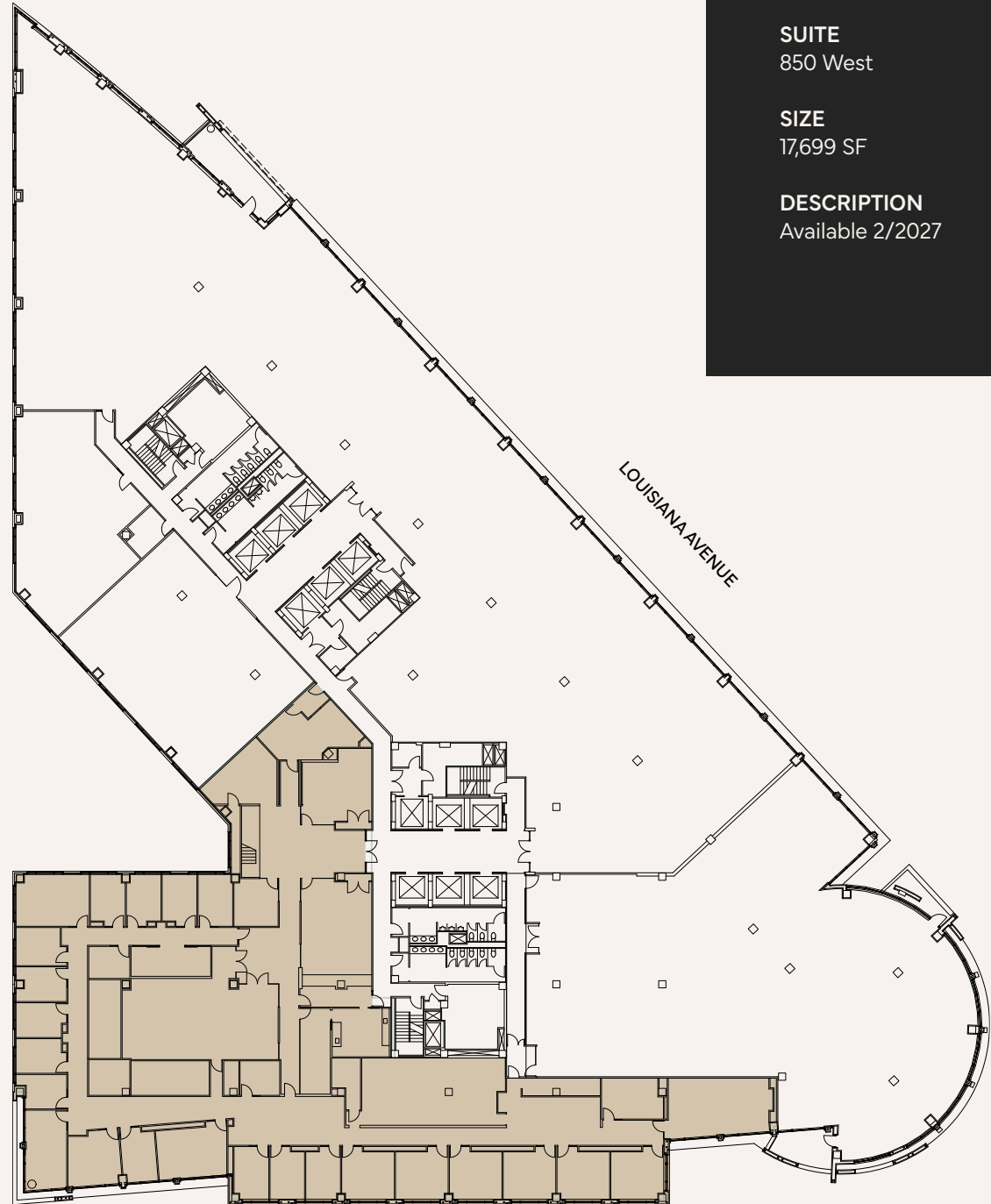
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NORTHERN WINDOW LINE



SECOND STREET

850W

EIGHTH FLOOR

SUITE
850 West

SIZE
17,699 SF

DESCRIPTION
Available 2/2027

LOUISIANA AVENUE

CONSTITUTION AVENUE

101 CONSTITUTION

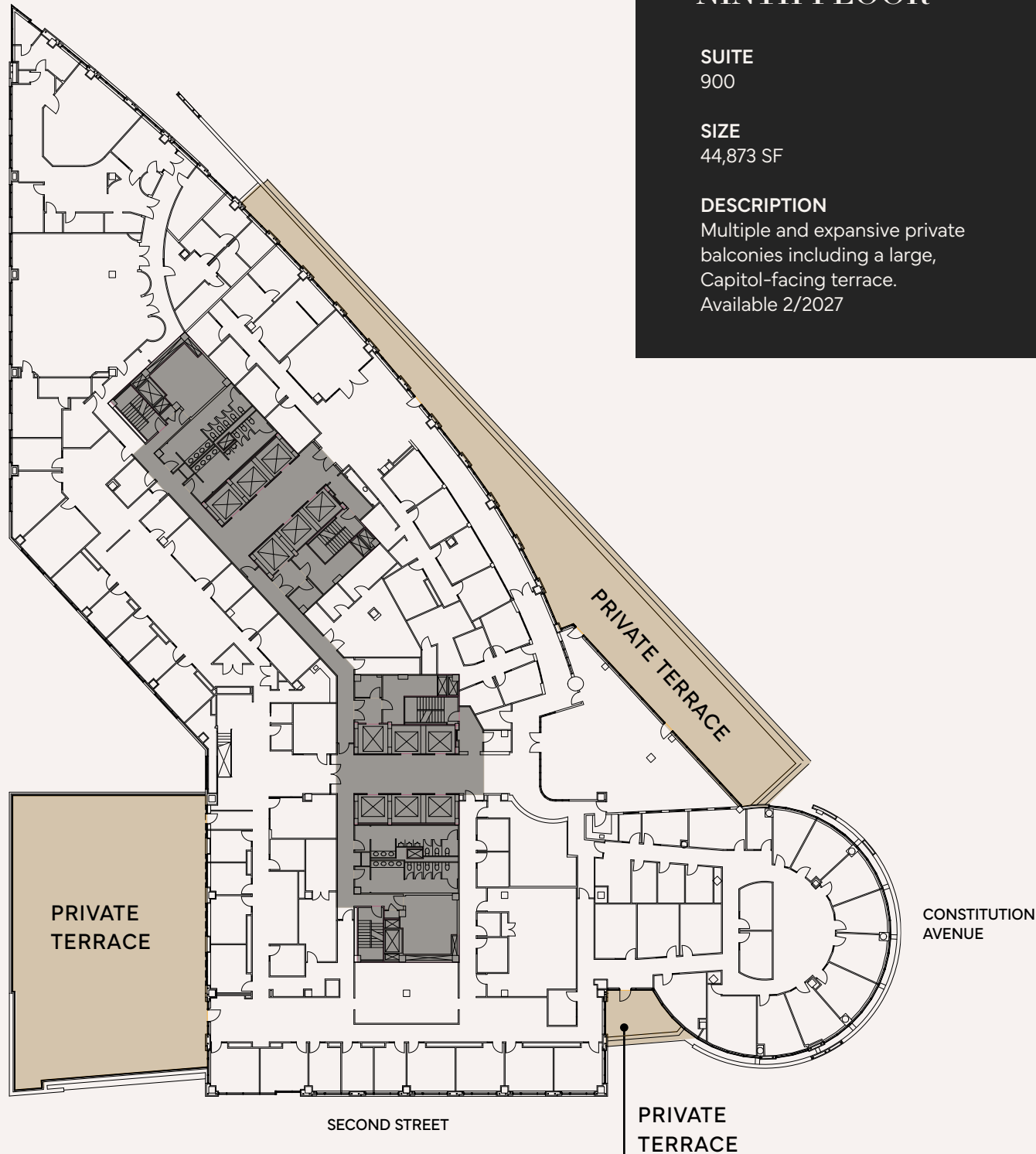
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NORTHERN WINDOW LINE



NINTH FLOOR

SUITE
900

SIZE
44,873 SF

DESCRIPTION
Multiple and expansive private balconies including a large, Capitol-facing terrace.
Available 2/2027



Here, conversations and decisions take place that influence not just our city, but the world. Experience Washington's premier office space.

Discover why 101 Constitution is the top choice for elite organizations, law firms, and businesses. With luxurious amenities, historic views, and prime accessibility, this address truly is one of one.

101CONSTITUTION.COM

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Leasing Information:
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