

# OFFICE BUILDING FOR LEASE

## CAPITOL HILL SUBMARKET

220 I St NE, Washington, D.C. 20002

### AVAILABLE OFFICE SUITES

- Suite 110 Ground Floor Retail
- Suite 210 1,169 SF
- Suite 220 500 SF - 3,595 SF
- Suite 290 900 SF - 2,867 SF



### HIGHLIGHTS

- Close proximity to U.S. Capitol, Supreme Court, Library of Congress, and Union Station.
- Within walking distance to the H-Street retail corridor.
- Industrial loft style – 12-foot-high ceilings, private balconies available.
- Ground floor retail suite available. 1,333 SF with direct street access.
- Local family ownership with on-site building engineering.
- Flexible lease terms and build to suit options.
- Walking distance to two metro stations: Union Station Metro and NOMA-Gallaudet.
- Perfect for office/medical and non-profit uses.
- Located near several parking garages that offer monthly contracts.

### RENTAL RATE

- \$37.00/SF Plus electric

### TERM

- 3-10 Years



**LEGAT**<sup>SM</sup>  
— COMMERCIAL REAL ESTATE, LLC —

**JAMES LEGAT**

Principal

☎ | 703.677.0101

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**JONATHAN CHAPIN, MSRE**

Vice President

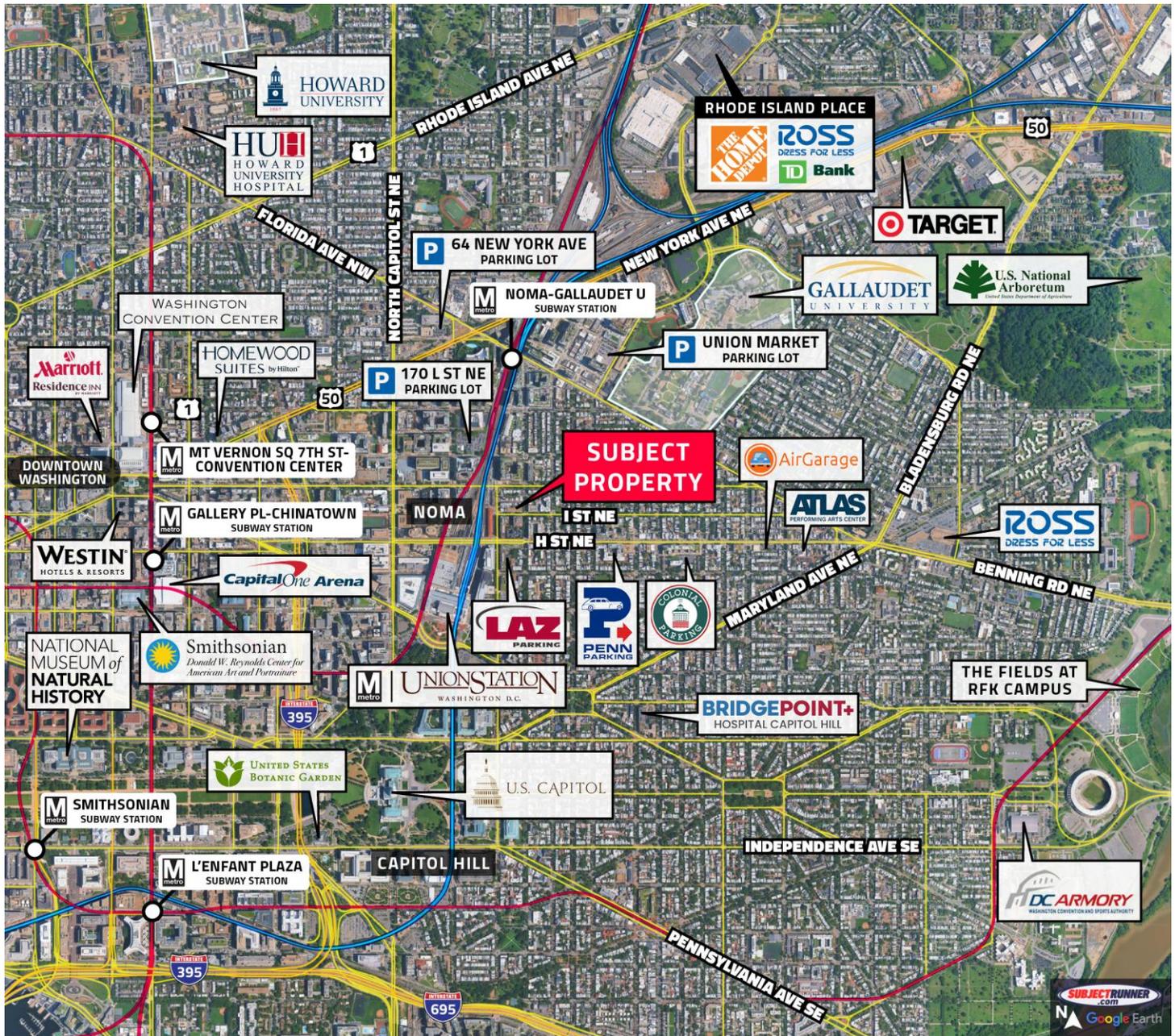
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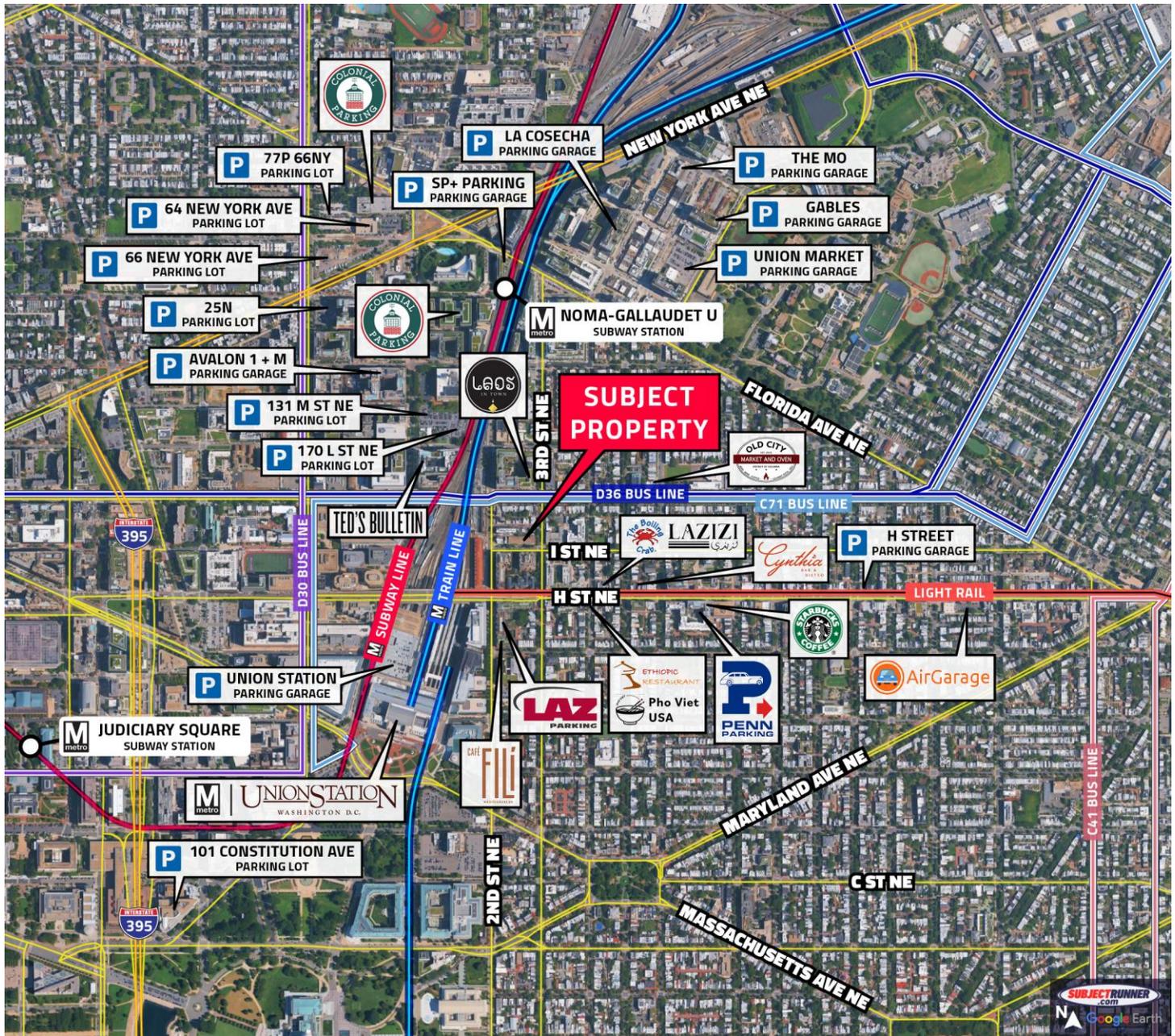
## AMENITY MAP



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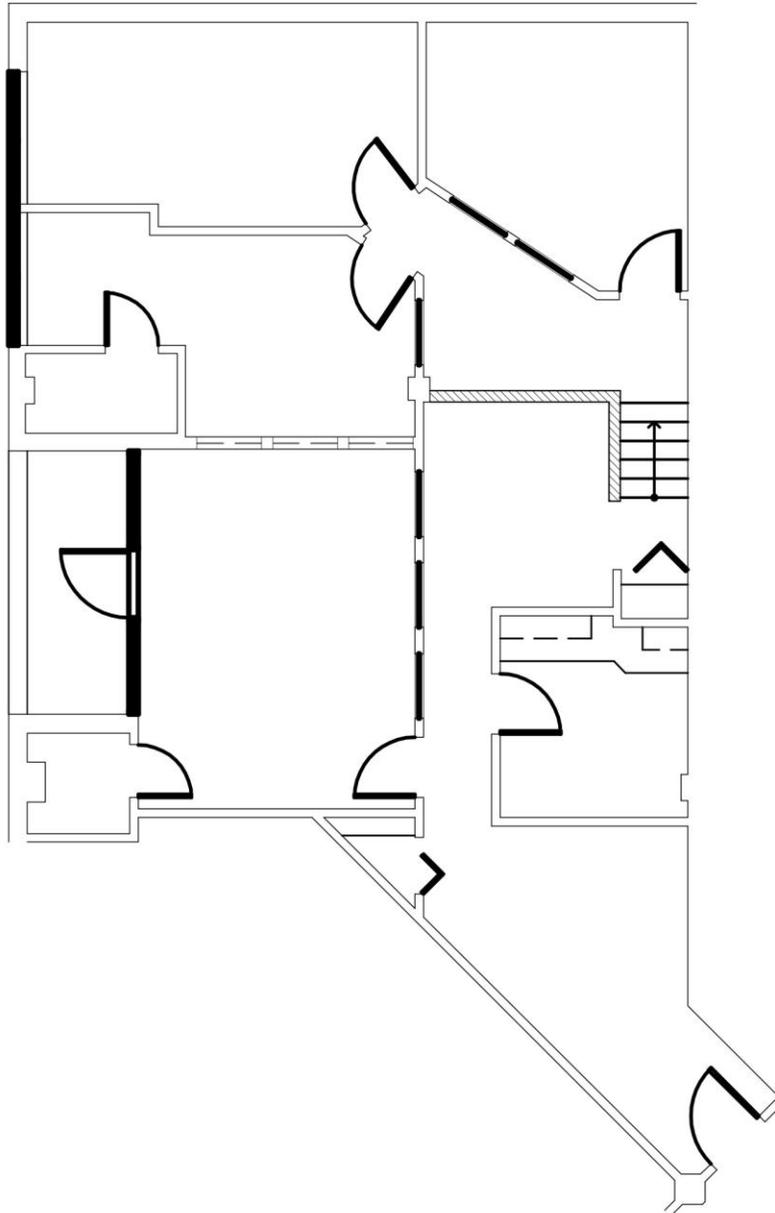
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# OFFICE BUILDING FOR LEASE

CAPITOL HILL SUBMARKET  
220 I St NE, Washington, D.C. 20002

Suite 210: 1,169 SF

## SUITE 210



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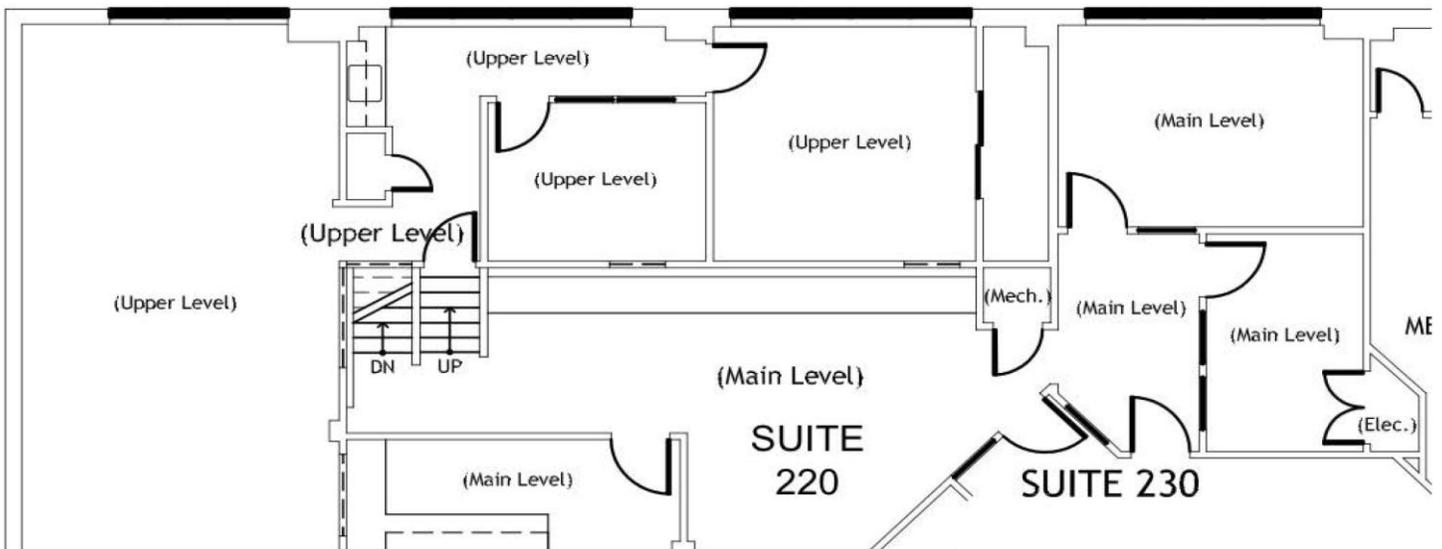
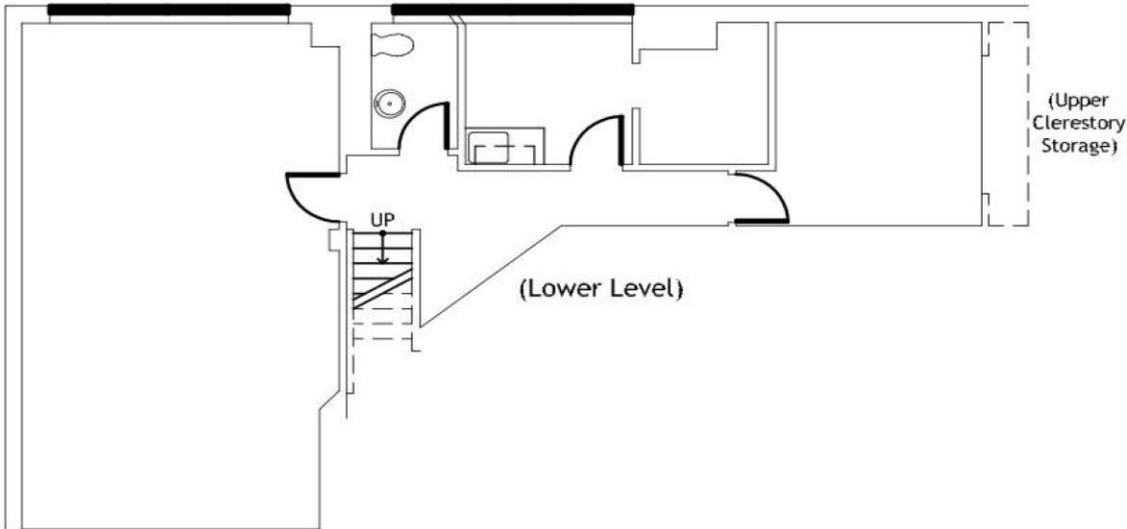
# OFFICE BUILDING FOR LEASE

CAPITOL HILL SUBMARKET  
220 I St NE, Washington, D.C. 20002

Suite 220: 3,025 SF

Suite 230: 570 SF

## SUITE 220 & 230



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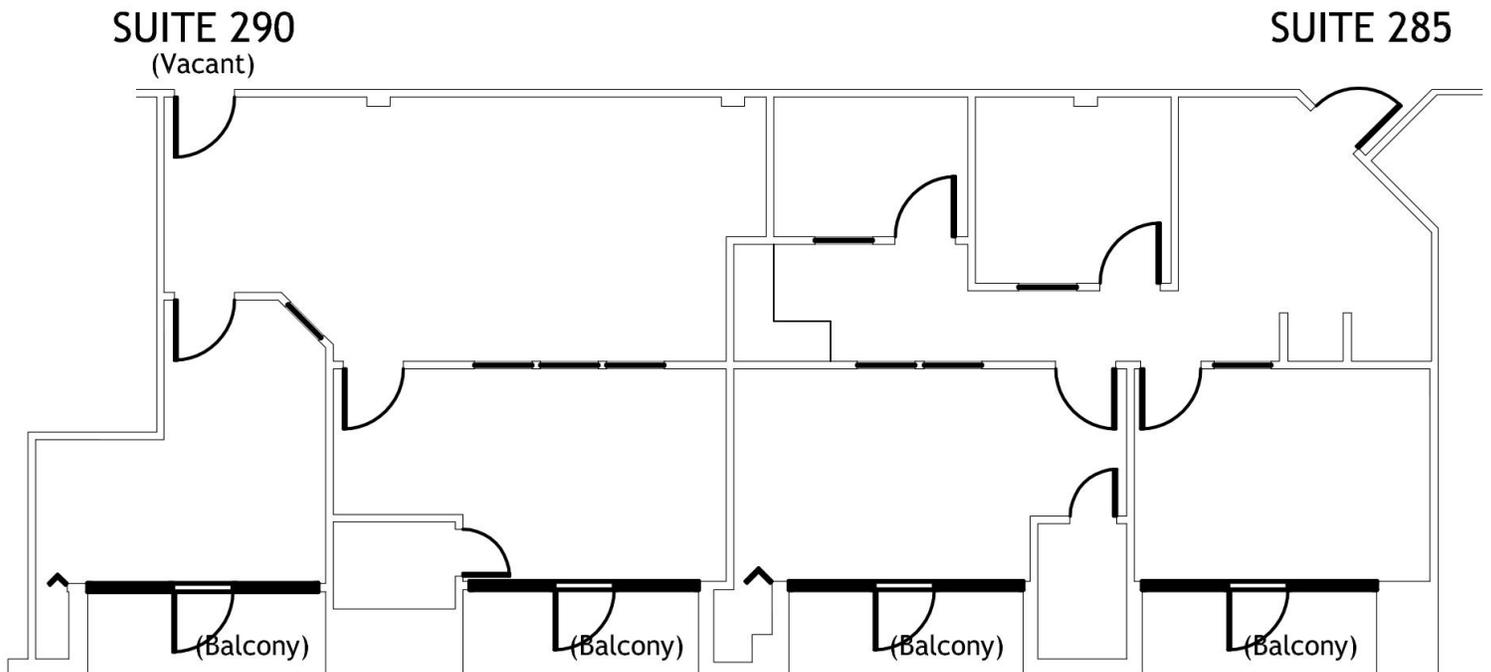
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# OFFICE BUILDING FOR LEASE

CAPITOL HILL SUBMARKET  
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Suite 290: 900 - 2,867 SF

## SUITE 290



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