

Hall *of the* States

400 - 444 NORTH CAPITOL STREET, NW

Office For Lease



Leasing Information:
202.513.6700

Adam Biberaj
202.513.6736
abiberaj@lpc.com

Merrill Turnbull
202.513.6713
mturnbull@lpc.com

Tim Whitebread
202.513.6712
twhitebread@lpc.com

Lincoln

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

www.lpc.com



Property Highlights

- 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



Adam Biberaj

202.513.6736
abiberaj@lpc.com

Merrill Turnbull

202.513.6713
mturnbull@lpc.com

Tim Whitebread

202.513.6712
twhitebread@lpc.com

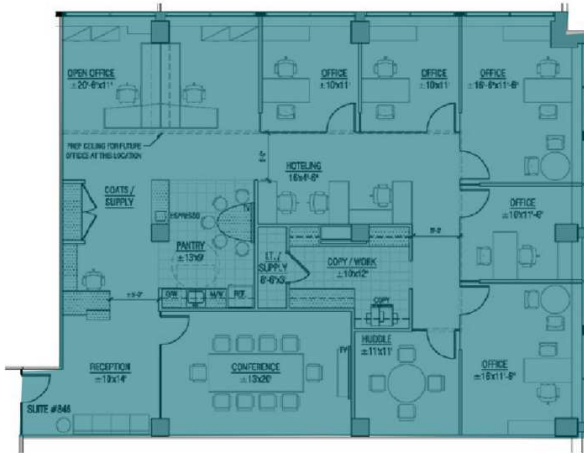
Availabilities	SF	Lease Rate	Date Available
Suite 249	1,872 - 17,445 SF	\$67.00 FS	Immediately
Suite 700	11,512 SF	\$70.00 FS	Immediately
Suite 625	6,909 SF	\$68.00 FS	11/1/2024
Suite 790	4,416 SF	\$69.00 FS	Immediately
Suite 363	3,548 SF	Negotiable	9/1/2025
Suite 495	3,470 SF	\$66.00 FS	Immediately
Suite 837	3,197 SF	\$70.00 FS	10/1/2025
Suite 361	3,117 SF	\$70.00 FS + ELEC	Immediately
Suite 846	2,944 SF	\$69.00 FS	Immediately
Suite 603	2,939 SF	\$70.00 FS	Immediately
Suite 730	2,773 SF	\$70.00 FS	Immediately
Suite 349	2,544 SF	\$67.00 FS	Immediately
Suite 292	1,580 SF	Negotiable	Immediately
Suite 622	1,565 SF	\$70.00 FS	Immediately
Suite 388	1,451 SF	\$67.00 FS	Immediately
Suite 382	1,293 SF	\$67.00 FS	Immediately
Suite 397	1,173 SF	\$67.00 FS	Immediately
Suite 638	929 SF	Negotiable	Immediately
Suite 617	544 SF	\$70.00 FS	Immediately
Suite 417	447 SF	\$58.00 FS	Immediately
Suite 413	340 SF	\$58.00 FS	Immediately
Suite 404	238 SF	Negotiable	Immediately

Property Highlights

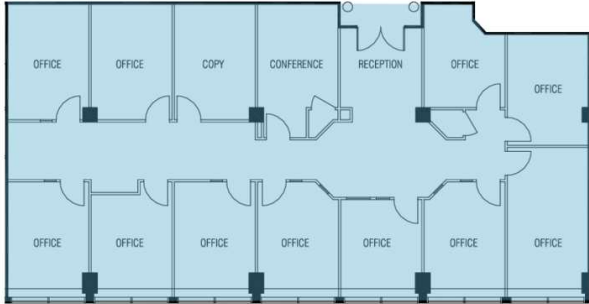
- Immediate access to Union Station retail and transportation hub
- Beautiful rooftop with views of the US Capitol Building, Union Station, and the Washington Monument
- Renovated tenant-only fitness center & large conference facilities available to tenants
- Amenity-rich neighborhood located steps away from the Senate



Suite 846
HYPOTHETICAL PLAN



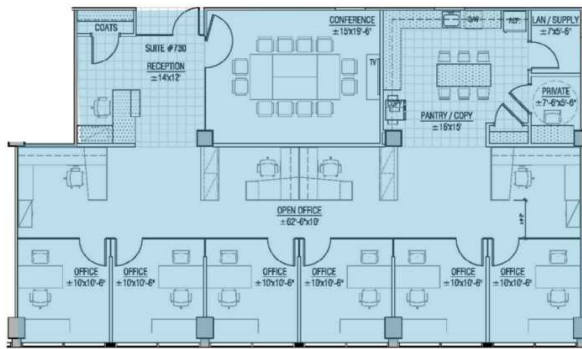
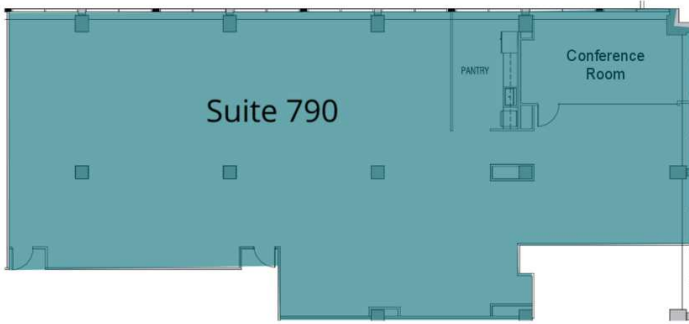
Suite 837



Suite	Size	Lease Rate	Description
■ Suite 837	3,197 SF	\$70.00 FS	Available 10/1/2025
■ Suite 846	2,944 SF	\$69.00 FS	Hypothetical Floorplan

Adam Biberaj 202.513.6736 abiberaj@lpc.com	Merrill Turnbull 202.513.6713 mturnbull@lpc.com	Tim Whitebread 202.513.6712 twhitebread@lpc.com
--	---	---





Suite 730



Suite	Size	Lease Rate	Description
■ Suite 790	4,416 SF	\$69.00 FS	Available Immediately – Newly renovated suite
■ Suite 730	2,773 SF	\$70.00 FS	Hypothetical Floorplan. Turnkey Opportunity

Adam Biberaj 202.513.6736 abiberaj@lpc.com	Merrill Turnbull 202.513.6713 mturnbull@lpc.com	Tim Whitebread 202.513.6712 twhitebread@lpc.com
--	---	---



Suite 700



SOUTH WINDOW LINE



N CAPITOL STREET

WEST WINDOW LINE

E STREET

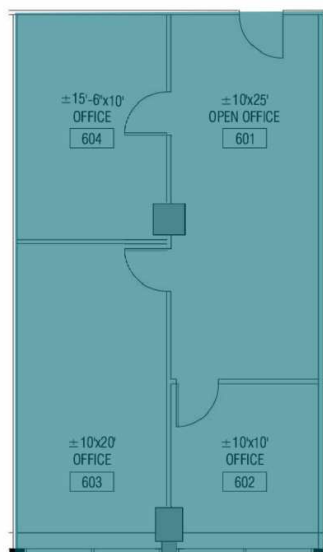
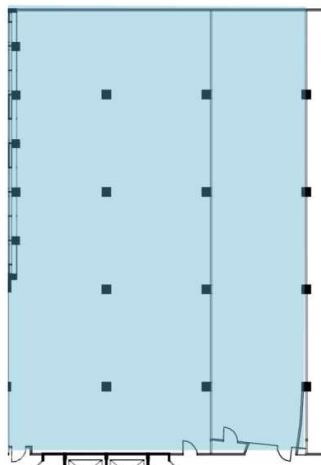
PLAZA

Suite	Size	Lease Rate	Description
■ Suite 700	11,512 SF	\$70.00 FS	Rare front of the building suite with gorgeous views of Union Station & tremendous setting

Adam Biberaj 202.513.6736 abiberaj@lpc.com	Merrill Turnbull 202.513.6713 mturnbull@lpc.com	Tim Whitebread 202.513.6712 twhitebread@lpc.com
--	---	---



Suite 625



Suite 638



Suite	Size	Lease Rate	Description
■ Suite 625	6,909 SF	\$68.00 FS	Available 11/1/2024
■ Suite 638	929 SF	Negotiable	Available Immediately

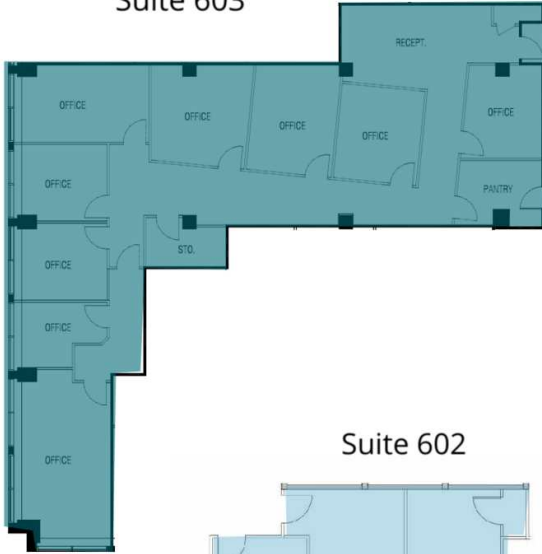
Adam Biberaj
202.513.6736
abiberaj@lpc.com

Merrill Turnbull
202.513.6713
mturnbull@lpc.com

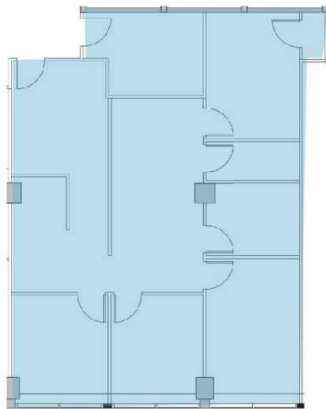
Tim Whitebread
202.513.6712
twhitebread@lpc.com



Suite 603



Suite 602

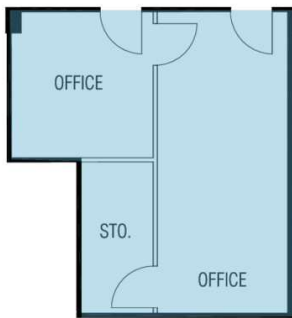
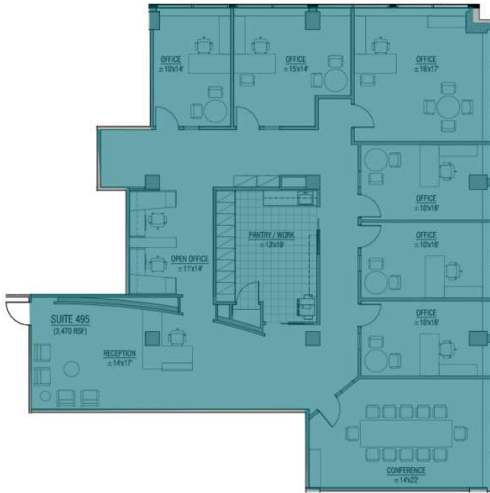


Suite	Size	Lease Rate	Description
■ Suite 603	2,939 SF	\$70.00 FS	Rare front of the building suite with gorgeous views of Union Station & tremendous setting
■ Suite 622	1,565 SF	\$70.00 FS	Available Immediately

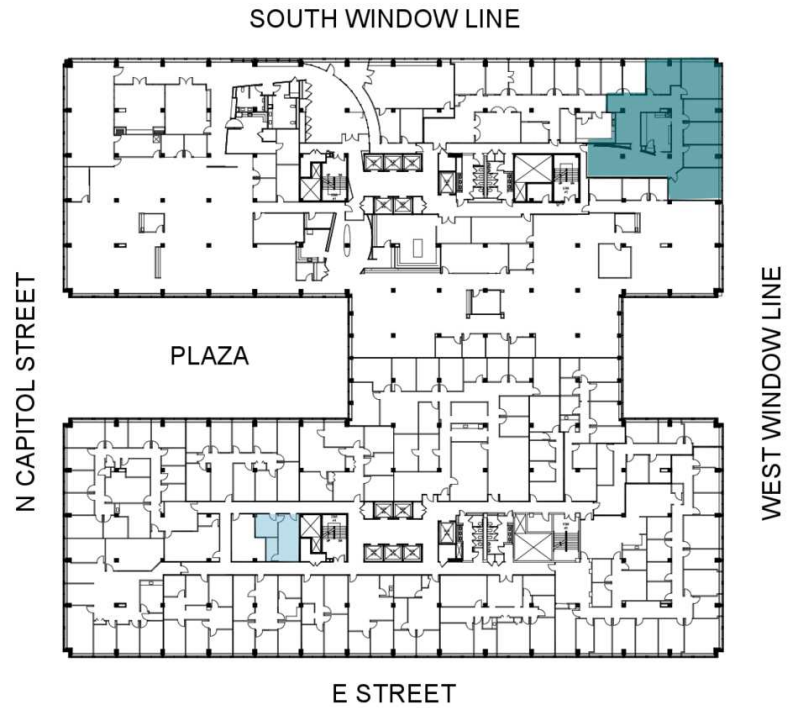
Adam Biberaj 202.513.6736 abiberaj@lpc.com	Merrill Turnbull 202.513.6713 mturnbull@lpc.com	Tim Whitebread 202.513.6712 twhitebread@lpc.com
---	--	--





Suite 495



Suite 417

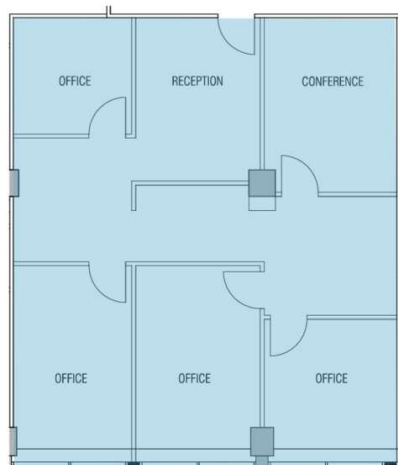
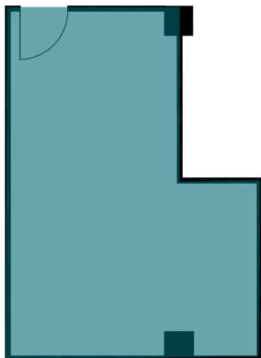


Suite	Size	Lease Rate	Description
 Suite 495	3,470 SF	\$66.00 FS	Hypothetical Floorplan. Turnkey Opportunity
 Suite 417	447 SF	\$58.00 FS	Available Immediately

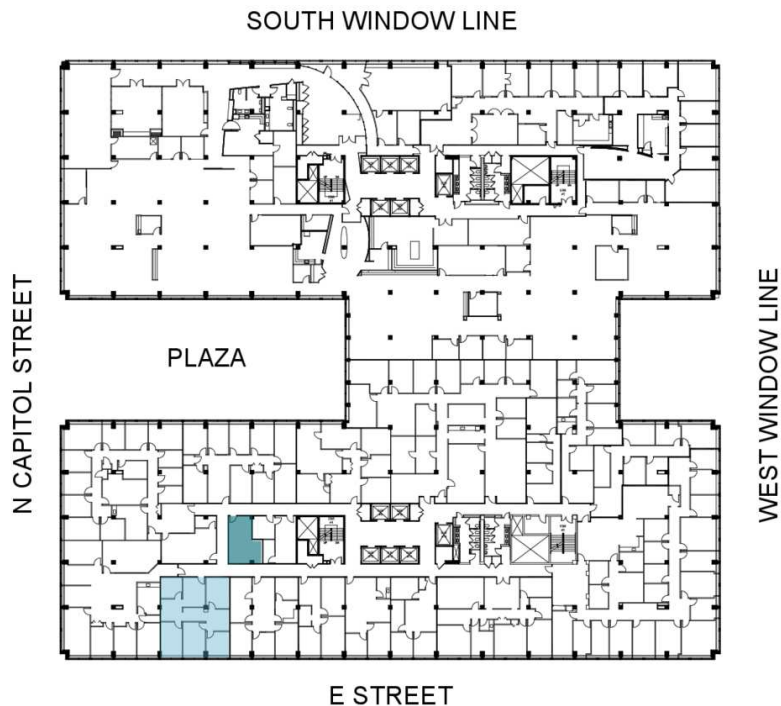
Adam Biberaj Merrill Turnbull Tim Whitebread
 202.513.6736 202.513.6713 202.513.6712
 abiberaj@lpc.com mturnbull@lpc.com twhitebread@lpc.com

Lincoln

Suite 413



Suite 404

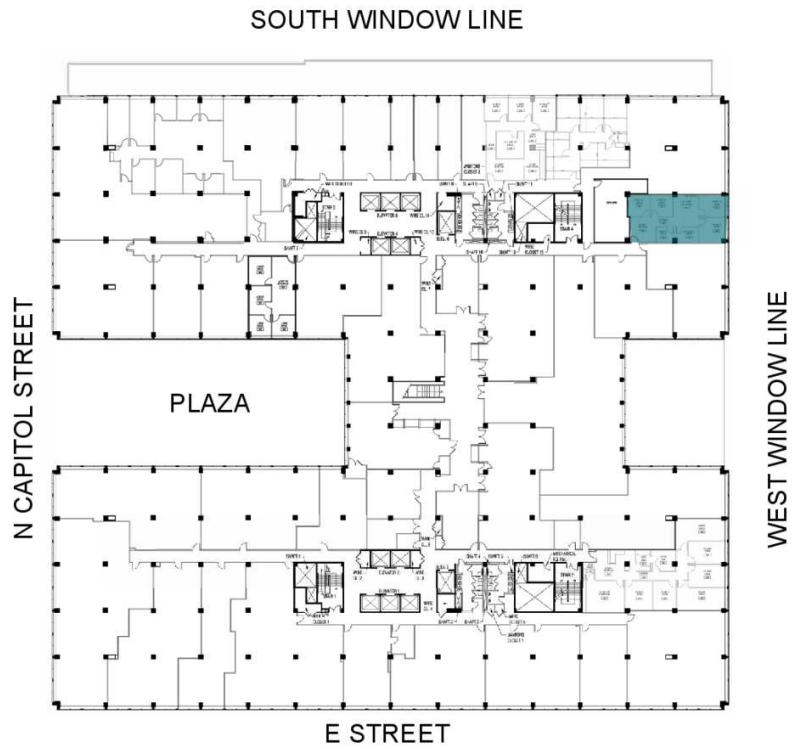
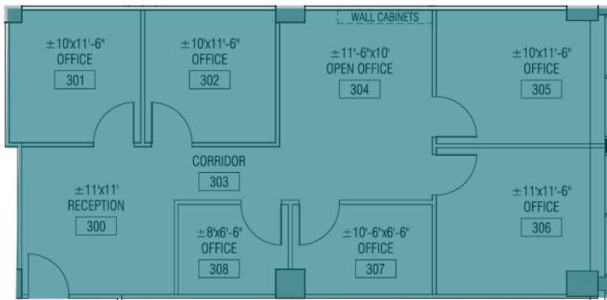


Suite	Size	Lease Rate	Description
■ Suite 413	340 SF	\$58.00 FS	Interior Office
■ Suite 404	238 SF	Negotiable	Available Immediately - Single office available in shared suite

Adam Biberaj 202.513.6736 abiberaj@lpc.com	Merrill Turnbull 202.513.6713 mturnbull@lpc.com	Tim Whitebread 202.513.6712 twhitebread@lpc.com
---	--	--



Suite 397

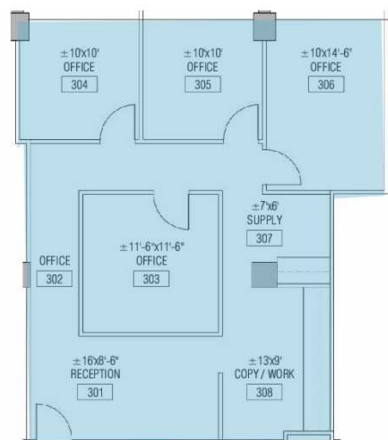
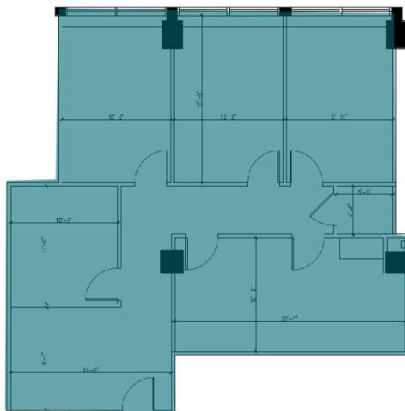


Suite	Size	Lease Rate	Description
■ Suite 397	1,173 SF	\$67.00 FS	Available Immediately

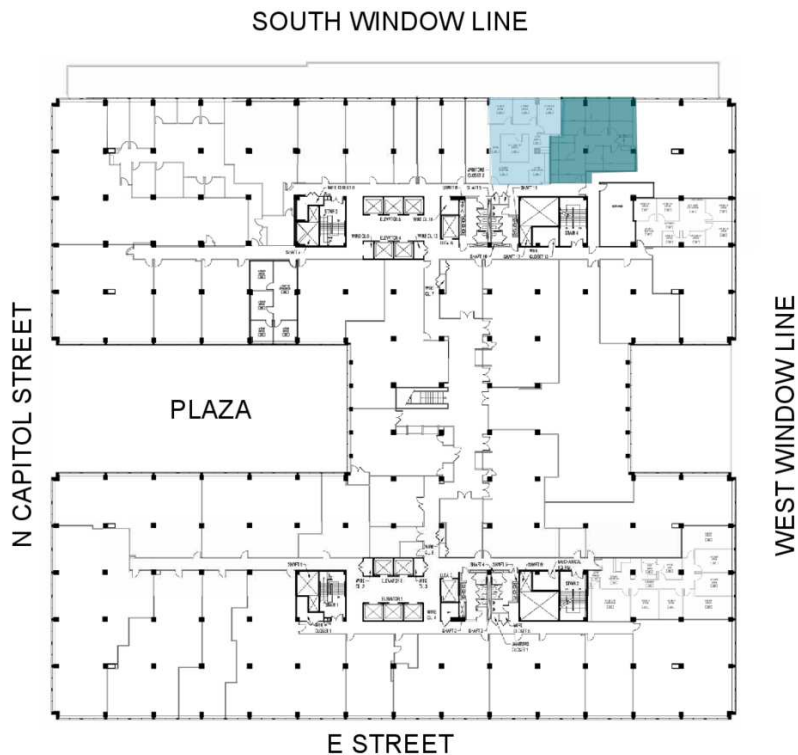
Adam Biberaj 202.513.6736 abiberaj@lpc.com	Merrill Turnbull 202.513.6713 mturnbull@lpc.com	Tim Whitebread 202.513.6712 twhitebread@lpc.com
--	---	---



Suite 388



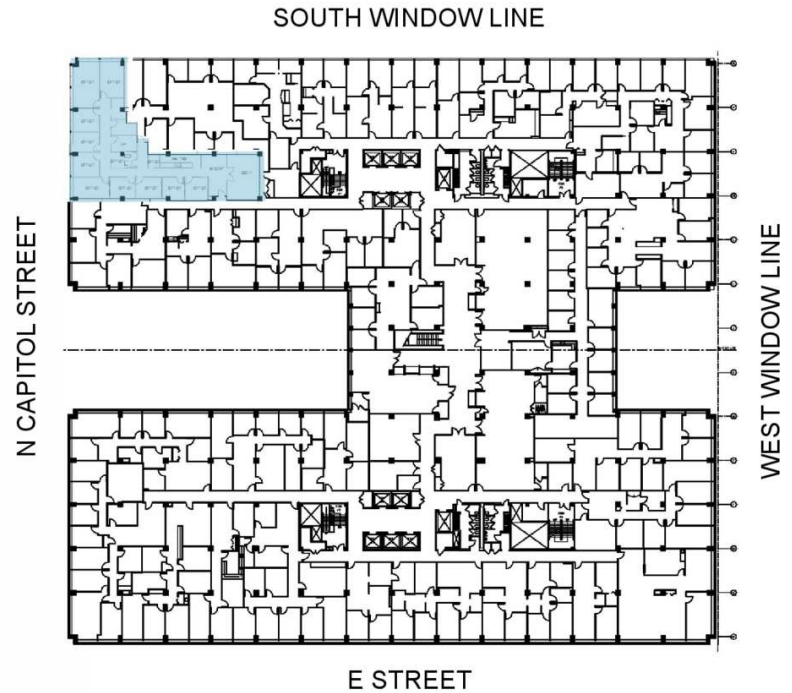
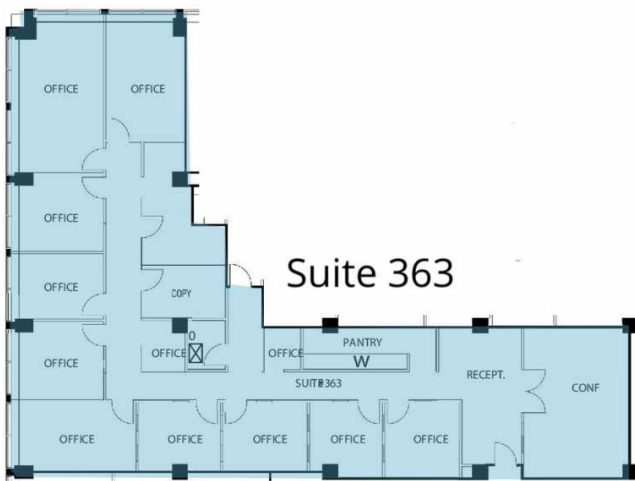
Suite 382



Suite	Size	Lease Rate	Description
■ Suite 388	1,451 SF	\$67.00 FS	Available Immediately
■ Suite 382	1,293 SF	\$67.00 FS	Available Immediately

Adam Biberaj 202.513.6736 abiberaj@lpc.com	Merrill Turnbull 202.513.6713 mturnbull@lpc.com	Tim Whitebread 202.513.6712 twhitebread@lpc.com
--	---	---





Suite	Size	Lease Rate	Description
■ Suite 363	3,548 SF	Negotiable	Office-intensive suite, direct views of North Capitol Street, and the U.S. Capitol Building.

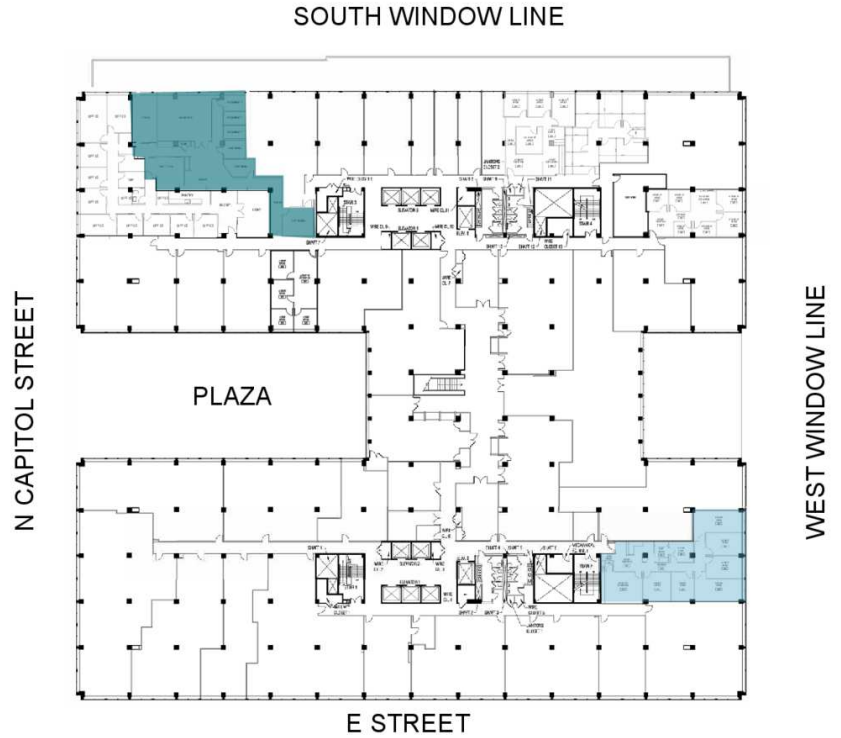
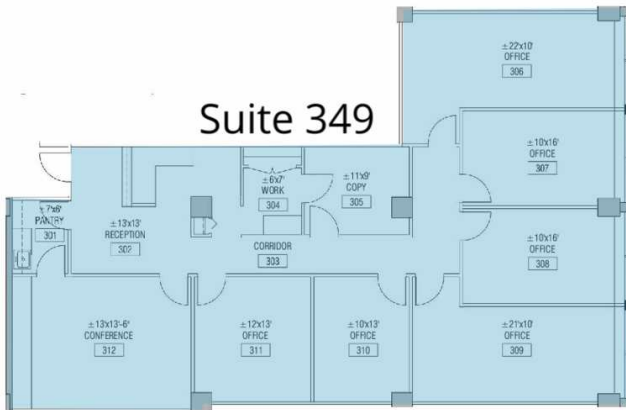
Adam Biberaj Merrill Turnbull Tim Whitebread
 202.513.6736 202.513.6713 202.513.6712
 abiberaj@lpc.com mturnbull@lpc.com twhitebread@lpc.com

Lincoln

Suite 361



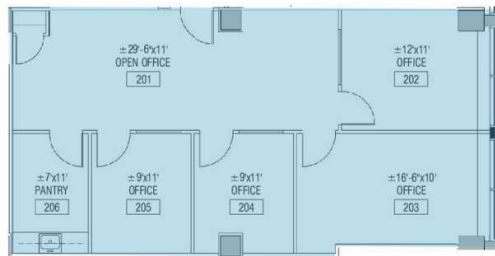
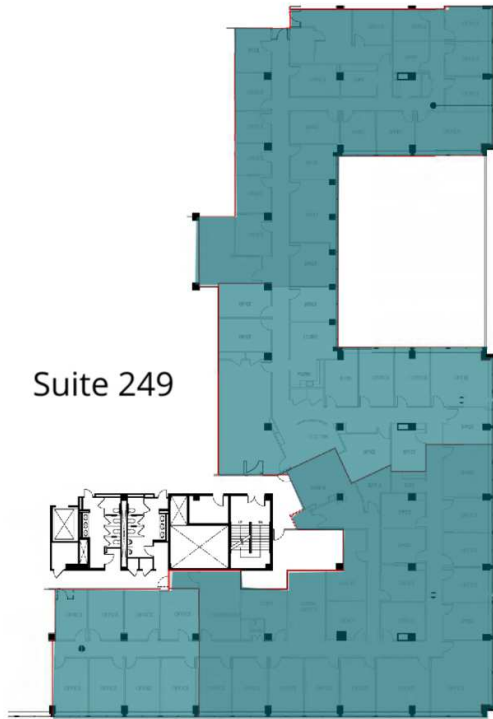
Suite 349



Suite	Size	Lease Rate	Description
■ Suite 361	3,117 SF	\$70.00 FS + ELEC	Plug-and-play studio with direct views of the Capitol Dome. Space ready for immediate occupancy with existing infrastructure in place. Current installation includes two studios, three podcast/recording studios, two control rooms, LAN/IT room and electrical room.
■ Suite 349	2,544 SF	\$67.00 FS	Available Immediately

Adam Biberaj 202.513.6736 abiberaj@lpc.com	Merrill Turnbull 202.513.6713 mturnbull@lpc.com	Tim Whitebread 202.513.6712 twhitebread@lpc.com
---	--	--





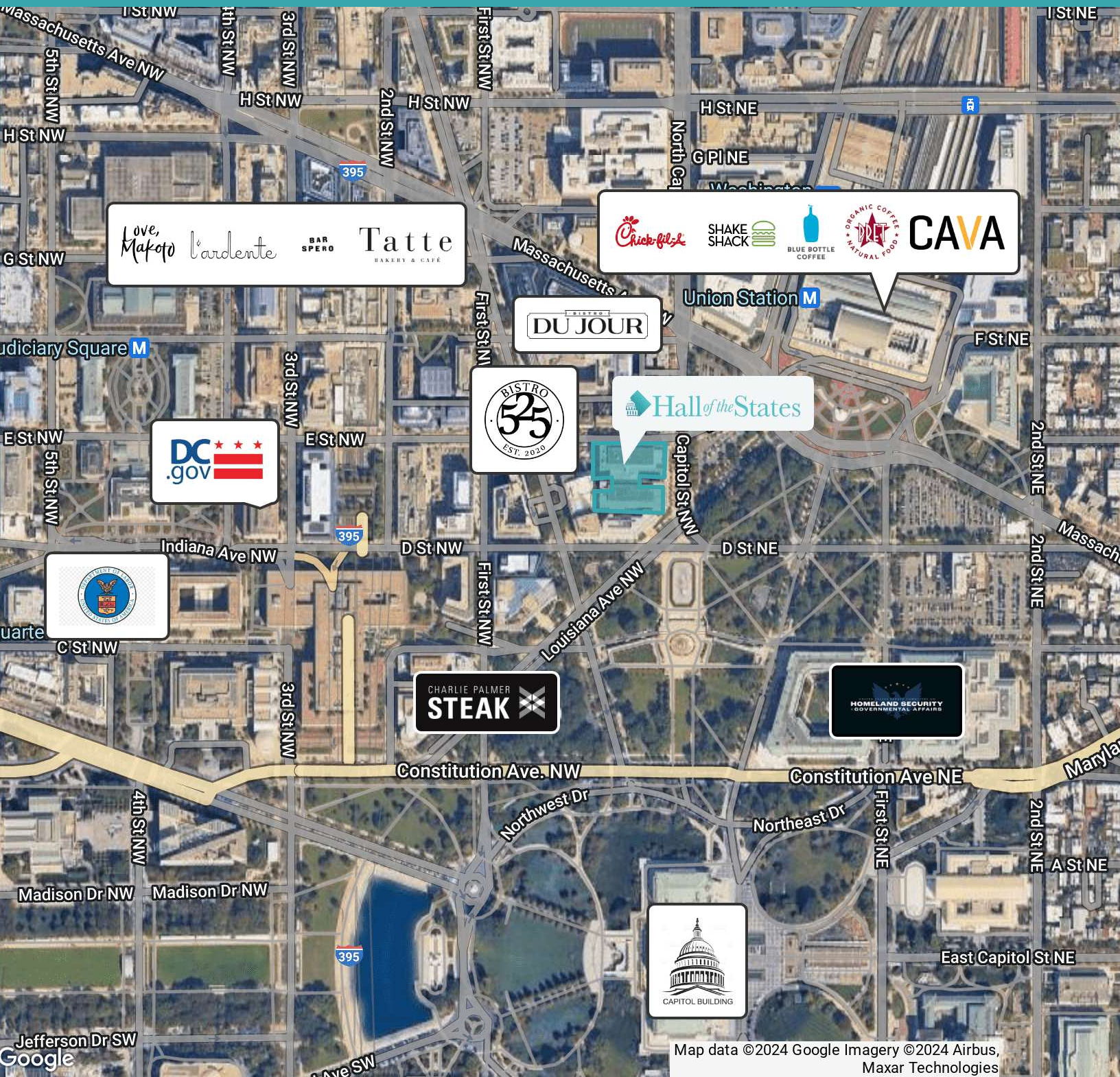
Suite 292



Suite	Size	Lease Rate	Description
■ Suite 249	1,872 - 17,445 SF	\$67.00 FS	Hypothetical Blocking Plan
■ Suite 292	1,580 SF	Negotiable	Available Immediately

Adam Biberaj 202.513.6736 abiberaj@lpc.com	Merrill Turnbull 202.513.6713 mturnbull@lpc.com	Tim Whitebread 202.513.6712 twhitebread@lpc.com
---	--	--





Adam Biberaj	Merrill Turnbull	Tim Whitebread
202.513.6736	202.513.6713	202.513.6712
abiberaj@lpc.com	mturnbull@lpc.com	twhitebread@lpc.com

Lincoln



Hall of the States

400 - 444 NORTH CAPITOL STREET, NW

Leasing Information:
202.513.6700

Adam Biberaj
202.513.6736
abiberaj@lpc.com

Merrill Turnbull
202.513.6713
mturnbull@lpc.com

Tim Whitebread
202.513.6712
twhitebread@lpc.com

Lincoln

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

www.lpc.com