

1444 I STREET

Office For Lease



Leasing Information:
202.513.6700

Lincoln

Merrill Turnbull
202.513.6713
mturnbull@lpc.com

Adam Biberaj
202.513.6736
abiberaj@lpc.com

Tim Whitebread
202.513.6712
twhitebread@lpc.com

McKay Elliott
202.513.6724
melliott@lpc.com

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

www.lpc.com



Property Highlights

- Unobstructed building and fully freestanding – offering four sides of glass on all floors
- Recently renovated lobby
- Located directly between McPherson Square and Franklin Park providing park-views in both directions
- Two blocks from the White House
- Multiple dining, shopping and hotels within walking distance
- Easy commuting with on-site parking available in the garage and direct adjacency to the McPherson Square Metro entrance

Availabilities

| Availabilities | SF | Lease Rate | Date Available |
|----------------|----------|------------|----------------|
| Suite LL-2 | 3,087 SF | \$27.50 FS | Immediately |
| Suite 200 | 3,503 SF | \$39.00 FS | Immediately |
| Suite 201 | 3,169 SF | \$37.00 FS | Immediately |
| Suite 300 | 5,307 SF | \$42.00 FS | Immediately |
| Suite 400 | 2,171 SF | \$40.00 FS | Immediately |
| Suite 401 | 1,588 SF | \$42.00 FS | Immediately |
| Suite 425 | 1,339 SF | \$40.00 FS | Immediately |
| Suite 500 | 6,600 SF | \$42.00 FS | Immediately |
| Suite 800 | 6,665 SF | \$42.00 FS | Immediately |
| Suite 950 | 888 SF | \$42.00 FS | Immediately |
| Suite 1000 | 6,685 SF | \$44.00 FS | Immediately |
| Suite 1100 | 3,442 SF | \$43.00 FS | 60 Days |

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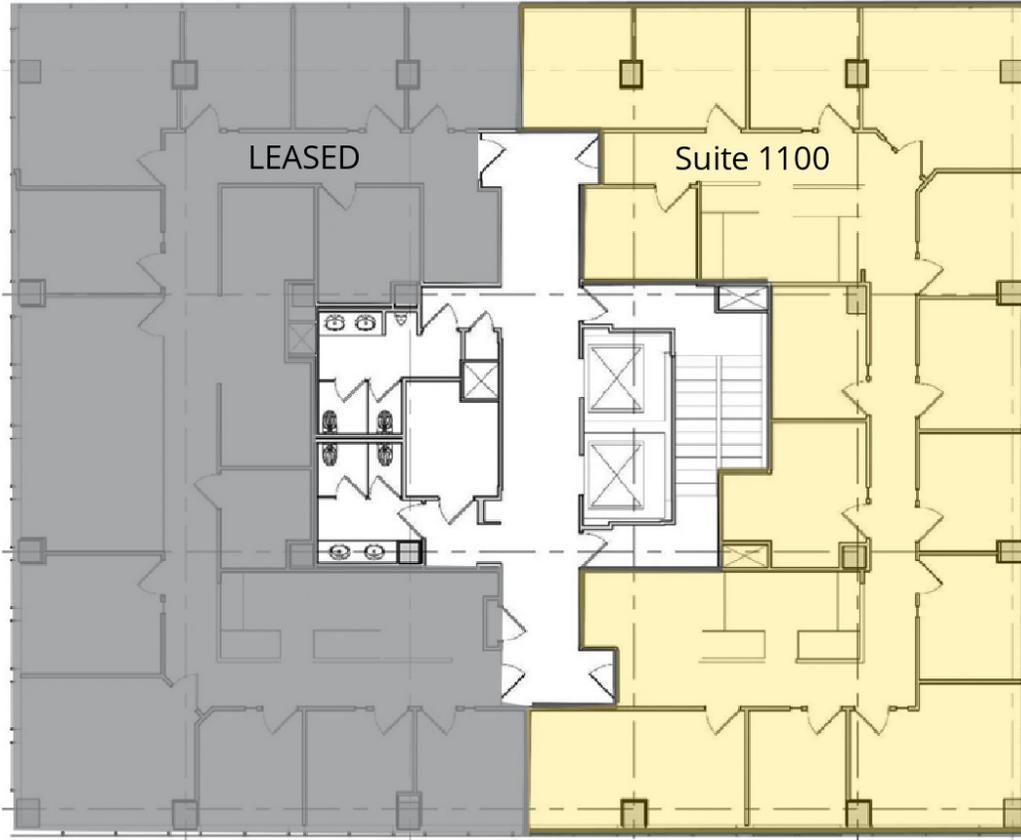
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Eye Street NW



| Suite | Size | Lease Rate | Description |
|--------------|----------|------------|-------------------|
| ■ Suite 1100 | 3,442 SF | \$43.00 FS | Available 60 days |

| | | | |
|--|---|--|--|
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Eye Street NW



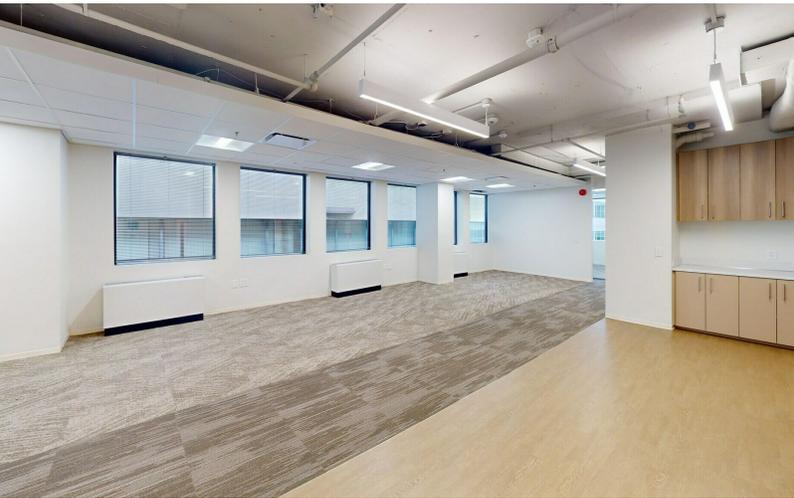
| Suite | Size | Lease Rate | Description | Virtual Tour |
|------------|----------|------------|--|---------------------------|
| Suite 1000 | 6,685 SF | \$44.00 FS | Brand-new, full floor prebuilt suite ready for immediate occupancy | View Here |

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Suite 1000



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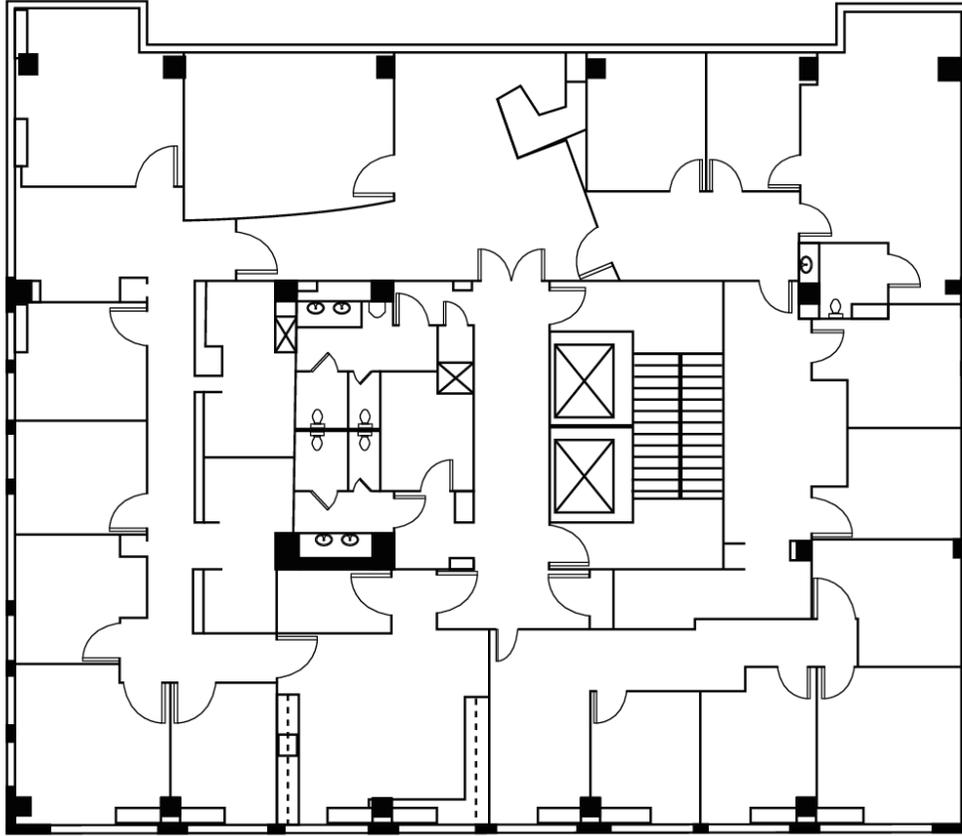
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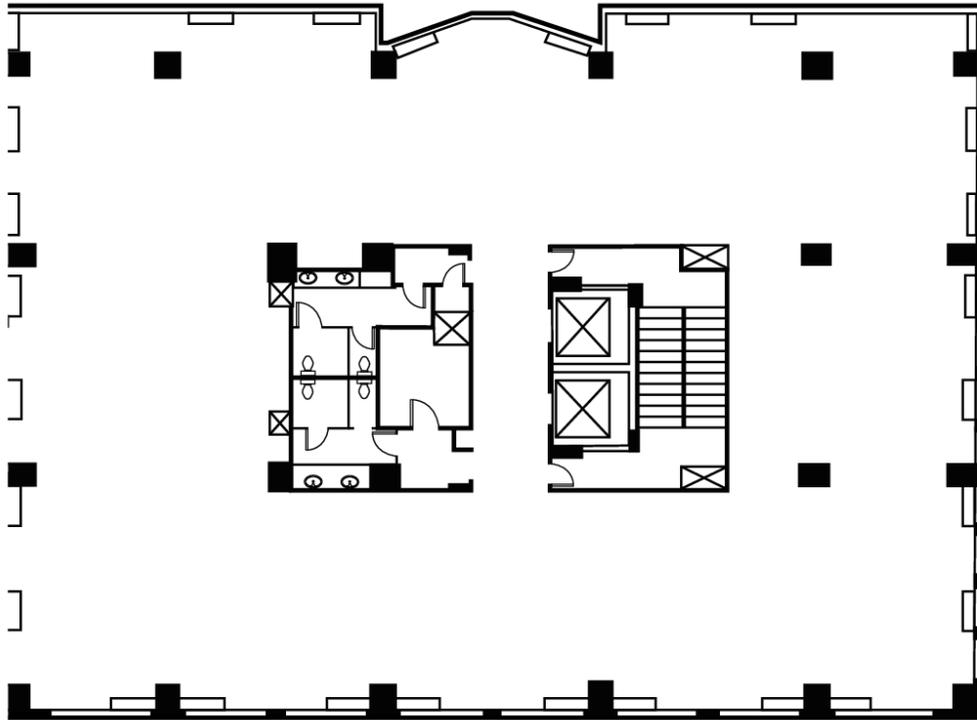


| Suite | Size | Lease Rate | Description |
|-----------|----------|------------|-----------------------|
| Suite 800 | 6,665 SF | \$42.00 FS | Available immediately |

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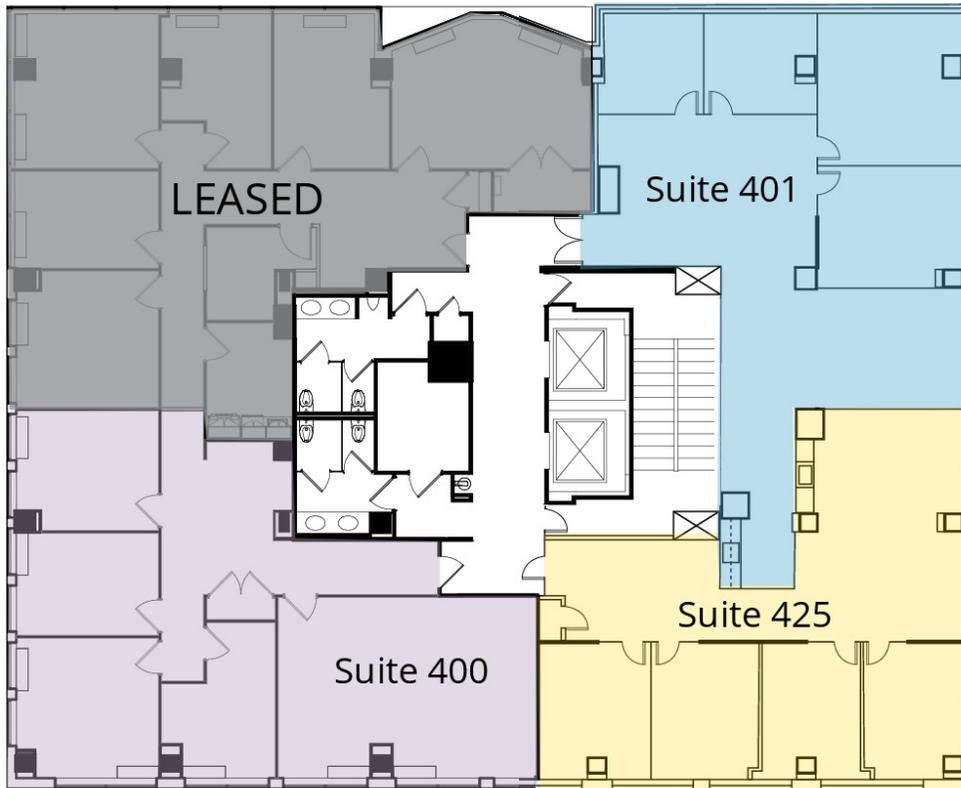


| Suite | Size | Lease Rate | Description |
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| Suite 500 | 6,600 SF | \$42.00 FS | Available immediately |

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| Suite | Size | Lease Rate | Description |
|-------------|----------|------------|--|
| ■ Suite 400 | 2,171 SF | \$40.00 FS | Available immediately |
| ■ Suite 401 | 1,588 SF | \$42.00 FS | Prebuilt suite on the front corner of the building with direct views of Franklin Park! |
| ■ Suite 425 | 1,339 SF | \$40.00 FS | Second-generation spec suite in great condition with two sides of glass. |

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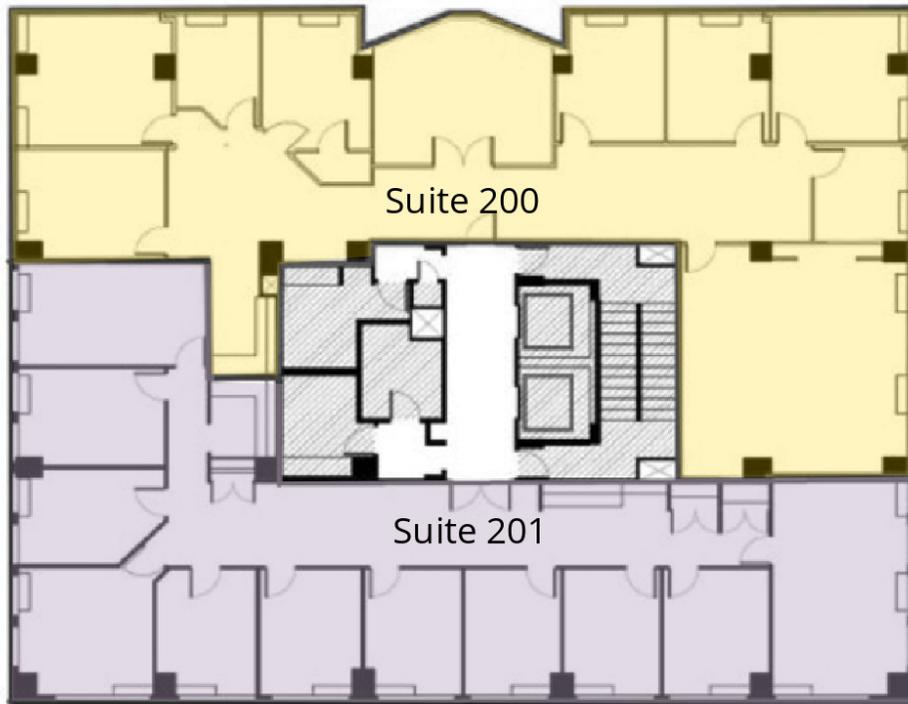


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Nearby Amenities



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