



400 - 444 NORTH CAPITOL STREET, NW

Office For Lease

238 - 17,445 SF



Leasing Information:
202.513.6700

Lincoln

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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 recently delivered!
- 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 837	3,197 SF	\$70.00 FS	Immediately
Spec Suite 730	2,773 SF	\$73.00 FS	Immediately
Suite 705	3,249 SF	\$72.00 FS	Immediately
Suite 642	4,632 SF	\$70.00 FS	1/1/2027
Suite 642-1	2,381 SF	Negotiable	1/1/2027
Suite 622	1,565 SF	\$70.00 FS	Immediately
Spec Suite 603	2,939 SF	\$73.00 FS	Immediately
Suite 515	12,114 SF	Negotiable	1/1/2027
Spec Suite 495	3,470 SF	\$70.00 FS	Immediately
Suite 438	6,711 SF	Negotiable	1/1/2027
Suite 434	2,308 SF	\$72.00 FS	Immediately
Suite 404	238 SF	Negotiable	Immediately
Suite 388	1,451 SF	\$67.00 FS	Immediately
Suite 368	1,068 SF	\$67.00 FS	Immediately
Suite 363	8,063 SF	\$80.00 FS	Immediately
Suite 349	2,544 SF	\$67.00 FS	Immediately
Suite 322	1,149 SF	Negotiable	10/1/2027
Suite 300	6,944 SF	Negotiable	1/1/2027
Suite 249	1,872 - 17,445 SF	\$60.00 FS	Immediately
Suite 216	3,547 SF	\$72.00 FS	1/1/2026
Suite 207	1,424 SF	Negotiable	1/1/2027

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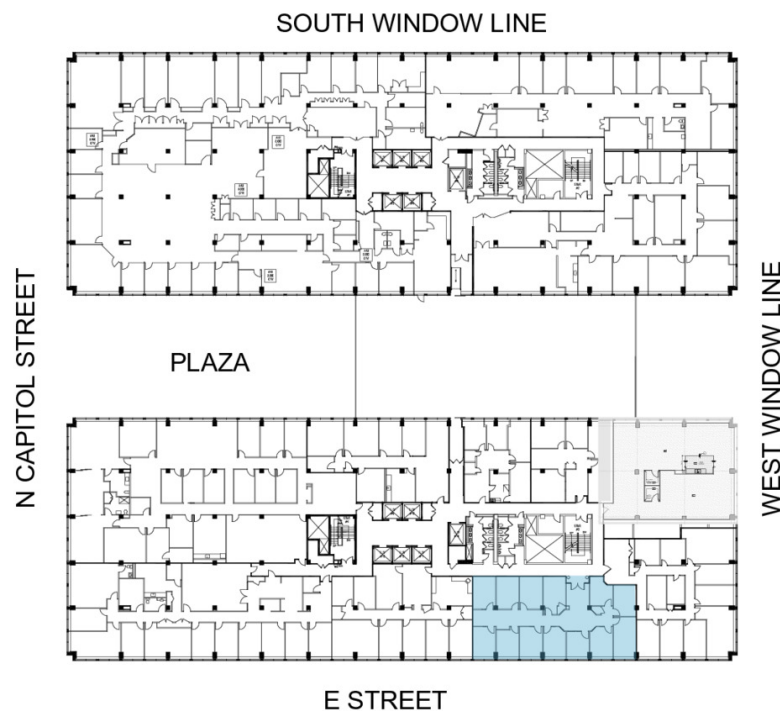
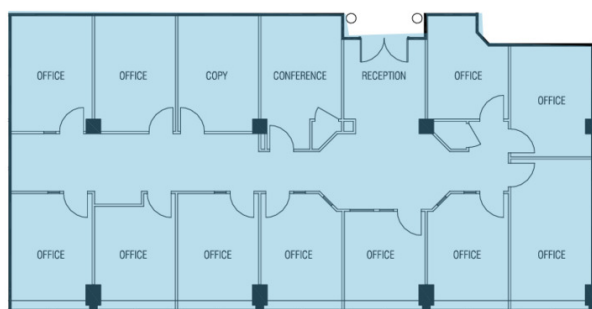
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Suite 837



Suite	Size	Lease Rate	Description	Virtual Tour
■ Suite 837	3,197 SF	\$70.00 FS	Available Immediately	

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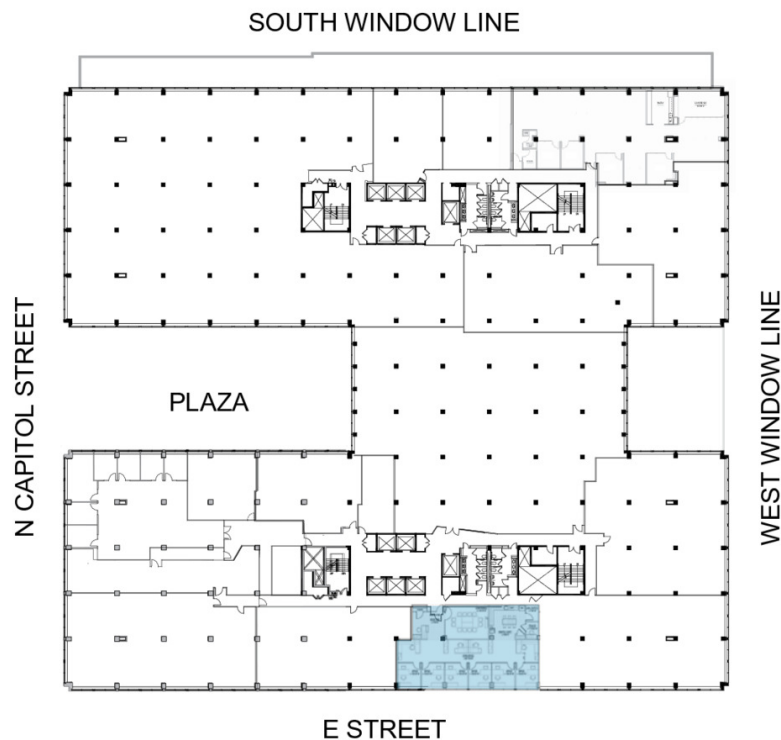
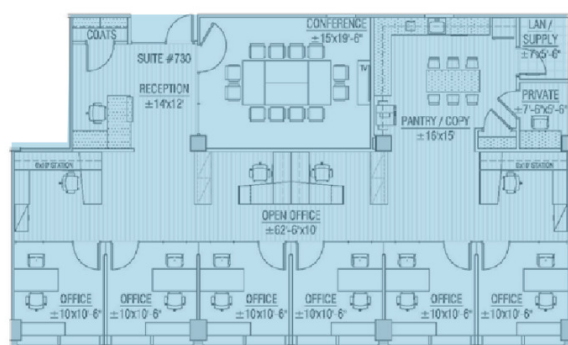
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Spec Suite 730



Suite	Size	Lease Rate	Description	Virtual Tour
■ Spec Suite 730	2,773 SF	\$73.00 FS	Brand-new spec suite just delivered! Five windowed offices, conference room, and pantry. Abundant glass and natural light.	View Here

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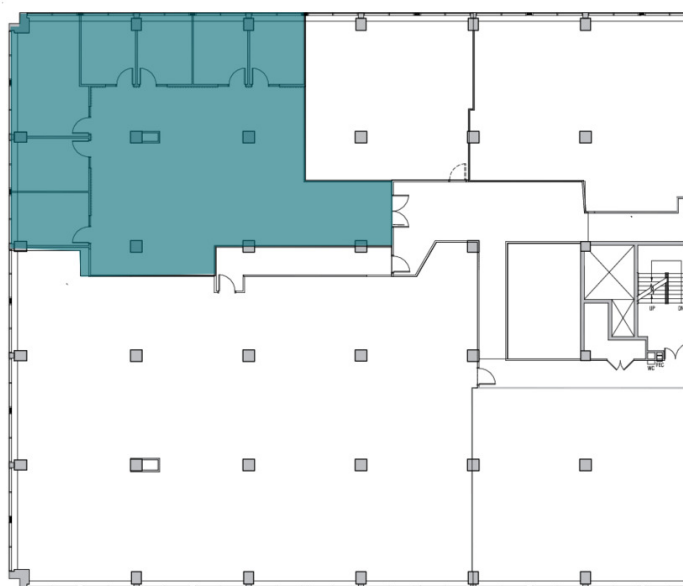
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Suite 705



Suite	Size	Lease Rate	Description
■ Suite 705	3,249 SF	\$72.00 FS	Available immediately

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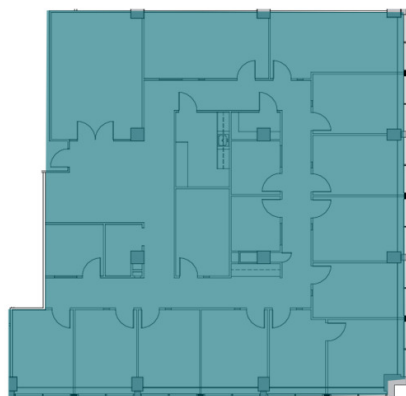
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Suite 642



Suite	Size	Lease Rate	Description
■ Suite 642	4,632 SF	\$70.00 FS	Available 1/1/2027

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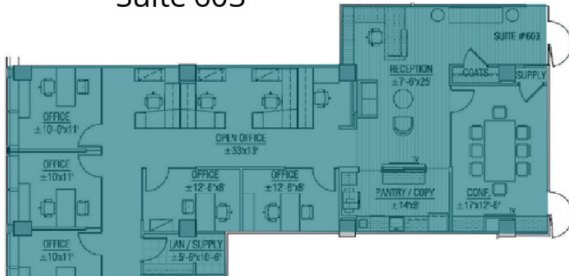
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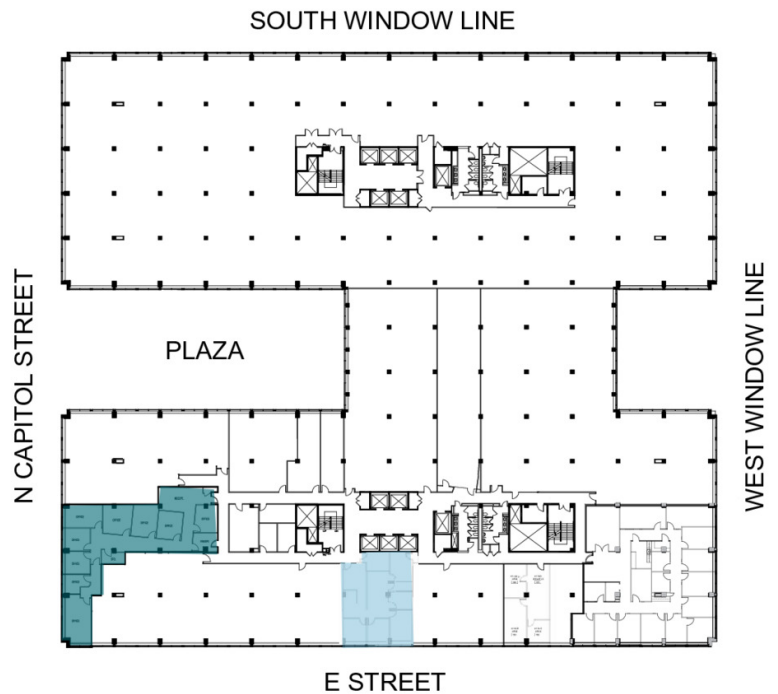
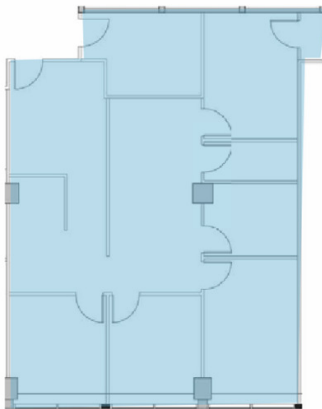
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Suite 603



Suite 622



Suite	Size	Lease Rate	Description	Virtual Tour
 Suite 622	1,565 SF	\$70.00 FS	Available immediately	
 Spec Suite 603	2,939 SF	\$73.00 FS	Brand-new spec suite just delivered! Overlooking Union Station with abundant glass and high-end finishes.	View Here

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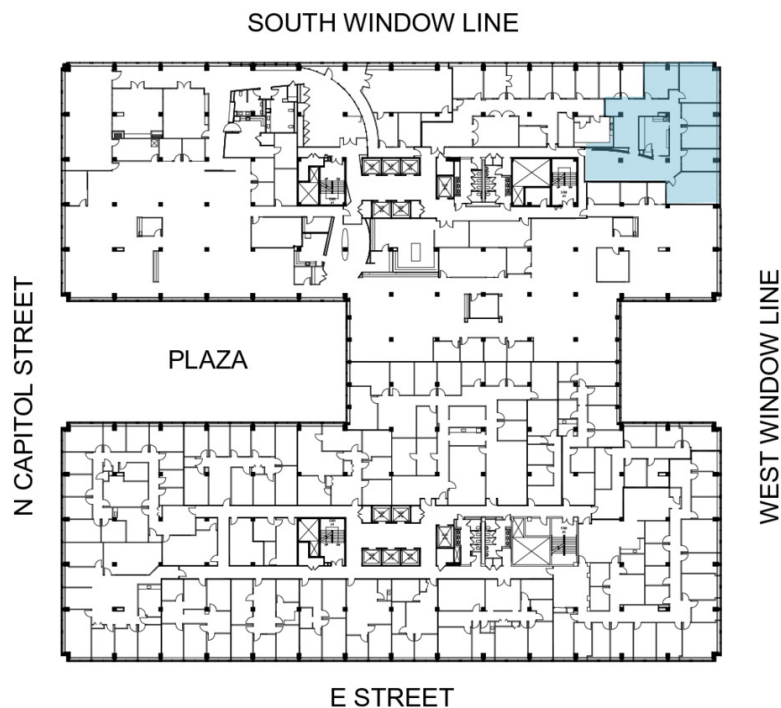
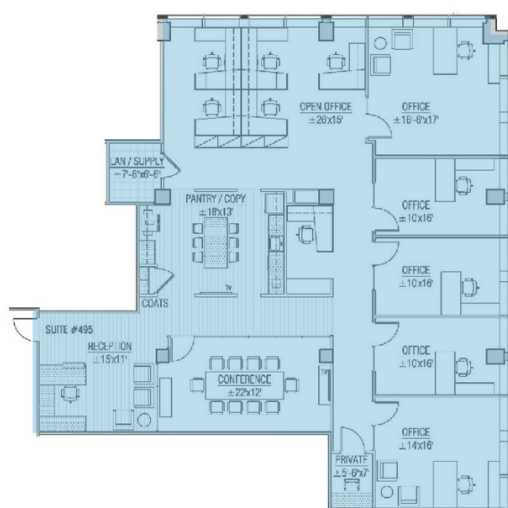
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Suite 495



Suite	Size	Lease Rate	Description	Virtual Tour
■ Spec Suite 495	3,470 SF	\$70.00 FS	Brand-new spec suite just delivered! Corner suite with five windowed offices and high-end finishes.	View Here

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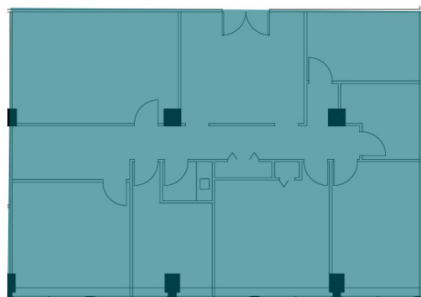
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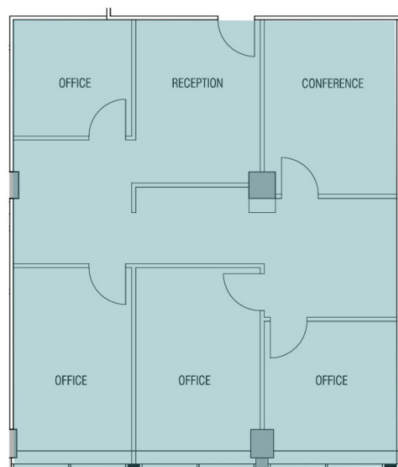
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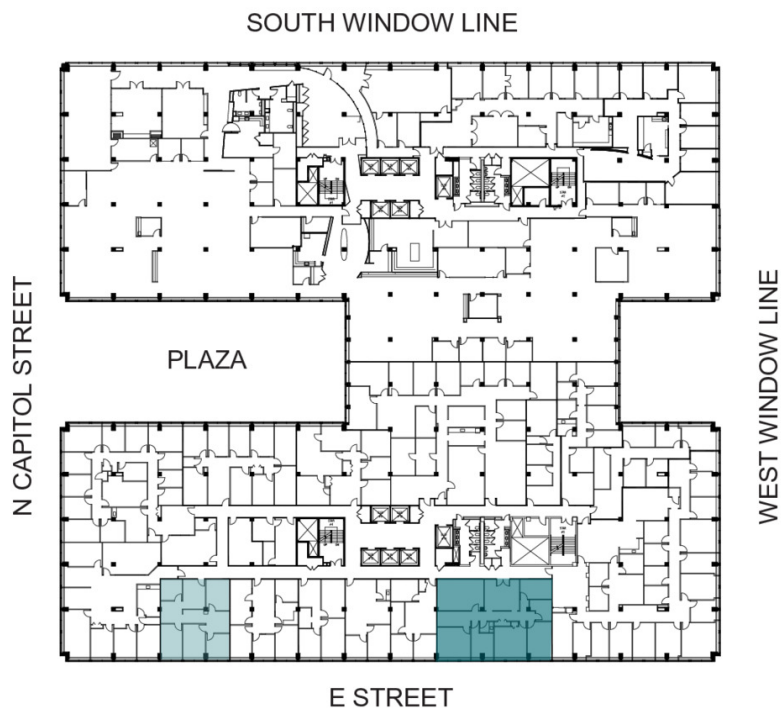
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Suite 434



Suite 404



Suite	Size	Lease Rate	Description
■ Suite 434	2,308 SF	\$72.00 FS	Front of building window line. Second generation space. Available Immediately.
■ Suite 404	238 SF	Negotiable	Single office available immediately in a shared suite

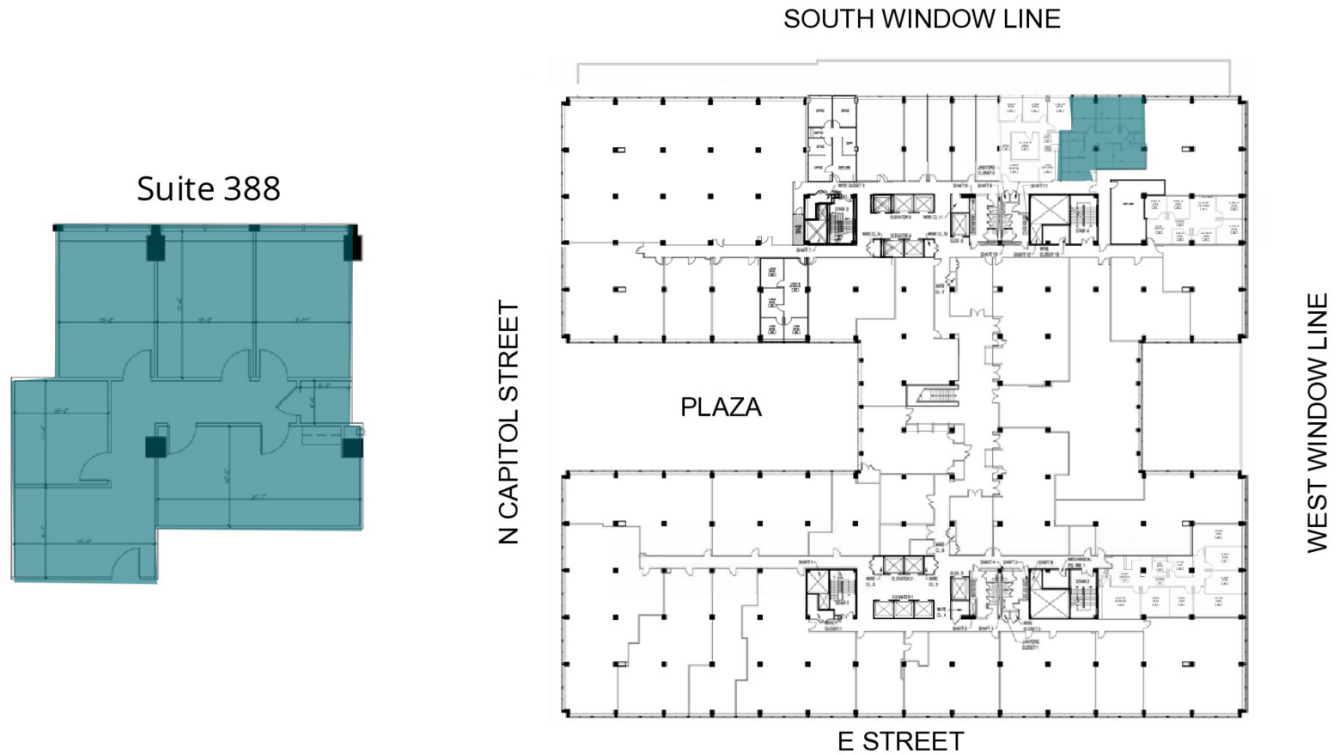
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Suite	Size	Lease Rate	Description
■ Suite 388	1,451 SF	\$67.00 FS	Available immediately

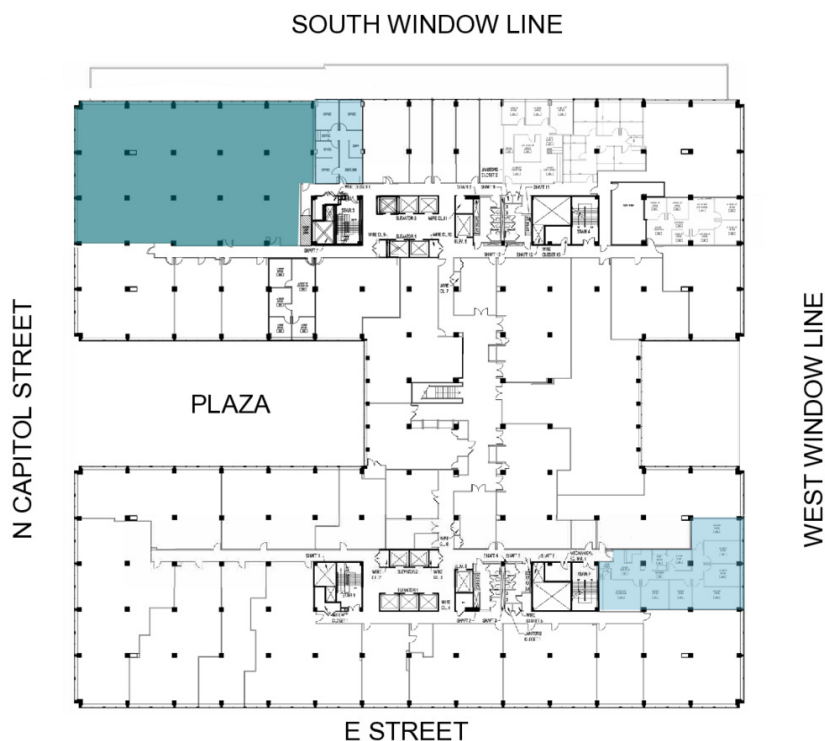
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Suite	Size	Lease Rate	Description
 Suite 368	1,068 SF	\$67.00 FS	Available immediately
 Suite 363	8,063 SF	\$80.00 FS	Located on the front corner of the building, with views of North Capitol Street, Union Station and the Capitol Building. Available Immediately.
 Suite 349	2,544 SF	\$67.00 FS	Available immediately

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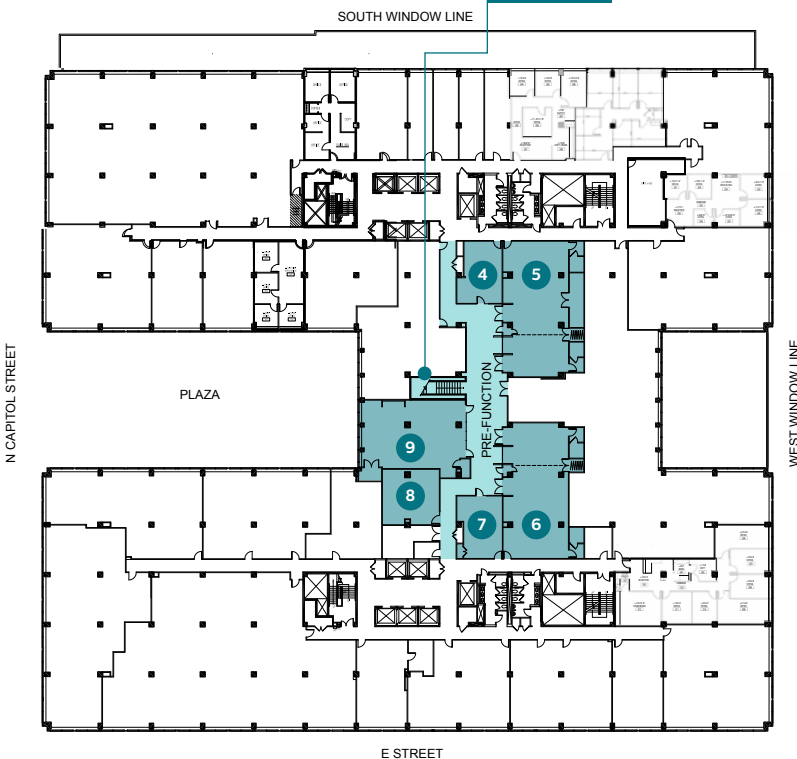
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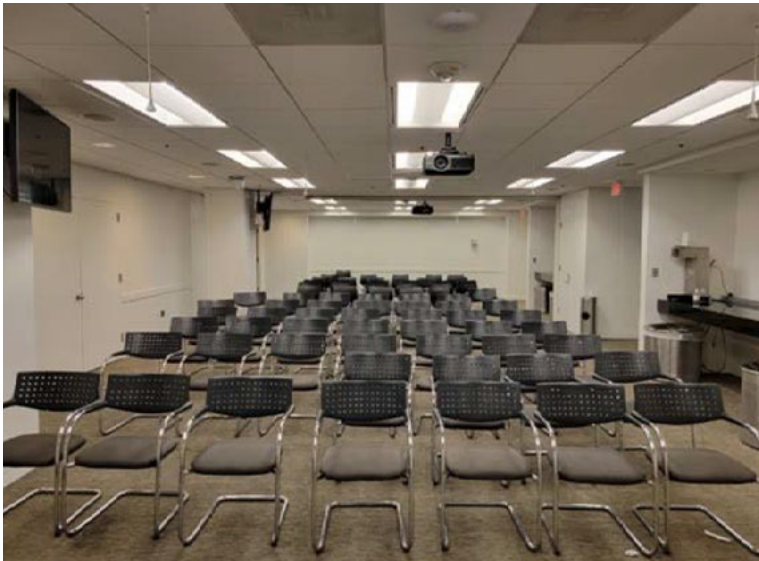
Second Floor

Conference Room	Capacity
1	120
2	73
3	34



Third Floor

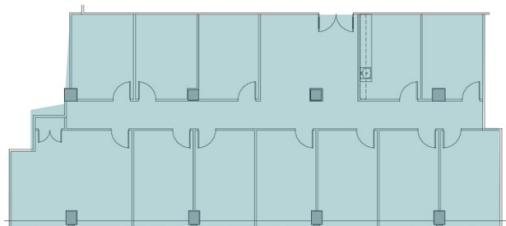
Conference Room	Capacity
4	10
5	75
6	75
7	14
8	26
9	34



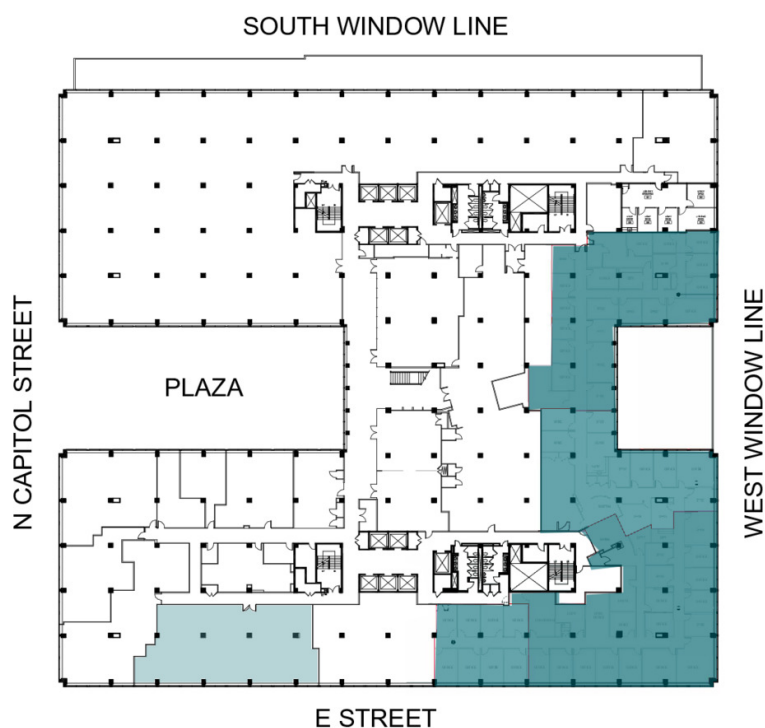
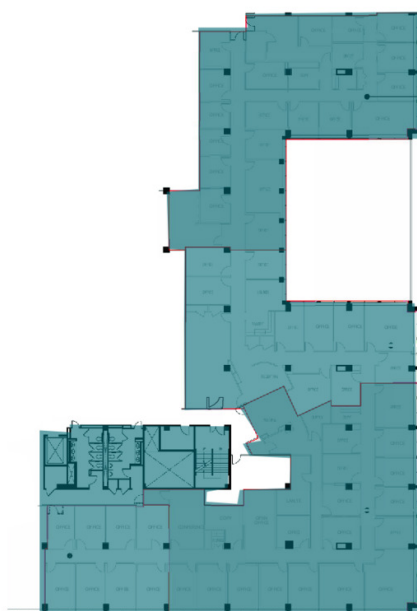
Space Highlights

- Nine separate conference rooms
- On-site management staff
- Conference facilities span two floors connected via stairwell
- Catering pantry

Suite 216



Suite 249



Suite	Size	Lease Rate	Description
■ Suite 249	1,872 - 17,445 SF	\$60.00 FS	Hypothetical blocking plan
■ Suite 216	3,547 SF	\$72.00 FS	Front of building window line. Second generation space. Available 1/1/2026.

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