

2300 N Street



3,000 - 23,735 RSF

Turnkey, Fully Furnished Law Firm Space

Sublease Available Immediately



Building Amenities



- Prominent corner location at 24th & N Street NW
- Bar Angie OPEN NOW—from the owners of Balos Estiatorio & ForFive Coffee
- Excellent parking ratio: 1 / 750 SF
- Shuttle service to & from two Metro Lines: Dupont Circle & Foggy Bottom
- Two-story lobby with updated elevators & common areas
- Tenant lounge & conference center
- Spa-quality fitness facility & restrooms
- New bike room and golf simulator
- Wi-Fi enabled rooftop terrace with breathtaking National Cathedral views
- New Energy Management Systems & new HVAC
- Notable tenants in the building: Aspen Institute and Bezos Earth Fund

Space Features

- Newly built, high-end law firm installation
- Fully furnished and move-in ready
- 3,000 - 23,735 RSF Layouts available
- 1 Large Boardroom (24 Seats) or 50 Seats, Presentation Style
- 3 Medium Conference Rooms (10 Person)
- 2 Small Conference Rooms (6-8 Person)
- 3 War Rooms (4 Person)
- 40 Windowed and 1 Internal Office with Full Glass Fronts
- 30 Workstations
- 1 Large Working Lounge with Informal Seating
- 1 Large Mail & Supply Room
- 3 File Rooms
- 1 Large Accounting Office
- 3 Copy & Work Areas
- 1 Large Server Room with HVAC
- 1 Dedicated Wellness Room

Suite 300

23,735 SF

Sublease term is
through 8/31/2035



Three Sublease Options

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|  Option A (Full Suite)
40 windowed offices
30 workstations |  Option B
14 windowed offices
8 workstations |  Option C
12 windowed offices
3 conference rooms |
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