
FRANKLIN COURT

1099 14TH STREET, NW
WASHINGTON, DC

Office For Lease

989 - 30,557 SF



Leasing Information:
202.513.6700

Adam Biberaj
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Merrill Turnbull
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Tim Whitebread
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Lincoln

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

www.lpc.com

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Property Highlights

- New conference center amenity on lobby level
- Only One Spec Suite Left 4,985 SF
- Flexible 41,000 SF floorplates with 30' x 30' column spacing
- 9' finished ceiling heights and 4 sides of glass
- LEED Gold
- One block to Metro
- State-of-the-art fitness center with full-swing golf simulator
- New coffee bar in lobby
- Magnificent rooftop terrace
- Bicycle storage room
- 4-levels of underground parking: 1/1,000 PSF

Availabilities

Availabilities	SF	Lease Rate	Date Available
Washington Design Suite 405	2,262 SF	\$58.00 FS	Immediately
Washington Design Suite 450	989 SF	\$58.00 FS	2/1/2025
Spec Suite 500 E	4,985 SF	\$55.00 FS	Immediately
Suite 860	3,032 SF	Negotiable	2/1/2025
9th Floor	30,557 SF	\$59.00 FS	Immediately

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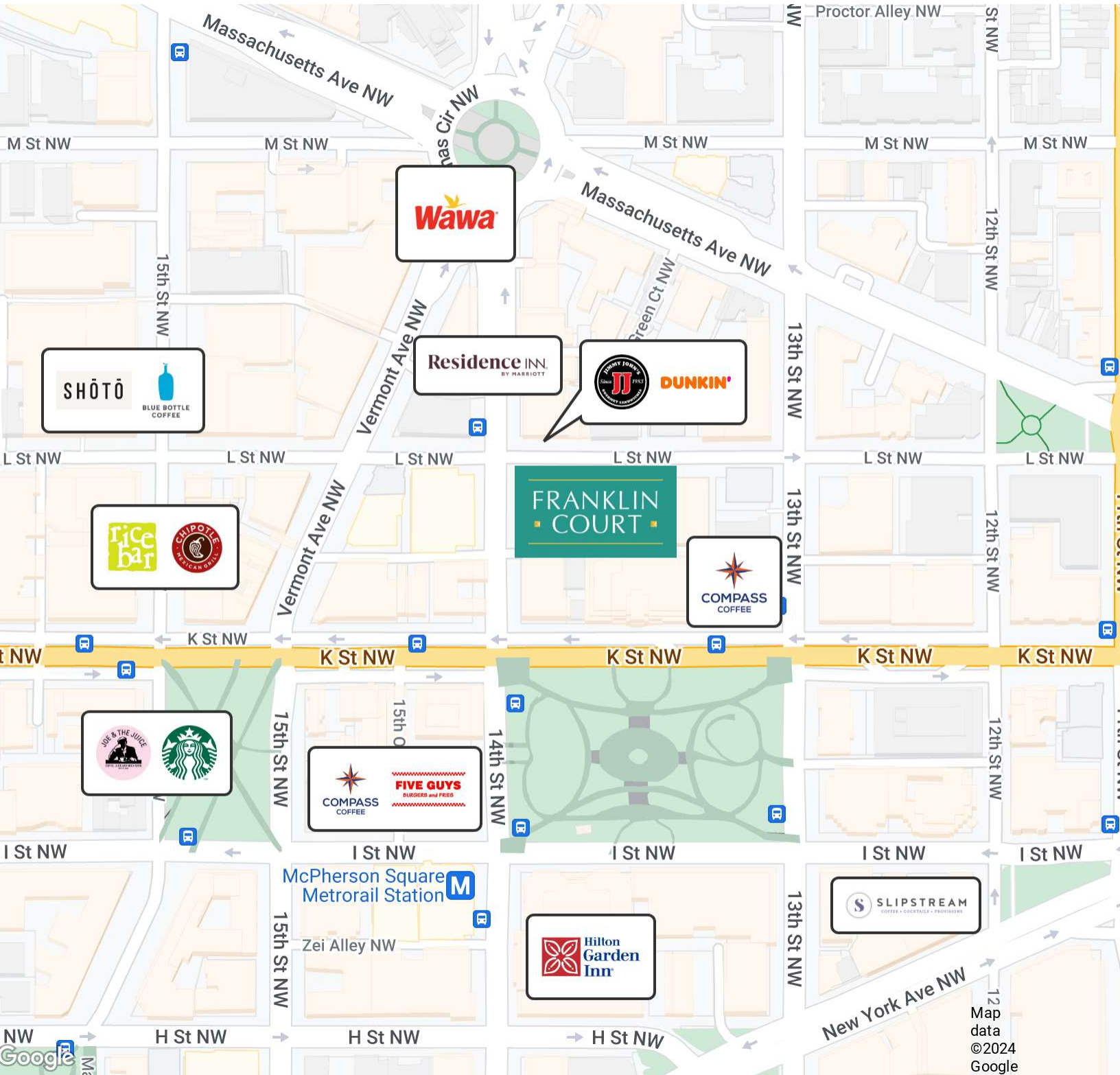
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Dining, Convenience & Hospitality

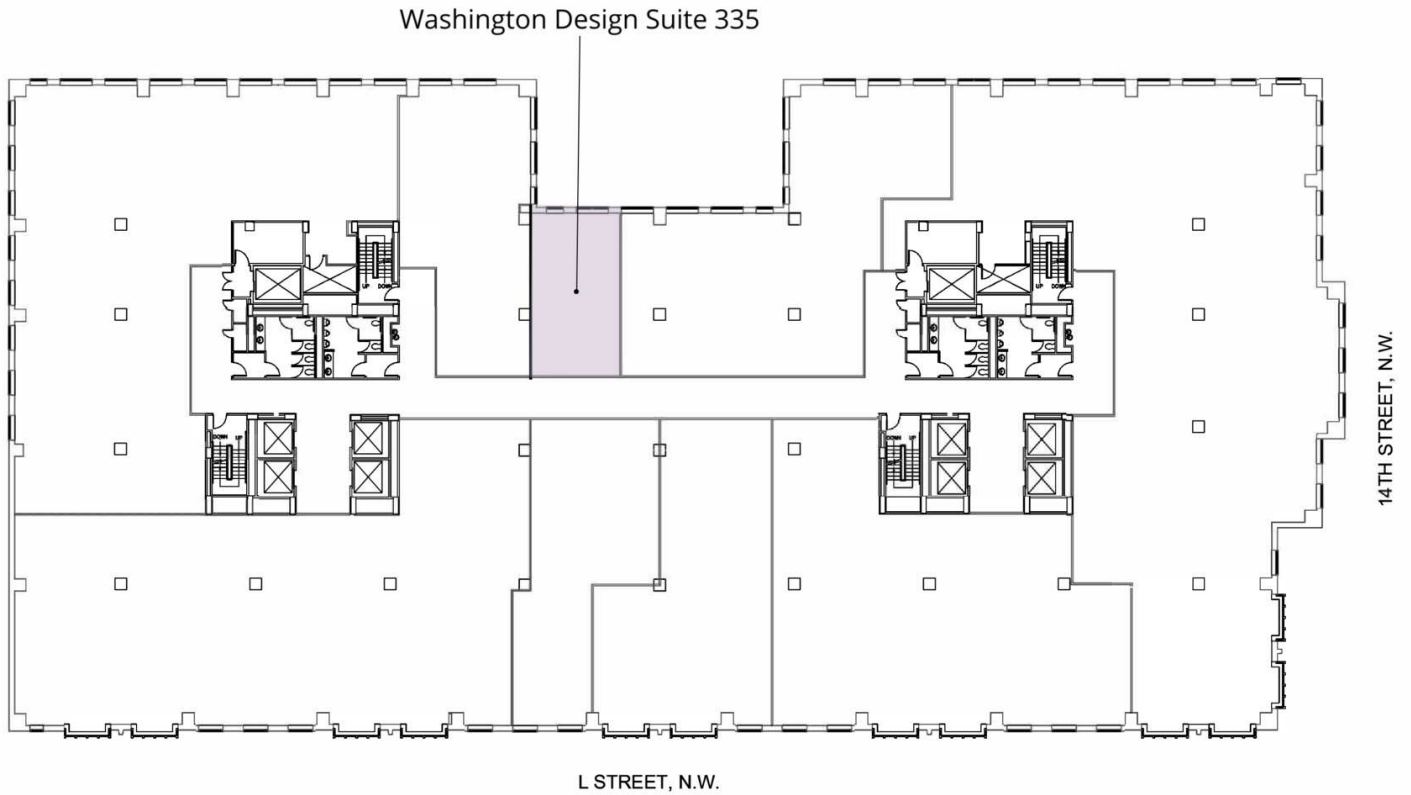


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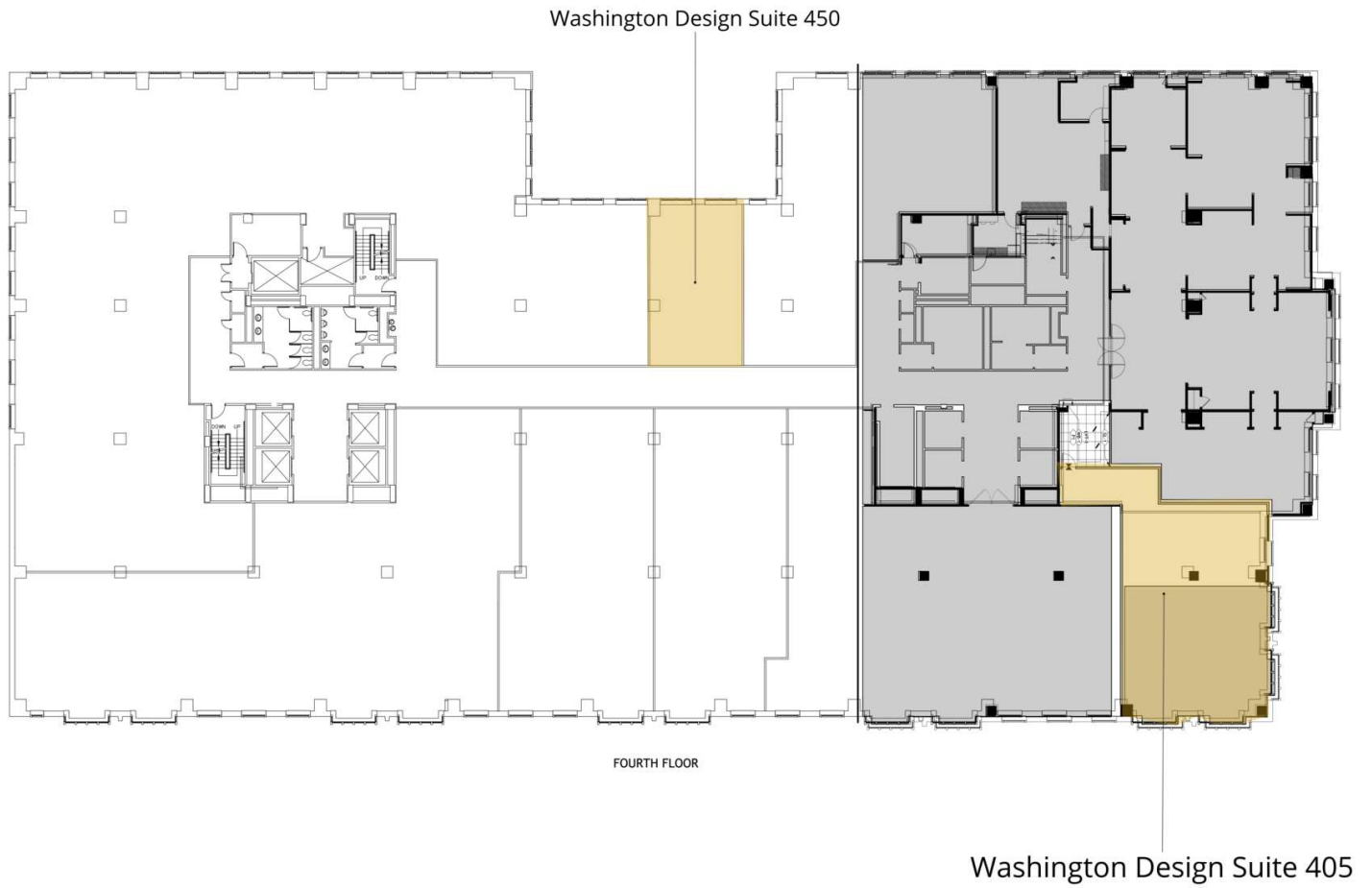
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Suite	Size	Lease Rate	Description
■ Washington Design Suite 335	1,040 SF	\$58.00 FS	Available 2/2025. Full built-out showroom.

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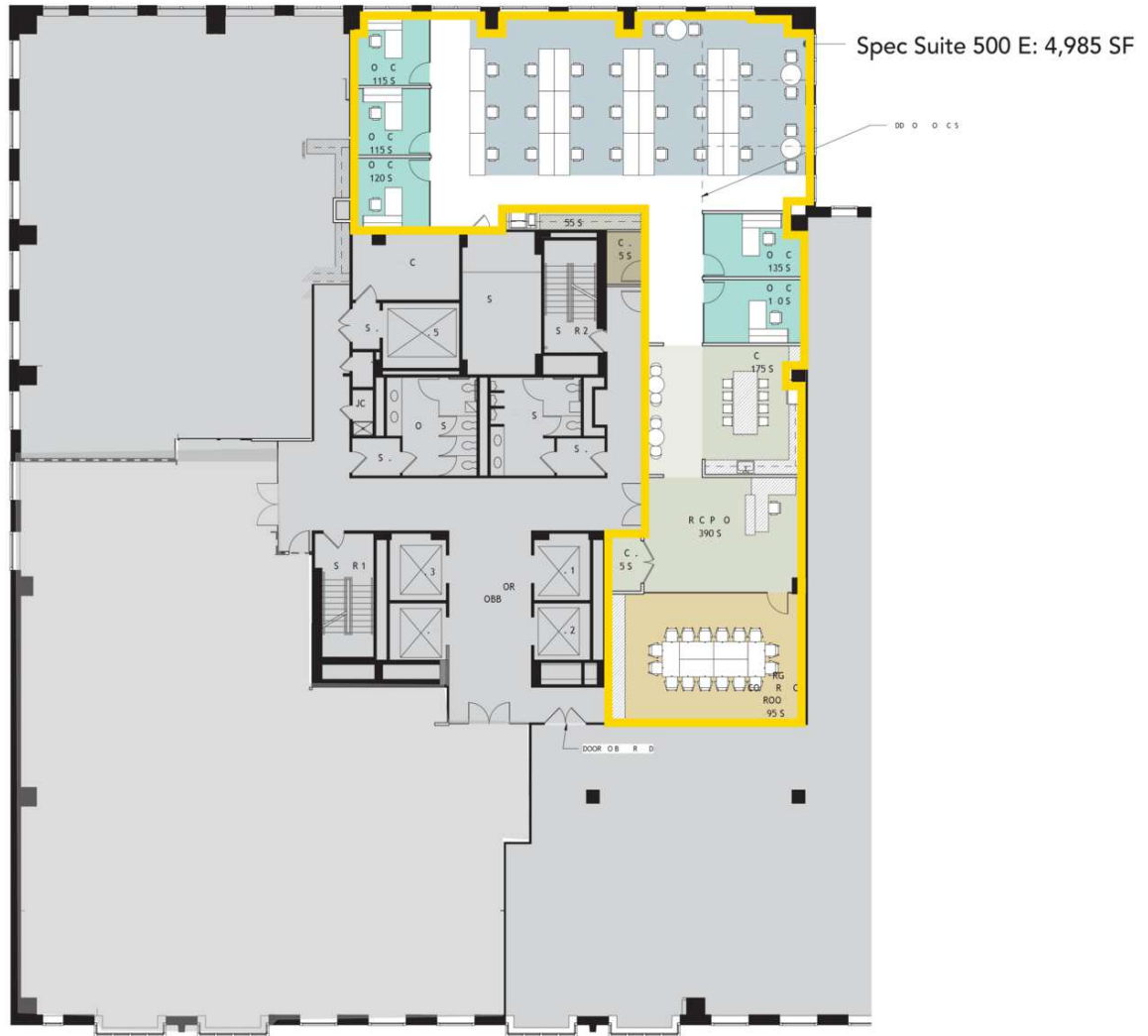
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Suite	Size	Lease Rate	Description
■ Washington Design Suite 405	2,262 SF	\$58.00 FS	Available Immediately. Shell Condition.
■ Washington Design Suite 450	989 SF	\$58.00 FS	Available 2/2025. Full built-out showroom.

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Suite	Size	Lease Rate	Description	Virtual Tours
Spec Suite 500 E	4,985 SF	\$55.00 FS	Available Immediately	View Here

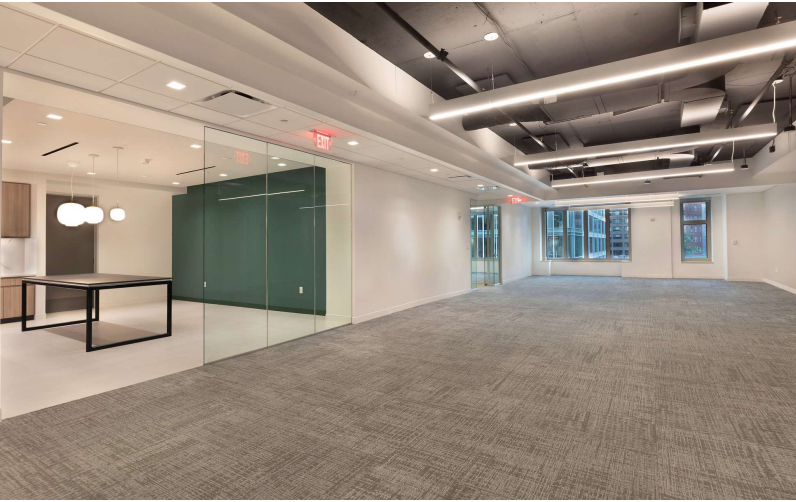
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5th Floor Spec Suite Finishes



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Alley



14th Street

Suite	Size	Lease Rate	Description
Suite 860	3,032 SF	Negotiable	Available 2/1/2025

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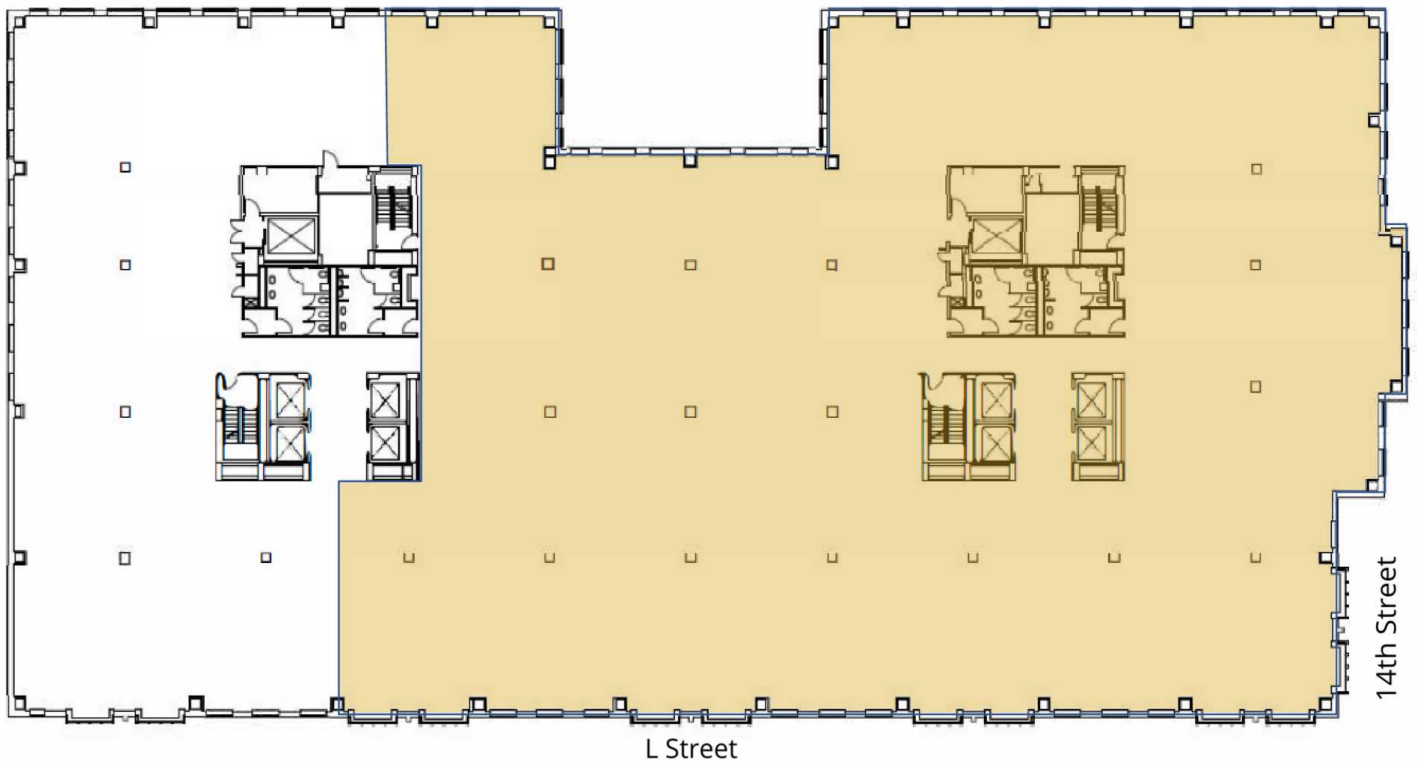
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9th Floor



Suite	Size	Lease Rate	Description
■ 9th Floor	30,557 SF	\$59.00 FS	Available Immediately

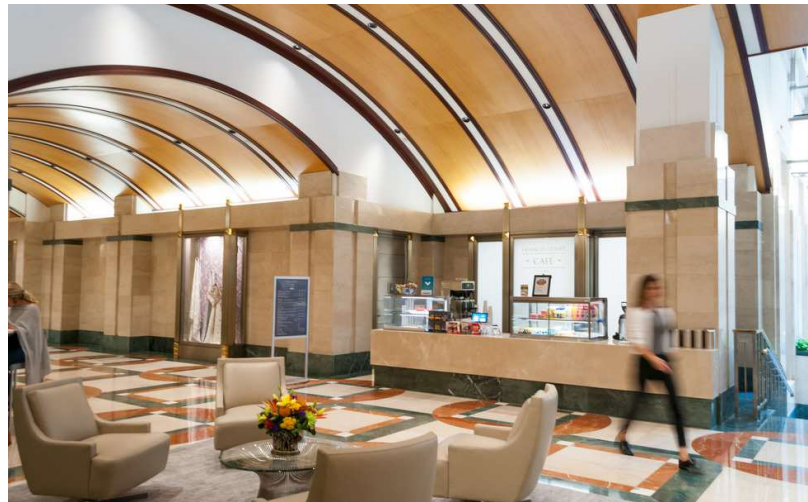
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Building Amenities



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