

WHERE LIGHT  
*Meets Luxury*

1331

L STREET

1331 L Street NW, Washington, DC 20005



# BRILLIANT *Business*

Welcome to 1331 L Street NW—an inspiring office destination located in the heart of Washington, DC. This free-standing, light-filled building is undergoing a full transformation to deliver a high-performance, amenity-rich environment designed to elevate both companies and culture.

## WHAT SETS IT APART

- 176,000 SF full-building opportunity
- Typical floors: ~18,847 RSF with large column-free zones
- Free-standing building with glass on all four sides
- Five high-speed elevators
- Three levels of underground parking (102 spaces)
- LEED Gold certification and Energy Star designation



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The lobby at 1331 L Street features warm wood finishes, sleek seating, and built-in greenery. Clean lines, natural light, and subtle textures create an open, sophisticated atmosphere designed for comfort and connection.

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1331 L Street has been reimagined with features designed for optimal tenant experience. With glass on four sides, five high-speed elevators, and 12 EV charging stations, it's a building that blends operational excellence with intuitive design.

The renovation introduces upgraded mechanical systems and layout flexibility to meet the evolving needs of modern companies—from collaborative startups to established enterprises. Its infrastructure, scale, and visibility create a compelling opportunity in one of DC's most accessible corridors.

### NEWLY RENOVATED AMENITIES

- Welcoming double-height lobby and entrance with touchdown seating
- Cafe and lounge for collaboration and conversation
- 100+ person flexible conference center
- State-of-the art fitness center
- Roof terrace with city views

IMAGINE A  
*Bright(er)  
Future*

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The conference space at 1331 L Street offers a clean, modern setting with flexible seating, a large presentation screen, and warm wood-accented ceilings. Floor-to-ceiling glass walls bring in light, making it ideal for meetings, panels, and gatherings.

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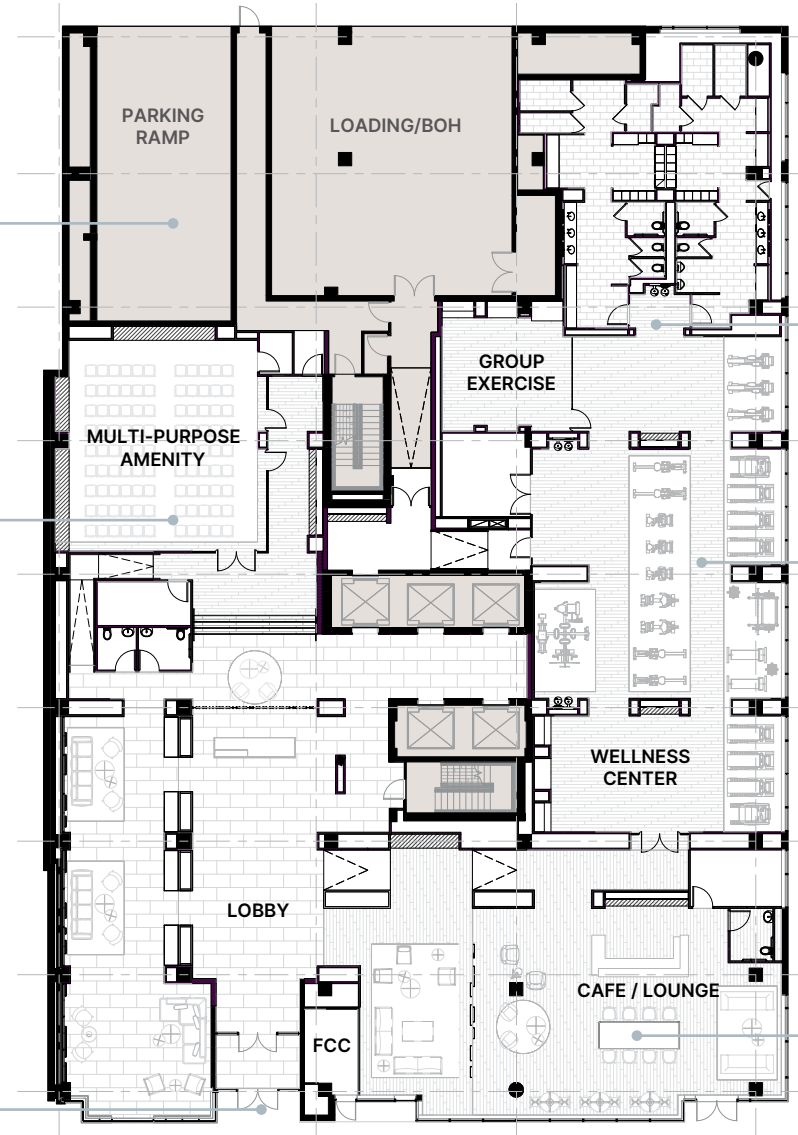
# GROUND FLOOR AMENITIES

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102 parking spaces  
with 12 EV chargers

100+ person capacity  
with flexibility for multiple  
layouts

Expansive and airy double  
height arrival



Spa-like  
locker room

State-of-the-art cardio and  
weight equipment, as well as  
group fitness space

Welcoming seating area for  
collaboration or touchdown  
space

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# ELEVATE YOUR *Performance*

The fitness center at 1331 L Street offers a bright, open space with modern cardio and strength-training equipment. Light wood finishes and a clean design create an energizing environment ideal for daily workouts and wellness routines.

## WELLNESS-FOCUSED FEATURES

Next-level fitness center with:

- Extensive cardio and strength training equipment
- Dedicated group exercise room
- Spa-like locker room and changing facilities
- Mental wellness and rejuvenation



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LOCATION & CONNECTIVITY

FRESH AIR,

# *Fresh Perspective*

## A MOMENT OF RESPITE

- Exterior oasis full of natural light
- Covered tenant work lounge
- Dedicated rooftop bar and event space
- Pergola structure for year-round use
- Relaxing shaded environments
- Wifi-enabled



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# ROOF TERRACE

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# ROOF TERRACE

The conference and event space seamlessly blends modern design with natural light, offering direct access to the rooftop terrace for an elevated experience and an extension of the outdoors.

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# FULL BUILDING OPPORTUNITY

With entire floors and customizable spaces available, now is the ideal time to secure your future at 1331 L Street NW. This is where businesses can grow in a vibrant, health-conscious, high-impact environment.

For full-building users or firms seeking efficient modern floorplates, 1331 L delivers a competitive edge in every direction.

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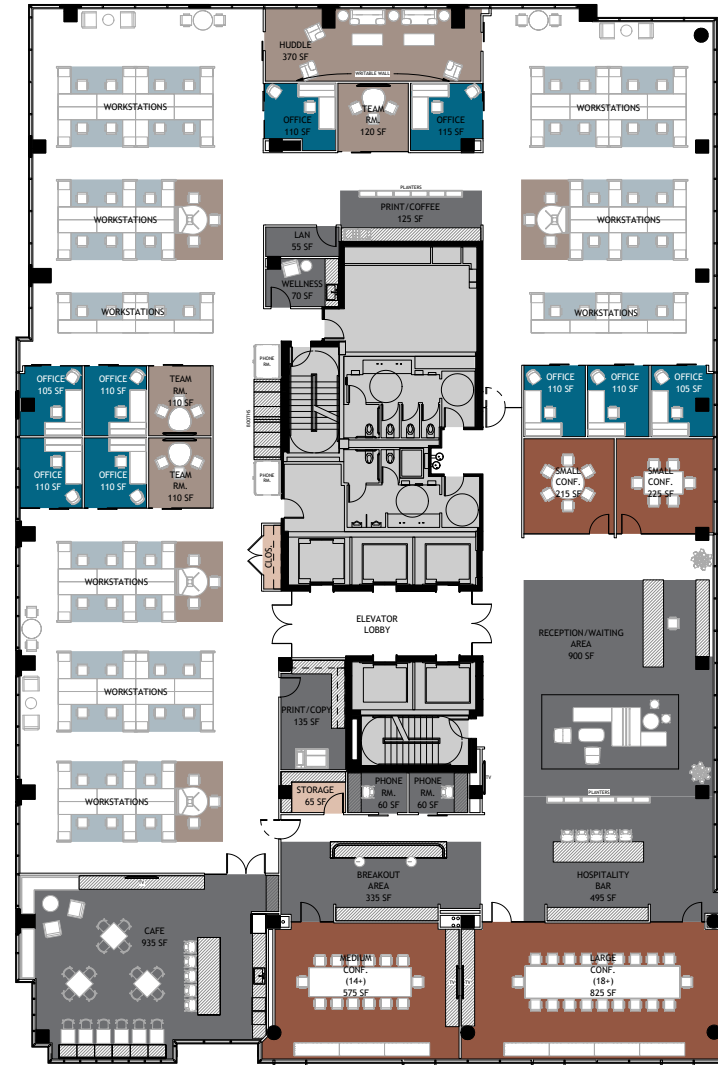
ROOF TERRACE	
18,847 SF	10
18,847 SF	9
18,847 SF	8
18,847 SF	7
18,847 SF	6
18,847 SF	5
18,792 SF	4
18,790 SF	3
15,214 SF	2
AMENITY + RECEPTION	

## Full Floors Available

- Center core design with four sides of windowline
- High end and modern existing build out
- Column-free zones on the east and west sides
- Limited interior columns
- Private entrance and branding opportunity
- Slab heights 10'6"
- Building built 2008
- Ceiling mounted VAV HVAC

# OPEN OFFICE TEST FIT

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## COLOR LEGEND

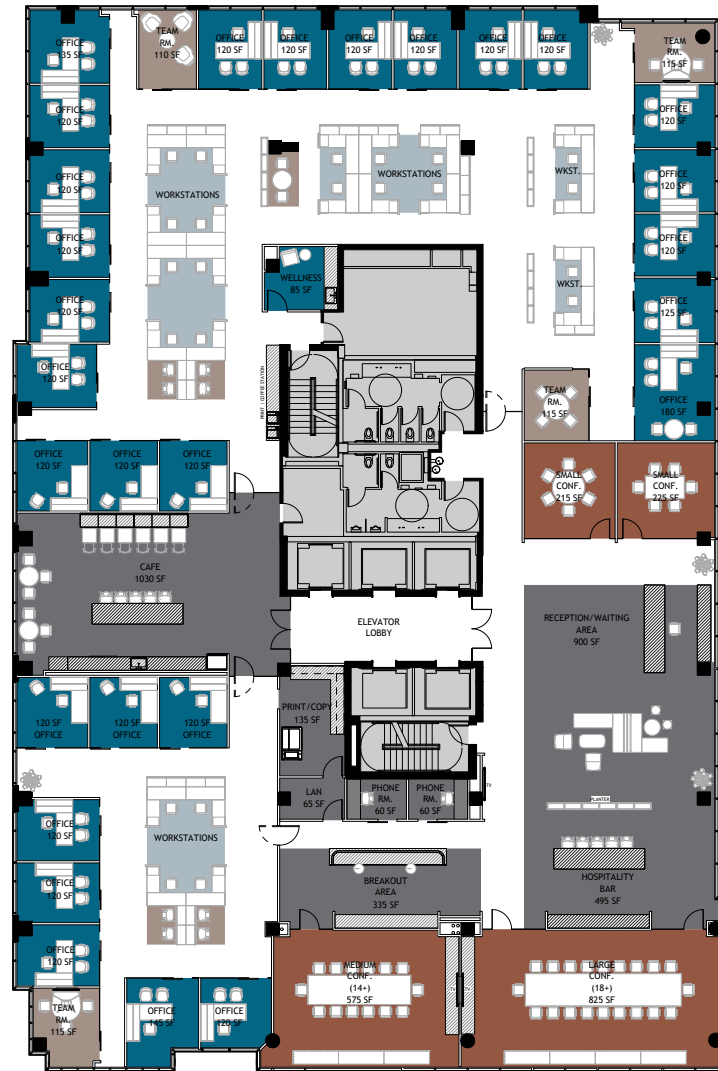
<span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; background-color: white;"></span>	CIRCULATION
<span style="display: inline-block; width: 15px; height: 15px; background-color: #004a7a;"></span>	OFFICE
<span style="display: inline-block; width: 15px; height: 15px; background-color: #a6c9e0;"></span>	WORKSTATION
<span style="display: inline-block; width: 15px; height: 15px; background-color: #8b6914;"></span>	COLLABORATION
<span style="display: inline-block; width: 15px; height: 15px; background-color: #5d2e08;"></span>	CONFERENCE
<span style="display: inline-block; width: 15px; height: 15px; background-color: #e69a00;"></span>	STORAGE
<span style="display: inline-block; width: 15px; height: 15px; background-color: #555555;"></span>	SUPPORT

## Features

- Offices - 9
- Workstations - 56
- Team Rooms - 3
- Conference Rooms - 4
- Cafe
- Wellness Room
- Breakout & Huddle Areas
- Phone Rooms - 2

# OFFICE INTENSIVE TEST FIT

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## COLOR LEGEND

	CIRCULATION
	OFFICE
	WORKSTATION
	COLLABORATION
	CONFERENCE
	STORAGE
	SUPPORT

## Features

- Offices - 28
- Workstations - 22
- Team Rooms - 3
- Conference Rooms - 4
- Cafe
- Wellness Room
- Breakout Area
- Phone Rooms - 2

## LOCATION & CONNECTIVITY

# *Rich Location. Right Now.*

### FINE DINING

1. La Grande Boucherie
2. Ocean Prime
3. Joe's Seafood, Prime Steak & Stone Crab
4. The Hamilton
5. Café du Parc
6. Via Sophia
7. Le Diplomate
8. Old Ebbitt Grill
9. Occidental Grill & Seafood
10. The Dabney

### FAST CASUAL

11. Sweetgreen
12. Luke's Lobster
13. A Baked Joint
14. Slipstream
15. Panera Bread
16. Teasm
17. Shouk

### METRO STATIONS

18. McPherson Square Station
19. Farragut North Station
20. Farragut West Station
21. Metro Center Station
22. Gallery Place-Chinatown Station

### HOTELS

23. The Hay-Adams
24. The Jefferson
25. Sofitel Lafayette Square
26. The Darcy Hotel
27. The Mayflower, Autograph Collection

### LANDMARKS

28. The White House

### CONVENTION SPACES

29. Walter E. Washington Convention Center

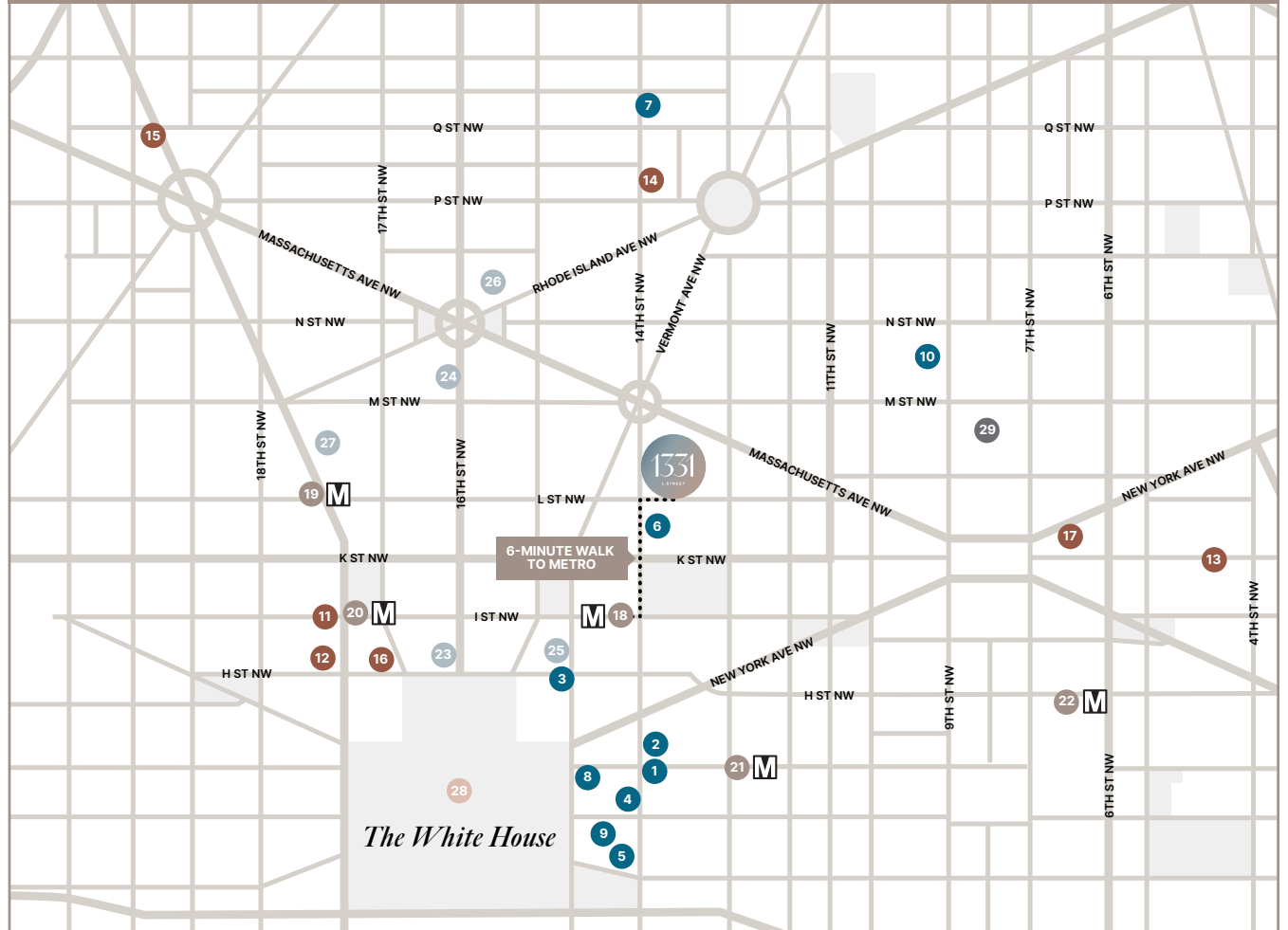
- Steps from McPherson Square Metro (Blue/Orange/Silver lines)

- Minutes to the White House, Capitol Hill, and major federal agencies

- Walkable to Franklin Park, restaurants, hotels, and retail

- Central to Downtown DC, Logan Circle, and 14th Street

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# 1331

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**1331LSTREET.COM**

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