

FROM 3,355 SF  
UP TO 35,430 SF AVAILABLE

# 2001 L STREET NW

WASHINGTON, DC 20036

Knowledge  
Perseverance  
Integrity

**Cambridge**  
Property Group LLC



# AMENITY RICH



- > A 10-story 172,135 square foot Class A office building with move-in-ready office space and spec suite options.
- > Strategically located in the heart of the Golden Triangle on the corner of L Street NW and 20th Street NW in Washington, DC's Central Business District.
- > Submerged in an amenity rich environment with over 90 restaurants within 4 blocks of the property along with onsite retail and dining options including Starbucks, Panera, Crepeaway, Apex Optical, and Sir Speedy.
- > Located within three blocks of Farragut North and Dupont Circle Metro stations (Red Line) and four blocks from Farragut West and Foggy Bottom Metro stations (Blue, Silver, Orange).
- > Recent property renovations include a modernized lobby, a high-end conference center that seats 55+, a large tenant lounge, and a state-of-the-art fitness center.
- > Convenient onsite parking with 65 lined parking spaces, a stacked capacity for 95 vehicles, and a parking ratio of 0.6 spaces/1,000 SF.
- > The garage includes a bike room with wall-mounted bike racks, scooter stalls, and a fully equipped FixIt repair station.
- > Tenants are at ease with secure 24-hour key card access, onsite security, concierge, and a dedicated building engineer.
- > The property boasts a 3-story glass curtain wall, tremendous window lines, and an abundance of natural light.



Newly Renovated  
Property



Modernized Lobby with  
Italian Marble Flooring



New High-End  
Conference Center



New Tenant Lounge with  
Full Catering Kitchen



New State-of-the-Art  
Fitness Center



Well Equipped  
Bike Room



Onsite Security  
+ Concierge



Onsite Building  
Engineer



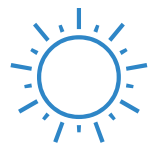
24-7 Key  
Card Access



Convenient Onsite  
Garage Parking



Convenient Onsite  
Dining + Retail



Abundant  
Natural Light



# PRIME LOCATION



Strategically Situated  
in the CBD



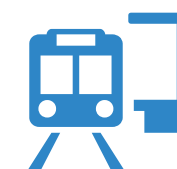
Premier Golden  
Triangle Location



Prominent Corner  
Position



4 Metro Stations  
within 4 Blocks



Metro Line Access:  
Red | Blue | Silver | Orange



Union Station  
5-Minute Drive



Reagan Nat'l Airport  
11-Minute Drive



Exceptional  
Walk Score



Excellent  
Transit Score



6 Hotels within a  
12-Minute Walk



90+ Restaurants  
Within 4 blocks



7 Parks + Greenspaces  
within the Neighborhood



# A GOLDEN EPICENTER

- The Golden Triangle's 44-square-block neighborhood is bustling, vibrant, and filled with innovation, culture, and commerce.
- The premier mixed-use locale boasts 34 million square feet of office space and 1.7 million square feet of ground floor retail.
- 11 hotels and approximately 2,000 rooms provide tenants with prime access to a multitude of hospitality accommodations.
- Tenants also enjoy 100,000+ square feet of green space throughout 7 beautiful parks.
- Strong economic vitality is prevalent throughout the neighborhood with a cluster of financial and political institutions including World Bank, IMF, IFC, and the EU.



- Additional anchor institutions include George Washington University and 6 other universities that contribute to the economy of the thriving Golden Triangle.
- Tenants are submerged in a rich cultural environment with immediate access to museums and attractions such as the White House, the Renwick Gallery, the National Geographic Museum, and the historic Heurich House.
- The Golden Triangle is an epicenter of business and economy that fosters momentous evolution in a flourishing hub, and it offers tenants at 2001 L Street a plethora of unmatched amenities.



# MODERNIZED LOBBY

- | Marble Flooring
- | Updated Furniture
- | Modern Artwork
- | Staffed Concierge and Security Desk

Ground Floor Lobby



# CONFERENCE CENTER

- | Seats 55+
- | Devisable
- | 2 Breakout Rooms
- | AV Controls for Videoconferencing



# TENANT LOUNGE

- | Spacious Gathering Area
- | Plush Seating
- | Relaxing Ambiance





# TENANT CAFÉ

- | Full Catering Kitchen
- | Breakfast Bar
- | Starbucks Coffee



Wifi ID:  
2001 Tenant Lounge  
Wifi Password:  
20th&L2023AUG



# TENANT FITNESS CENTER

- | New State-Of-The-Art Equipment
- | Locker Rooms
- | Wi-Fi

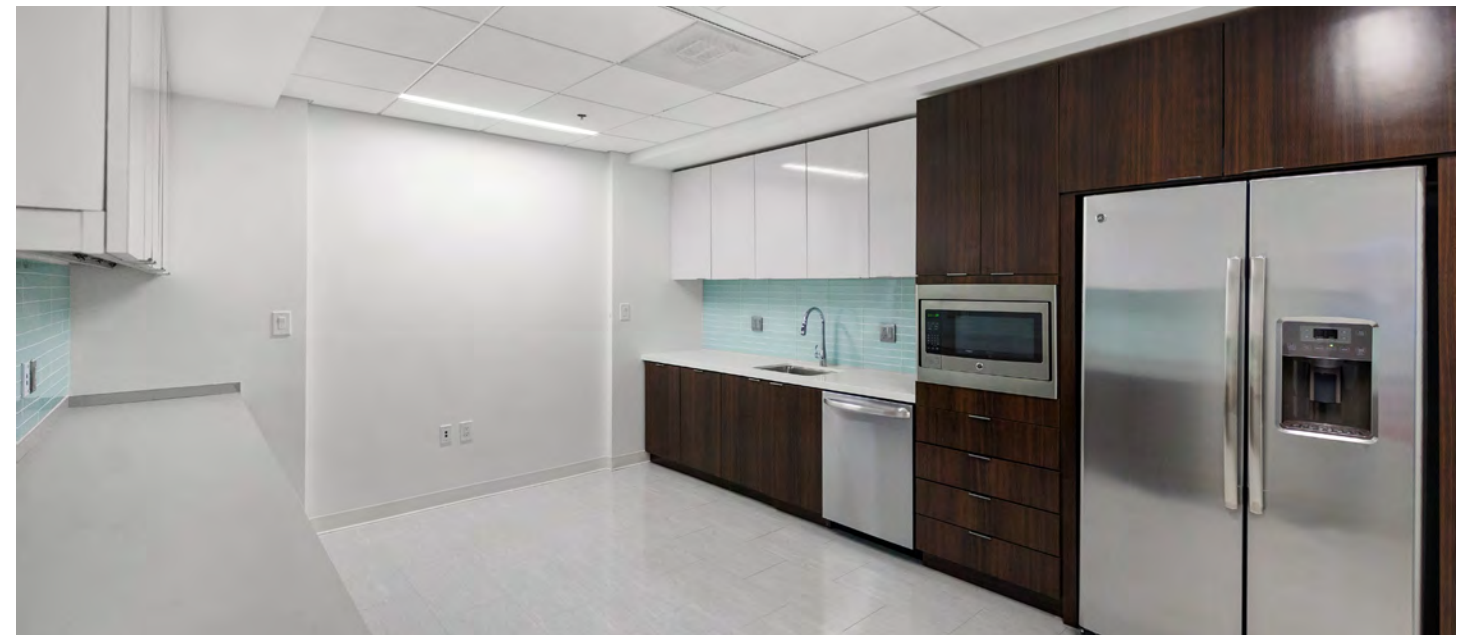
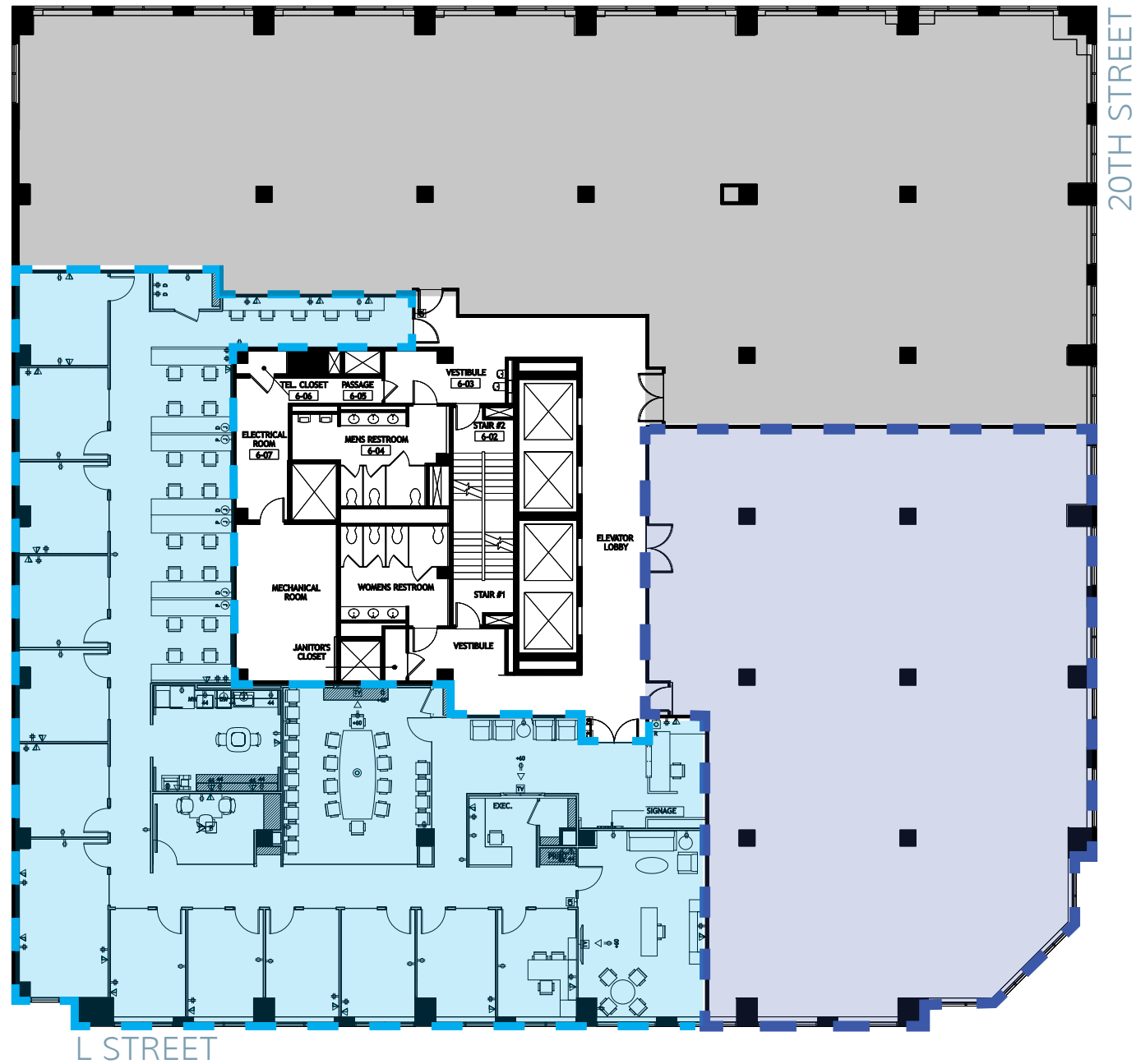


Lower Level Fitness Center



# FEATURED SUITE

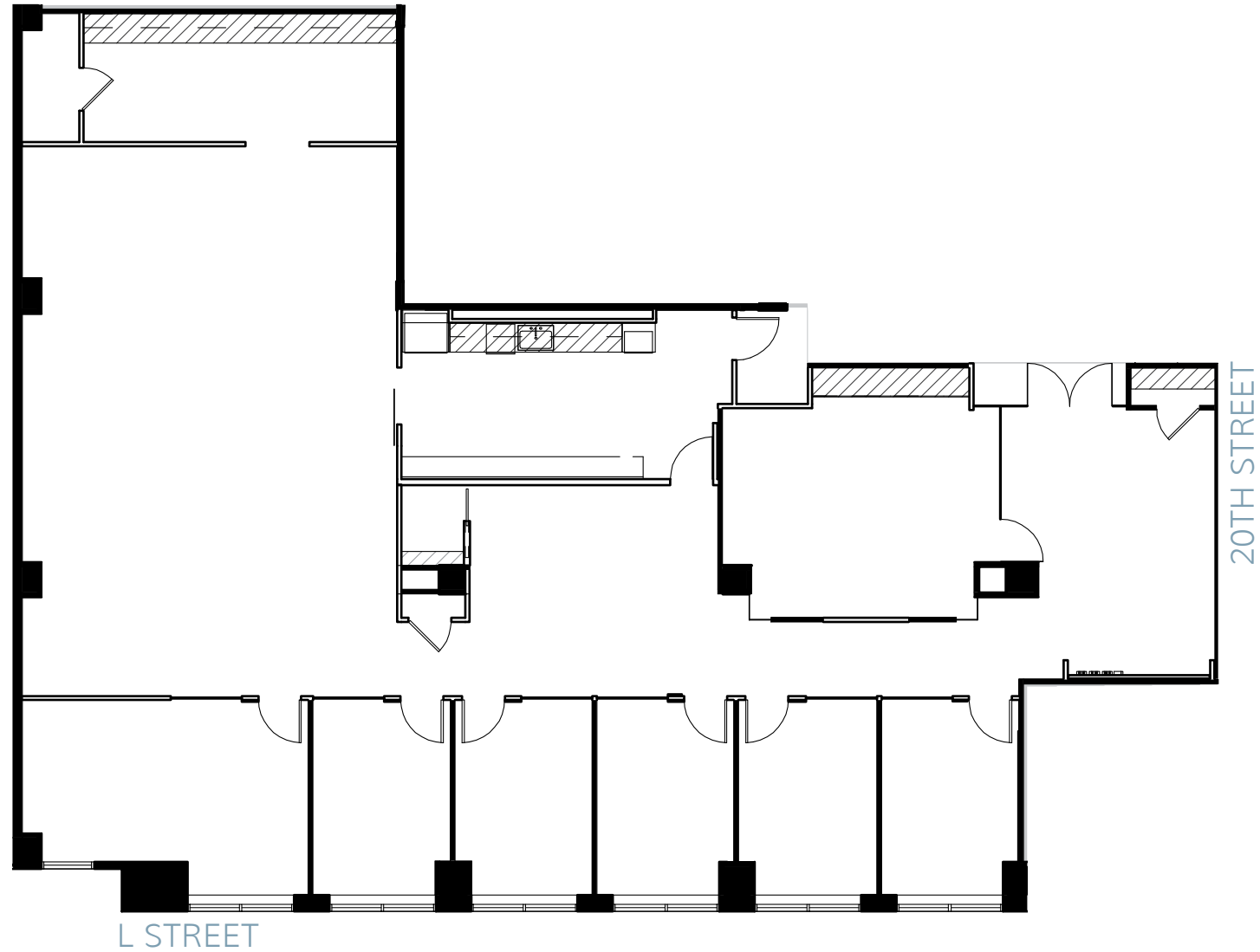
Suite 601-650 | 3,942 SF - 10,296 SF





# FEATURED SUITE

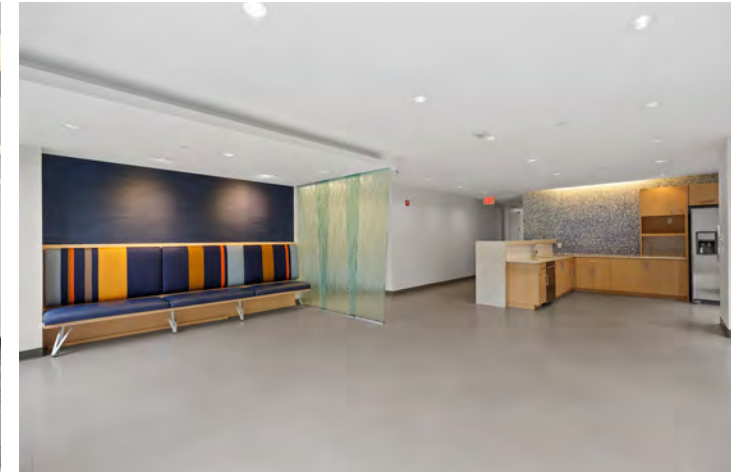
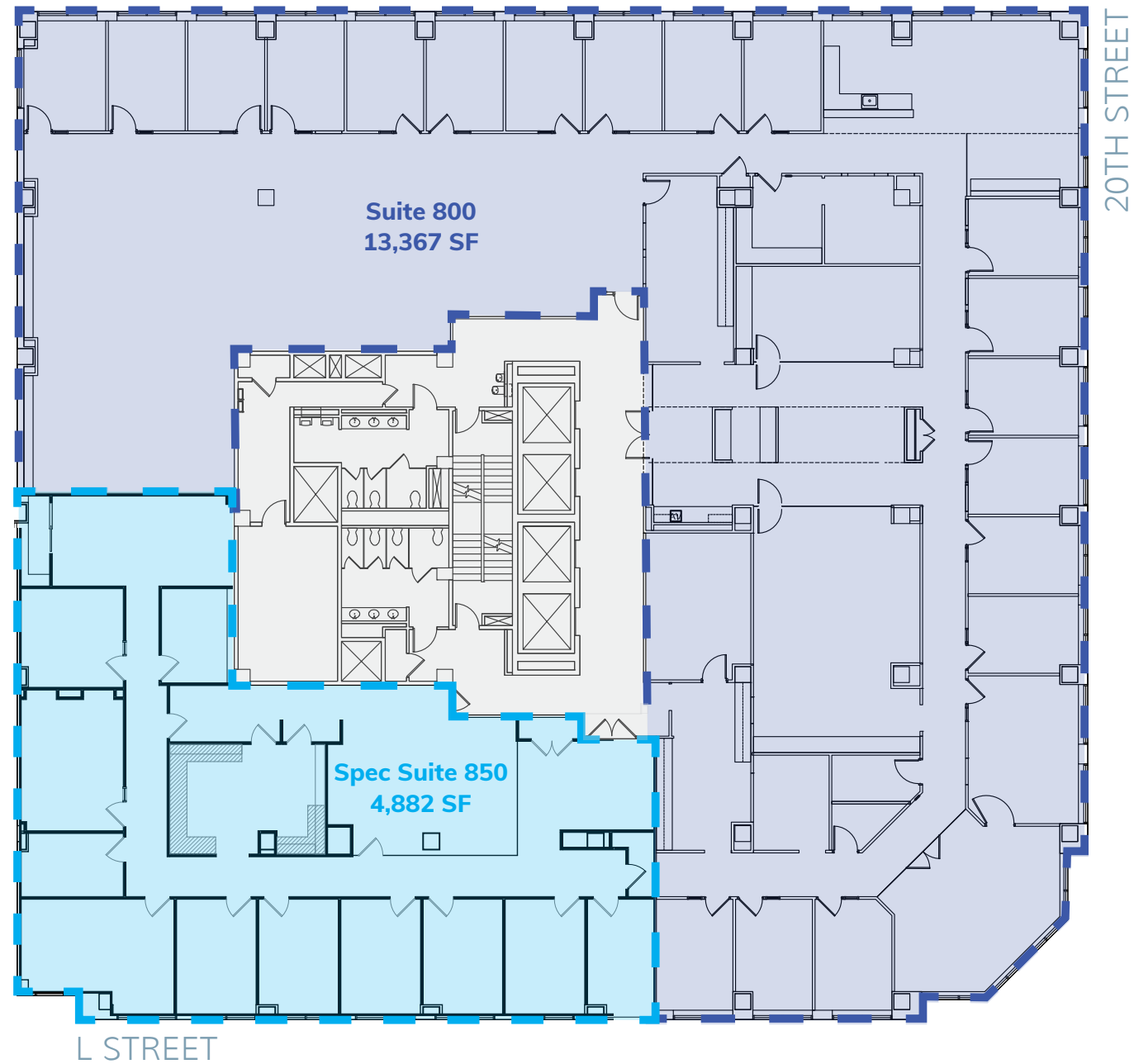
Suite 750 | 4,758 SF





# FEATURED SUITE

Suite 800-850 | 4,882-18,249 SF



**CLICK/SCAN**  
For Virtual  
Tour



# 2001

## L STREET NW

WASHINGTON, DC 20036

**CLICK/SCAN**



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