

Hall *of the* States

400 - 444 NORTH CAPITOL STREET, NW

Office For Lease



Leasing Information:
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Lincoln

Lincoln Property Company
101 Constitution Avenue, NW Suite 325 East
Washington, DC 20001

www.lpc.com



Property Highlights

- Four new spec suites on multiple floors ranging from 2,773 SF - 3,470 SF coming in 2025
- Immediate access to Union Station retail and transportation hub
- Beautiful rooftop with views of the US Capitol Building, Union Station and the Washington Monument
- Renovated tenant-only fitness center & large conference facilities available to tenants
- Amenity-rich neighborhood located steps away from the Senate offices
- In-building convenience store and Wells Fargo Bank
- Flexible lease terms
- 1/1,000 SF parking ratio

Availabilities	SF	Lease Rate	Date Available
Suite 846	2,944 SF	\$69.00 FS	Delivering 2025
Suite 837	3,197 SF	\$70.00 FS	10/1/2025
Suite 790	4,416 SF	\$69.00 FS	Immediately
Suite 730	2,773 SF	\$70.00 FS	Delivering 2025
Suite 700	11,512 SF	\$70.00 FS	Immediately
Suite 625	6,909 SF	\$68.00 FS	Immediately
Suite 622	1,565 SF	\$70.00 FS	Immediately
Suite 617	544 SF	\$70.00 FS	Immediately
Suite 603	2,939 SF	\$70.00 FS	Delivering 2025
Suite 495	3,470 SF	\$66.00 FS	Delivering 2025
Suite 417	447 SF	\$58.00 FS	Immediately
Suite 413	340 SF	\$58.00 FS	Immediately
Suite 404	238 SF	Negotiable	Immediately
Suite 397	1,173 SF	\$67.00 FS	Immediately
Suite 388	1,451 SF	\$67.00 FS	Immediately
Suite 382	1,293 SF	\$67.00 FS	Immediately
Suites 366 & 368	2,466 SF	Negotiable	4/1/2025
Suite 363	3,548 SF	Negotiable	9/1/2025
Suite 361	3,117 SF	\$70.00 FS + ELEC	Immediately
Suite 349	2,544 SF	\$67.00 FS	Immediately
Suite 249	1,872 - 17,445 SF	\$67.00 FS	Immediately

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Merrill Turnbull

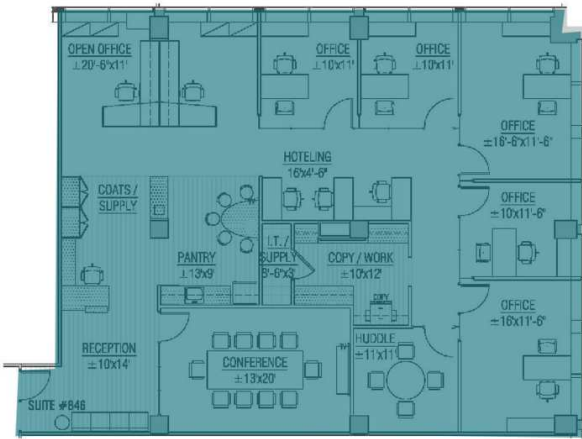
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Tim Whitebread

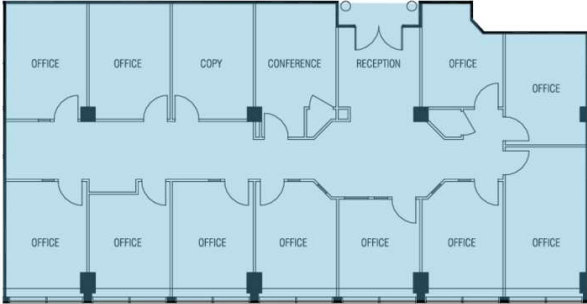
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Suite 846



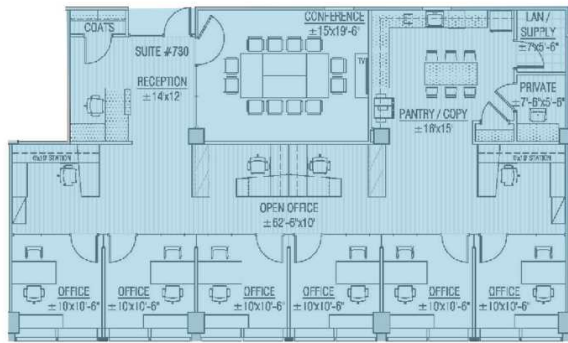
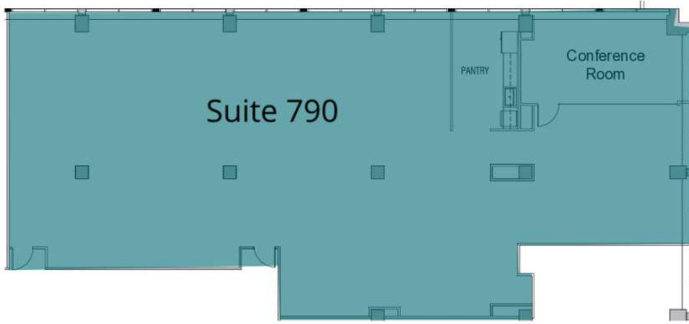
Suite 837



Suite	Size	Lease Rate	Description
■ Suite 846	2,944 SF	\$69.00 FS	Spec Suite Delivering 2025
■ Suite 837	3,197 SF	\$70.00 FS	Available 10/1/2025

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Suite 730



Suite	Size	Lease Rate	Description
■ Suite 790	4,416 SF	\$69.00 FS	Available Immediately – Newly renovated suite
■ Suite 730	2,773 SF	\$70.00 FS	Spec Suite Delivering 2025

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Suite 700



SOUTH WINDOW LINE



N CAPITOL STREET

WEST WINDOW LINE

E STREET

PLAZA

Suite	Size	Lease Rate	Description
■ Suite 700	11,512 SF	\$70.00 FS	Rare front of the building suite with gorgeous views of Union Station & tremendous setting

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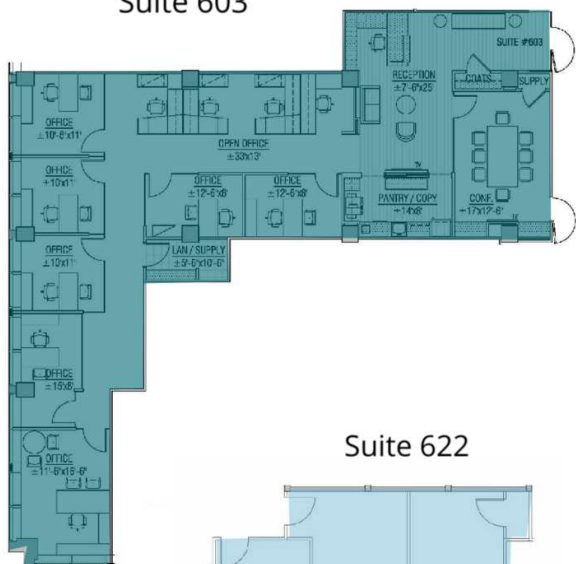


Suite	Size	Lease Rate	Description
■ Suite 625	6,909 SF	\$68.00 FS	Available immediately

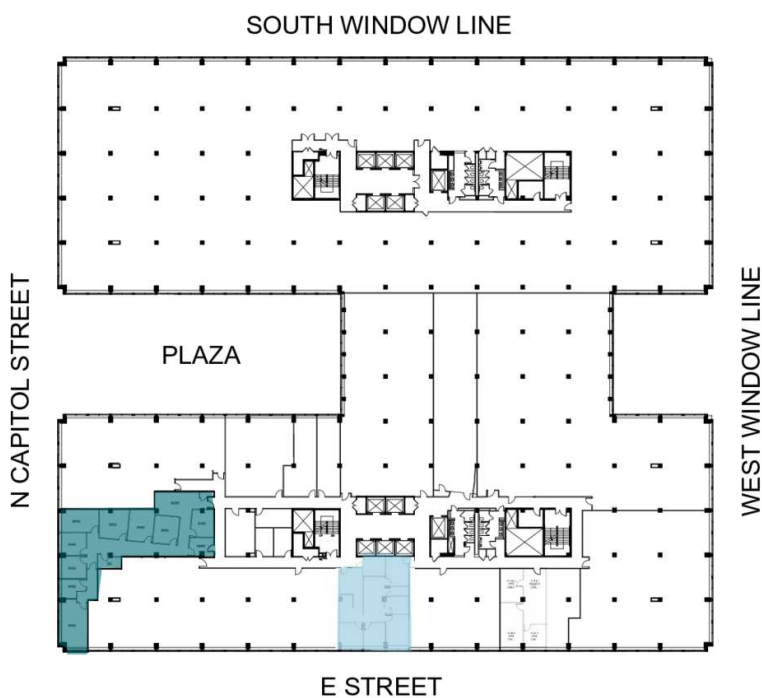
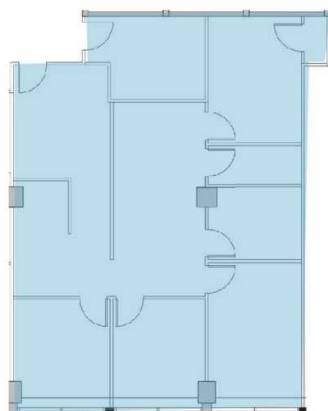
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Suite 603



Suite 622

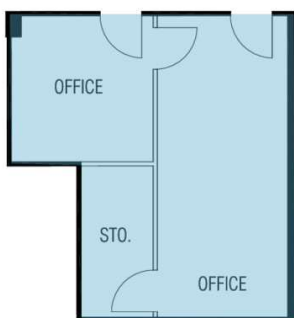
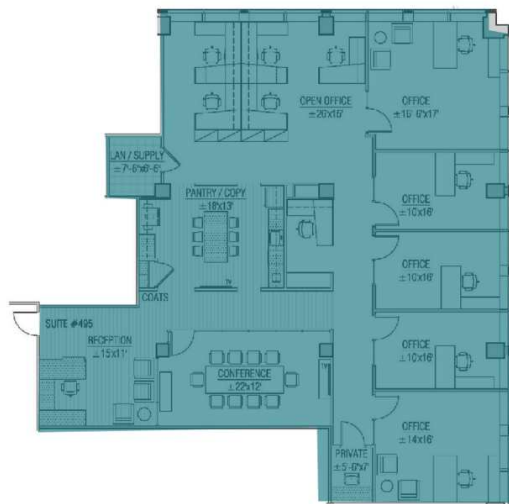


Suite	Size	Lease Rate	Description
■ Suite 622	1,565 SF	\$70.00 FS	Available Immediately
■ Suite 603	2,939 SF	\$70.00 FS	Spec Suite Delivering 2025

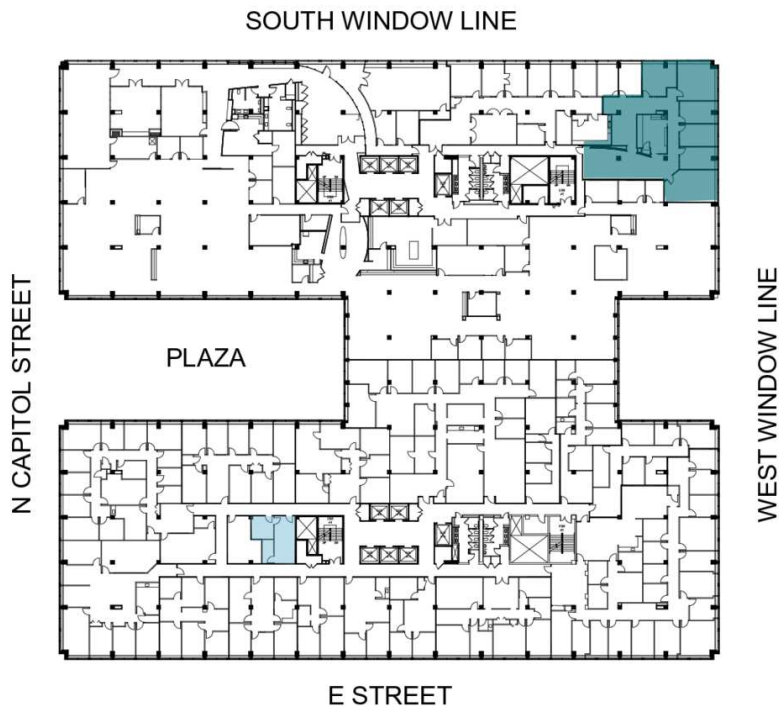
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Suite 495



Suite 417



Suite	Size	Lease Rate	Description
■ Suite 495	3,470 SF	\$66.00 FS	Spec Suite Delivering 2025
■ Suite 417	447 SF	\$58.00 FS	Available Immediately

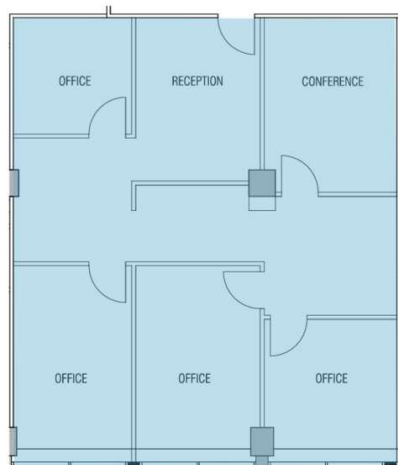
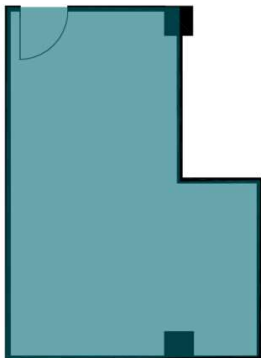
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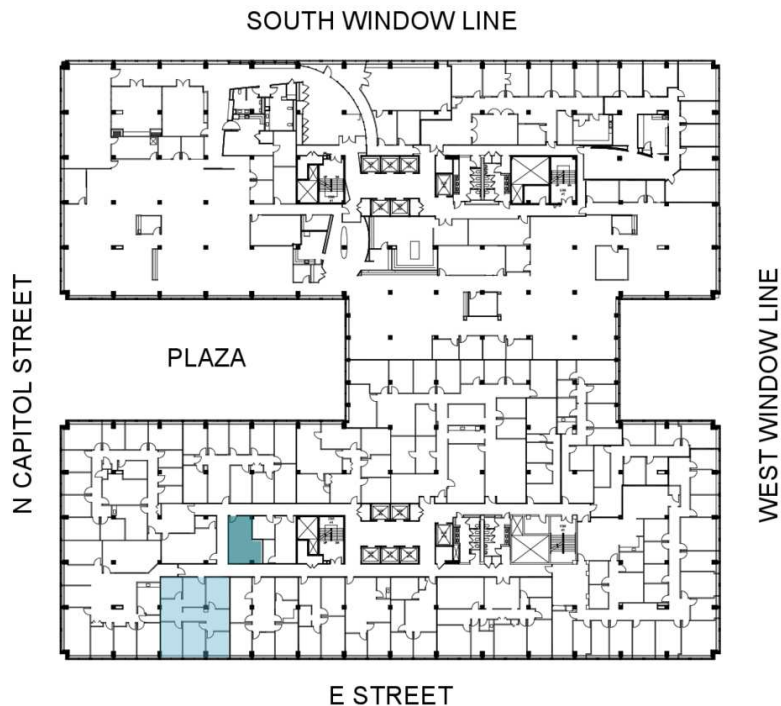
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Suite 413



Suite 404

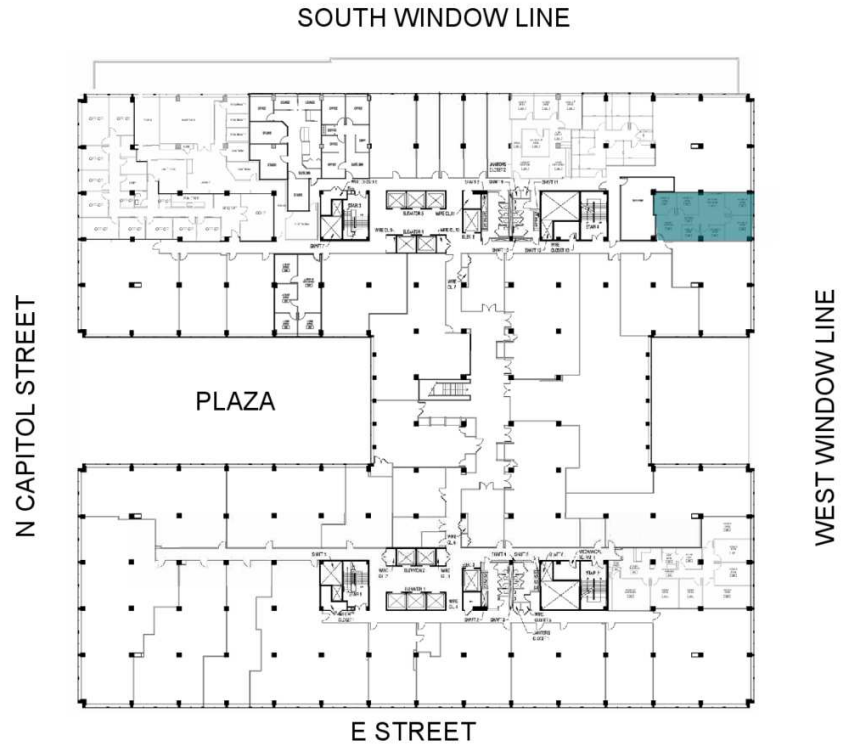
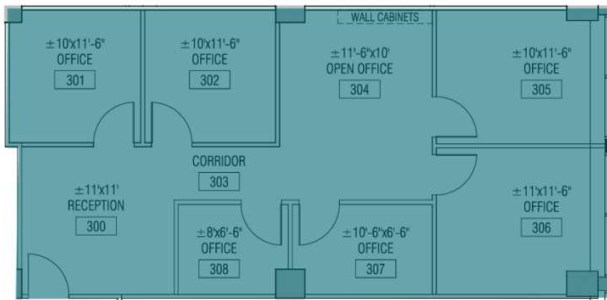


Suite	Size	Lease Rate	Description
■ Suite 413	340 SF	\$58.00 FS	Interior Office
■ Suite 404	238 SF	Negotiable	Available Immediately - Single office available in shared suite

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Suite 397

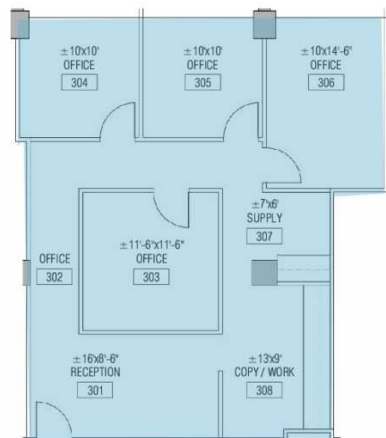
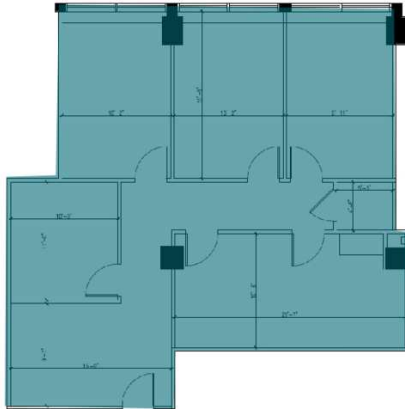


Suite	Size	Lease Rate	Description
■ Suite 397	1,173 SF	\$67.00 FS	Available Immediately

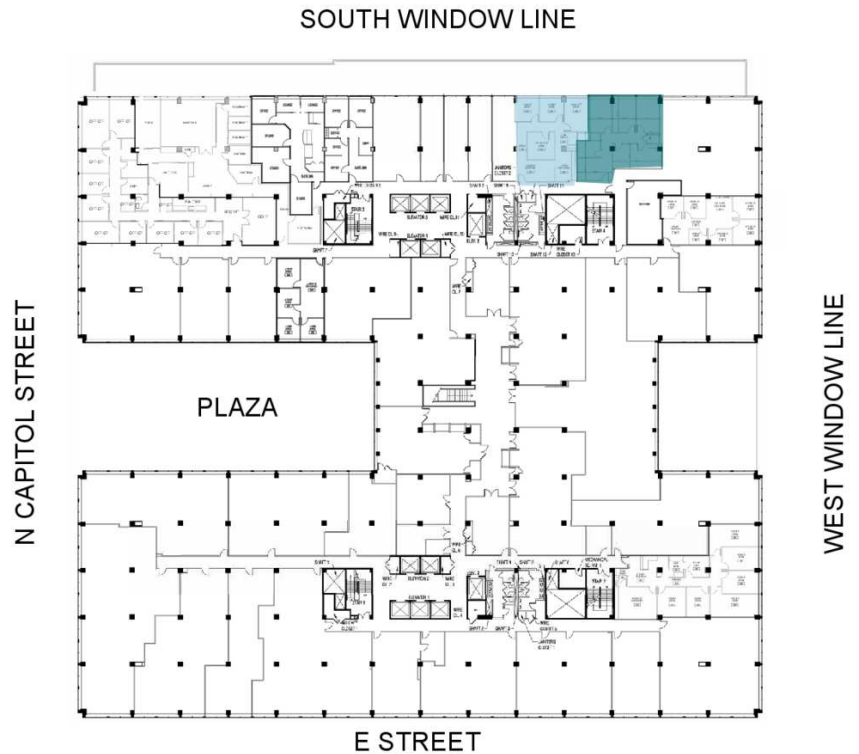
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Suite 388



Suite 382

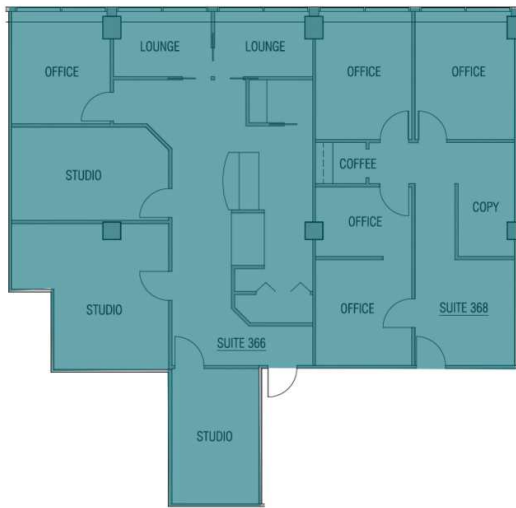


Suite	Size	Lease Rate	Description
■ Suite 388	1,451 SF	\$67.00 FS	Available Immediately
■ Suite 382	1,293 SF	\$67.00 FS	Available Immediately

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Suites 366 & 368



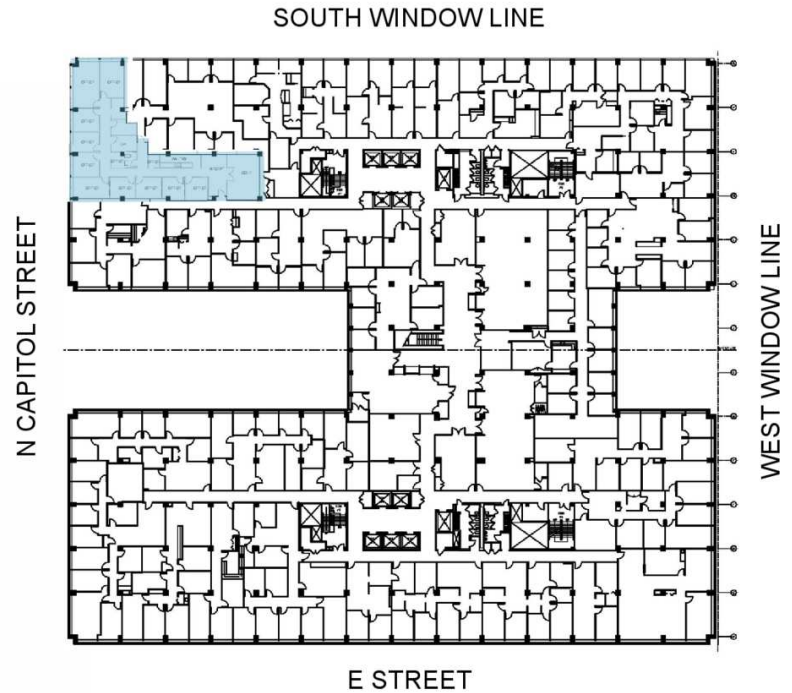
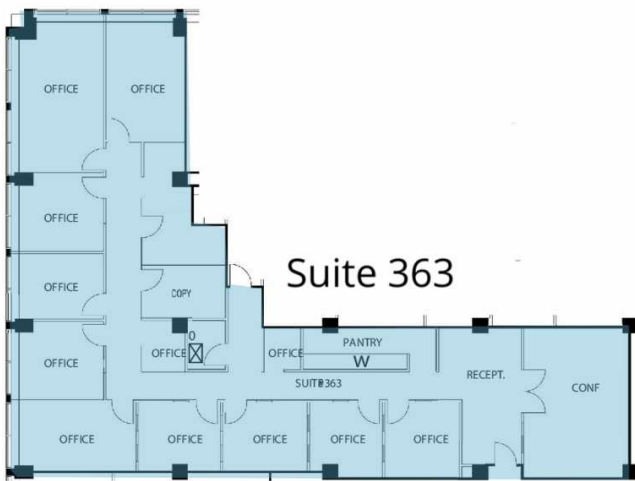
SOUTH WINDOW LINE



Suite	Size	Lease Rate	Description
■ Suites 366 & 368	2,466 SF	Negotiable	Available 4/1/2025. Full buildout with 5 offices and 3 studio space.

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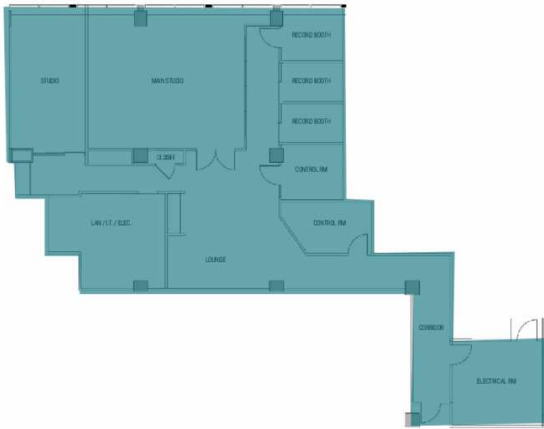


Suite	Size	Lease Rate	Description
■ Suite 363	3,548 SF	Negotiable	Office-intensive suite, direct views of North Capitol Street, and the U.S. Capitol Building.

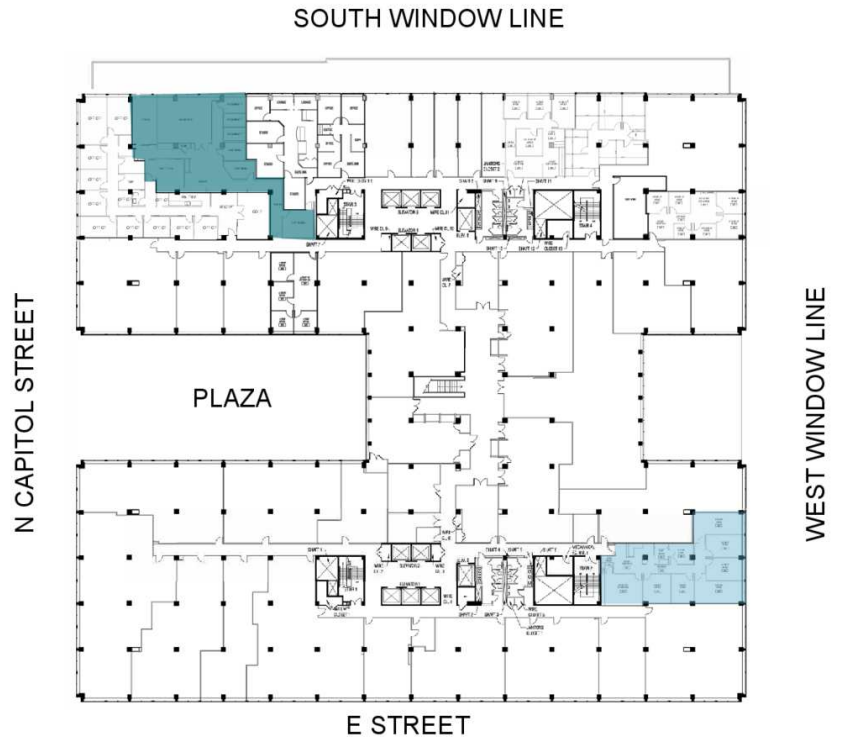
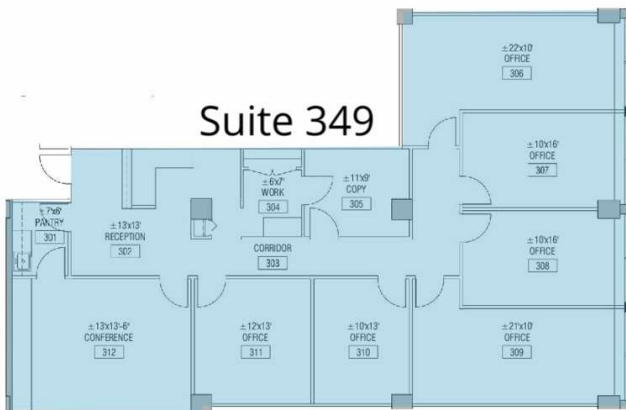
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Suite 361



Suite 349

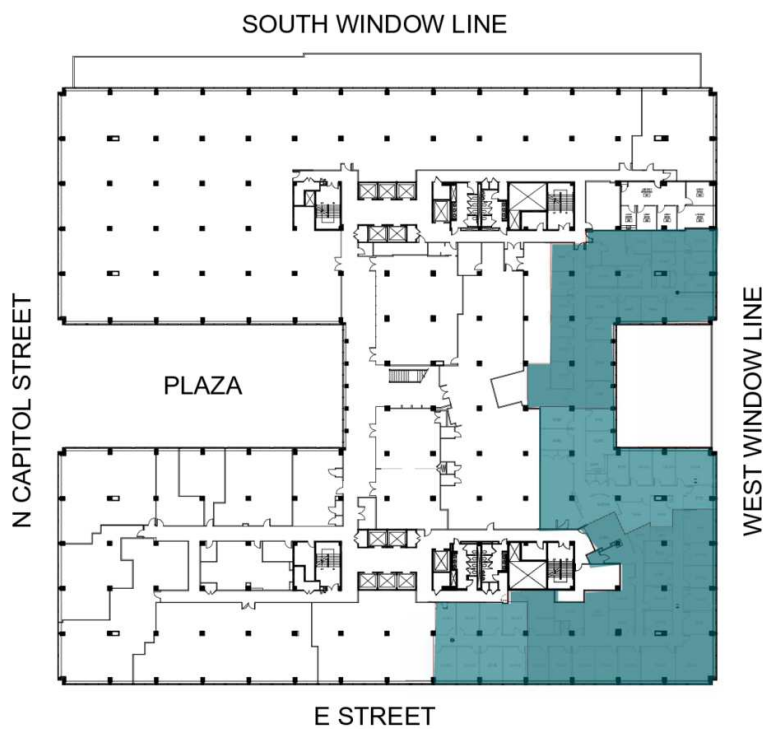
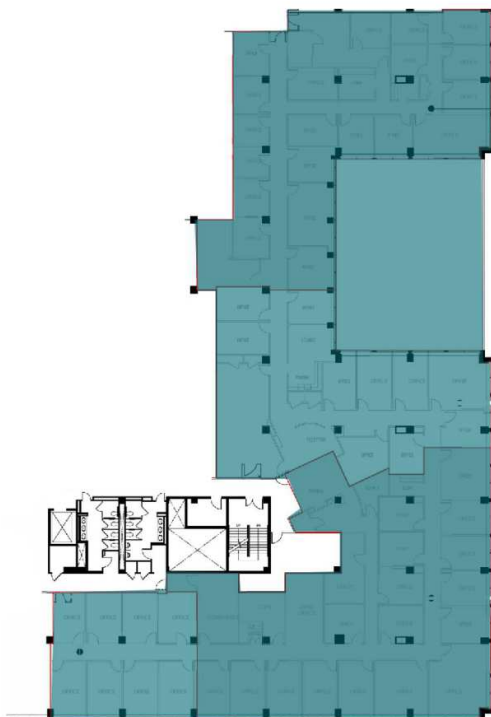


Suite	Size	Lease Rate	Description
■ Suite 361	3,117 SF	\$70.00 FS + ELEC	Plug-and-play studio with direct views of the Capitol Dome. Space ready for immediate occupancy with existing infrastructure in place. Current installation includes two studios, three podcast/recording studios, two control rooms, LAN/IT room and electrical room.
■ Suite 349	2,544 SF	\$67.00 FS	Available Immediately

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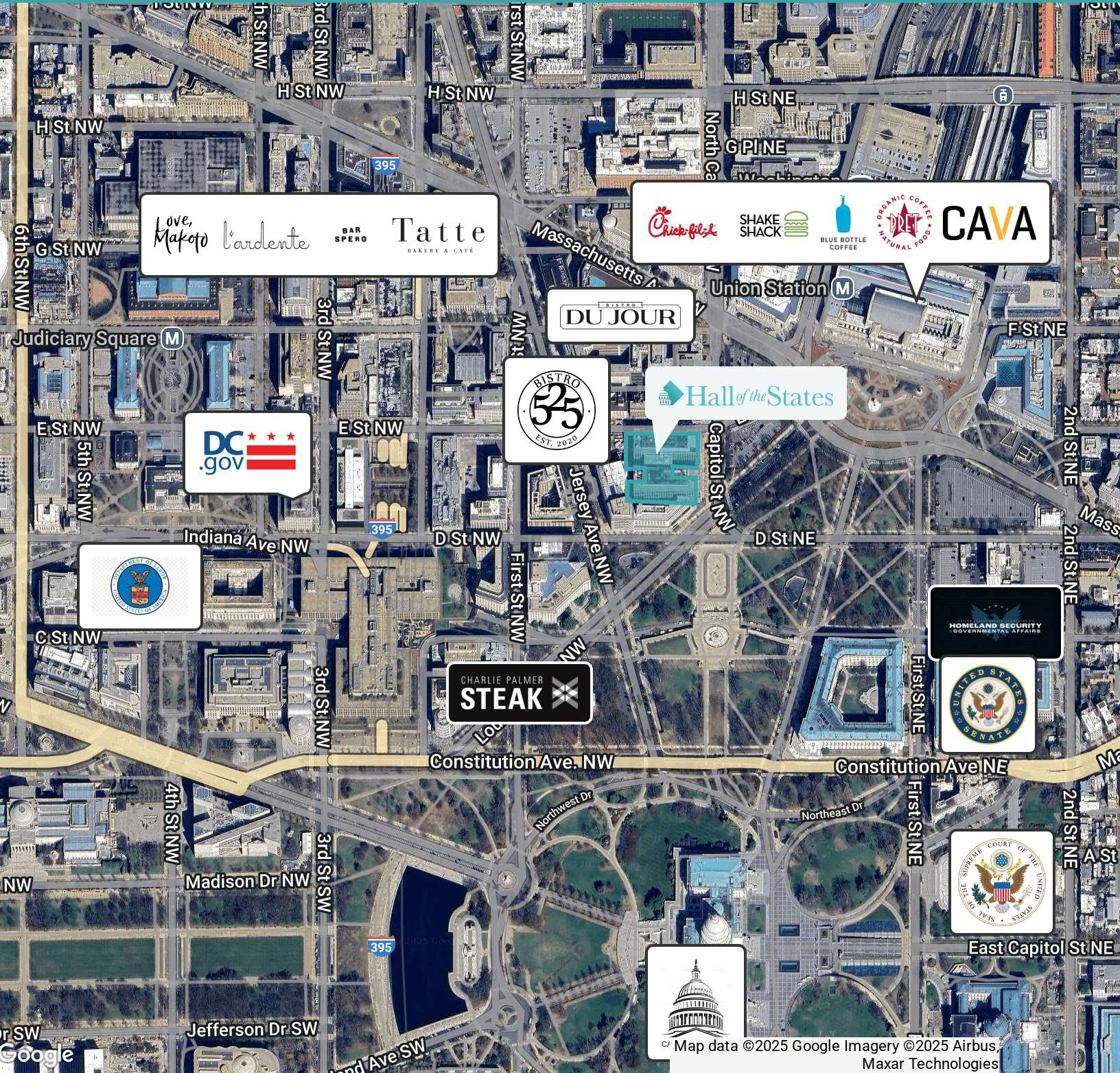
Suite 249



Suite	Size	Lease Rate	Description
■ Suite 249	1,872 - 17,445 SF	\$67.00 FS	Hypothetical Blocking Plan

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