

# 733 TENTH



ELEVATE  
YOUR BUSINESS

 CUSHMAN &  
WAKEFIELD

# A WORKPLACE THAT DELIVERS

733  
TENTH

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.

## 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



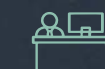
Secured bicycle storage



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

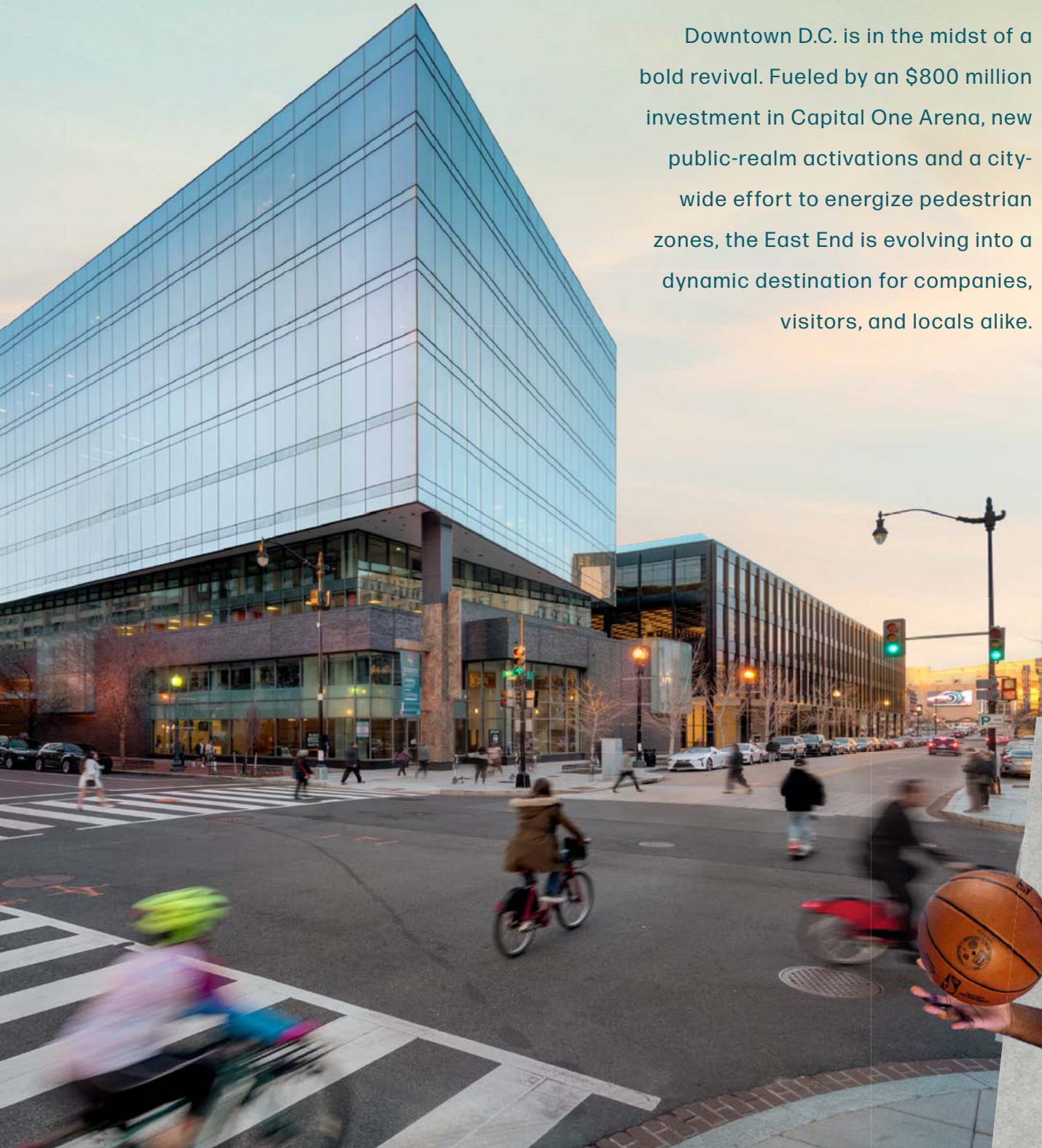
## BUILDING HIGHLIGHTS

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

## RESTAURANTS

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

## HOTELS

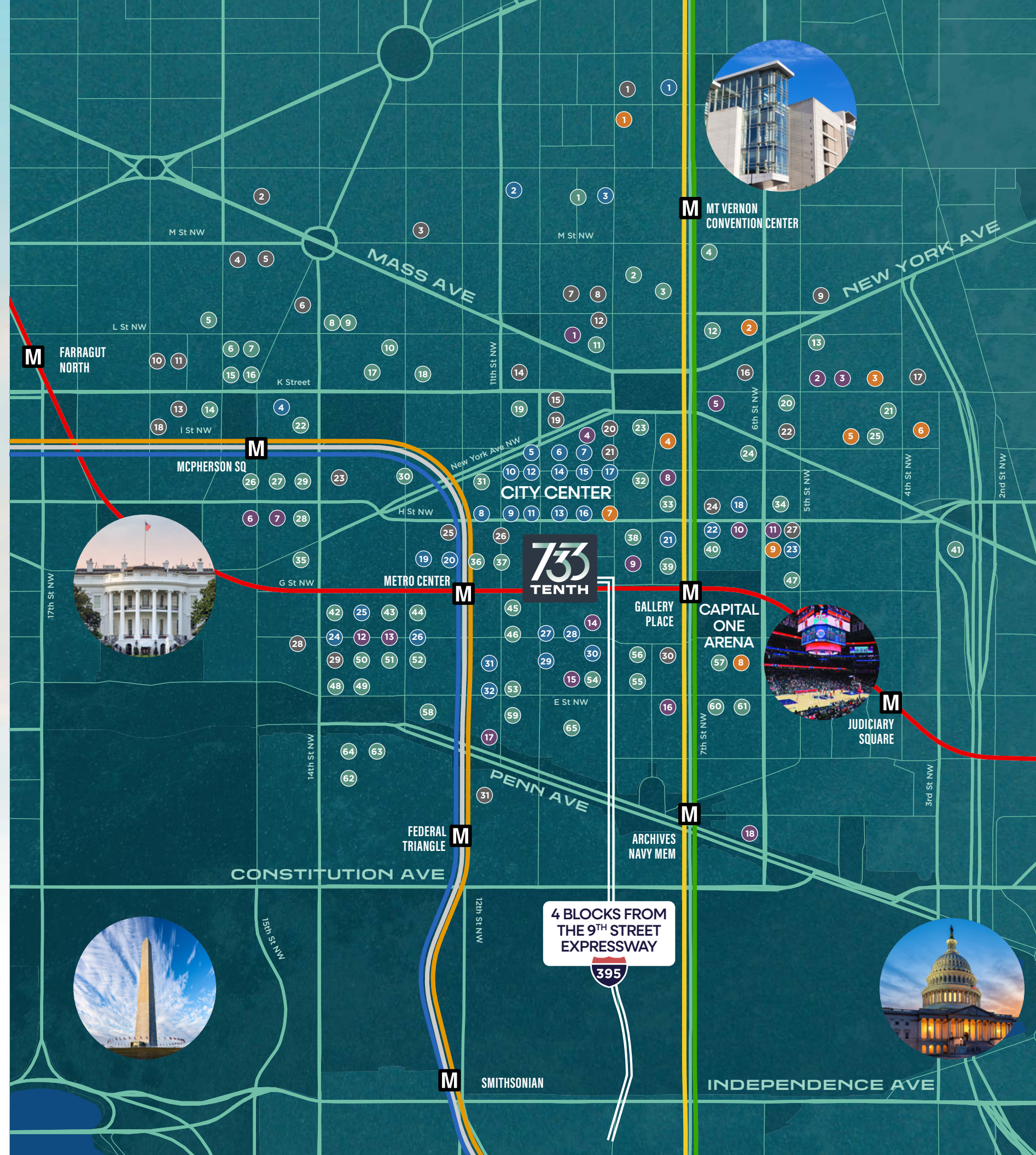
- |                             |                             |
|-----------------------------|-----------------------------|
| 1. Hyatt Hotels & Resorts   | 16. AC Hotels by Marriott   |
| 2. Homewood Suites          | 17. Holiday Inn Express     |
| 3. Comfort Inn              | 18. St. Regis     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

## RETAIL

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



# FUELING THE NEXT WAVE OF INNOVATION

## 73 TENTH

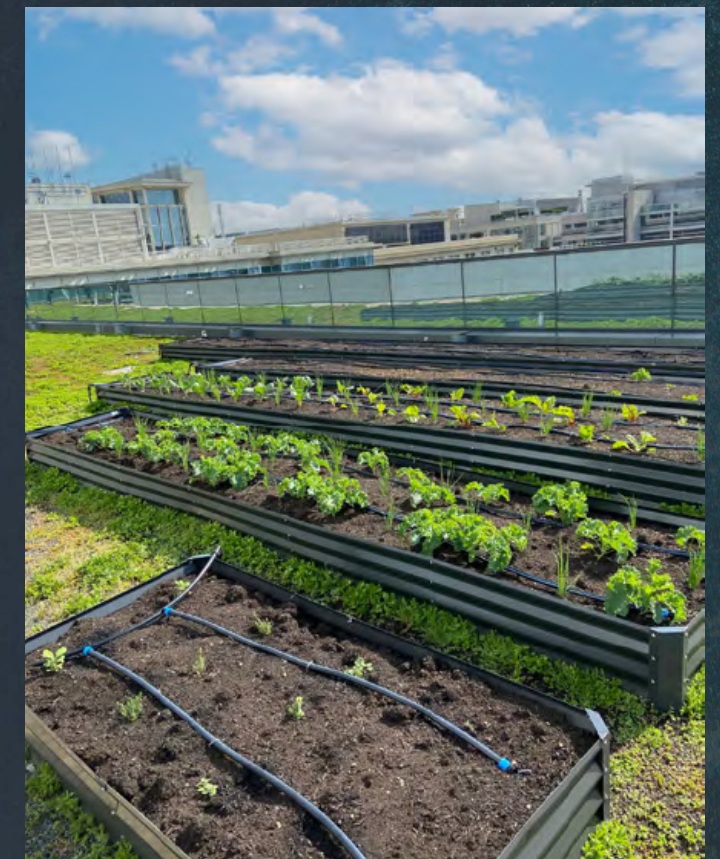


A new wave of technology growth is reshaping downtown D.C. Powered by global giants and one of the most educated talent pools in the nation, the capital has emerged as a premier innovation ecosystem, ranking among the top tech markets in the U.S. With 20,000 new tech jobs expected by 2030, D.C. is accelerating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

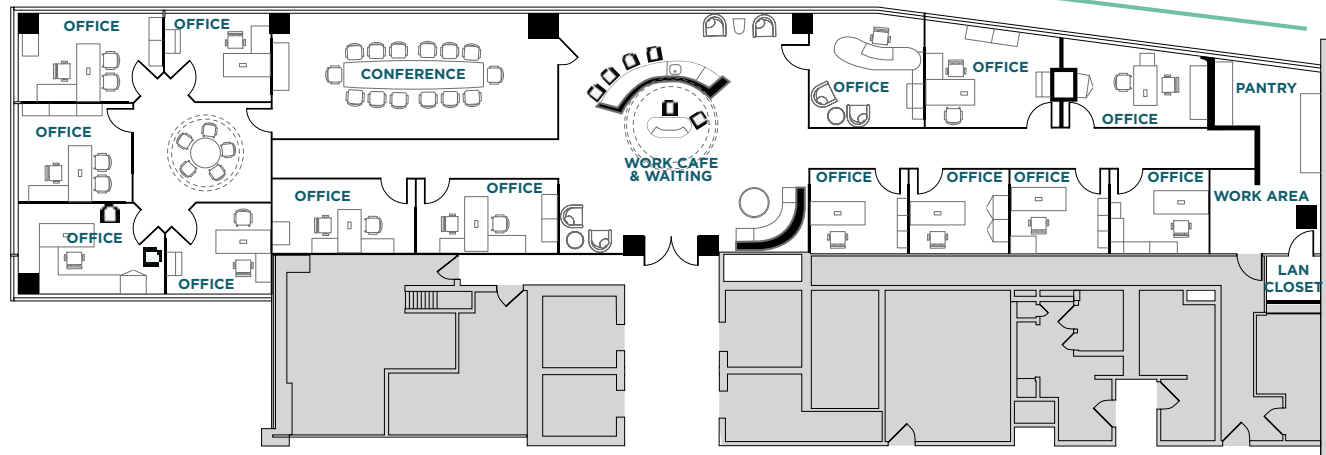
# FLOOR PLANS

733  
TENTH

## 3<sup>RD</sup> FLOOR 6,024 SF



### WINDOW LINE



\*FURNITURE IS FOR ILLUSTRATION PURPOSES ONLY

OFFICES	7 WINDOWED
	7 INTERNAL
	<hr/>
	14 TOTAL
CONFERENCE ROOMS	1 (14-PERSON)
CAFE/WELCOME AREA	1
PANTRY	1
WORK ROOM	1
LAN CLOSET	1
OPEN MEETING AREA	1



CLICK OR SCAN TO  
TAKE VIRTUAL TOUR



# FLOOR PLANS

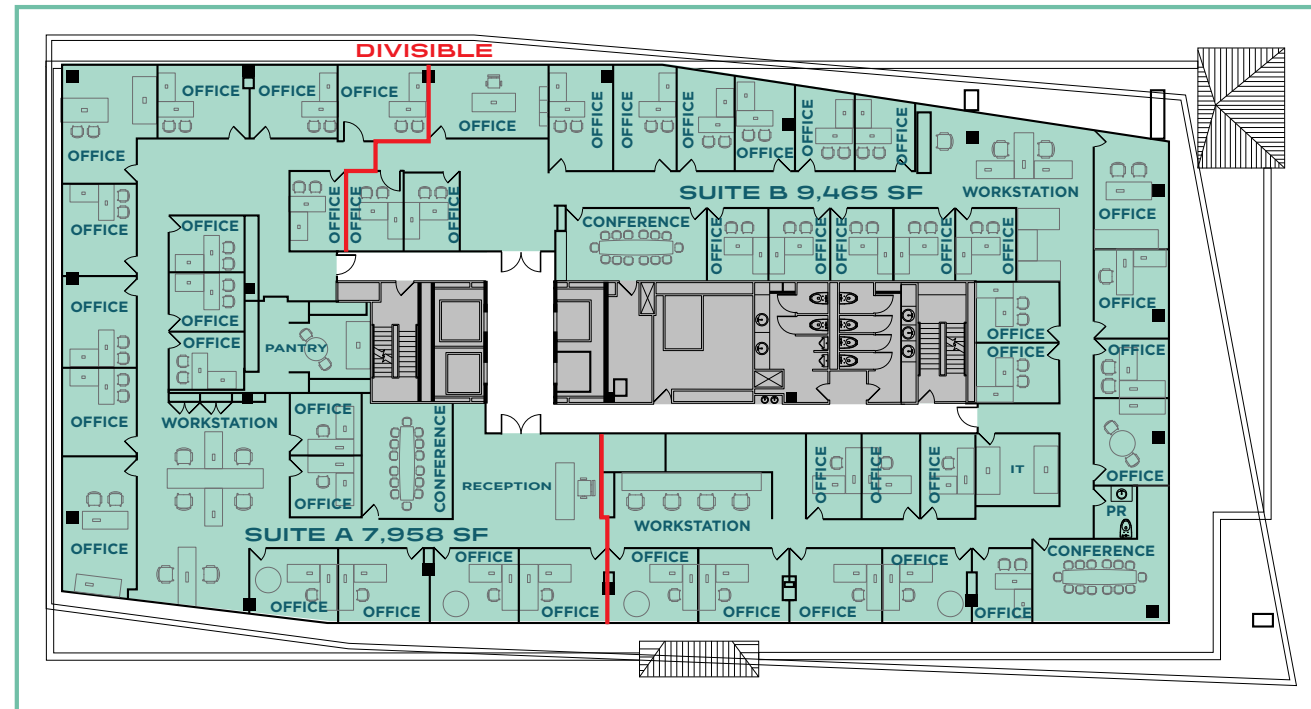
733  
TENTH

## 4<sup>TH</sup> FLOOR

17,423 SF (DIVISIBLE)

Full floor of ready-to-occupy  
law firm space

WINDOW LINE



10TH STREET

OFFICES	28 WINDOWED
	18 INTERNAL
	<hr/>
	46 TOTAL
WORKSTATIONS	11
CONFERENCE ROOMS	3
PANTRY	1
RECEPTION	1
PRIVATE RESTROOM	1
IT / LAN CLOSET	1



CLICK OR SCAN TO  
TAKE VIRTUAL TOUR





Umayya



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