

**ONE
UNION**
CENTER

810 FIRST ST, NE
WASHINGTON, D.C. 20002

BROADSHORE
CAPITAL PARTNERS[®]



Leasing Information:
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Merrill Turnbull
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Lincoln

Lincoln Property Company
101 Constitution Avenue, NW Suite 325 East
Washington, DC 20001

www.lpc.com



Property Highlights

- New building ownership and management
- Glass on all sides
- Signage potential
- VAV HVAC
- On-site parking
- New fitness and conference delivering 2024

Availabilities

SF

Date Available

Availabilities	SF	Date Available
2nd Floor	1,185 - 12,917 SF	Immediately
3rd Floor Spec Suites	1,604 - 3,598 SF	5 Suites Delivering 2024
4th Floor	19,523 SF	Immediately
5th Floor	19,523 SF	Immediately
6th Floor	19,523 SF	Immediately
7th Floor	19,523 SF	Immediately
8th Floor	19,523 SF	Immediately
9th Floor	19,523 SF	Immediately
10th Floor	19,523 SF	Immediately
11th Floor	19,523 SF	Immediately

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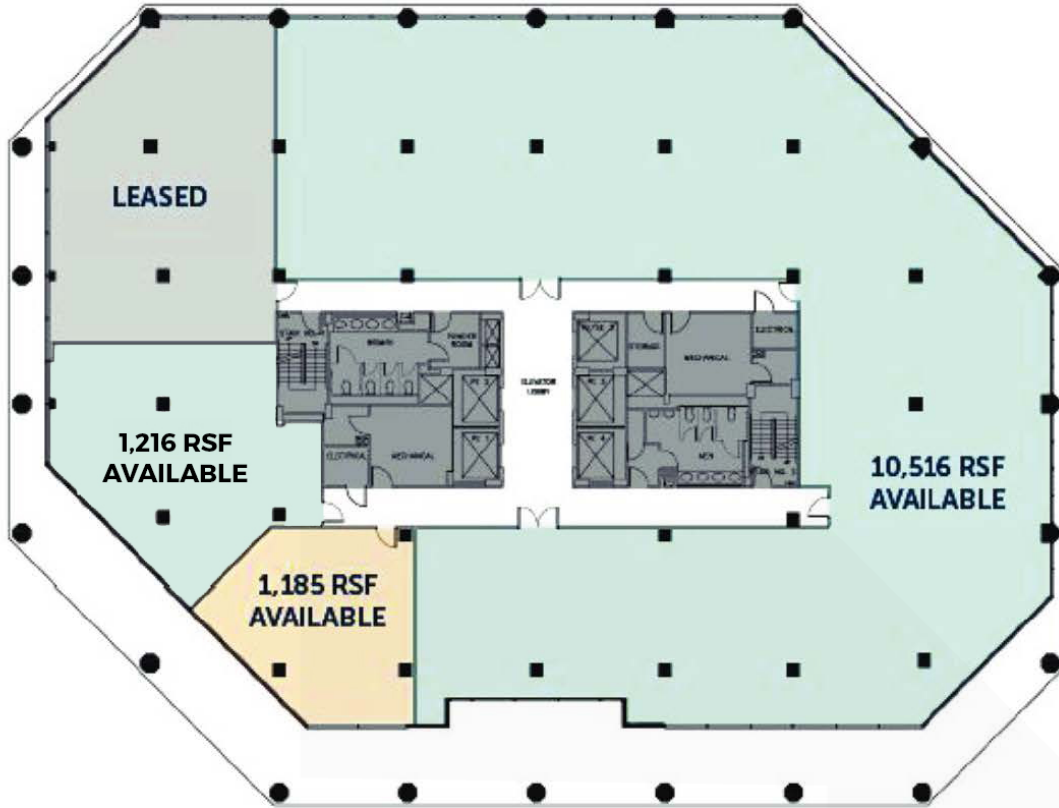
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Suite	Size	Lease Rate	Description
■ 1st Floor	2,305 SF	Negotiable	Available Immediately - Outside Entrance Available

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Suite	Size	Description
■ 2nd Floor	1,185 - 12,917 SF	Available Immediately

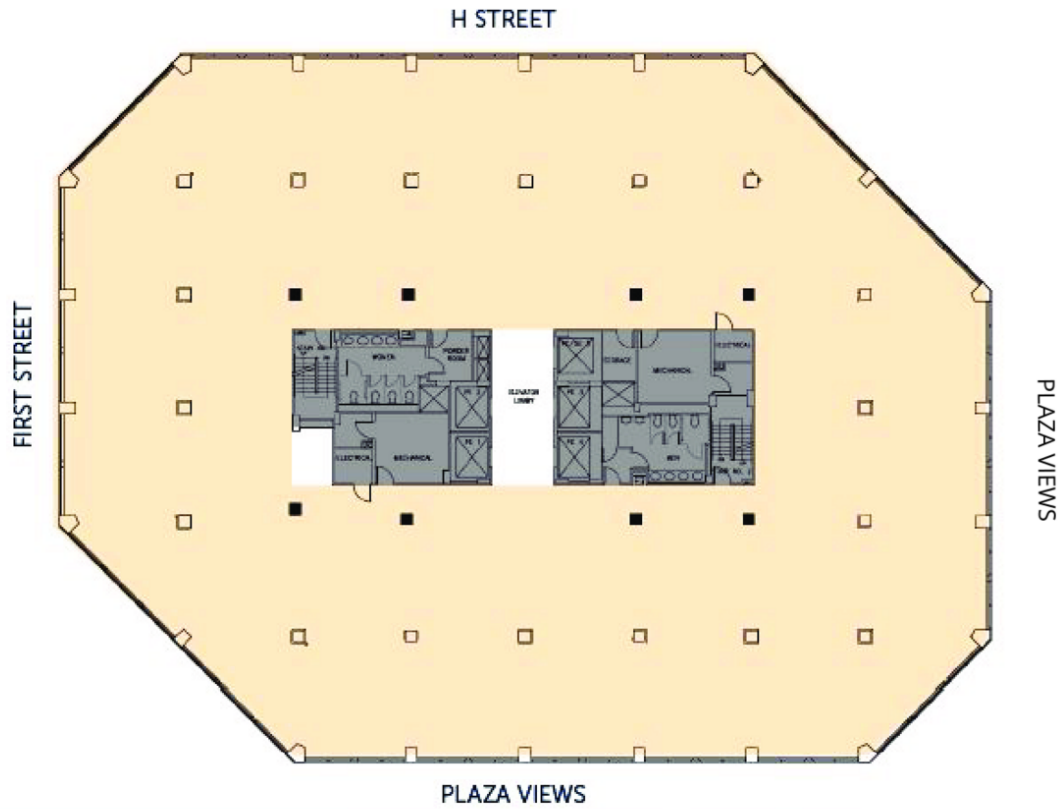
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Suite	Size	Description
Spec Suite A	2,420 SF	Planned Spec Suites with Shared Lounge & Conference Ranging from 1,604 SF - 3,598
Spec Suite B	1,604 SF	Delivering 2024
Spec Suite C	2,610 SF	Delivering 2024
Spec Suite D	2,890 SF	Delivering 2024
Spec Suite E	3,598 SF	Delivering 2024

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Suite	Size	Lease Rate	Description
Typical Floor Plan	19,523 SF	Negotiable	Full Floors Available Between Floors 4 and 11 Up to 156,184 Contiguous SF

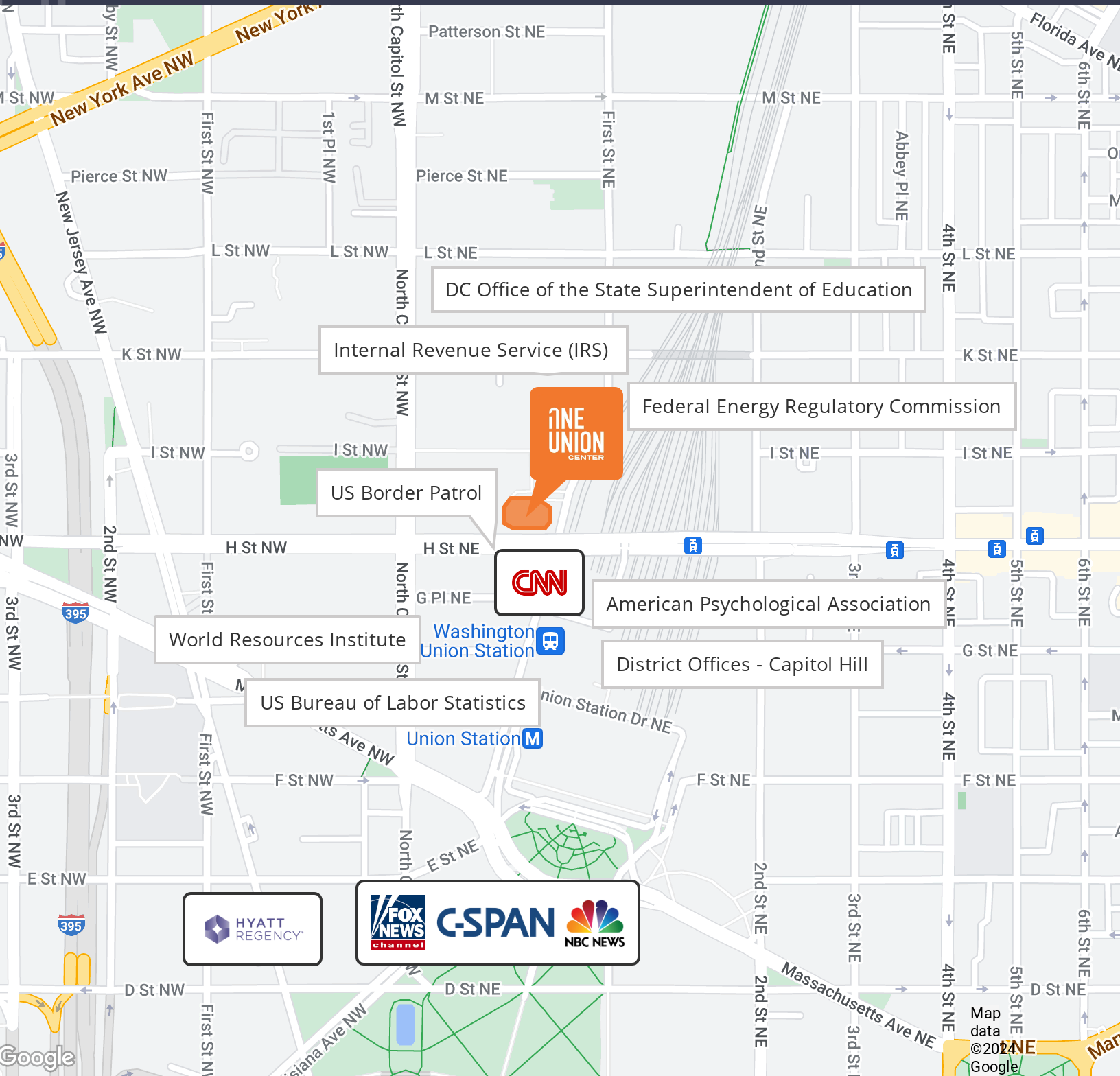
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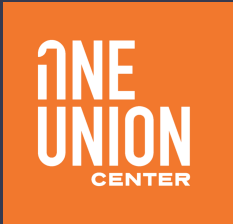
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Nearby Agencies & Broadcasting



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