

733 TENTH



ELEVATE
YOUR BUSINESS



A WORKPLACE THAT DELIVERS

In the heart of downtown D.C., 733 Tenth delivers a boutique office experience with trophy building design. Designed to LEED Gold standards, it features full-perimeter Viracon glass, efficient column-free layouts, and premium amenities, including one of D.C.'s largest rooftop gardens, creating a wellness-forward environment built for high-performing teams.

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AMENITIES



5,300 SF rooftop terrace & gardens perfect for everyday enjoyment as well as large events



3,000 SF fitness center with locker room & shower facilities



Secured bicycle storage



Secured underground parking with 1:1,300 RSF parking ratio



On-site restaurant



24/7 access with lobby attendant & concierge



CURRENT AVAILABILITIES

10	LEASED
9	LEASED
8	LEASED
7	LEASED
6	LEASED
5	LEASED
4	17,423 SF - FULL FLOOR (DIVISIBLE) Ready-to-occupy law firm space
3	6,024 SF Ready-to-occupy space
2	LEASED
1	LEASED
LL	LEASED

BUILDING HIGHLIGHTS

- Boutique trophy office
- 6,024 - 17,423 SF available
- Free standing building with four sides of windowlines
- 25' x 30' column spacing
- 9' finished ceilings



VISION FOR THE FUTURE

Downtown D.C. is in the midst of a bold revival. Fueled by an \$800 million investment in Capital One Arena, new public-realm activations and a city-wide effort to energize pedestrian zones, the East End is evolving into a dynamic destination for companies, visitors, and locals alike.



WORK BESIDE DC'S PREMIER STAGE

Capital One Arena, home to the Washington Capitals, Washington Wizards, Georgetown Men's Basketball, and more than 50 concerts each year.

LOCATION IS KEY

Surrounded by over 40 award-winning restaurants and luxury retail at CityCenterDC, alongside world-class entertainment from major concerts to professional sports at Capital One Arena, 733 Tenth places tenants in the heart of D.C.'s most connected and amenity rich district, mere moments from the U.S. Capitol, the White House, and D.C.'s most traveled commuting routes.

FAST CASUAL

1. La Colombe
2. Starbucks
3. Sbarro
4. SUBWAY
5. Blue Bottle Coffee
6. SUBWAY
7. Gregor's Coffee
8. Dunkin'
9. Jimmy John's
10. Domino's Pizza
11. Starbucks
12. Compass Coffee
13. Starbucks
14. Joe & The Juice
15. Starbucks
16. Potbelly
17. Compass Coffee
18. PAUL
19. Potbelly
20. Papa John's
21. Joe & The Juice
22. Compass Coffee
23. Starbucks
24. La Colombe
25. Tropical Smoothie
26. SUBWAY
27. Five Guys
28. Starbucks
29. Jersey Mike's
30. McDonald's US
31. Tattie Bakery
32. Smashburger
33. Taco Bell
34. Sharetea
35. Potbelly
36. Starbucks
37. Starbucks
38. Five Guys
39. Chick-fil-A
40. Smoothie King
41. Tattie Bakery
42. Bluestone Lane
43. Panera Bread
44. Dunkin'
45. Pret A Manger
46. Potbelly
47. Haagen Dazs
48. McDonald's
49. Potbelly
50. Starbucks
51. SUBWAY
52. Jimmy John's
53. andpizza
54. SUBWAY
55. Shake Shack
56. Nando's
57. Compass Coffee
58. Pret A Manger
59. Compass Coffee
60. Insomnia Cookies
61. Gregor's Coffee
62. Panera Bread
63. Bluestone Lane
64. Great Wraps Grill
65. Starbucks

RETAIL

1. Giant Food
2. Local Grocery
3. Dogtopia
4. MM.LaFleur
5. Brunello Cucinelli
6. Giorgio Armani
7. Moncler
8. HUGO BOSS
9. Allen Edmonds
10. Vince.
11. Ferragamo
12. kate spade
13. Carolina Herrera
14. Hermès
15. Burberry US
16. Loro Piana
17. Brioni
18. TOUS les JOURS
19. HUGO BOSS
20. Macy's
21. T-Mobile
22. AT&T
23. XFINITY by Comcast
24. Verizon Wireless
25. Ann Taylor
26. T.J. Maxx
27. Barnes and Noble
28. H&M
29. lululemon
30. Mango
31. Nordstrom Rack
32. Saks OFF 5TH

RESTAURANTS

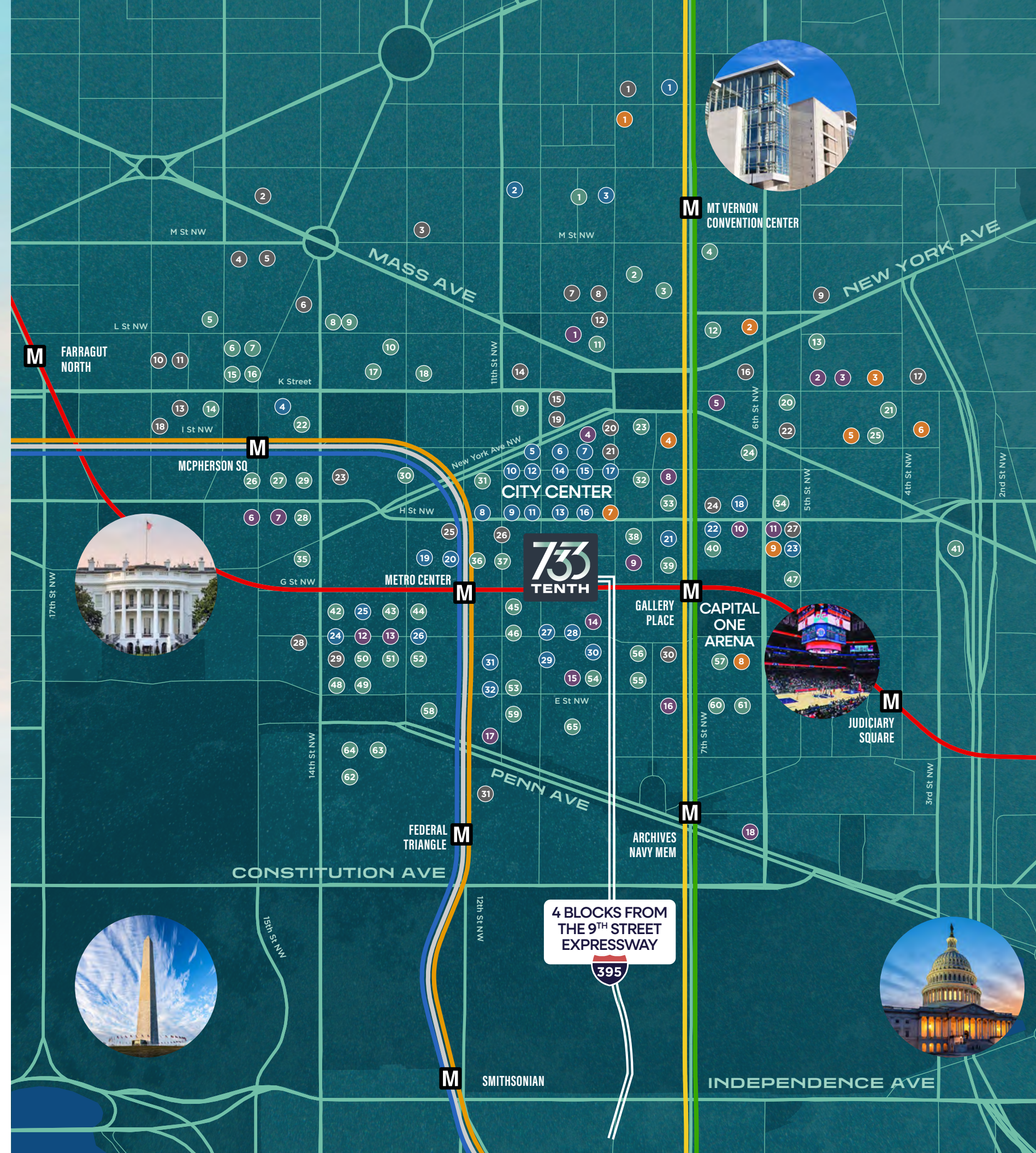
1. STK Steakhouse
2. Bartaco
3. RASA
4. Del Frisco's
5. Lettuce Entertain You
6. Lettuce Entertain You
7. The Cheesecake Factory
8. Yard House
9. Boqueria
10. Kura Sushi
11. Fuddruggers
12. Roti
13. Mastro's
14. Le Pain Quotidien
15. Hard Rock Cafe
16. matchbox
17. Fogo de Chão
18. The Capital Grille

HOTELS

1. Hyatt Hotels & Resorts
2. Homewood Suites
3. Comfort Inn
4. Le Meridian
5. Westin Hotels & Resorts
6. Residence Inn
7. Courtyard by Marriott
8. Residence Inn
9. Homewood Suites
10. Hilton Hotels & Resorts
11. Hilton International
12. Marriott Hotels
13. Hyatt Place
14. MOXY Hotels
15. Embassy Suites Hotels
16. AC Hotels by Marriott
17. Holiday Inn Express
18. St. Regis
19. Hilton Hotels & Resorts
20. Westin Hotels & Resorts
21. Conrad Hotel
22. Hampton
23. Hilton Garden Inn
24. Motto by Hilton
25. Marriott
26. Grand Hyatt
27. Fairfield Inn & Suites
28. InterContinental Hotel
29. JW Marriott
30. Kimpton Hotel
31. Waldorf Astoria

FITNESS

1. Mayweather Boxing + Fitness
2. solidcore
3. VIDA Fitness
4. Equinox Fitness Clubs
5. Orangetheory Fitness
6. Club Pilates
7. CorePower Yoga
8. Stadium Journey
9. Planet Fitness



FUELING THE NEXT WAVE OF INNOVATION

73
TENTH



A new wave of technology growth is reshaping downtown D.C. Powered by global giants and one of the most educated talent pools in the nation, the capital has emerged as a premier innovation ecosystem, ranking among the top tech markets in the U.S. With 20,000 new tech jobs expected by 2030, D.C. is accelerating its position as the country's next powerhouse for innovation, policy and influence.

#3 NATION'S
BEST
CITY FOR
TODAY'S TECH
& AI INNOVATORS

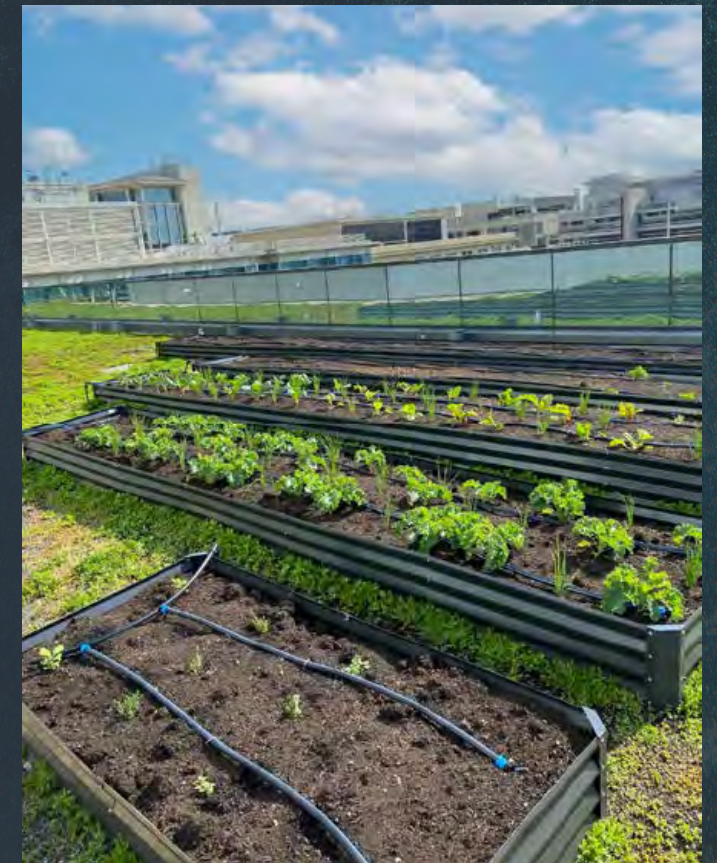


SUSTAINABILITY AT THE FOREFRONT



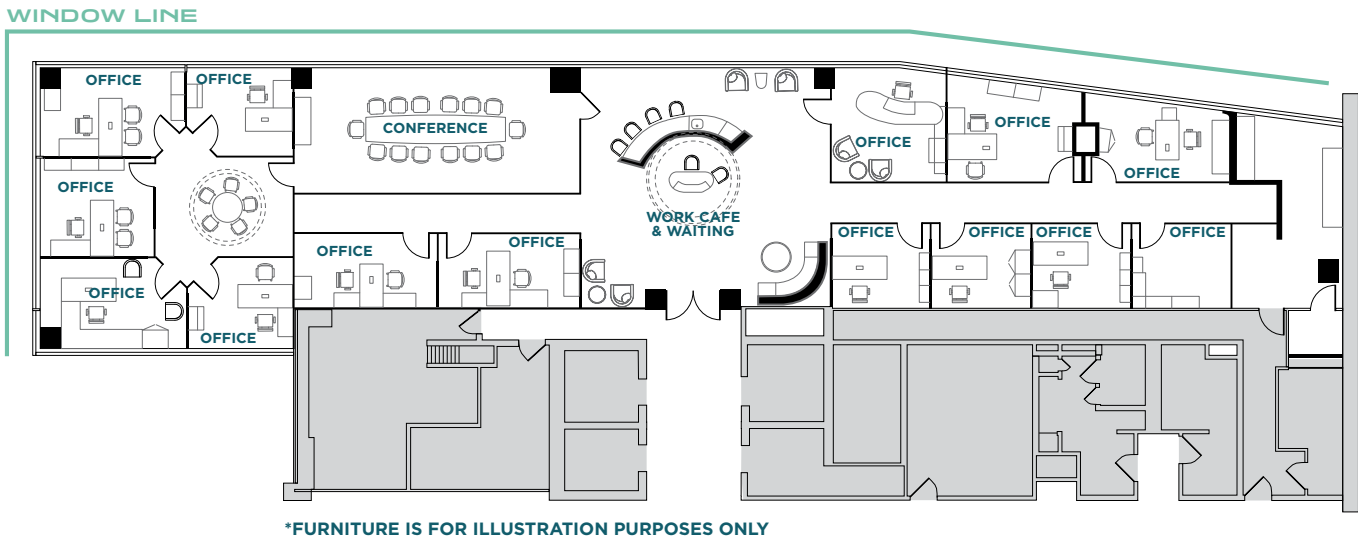
LARGEST OFFICE ROOFTOP GARDEN IN D.C.

Built to LEED Core & Shell Gold certification and WELL Health & Safety Rated, 733 Tenth weaves sustainability into every detail, including one of D.C.'s largest office rooftop gardens. With raised vegetable beds, seasonal flowers and pollinator plantings, this lush outdoor environment offers fresh harvests for tenants and a restorative retreat that elevates workplace wellness.



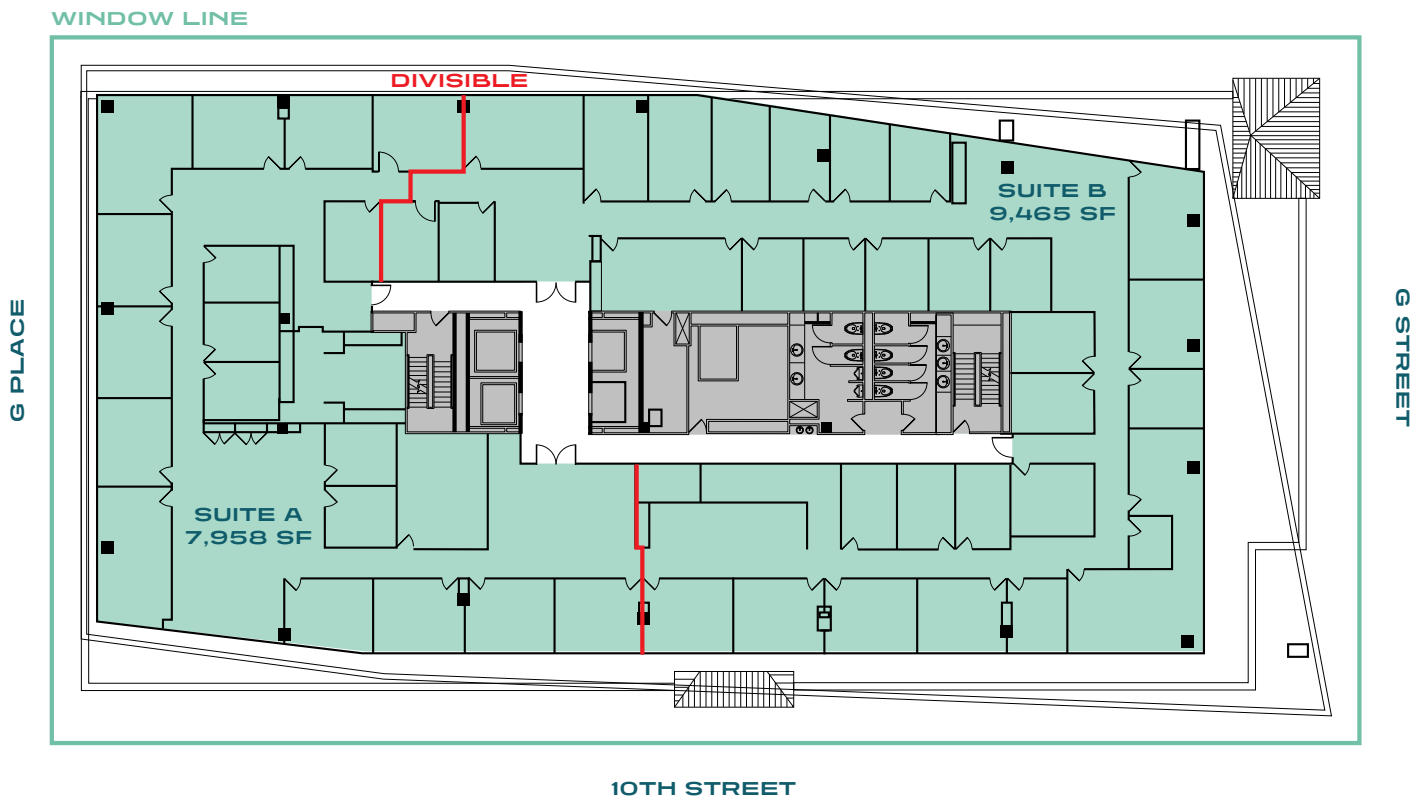
FLOOR PLANS

3RD FLOOR 6,024 SF



*FURNITURE IS FOR ILLUSTRATION PURPOSES ONLY

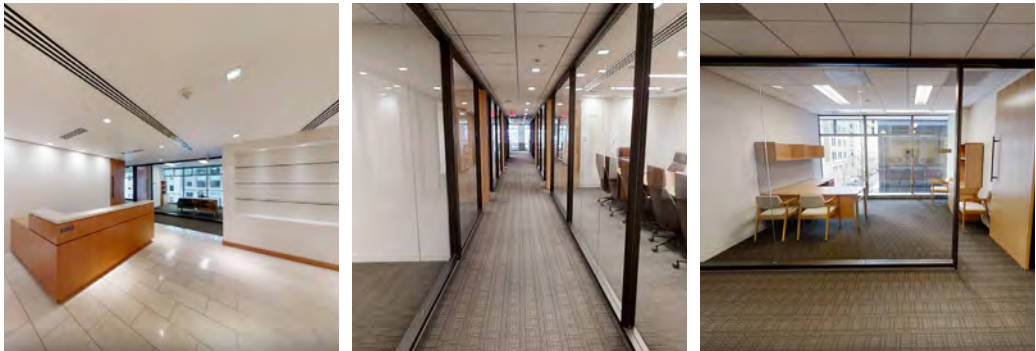
4TH FLOOR 17,423 SF (DIVISIBLE) Full floor of ready-to-occupy law firm space



CLICK OR SCAN TO
TAKE VIRTUAL TOUR



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