

# 1156

15TH STREET

*Convenient to work & live*



1156 15TH STREET NW WASHINGTON, DC





# Building Spotlight

## Unmatched Features

Fitness center



Conference center



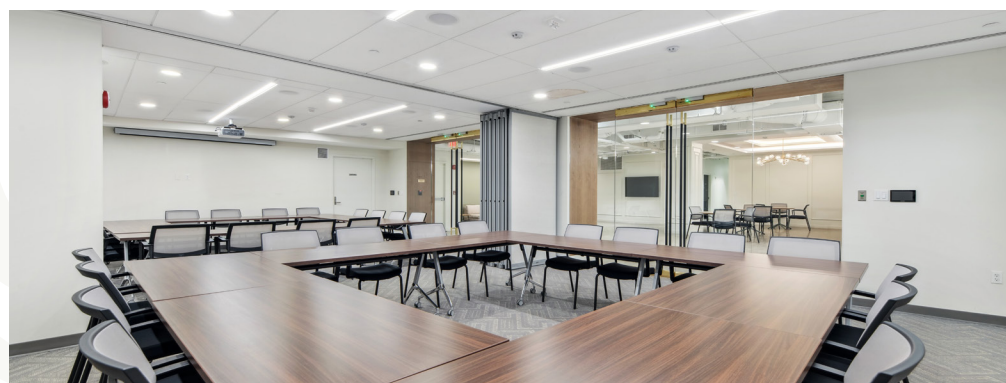
Tenant lounge



3 levels of  
below grade,  
on-site parking  
& EV Charging  
Stations



Free standing  
building with glass  
on four sides



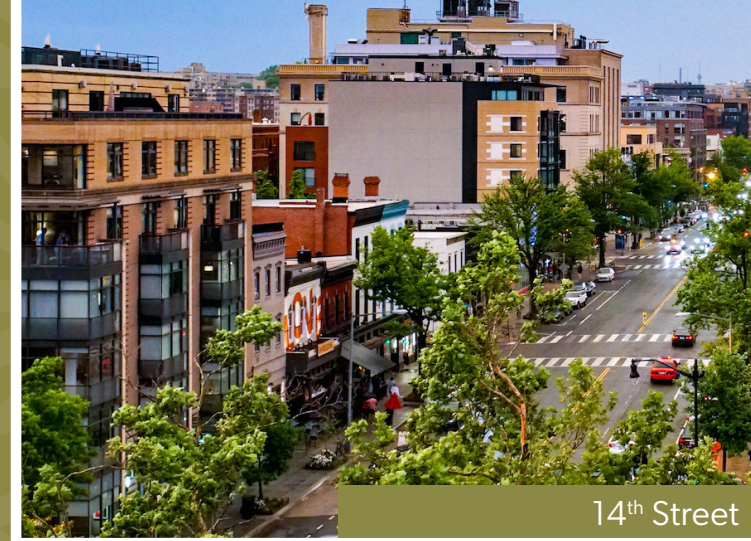
Custom built  
suite program

On-site ownership  
and property  
management

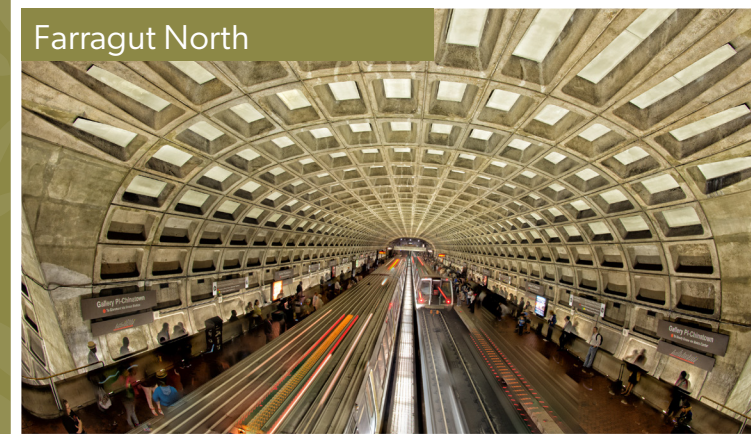
## Convenience Redefined

Discover the Perfect Work-Life Harmony at 1156 15<sup>th</sup> St.

Welcome to 1156 15<sup>th</sup> Street, where the ideal blend of business and pleasure awaits in the heart of Washington, D.C. Situated in close proximity to Midtown Center and the bustling 14<sup>th</sup> Street corridor, tenants enjoy an abundance of nearby restaurants, offering a diverse range of culinary experiences to suit every palate. With luxurious apartments and residential options just off Massachusetts Avenue, this prime location provides professionals with the opportunity to seamlessly transition from work to home, creating the perfect work-life balance. Embrace the vibrant energy and endless possibilities of the surrounding neighborhood, as 1156 15<sup>th</sup> Street offers an unparalleled experience within the heart of the nation's capital.



14<sup>th</sup> Street



Farragut North



Le Diplomate – 14<sup>th</sup> Street



Grazie Nonna



The Jefferson Hotel



SHŌTŌ Washington DC



TF Cornerstone Inc. (TFC) is a privately held vertically integrated real estate development company with a commitment to long-term multi-generational ownership. TF Cornerstone's principals pride themselves on their personal involvement with all aspects of their business and portfolio, ensuring the highest level of quality. TF Cornerstone's Washington DC office is located at this office building.



# Steps to Everything



Experience the vibrant allure of 14th St., with its abundance of retail, residential and restaurants options, including Le Diplomate & Barcelona, just steps away from 1156 15th St.

## Dining

1. P.J. Clarke's DC
2. McCormick & Schmick's
3. Mazi DC
4. Sima Sushi
5. Georgia Brown's
6. Grazie Nonna
7. SHOTO
8. Dauphine's
9. Nerds & Nibblers
10. Sweet Leaf Cafe
11. Barcode
12. BLT Steak D.C.
13. RARE Steakhouse & Tavern
14. Officina Café
15. Lincoln
16. Rice Bar

17. Gregorys Coffee
18. Cornerstone Cafe
19. Chipotle
20. The Coffee Bar
21. Gerrard Street Kitchen
22. Dunkin
23. Tatte
24. Blue Bottle Coffee

## Retail

24. 7-Eleven
25. Wawa
26. EagleBank
27. Presidential Bank
28. M&T Bank
29. Orangetheory Fitness
30. Balance Gym
31. Gold's Gym

32. Citizens Bank
33. CVS Pharmacy
34. Sephora

## Hotel

35. The Jefferson
36. The Westin
37. The St. Regis
38. The Madison Hotel
39. Hotel Zena
40. Beacon Hotel
41. The Darcy
42. Kimpton Banneker Hotel
43. The Mayflower Hotel
44. Capital Hilton
45. Hamilton Hotel

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