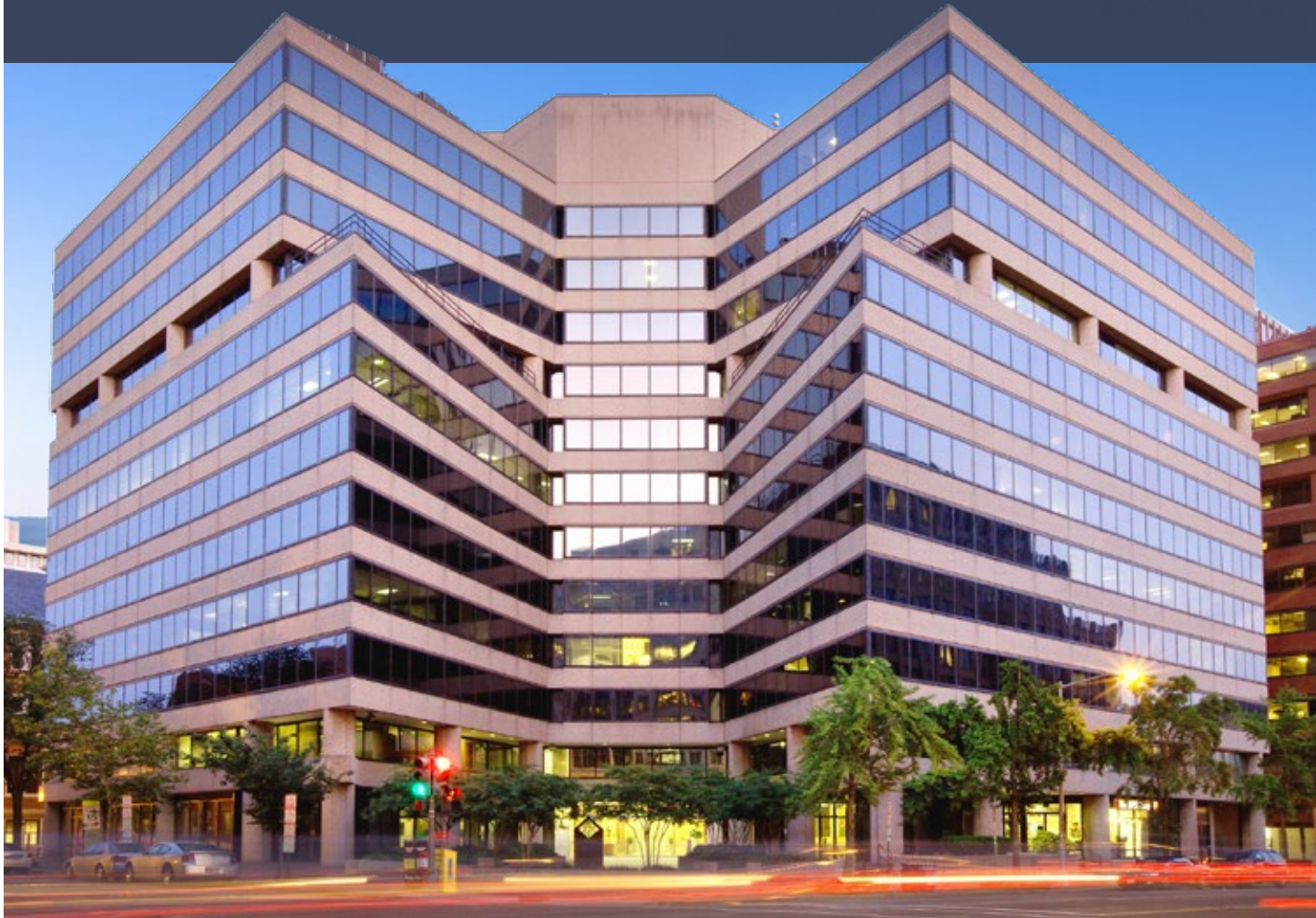


12  
20

L STREET

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GREAT VALUE IN THE HEART OF EAST END

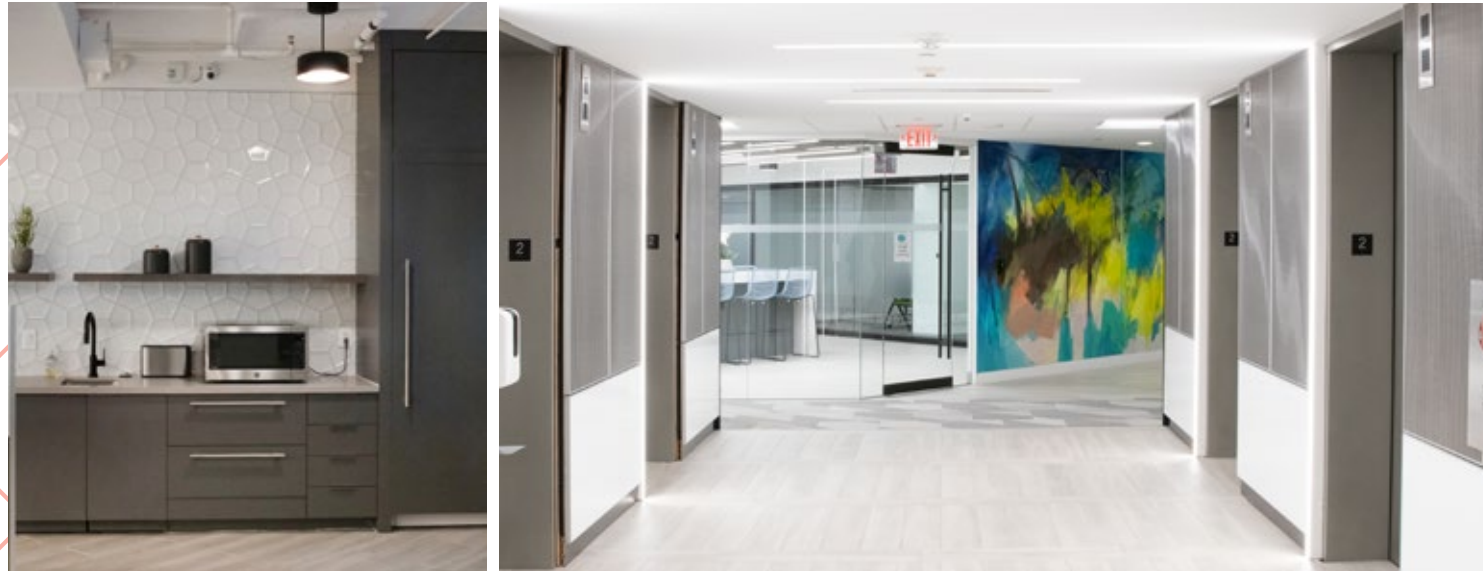


W A S H I N G T O N D . C .



**CBRE**

# UPGRADE Your Workday



## Building Upgrades



Installation of new tenant amenity zone on the 2nd floor including a conference center, fitness center and tenant lounge (2020)



Elevator mechanical modernization (2013- 2015)



Replacement of air handler units on floors 3-12; two per floor (2017-2018)

FITNESS / CONFERENCE CENTERS



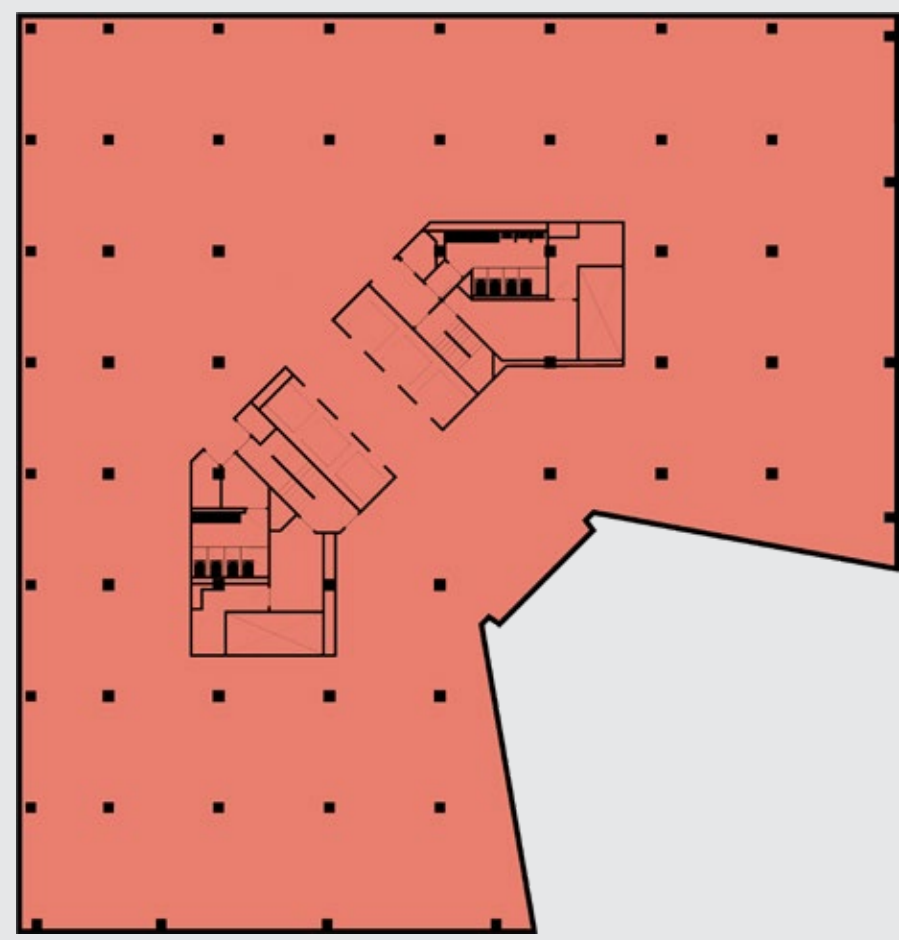


NEW BUILDING LOBBY ARRIVED

12  
20

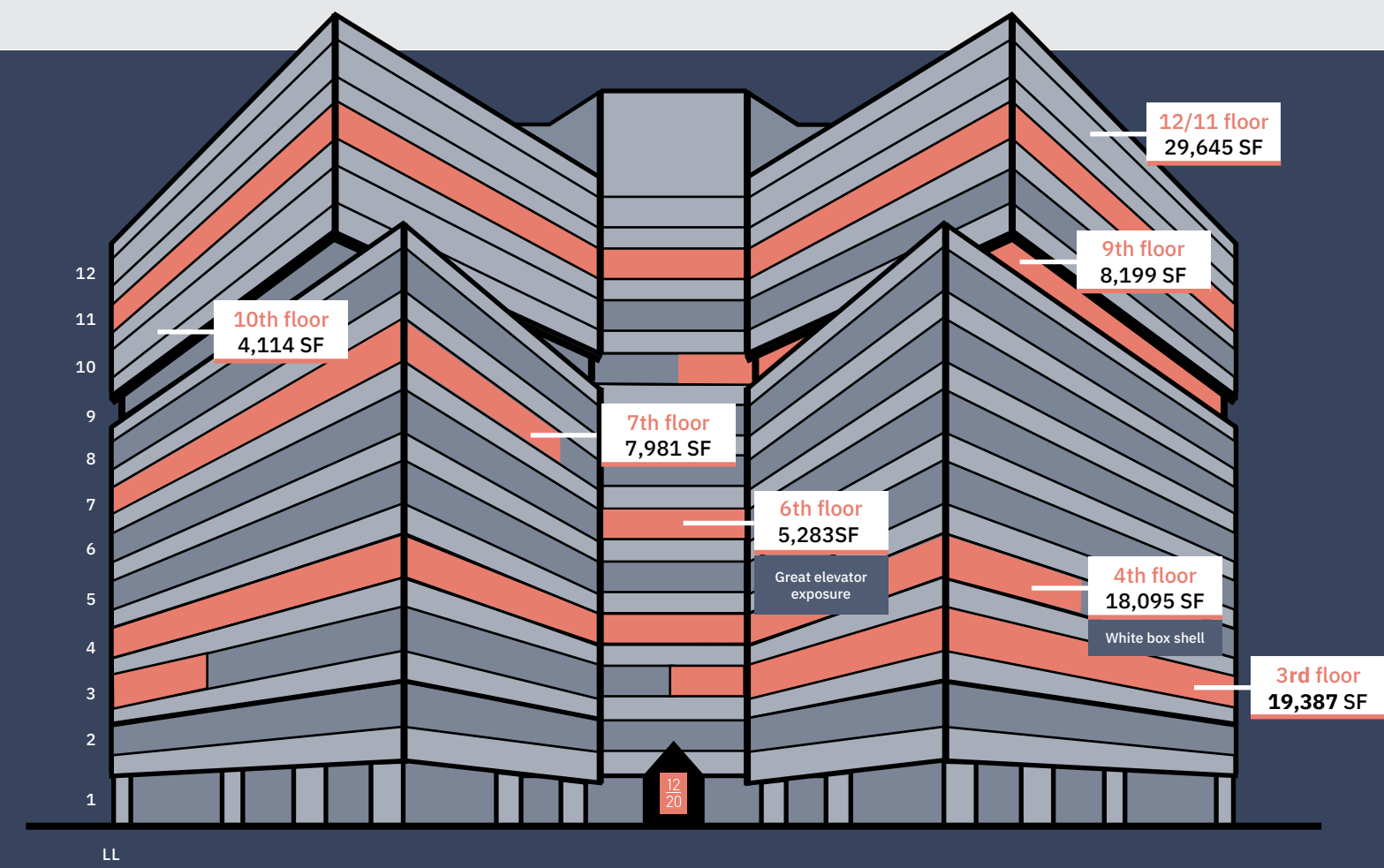
L STREET

Stacking Plan



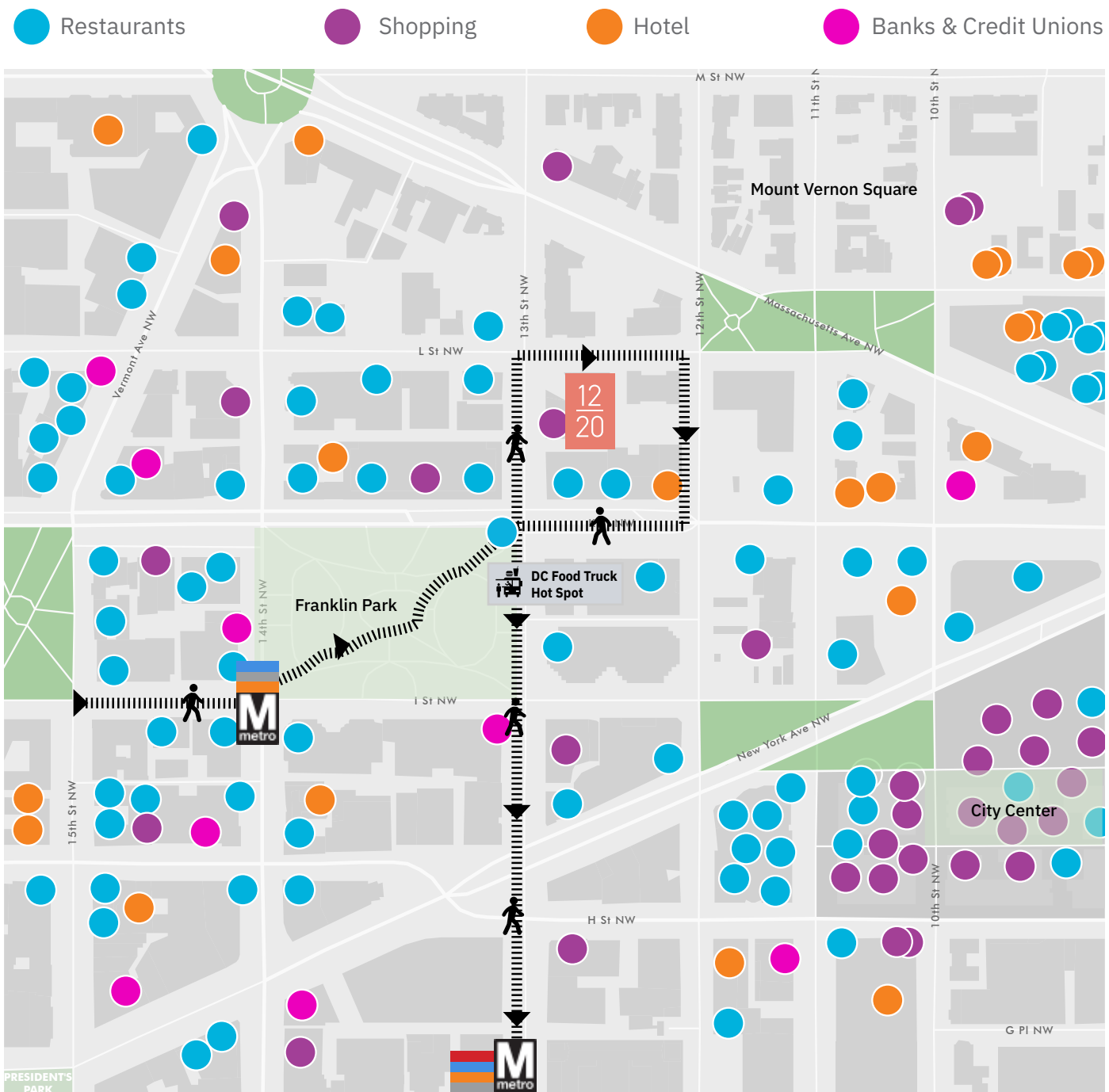
Availabilities

TYPICAL FLOOR PLAN  
23,104 SF



## IN THE CENTER OF IT ALL

Work steps away from DC's largest green space, Franklin Park. The public park reopened in fall 2021 after a complete transformation, including a restored fountain plaza, children's garden, conversational seating, engaging green space, and a future restaurant pavilion. The blue, silver, orange, and red lines are all within five blocks of 1220 L St.



12/20

## FRANKLIN PARK

DC's largest park blends past and present seamlessly for business and pleasure

70+ RESTAURANTS

13 BANKS

14 HOTELS



HOTEL

34 MUSEUMS

27 SHOPS

Franklin Park hosts Food Trucks daily along 13th Street



12  
20

L S T R E E T

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