

# Hall of the States

400 - 444 NORTH CAPITOL STREET, NW

Office For Lease



Leasing Information:  
202.513.6700

# Lincoln

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101 Constitution Avenue NW  
Suite 325 East  
Washington, DC 20001

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Availabilities	SF	Lease Rate	Date Available
Suite 837	3,197 SF	\$70.00 FS	Immediately
Spec Suite 730	2,811 SF	\$72.50 FS	Immediately
Suite 715	1,893 SF	\$70.00 FS	1/1/2027
Suite 642	4,632 SF	\$70.00 FS	1/1/2027
Suite 630	1,860 SF	\$75.00 FS	1/1/2027
Suite 622	1,565 SF	\$70.00 FS	Immediately
Suite 590	1,796 SF	\$70.00 FS	Immediately
Suite 515	12,114 SF	Negotiable	1/1/2027
Spec Suite 495	3,470 SF	\$72.50 FS	Immediately
Suite 445A	1,678 SF	\$70.00 FS	1/1/2027
Suite 438	6,711 SF	Negotiable	1/1/2027
Suite 434	2,308 SF	\$70.00 FS	Immediately
Suite 422	915 SF	Negotiable	1/1/2027
Suite 390	683 SF	\$60.00 FS	Immediately
Suite 388	1,451 SF	\$64.00 FS	Immediately
Suite 370	973 SF	\$65.00 FS	Immediately
Suite 368	1,068 SF	\$65.00 FS	Immediately
Suite 363	8,063 SF	\$80.00 FS	Immediately
Suite 349	2,544 SF	\$65.00 FS	Immediately
Suite 322	1,149 SF	Negotiable	10/1/2026
Suite 300	6,944 SF	Negotiable	1/1/2027
Suite 249	1,872 - 17,445 SF	\$60.00 FS	Immediately
Suite 216	3,547 SF	\$70.00 FS	Immediately
Suite 209	666 SF	\$70.00 FS	1/1/2027
Suite 207	1,424 SF	Negotiable	1/1/2027
Suite 203	651 SF	\$70.00 FS	11/1/2026
Suite 200	2,531 SF	\$73.00 FS	1/1/2027

### Property Highlights

- Four recently delivered spec suites on multiple floors ranging from 2,773 SF-3,470 SF
- Immediate access to Union Station retail and transportation hub
- Beautiful rooftop with views of the US Capitol Building, Union Station and the Washington Monument
- Renovated tenant-only fitness center & large conference facilities
- Amenity-rich neighborhood located steps away from the Senate offices
- In-building convenience store and Wells Fargo Bank
- Flexible lease terms
- 1/1,000 SF parking ratio

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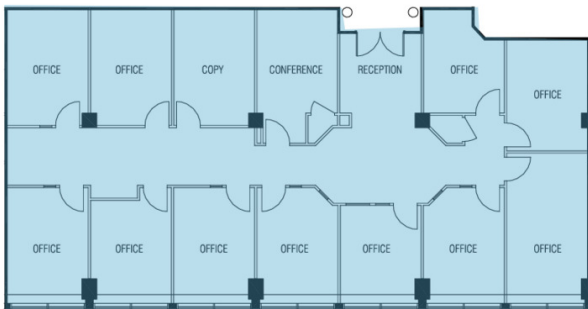
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Suite 837



Suite	Size	Lease Rate	Description
■ Suite 837	3,197 SF	\$70.00 FS	Available Immediately

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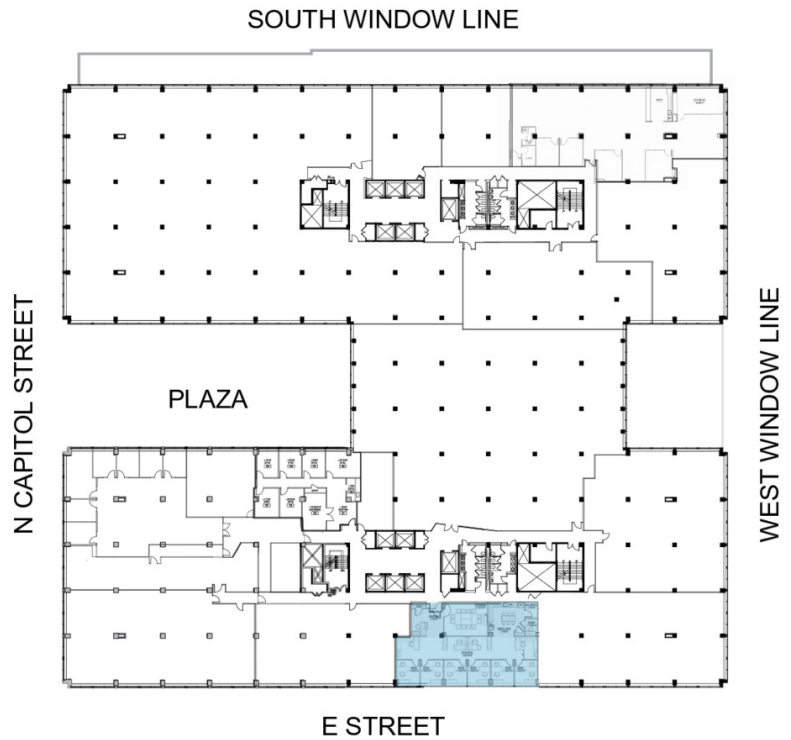
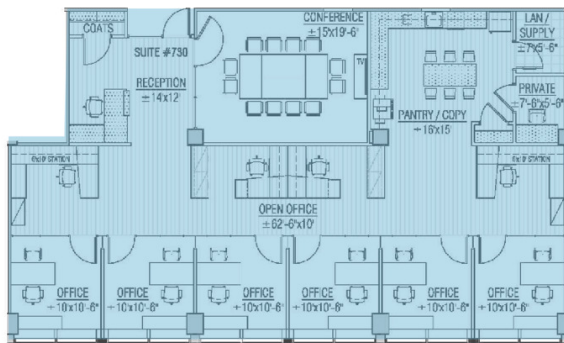
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Spec Suite 730



Suite	Size	Lease Rate	Description
■ Spec Suite 730	2,811 SF	\$72.50 FS	Brand-new spec suite just delivered. Five windowed offices, conference room, and pantry. Abundant glass and natural light.

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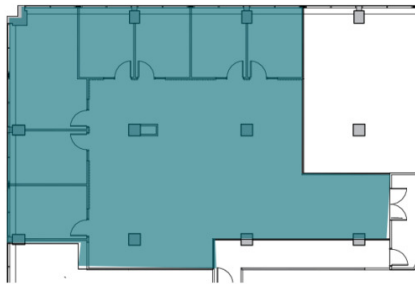
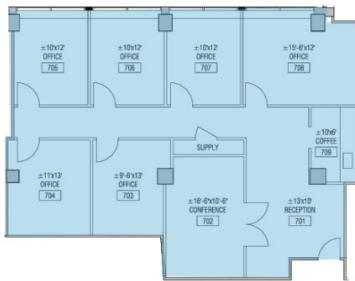
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**Lincoln**

Suite 715



Suite 705

SOUTH WINDOW LINE



Suite	Size	Lease Rate	Description
■ Suite 715	1,893 SF	\$70.00 FS	Available 1/2027. Office intensive layout with 4 windowed offices, 2 interior offices, conference, reception, and pantry.
■ Suite 705	3,249 SF	\$72.00 FS	Available immediately

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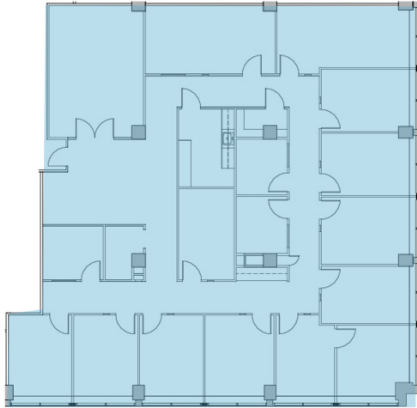
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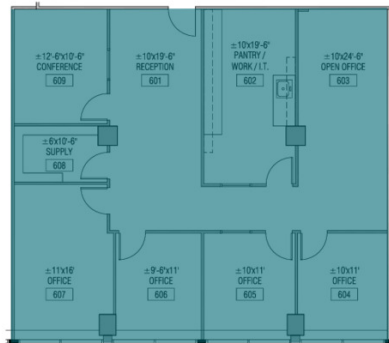
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Suite 642



Suite 630



Suite	Size	Lease Rate	Description
■ Suite 642	4,632 SF	\$70.00 FS	Available 1/1/2027
■ Suite 630	1,860 SF	\$75.00 FS	Available 1/2027. Great layout with 4 windowed offices, open space, conference, reception, and pantry.

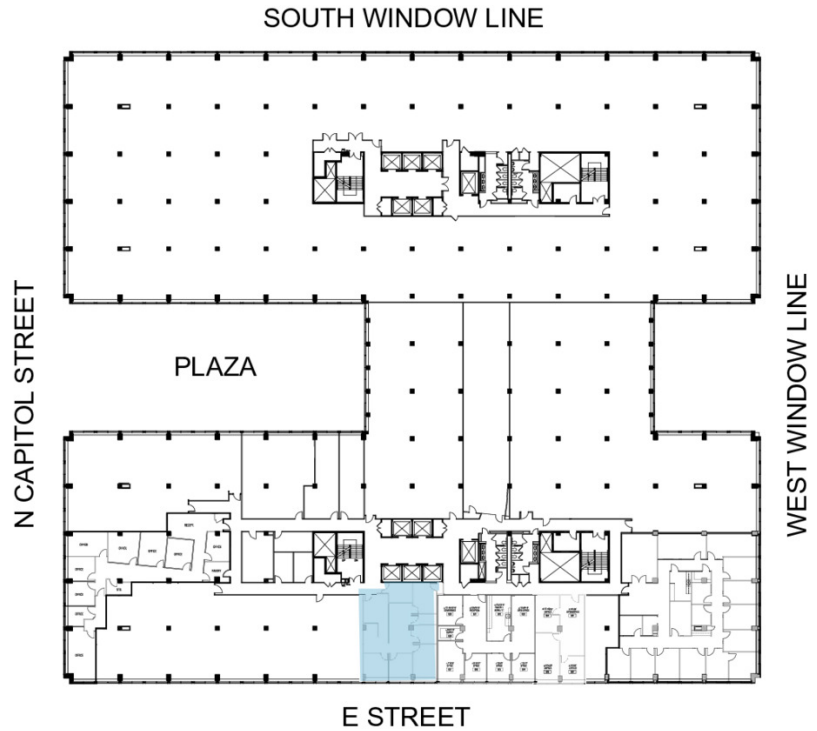
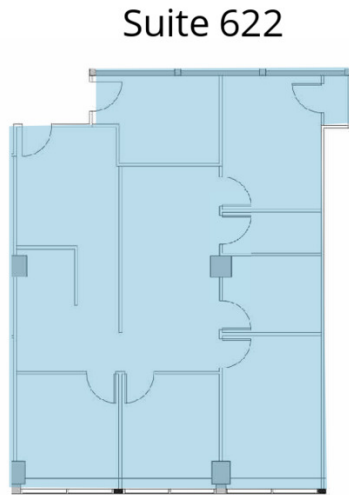
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Suite	Size	Lease Rate	Description
■ Suite 622	1,565 SF	\$70.00 FS	Available immediately

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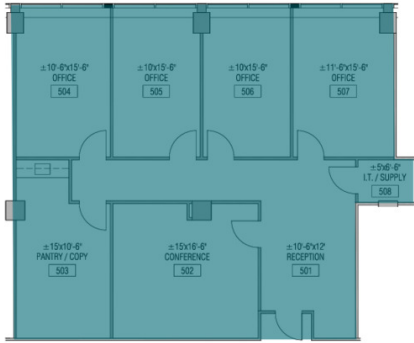
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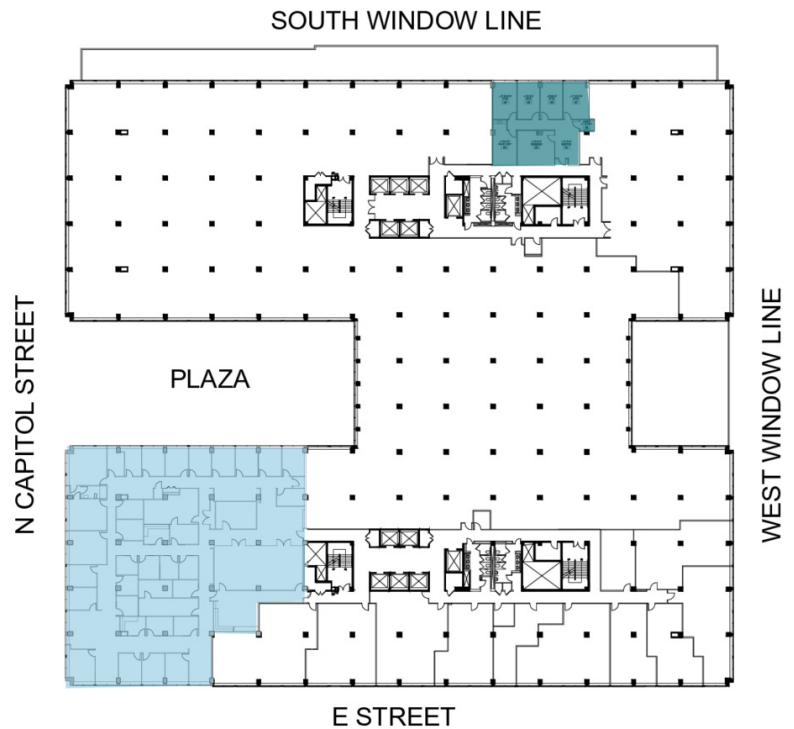
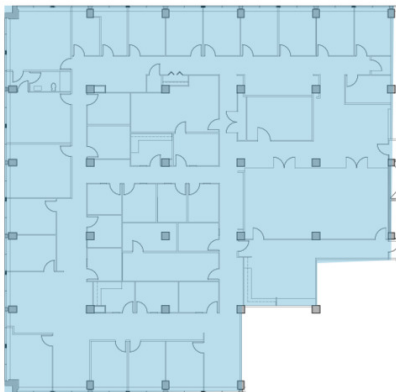
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Suite 590



Suite 515



Suite	Size	Lease Rate	Description
■ Suite 590	1,796 SF	\$70.00 FS	Available immediately
■ Suite 515	12,114 SF	Negotiable	Available 1/1/2027

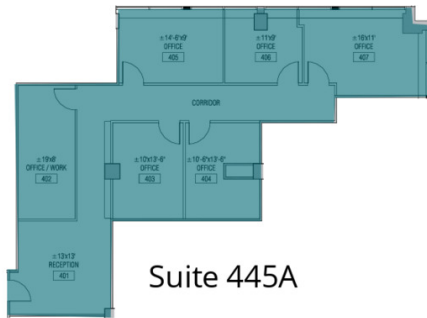
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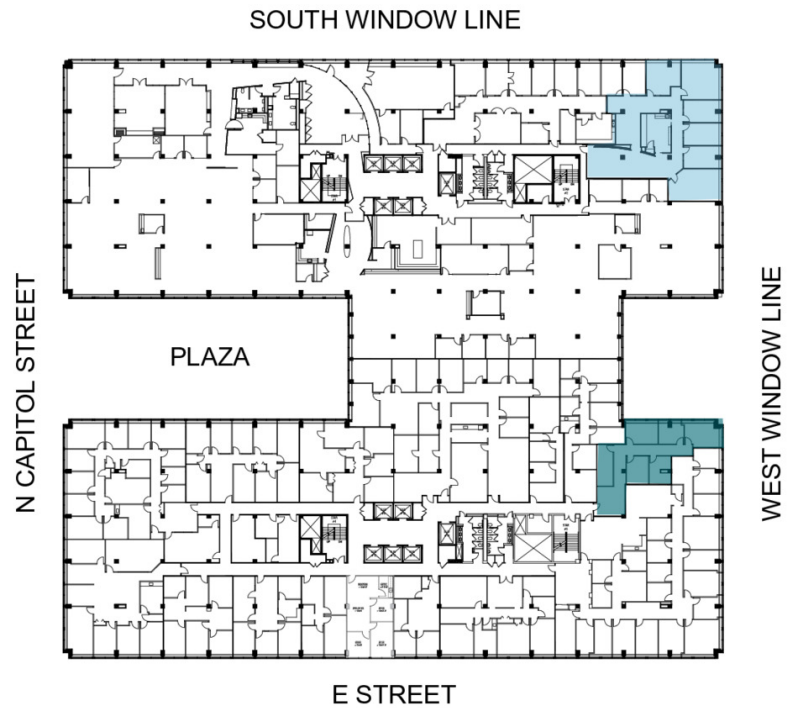
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## Spec Suite 495



Suite 445A



Suite	Size	Lease Rate	Description
■ Spec Suite 495	3,470 SF	\$72.50 FS	Brand-new spec suite just delivered. Corner suite with five windowed offices and high-end finishes.
■ Suite 445A	1,678 SF	\$70.00 FS	Available 1/2027. Office intensive layout with 3 windowed offices, 3 interior offices, and reception

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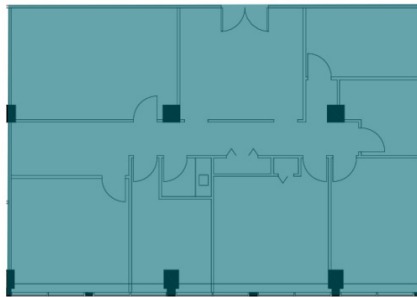
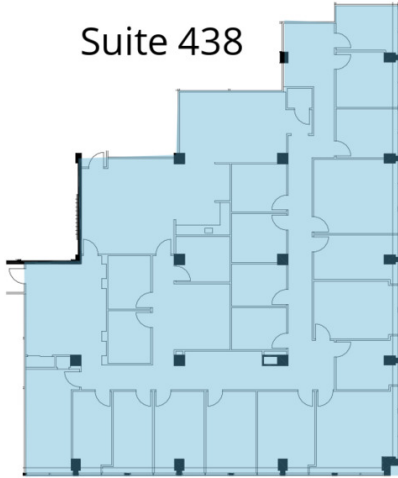
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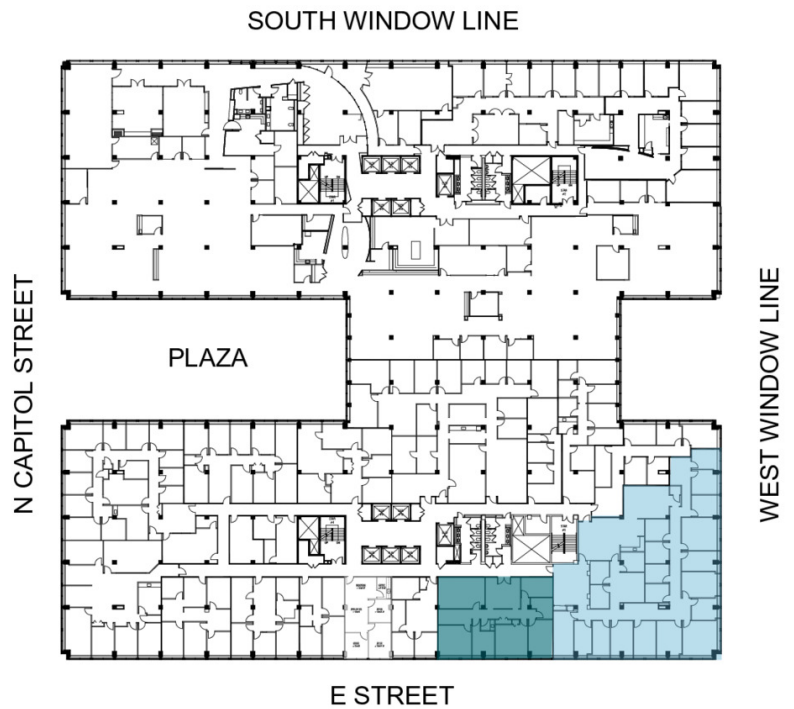
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**Lincoln**

Suite 438



Suite 434



Suite	Size	Lease Rate	Description
 Suite 438	6,711 SF	Negotiable	Available 1/1/2027
 Suite 434	2,308 SF	\$70.00 FS	Second generation space available immediately with front of building window line.

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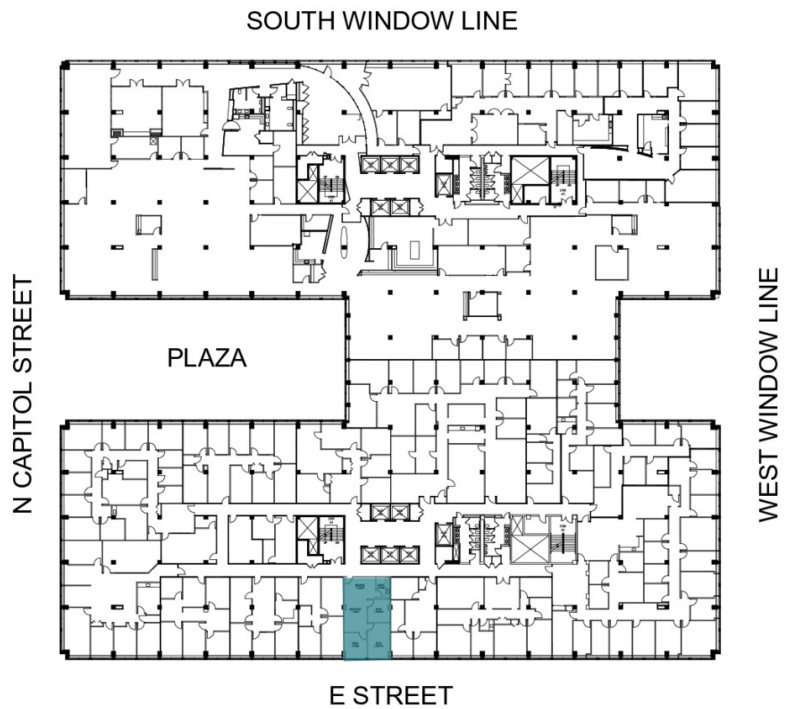
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Suite 422



Suite	Size	Lease Rate	Description
■ Suite 422	915 SF	Negotiable	Available 1/2027. Prime window-line facing E Street.

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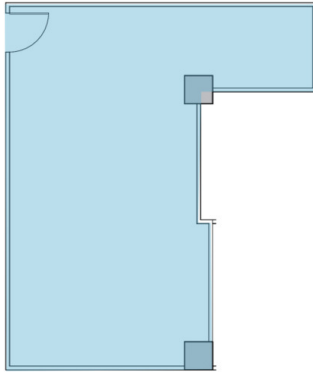
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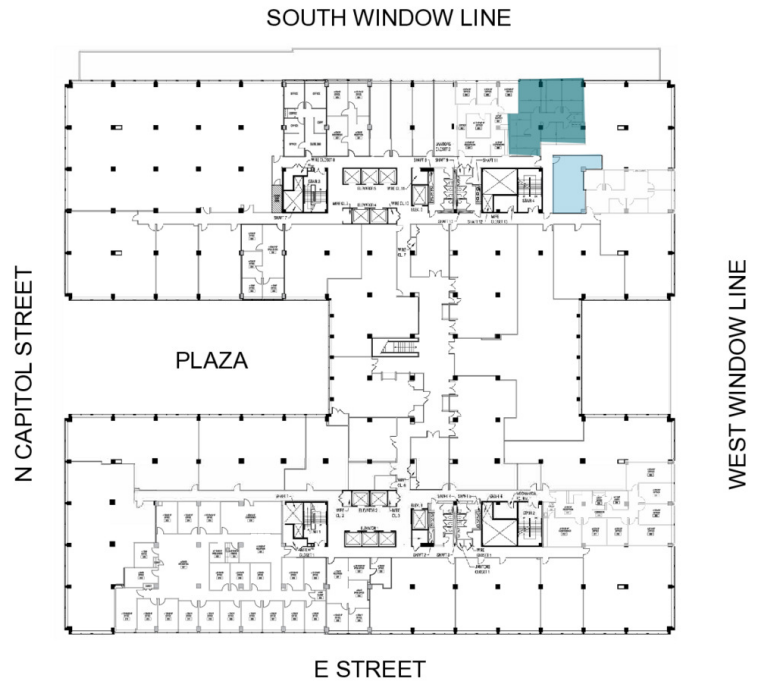
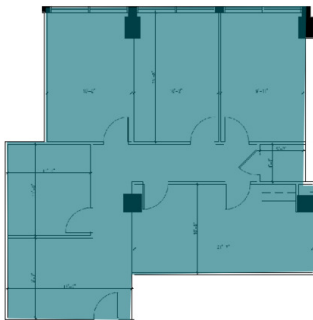
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Suite 390



Suite 388



Suite	Size	Lease Rate	Description
 Suite 390	683 SF	\$60.00 FS	Built-out interior office suite available immediately.
 Suite 388	1,451 SF	\$64.00 FS	Available immediately

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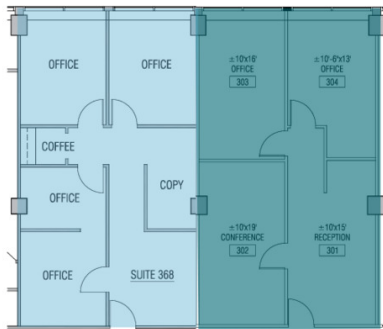
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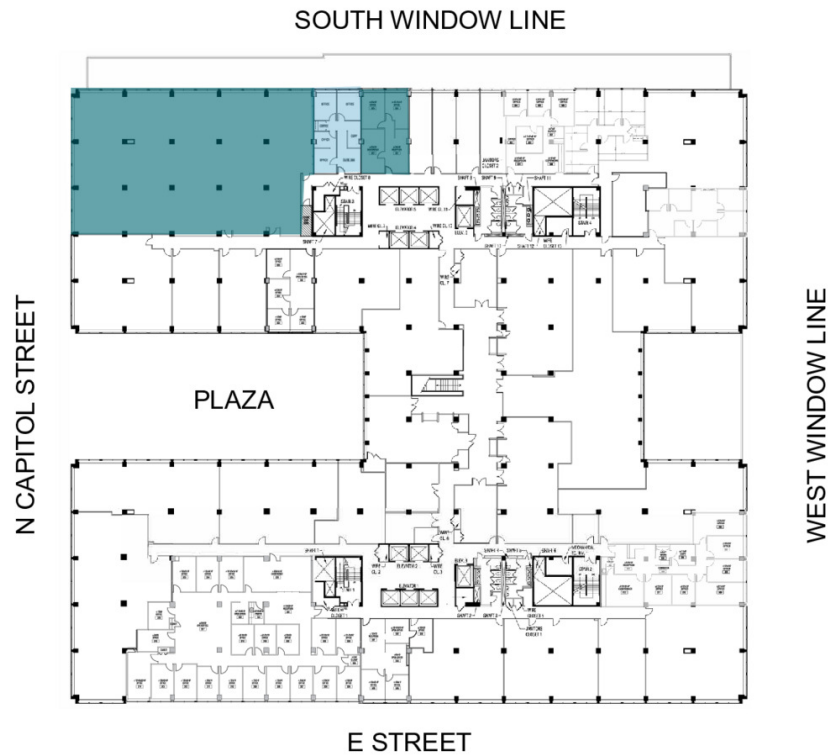
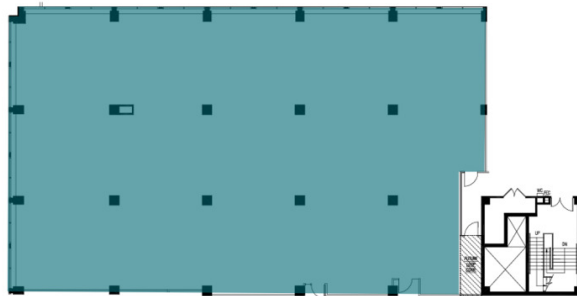
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Suite 368    Suite 370



Suite 363



Suite	Size	Lease Rate	Description
■ Suite 370	973 SF	\$65.00 FS	Available Immediately
■ Suite 368	1,068 SF	\$65.00 FS	Available immediately
■ Suite 363	8,063 SF	\$80.00 FS	Located on the front corner of the building, with views of North Capitol Street, Union Station and the Capitol Building. Available immediately.

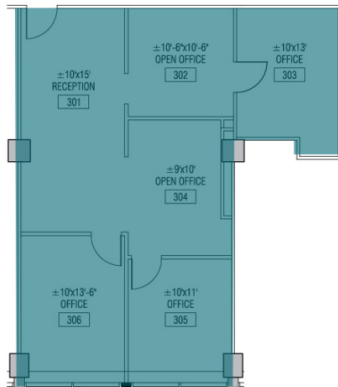
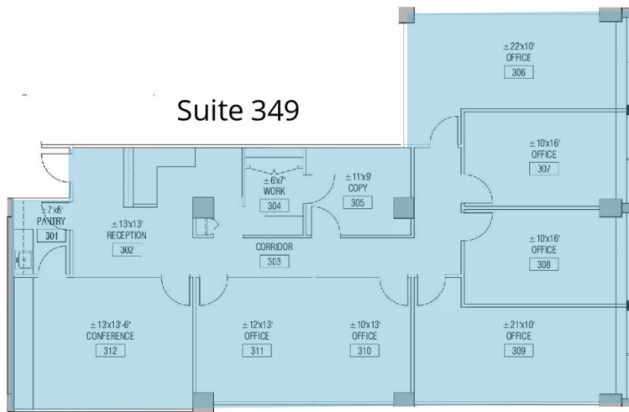
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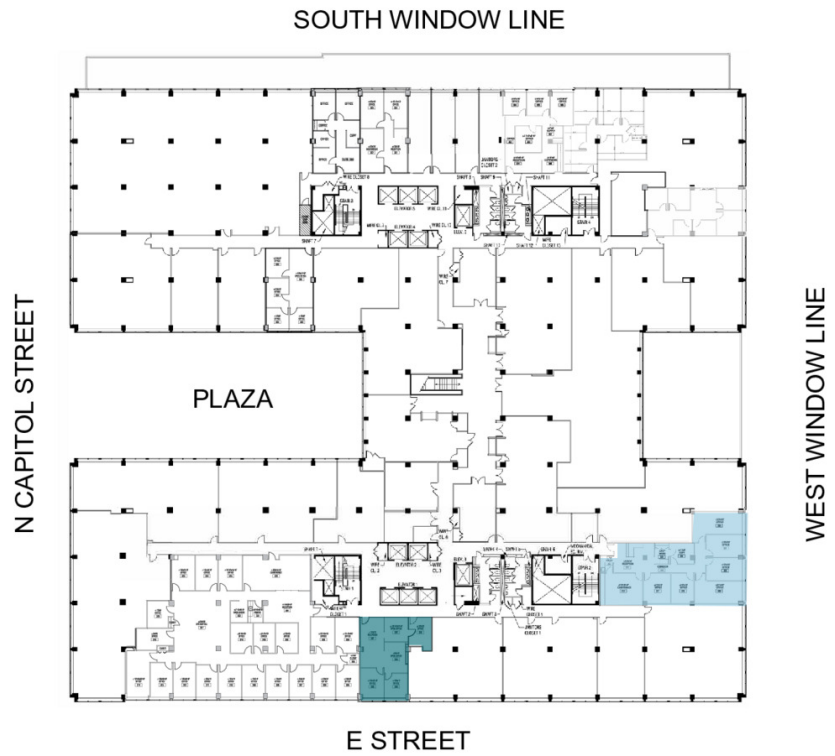
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**Suite 322**



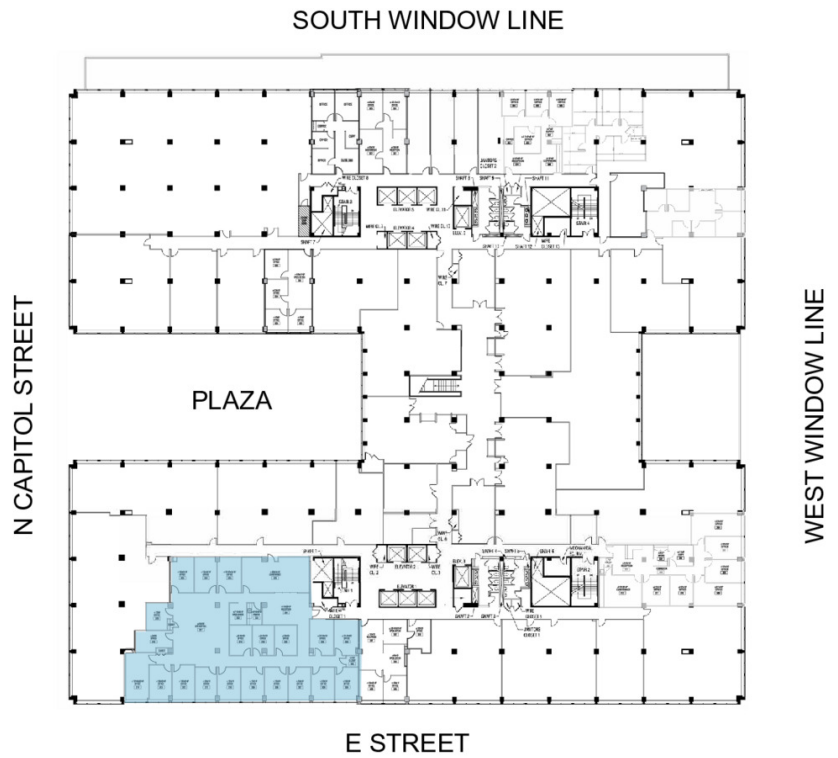
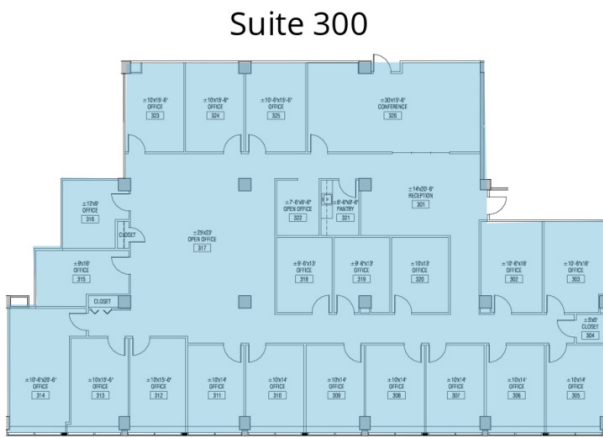
Suite	Size	Lease Rate	Description
■ Suite 349	2,544 SF	\$65.00 FS	Available immediately
■ Suite 322	1,149 SF	Negotiable	Available 10/1/2026

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Suite	Size	Lease Rate	Description
■ Suite 300	6,944 SF	Negotiable	Available 1/1/2027

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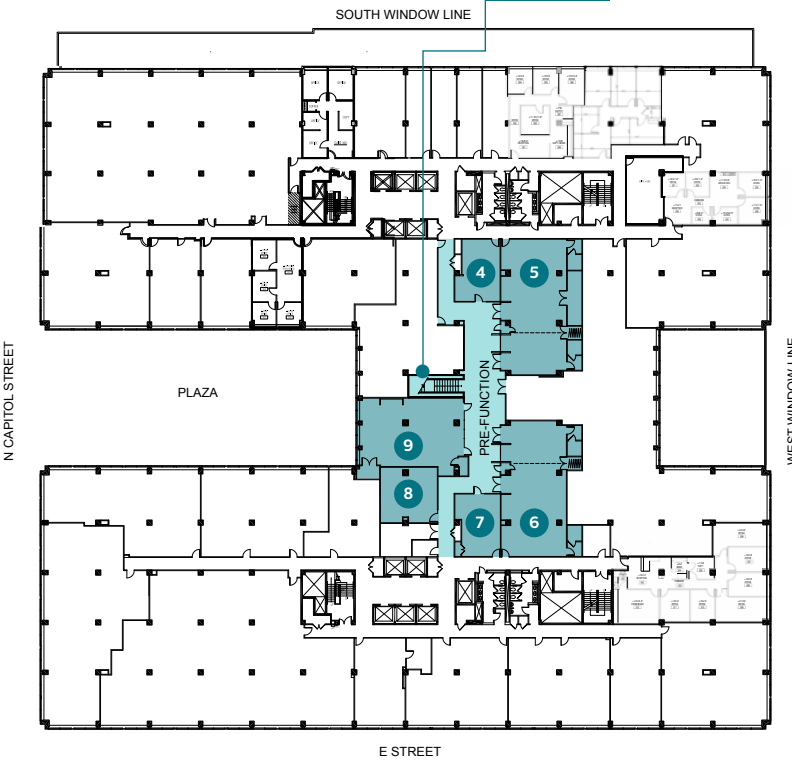
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### Second Floor

Conference Room	Capacity
1	120
2	73
3	34



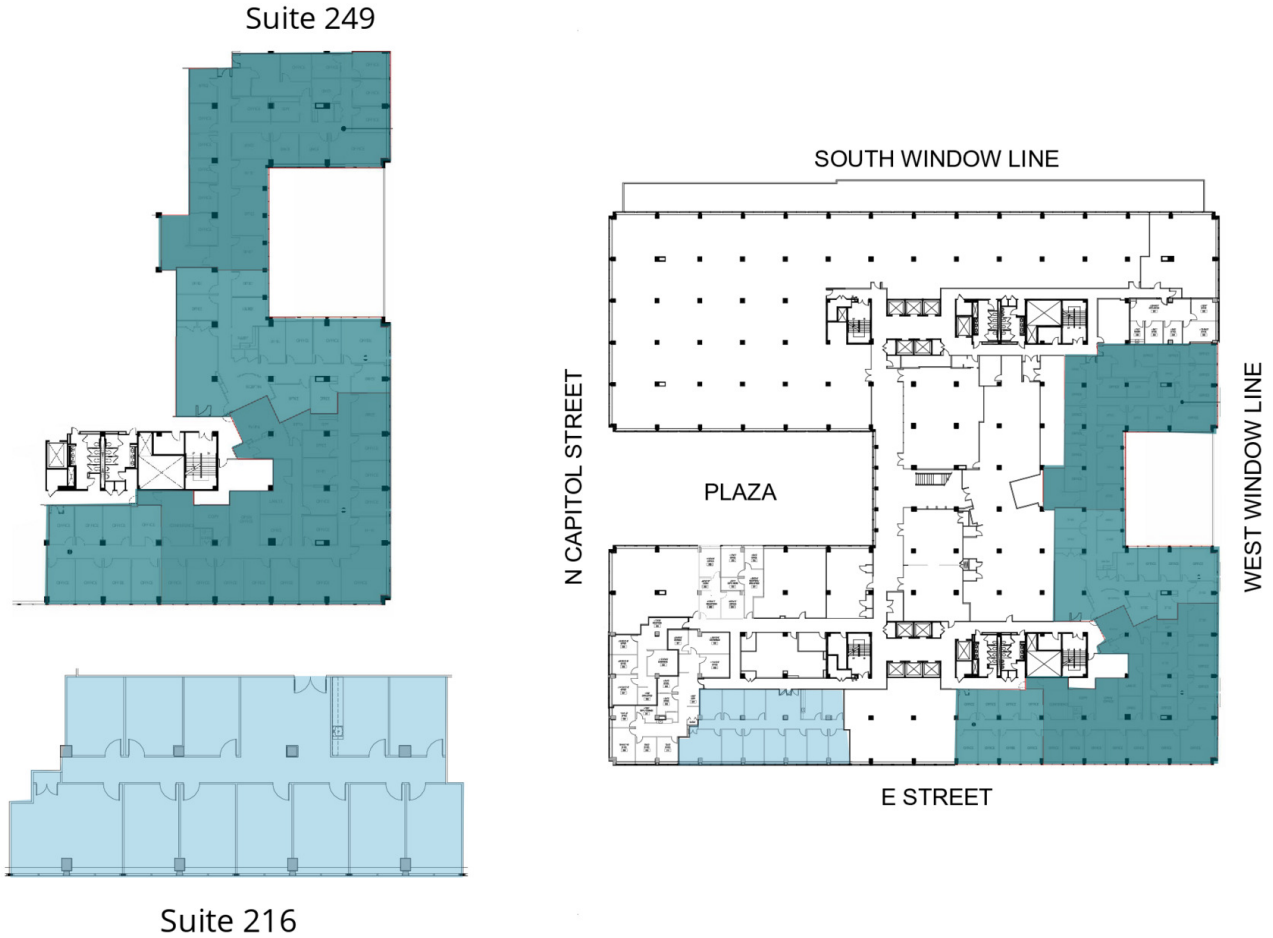
### Third Floor

Conference Room	Capacity
4	10
5	75
6	75
7	14
8	26
9	34



### Space Highlights

- Nine separate conference rooms
- On-site management staff
- Conference facilities span two floors connected via stairwell
- Catering pantry



Suite	Size	Lease Rate	Description
■ Suite 249	1,872 - 17,445 SF	\$60.00 FS	Hypothetical blocking plan shown.
■ Suite 216	3,547 SF	\$70.00 FS	Second generation space available immediately with front of building window line.

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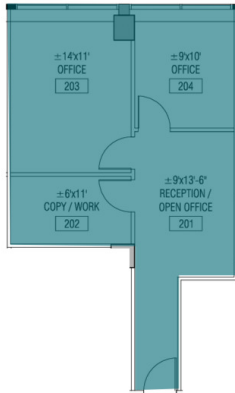
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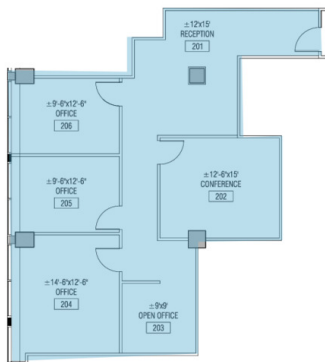
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Suite 209



Suite 207



Suite	Size	Lease Rate	Description
■ Suite 209	666 SF	\$70.00 FS	Available 1/2027
■ Suite 207	1,424 SF	Negotiable	Available 1/1/2027

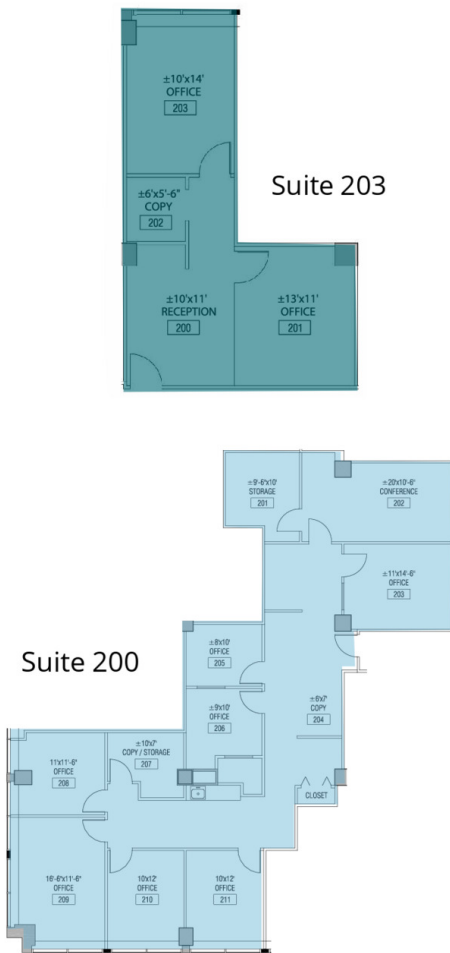
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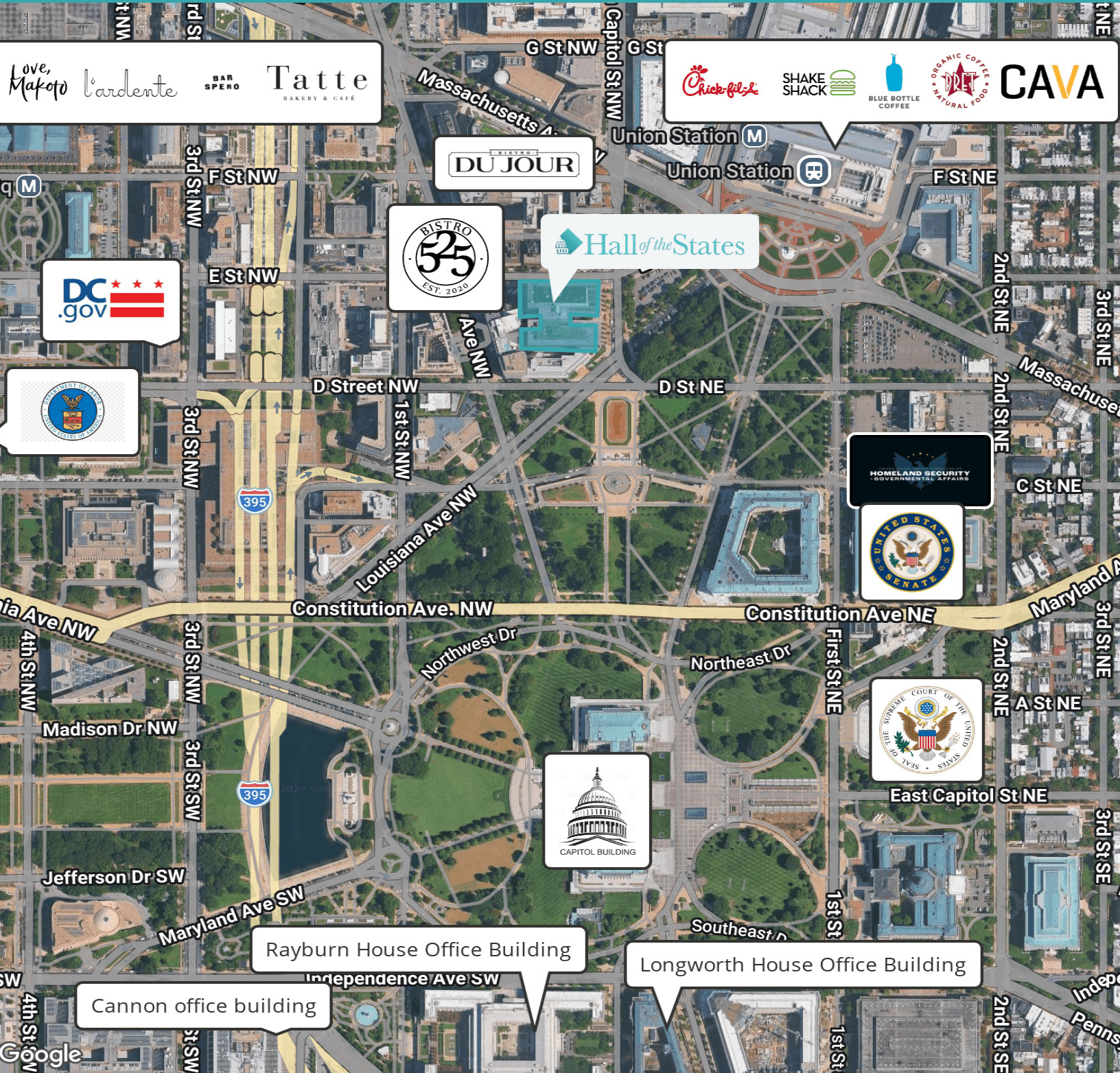
Suite	Size	Lease Rate	Description
■ Suite 203	651 SF	\$70.00 FS	Available 11/2026. Interior office with reception.
■ Suite 200	2,531 SF	\$73.00 FS	Available 1/2027

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