

# PORTALS II DC

445 12TH STREET SW



## SOUTHWEST OFFICE AVAILABILITY

- 163,000 RSF AVAILABLE
- 19,928 RSF PER FLOOR
- \$52.00 - \$55.00 PER RSF





TIDAL BASIN

MARYLAND AVE LINEAR PARK

13 MINUTE WALK TO L'ENFANT PLAZA METRO STATION

10 MINUTE WALK TO L'ENFANT PLAZA FOOD COURT

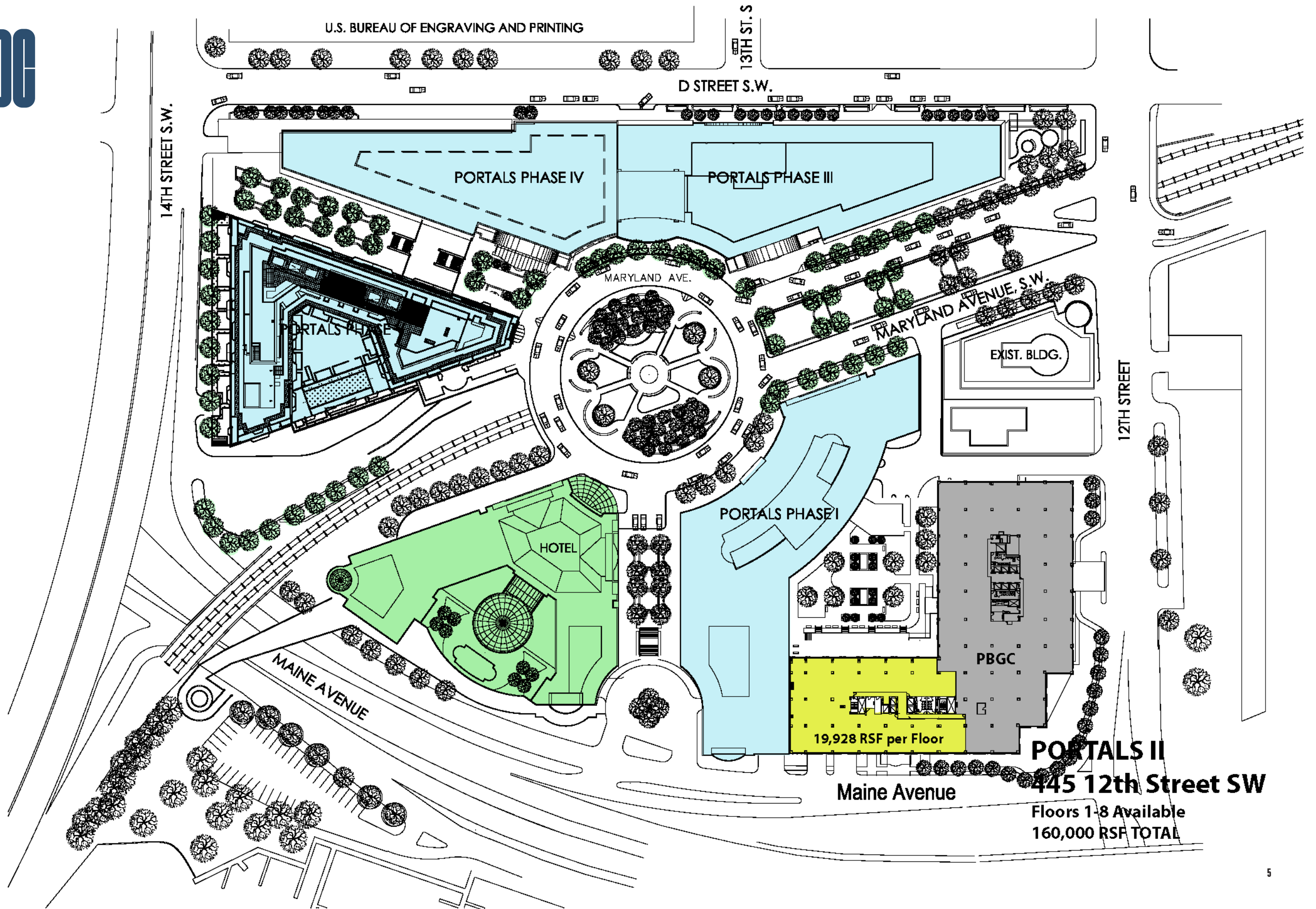
7 MINUTE WALK TO THE WHARF

BENJAMIN BANNEKER PARK

THE WHARF

PORTALS DC

# PORTALS II DC



**PORTALS II**  
**445 12th Street SW**  
Floors 1-8 Available  
160,000 RSF TOTAL

**5 MINUTE  
WALK TO  
THE WHARF**



# 116,000 RSF CONTIGUOUS AVAILABLE

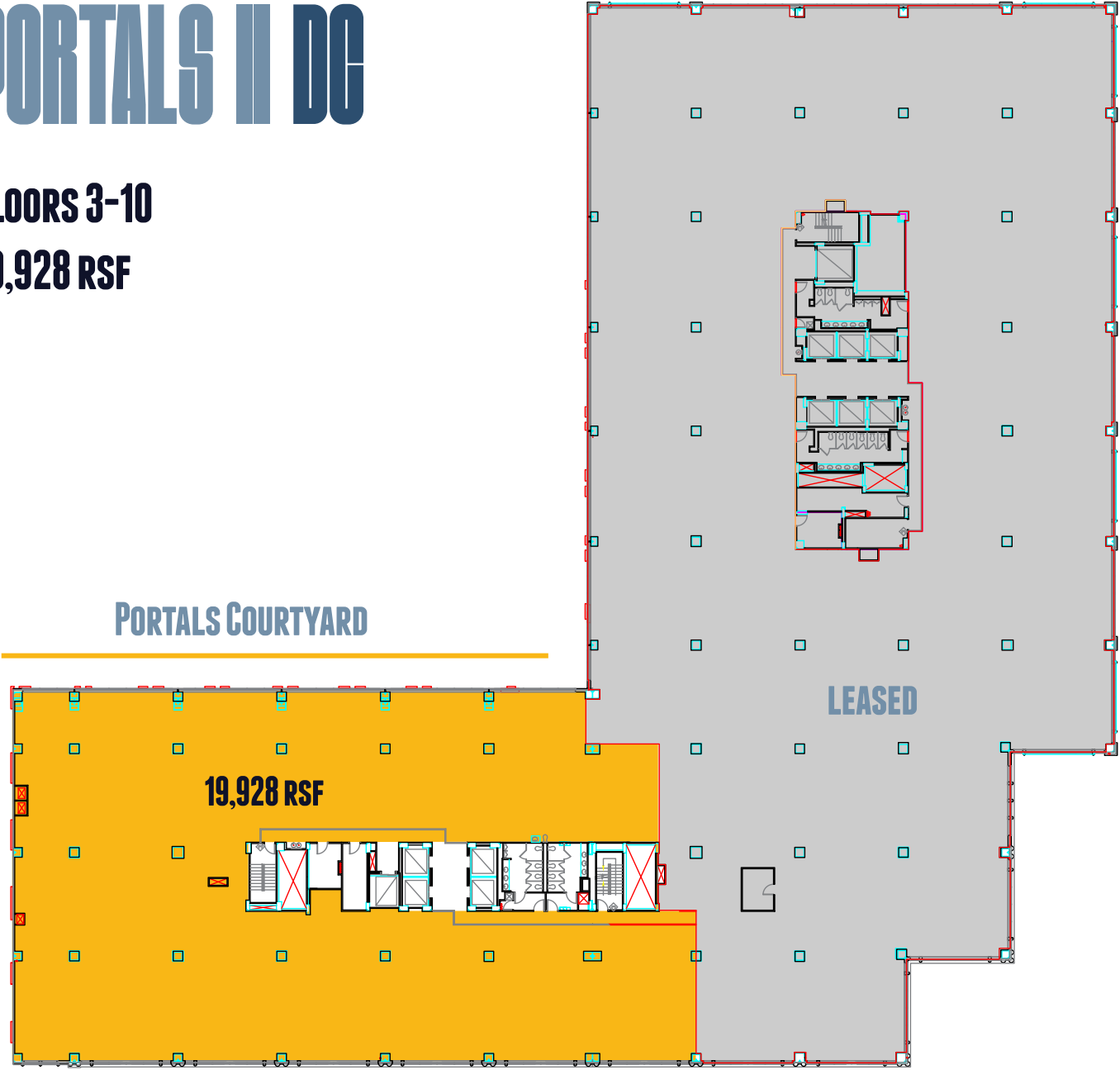
# TYPICAL FLOOR PLAN

WEST TOWER		EAST TOWER		
19,928 RSF AVAIL AUG 2028	LEASED	10		
19,928 RSF AVAILABLE	LEASED	9		
19,928 RSF AVAILABLE	LEASED	8		
19,928 RSF AVAILABLE	LEASED	7		
19,928 RSF AVAILABLE	LEASED	6		
19,928 RSF AVAILABLE	LEASED	5		
19,928 RSF AVAILABLE	LEASED	4		
19,928 RSF AVAILABLE	LEASED	3		
19,928 RSF AVAILABLE	LEASED	2		
16,938 RSF AVAILABLE	LEASED	1		
LEASED   12TH STREET LOBBY				
7,195 RSF AVAILABLE	MAINE AVE LOBBY	LEASED		GROUND

**OUTDOOR COURTYARD**

## PORTALS II DC

**FLOORS 3-10**  
**19,928 RSF**



PORTALS COURTYARD

19,928 RSF

LEASED

MAINE AVE  
RIVER VIEWS FROM ALL FLOORS

# 116,000 RSF CONTIGUOUS AVAILABLE

# COURTYARD LEVEL PLAN

WEST TOWER		EAST TOWER		
19,928 RSF AVAIL AUG 2028	LEASED	10		
19,928 RSF AVAILABLE	LEASED	9		
19,928 RSF AVAILABLE	LEASED	8		
19,928 RSF AVAILABLE	LEASED	7		
19,928 RSF AVAILABLE	LEASED	6		
19,928 RSF AVAILABLE	LEASED	5		
19,928 RSF AVAILABLE	LEASED	4		
19,928 RSF AVAILABLE	LEASED	3		
19,928 RSF AVAILABLE	LEASED	2		
16,938 RSF AVAILABLE	LEASED	1		
LEASED   12TH STREET LOBBY				
7,195 RSF AVAILABLE	MAINE AVE LOBBY	LEASED		GROUND

OUTDOOR COURTYARD

## PORTALS II DC

COURTYARD LEVEL  
16,938 RSF AVAILABLE

ACCESS TO PORTALS COURTYARD



MAINE AVE

# 116,000 RSF CONTIGUOUS AVAILABLE

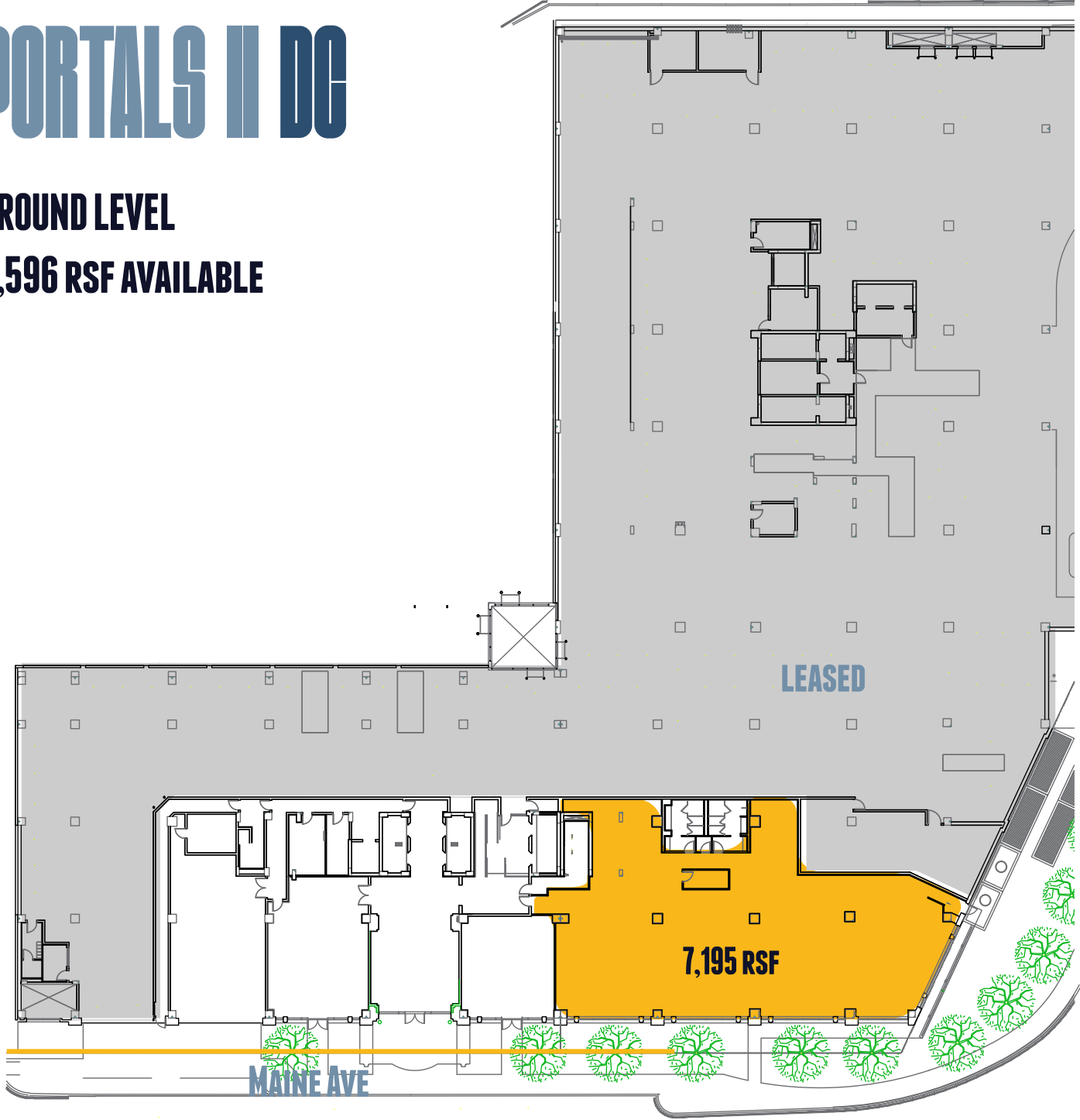
# GROUND FLOOR PLAN

WEST TOWER		EAST TOWER		
19,928 RSF AVAIL AUG 2028	LEASED	10		
19,928 RSF AVAILABLE	LEASED	9		
19,928 RSF AVAILABLE	LEASED	8		
19,928 RSF AVAILABLE	LEASED	7		
19,928 RSF AVAILABLE	LEASED	6		
19,928 RSF AVAILABLE	LEASED	5		
19,928 RSF AVAILABLE	LEASED	4		
19,928 RSF AVAILABLE	LEASED	3		
16,938 RSF AVAILABLE	LEASED	2		
LEASED   12TH STREET LOBBY		1		
7,195 RSF AVAILABLE	MAINE AVE LOBBY			GROUND

OUTDOOR COURTYARD

## PORTALS II DC

GROUND LEVEL  
9,596 RSF AVAILABLE



# VIEWS TO POTOMAC RIVER

# PORTALS II DC





# VIEWS TO POTOMAC RIVER

# PORTALS II DC



# VIEWS TO POTOMAC RIVER

# PORTALS II DC



**RENOVATED  
BUILDING LOBBY**



**PORTALS II DC**

**RENOVATED  
BUILDING LOBBY**



TW

TW

**PORTALS II DE**

# NEW FITNESS CENTER

PORTALS II DC



# NEW FITNESS CENTER



PORTALS II DC

# PORTALS II DG

## CONTACT

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