

A D.C. ICON

FOR SUBLEASE

600 NEW HAMPSHIRE AVE NW
WASHINGTON, D.C.

SPACES AVAILABLE FROM SINGLE OFFICES TO A FULL FLOOR



CBRE

BUILDING HIGHLIGHTS



ROOFTOP
TERRACE



POTOMAC RIVER &
KENNEDY CENTER
VIEWS



CONFERENCE
CENTER



TENANT ONLY
FITNESS CENTER



CLOSE PROXIMITY TO
FOGGY BOTTOM METRO



EASY COMMUTING
PATTERNS ON I-66
AND THE ROCK
CREEK PARKWAY



SHARED ROOFTOP TERRACE

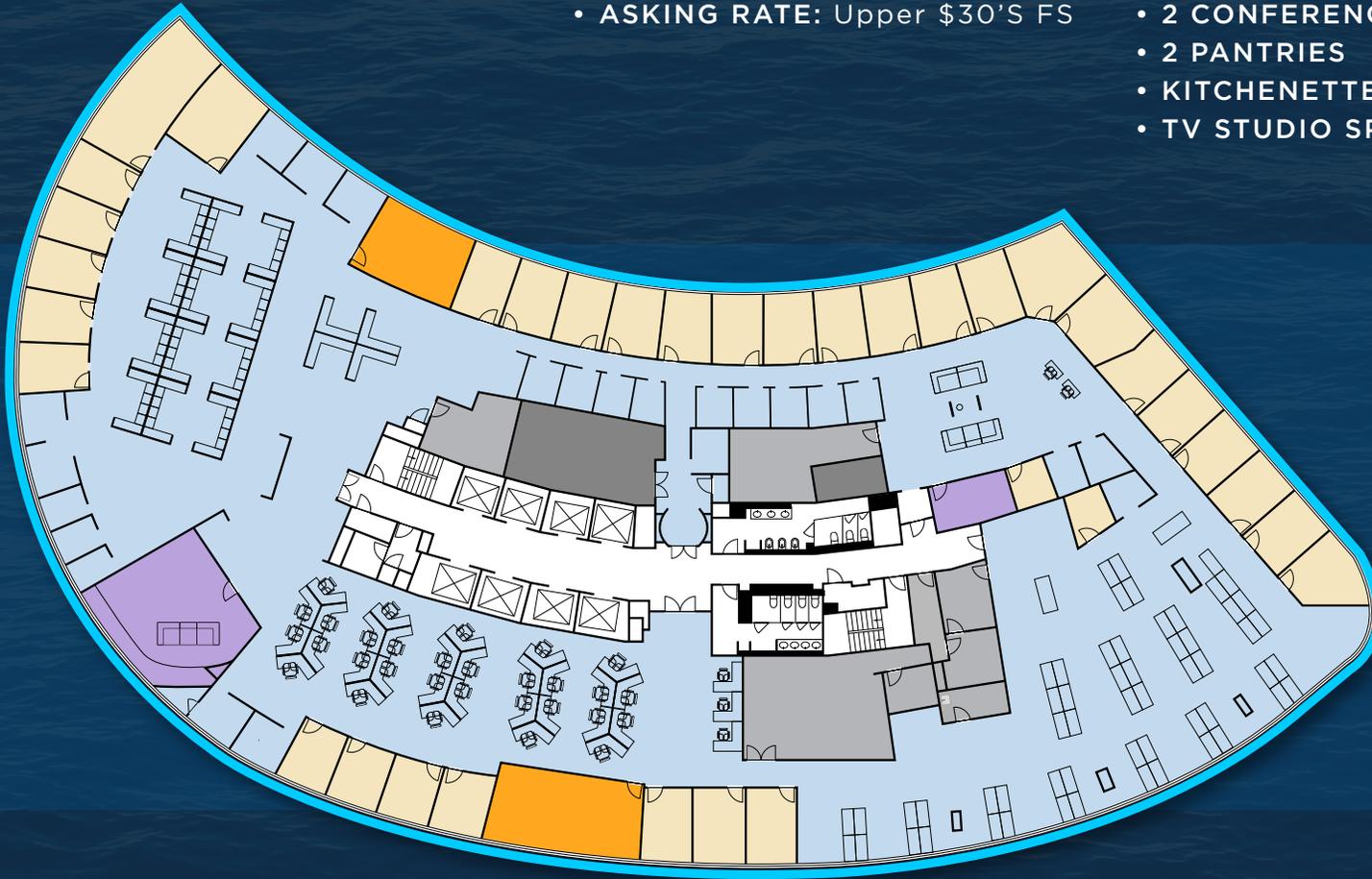


7TH FLOOR PRIVATE TERRACE

- OFFICE
- OPEN SPACE
- CONFERENCE
- PANTRY
- SUPPORT SPACE
- WINDOW LINE

FULL 3RD FLOOR

- 28,252 RSF
- ASKING RATE: Upper \$30'S FS
- 33 OFFICES
- 2 CONFERENCE ROOMS
- 2 PANTRIES
- KITCHENETTE
- TV STUDIO SPACE



SPACE FEATURES



FREE STANDING BUILDING



FURNITURE AVAILABLE

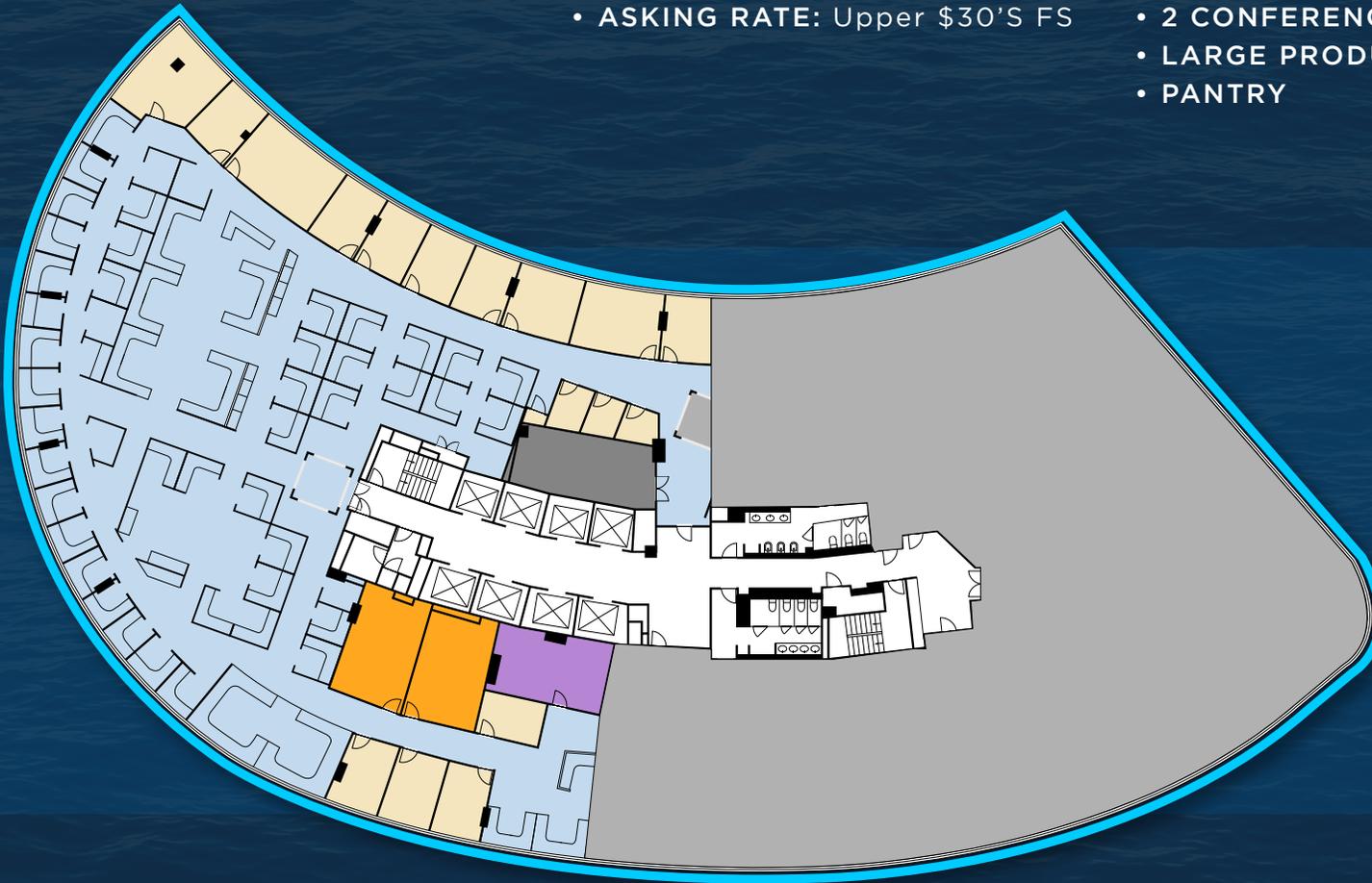


TERM AVAILABLE THROUGH OCTOBER 31, 2027

- OFFICE
- OPEN SPACE
- CONFERENCE
- PANTRY
- SUPPORT SPACE
- WINDOW LINE

PARTIAL 4TH FLOOR

- 14,126 RSF
- ASKING RATE: Upper \$30'S FS
- 13 WINDOWED OFFICES
- 2 CONFERENCE ROOMS
- LARGE PRODUCTION AREA
- PANTRY



SPACE FEATURES



FREE STANDING
BUILDING



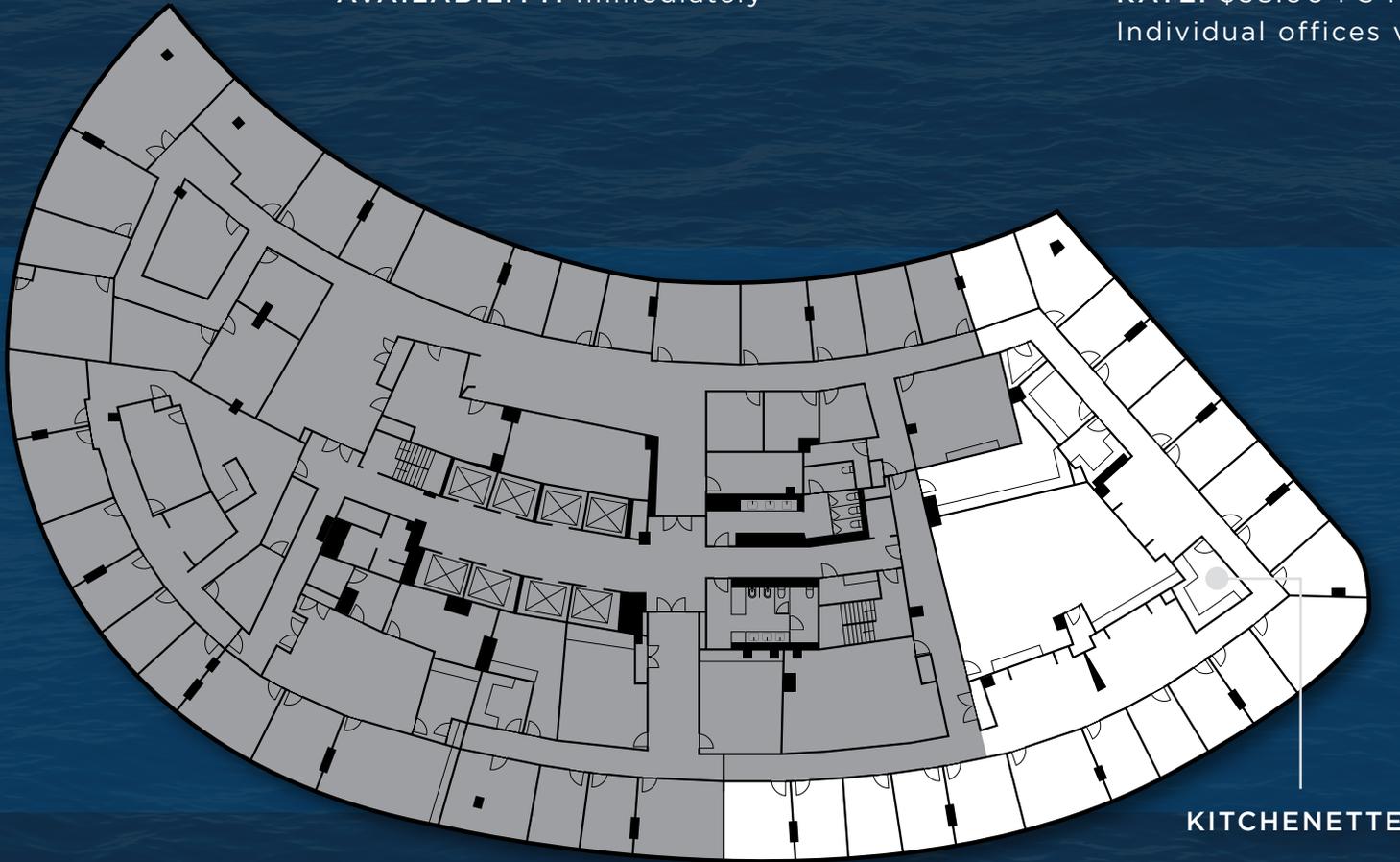
FURNITURE
AVAILABLE



TERM AVAILABLE
THROUGH OCTOBER 31, 2027

SIXTH FLOOR

- **SIZE:** Flexible single office up to full 7,100 SF
- **AVAILABILITY:** Immediately
- **TERM:** Flexible through October 2027
- **RATE:** \$38.00 FS for full space; Individual offices vary



SPACE FEATURES



**FREE STANDING
BUILDING**



**FURNITURE
AVAILABLE**

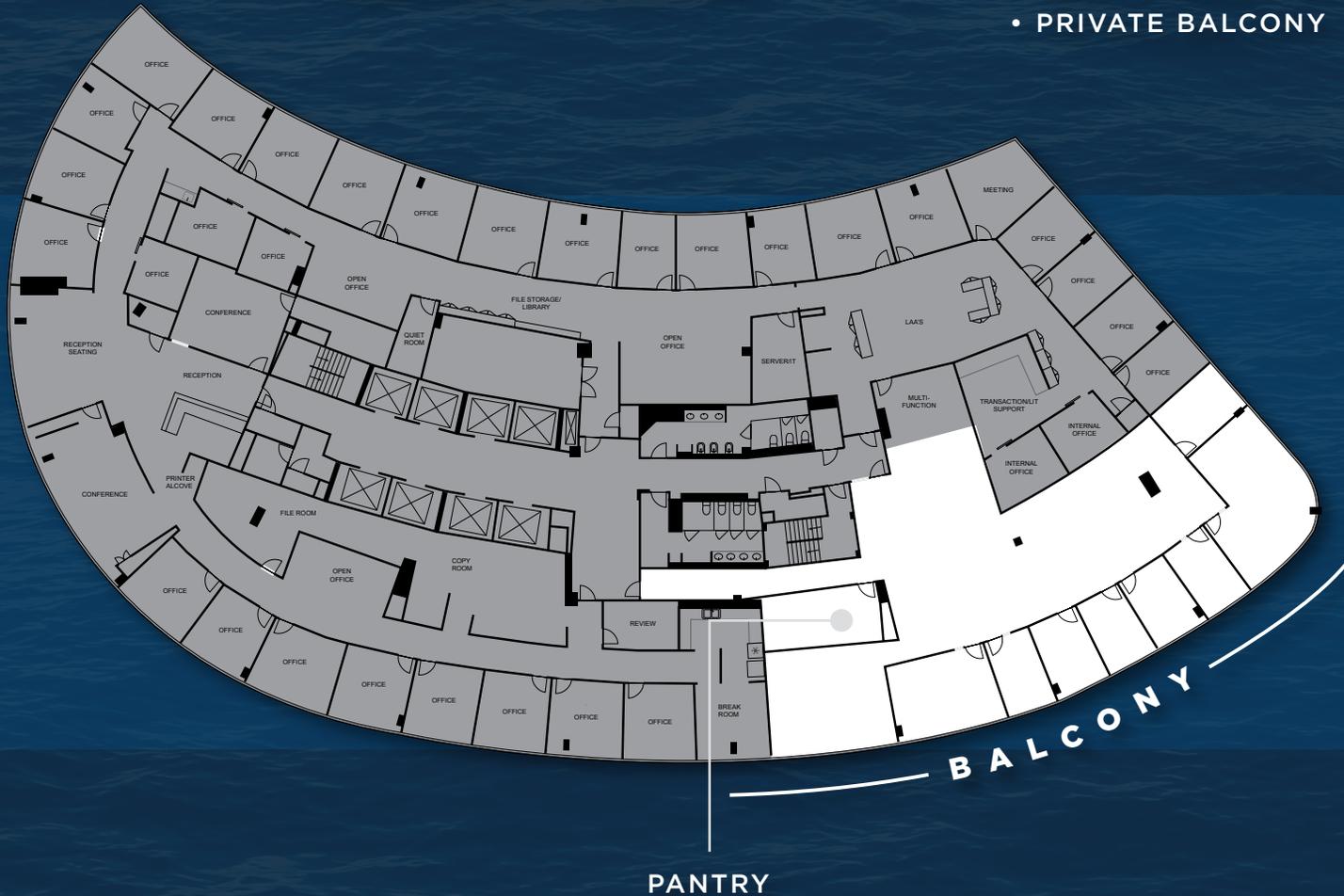


**TERM AVAILABLE
THROUGH OCTOBER 31, 2027**

SEVENTH FLOOR

- **FLOOR:** 7th
- **SIZE:** 5,764 SF
- **AVAILABILITY:** Immediately

- **TERM:** Flexible through October 2027
- **RATE:** \$36.00 - \$39.50
- **ASKING RATE:** Upper \$30'S FS
- **PRIVATE BALCONY**



SPACE FEATURES



FREE STANDING BUILDING



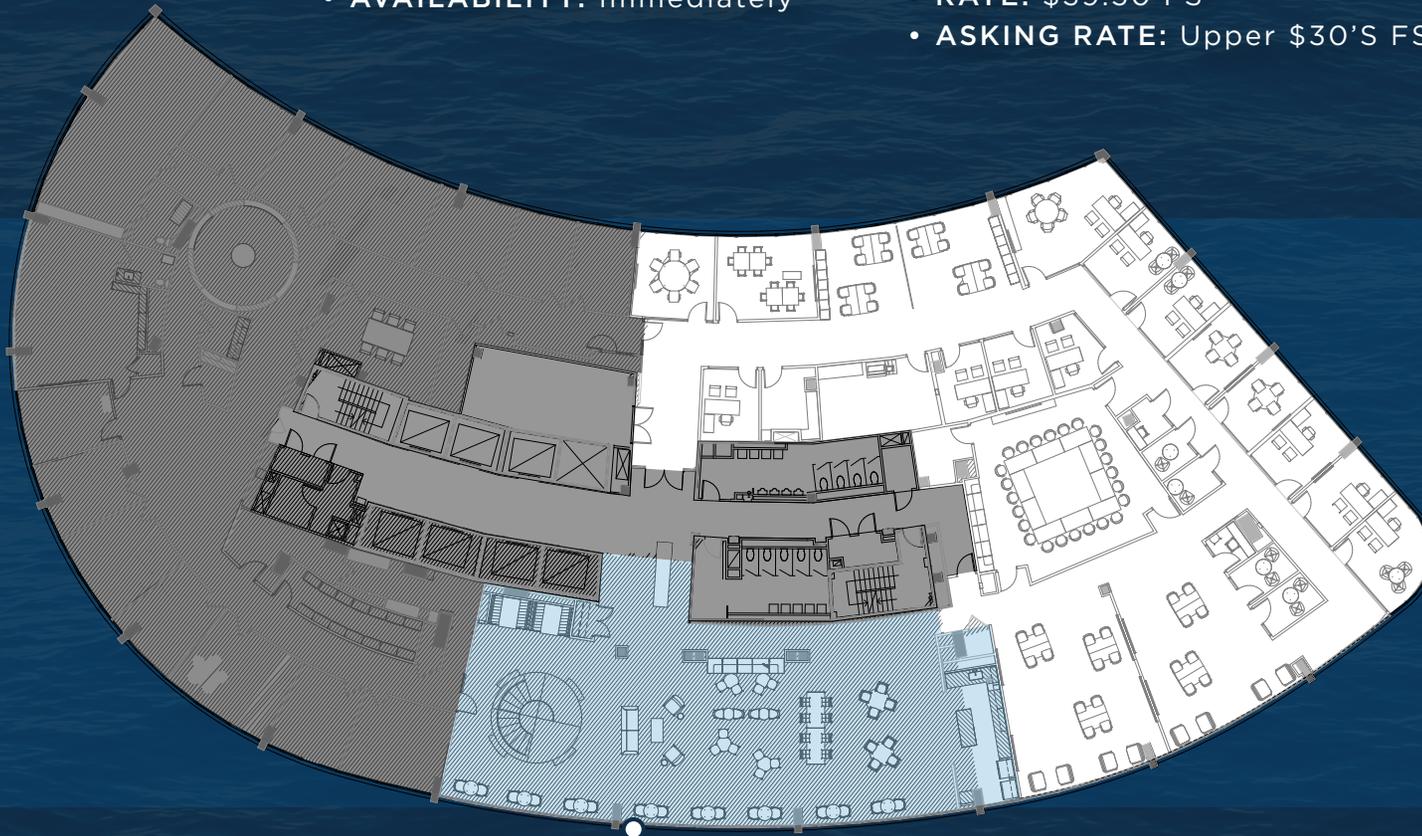
FURNITURE AVAILABLE



TERM AVAILABLE THROUGH OCTOBER 31, 2027

EIGHTH FLOOR

- **FLOOR:** 8th
- **SIZE:** 9,602 SF
- **AVAILABILITY:** Immediately
- **TERM:** Flexible through October 2027
- **RATE:** \$39.50 FS
- **ASKING RATE:** Upper \$30'S FS



SHARED CAFÉ &
TENANT LOUNGE

SPACE FEATURES



FREE STANDING
BUILDING



FURNITURE
AVAILABLE



TERM AVAILABLE
THROUGH OCTOBER 31, 2027



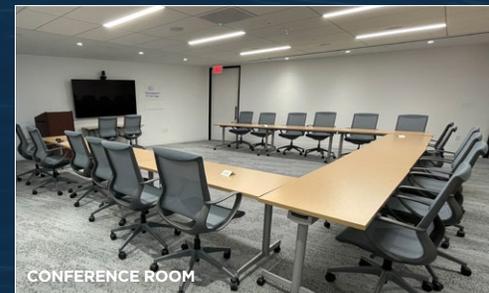
SPACIOUS LOUNGE



MEETING SPACES WITH OFFICES FOR A DAY

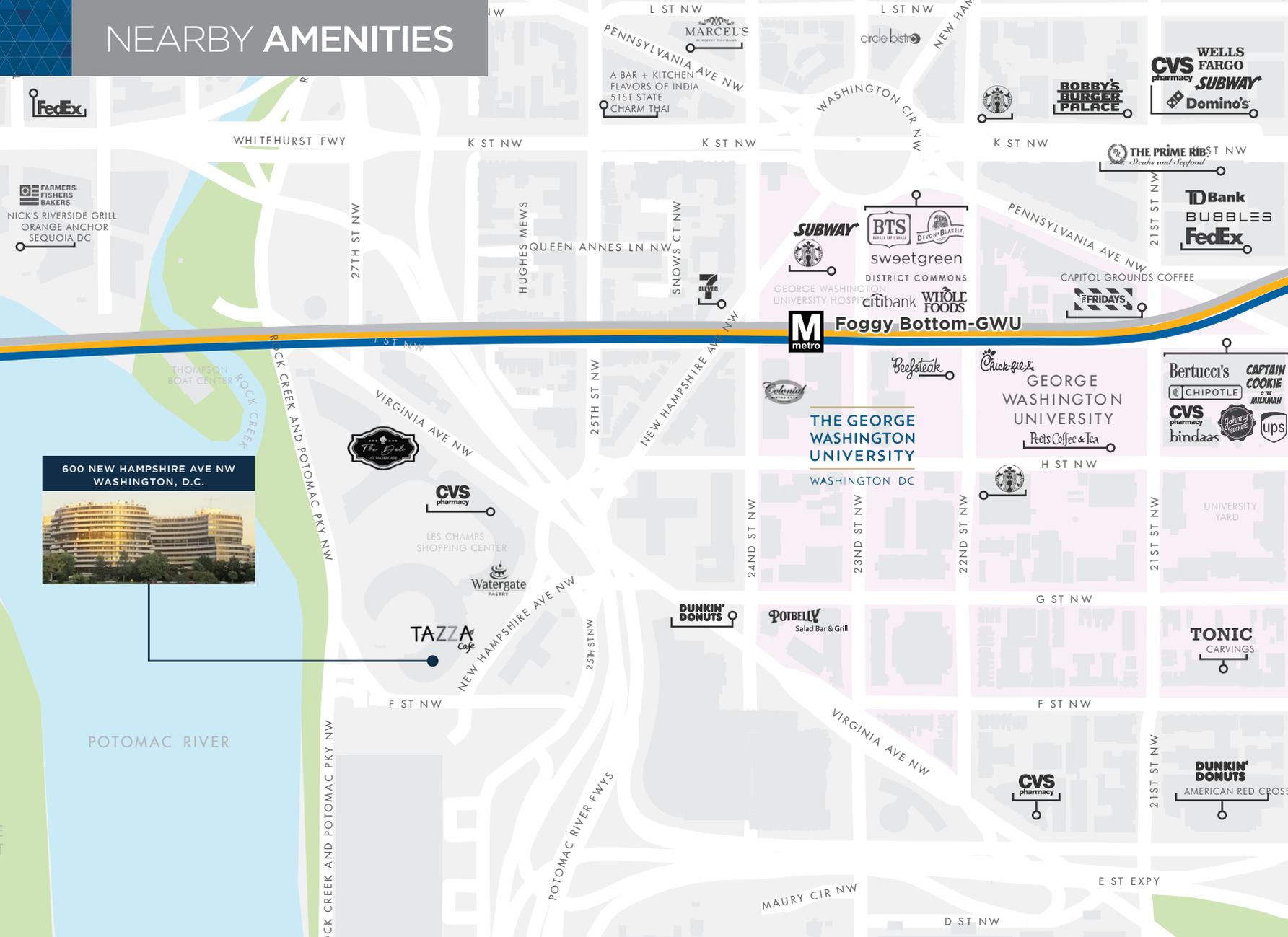


VIEWS OF THE POTOMAC



CONFERENCE ROOM

NEARBY AMENITIES



600 NEW HAMPSHIRE AVE NW
WASHINGTON, D.C.





600 NEW HAMPSHIRE
AVE NW

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CBRE

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