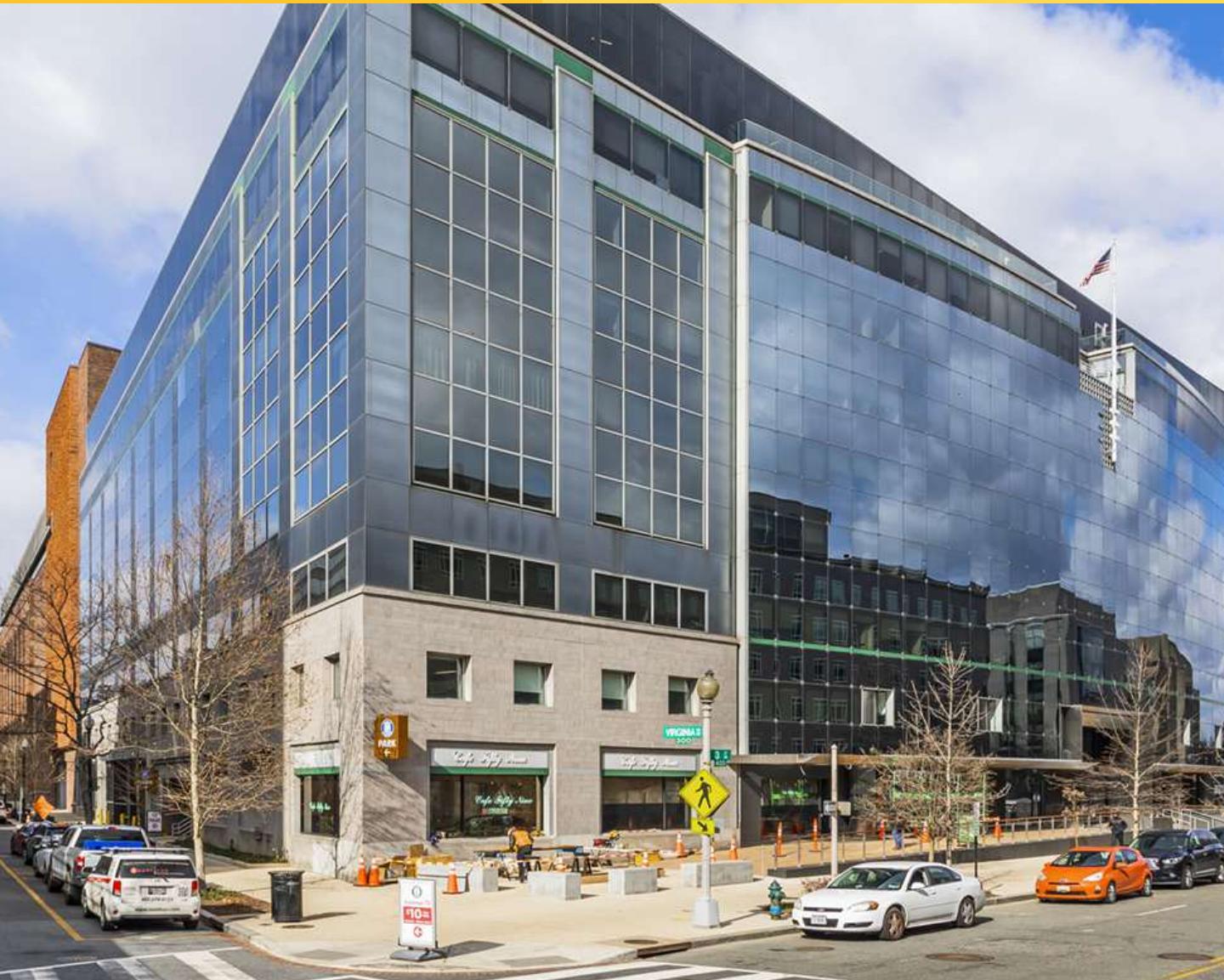


# WASHINGTON OFFICE CENTER

409 3rd Street, SW  
Washington, DC 20024

## Office For Lease

19,065 SF



Leasing Information:  
202.513.6700

**Adam Biberaj**  
202.513.6736  
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**Merrill Turnbull**  
202.513.6713  
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**William Ruppe**  
202.513.6722  
wruppe@lpc.com

# Lincoln

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

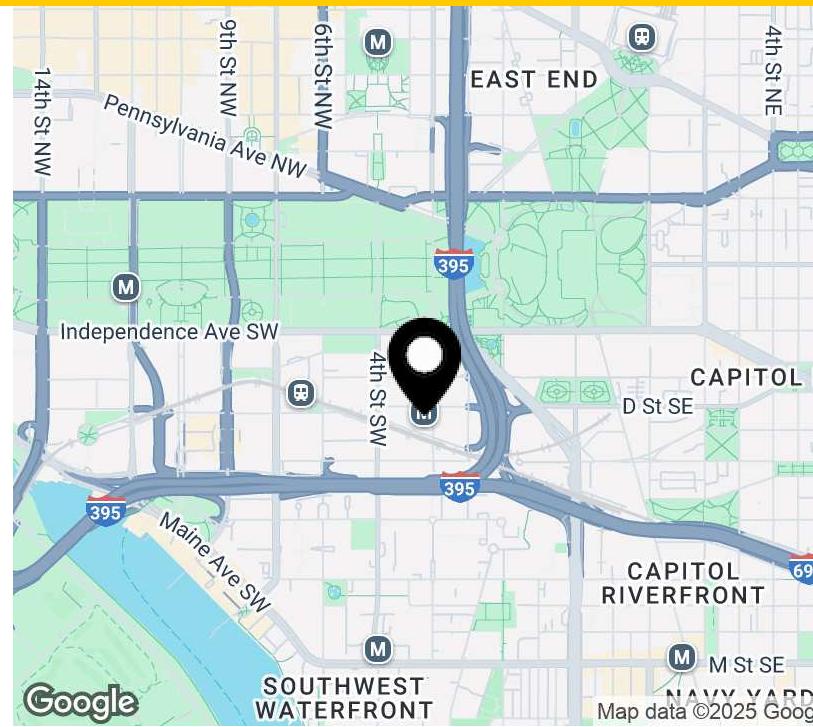
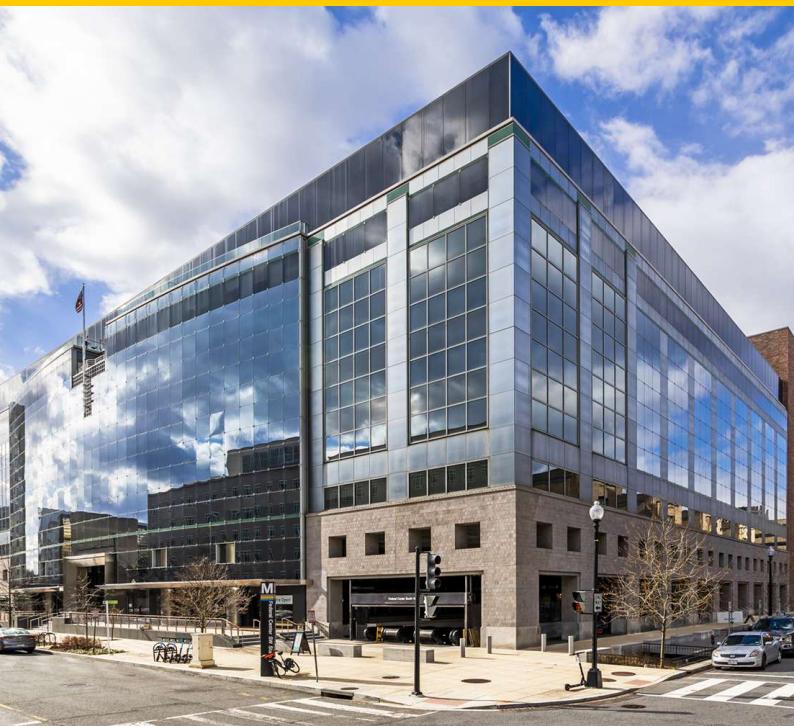
[www.lpc.com](http://www.lpc.com)

# WASHINGTON OFFICE CENTER

409 3rd Street, SW | Washington, DC 20024

Office For Lease

Size



## Property Highlights

- Located in Federal Center, surrounded by many federal agencies, museums, the botanic gardens and near Capitol Hill
- Boasts over 30,000 daytime employees within a walking distance
- 84 Walk Score - "Very Walkable"
- Sits atop Federal Center SW Metro Station with over 5,800 riders per day
- Perfect for five-day per week businesses

## Availabilities

Suite 100

## Size

19,065 SF

## Lease Rate

Negotiable

## Date Available

Immediately

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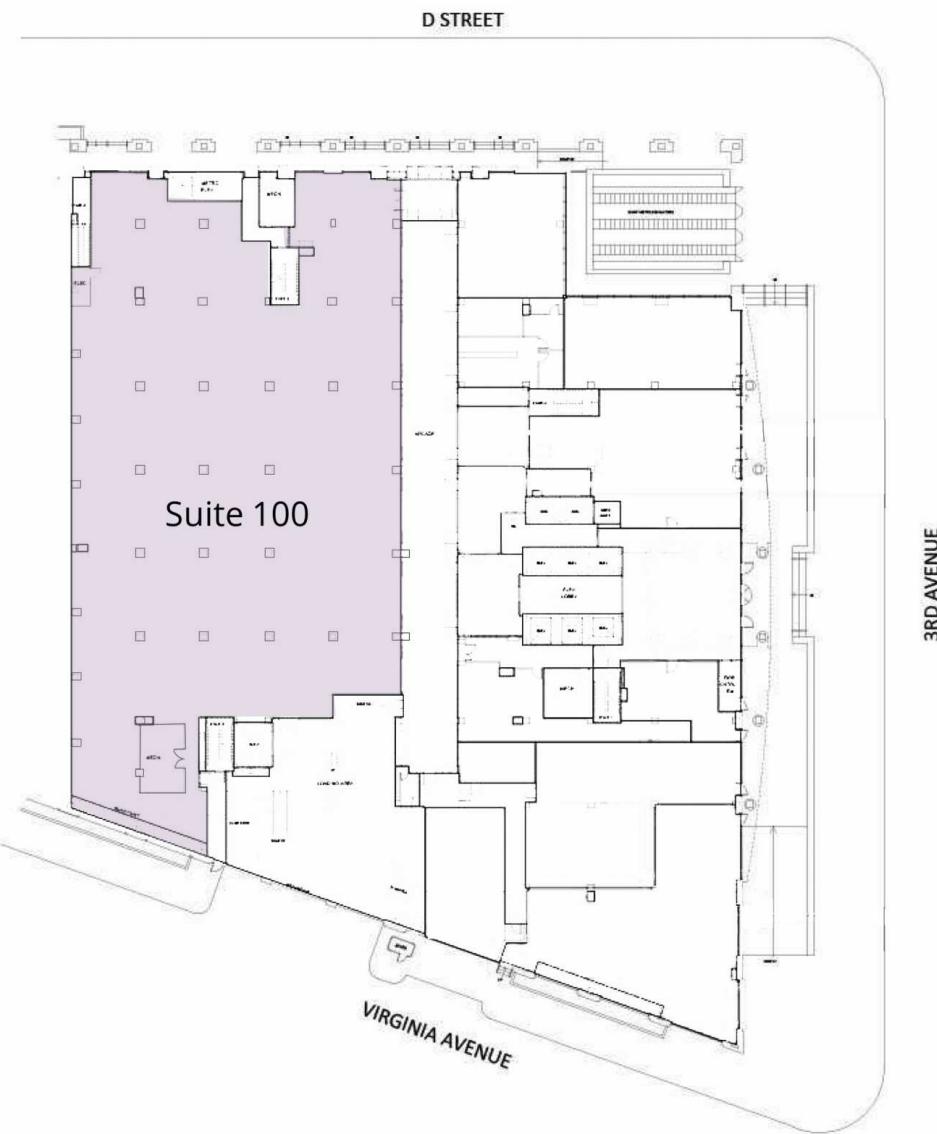
**Lincoln**

# WASHINGTON OFFICE CENTER

409 3rd Street, SW | Washington, DC 20024

Suite 100

19,065 SF



Suite	Size	Lease Rate	Description
■ Suite 100	19,065 SF	Negotiable	Ground floor office space with private ground floor entry. Former Gold's Gym.

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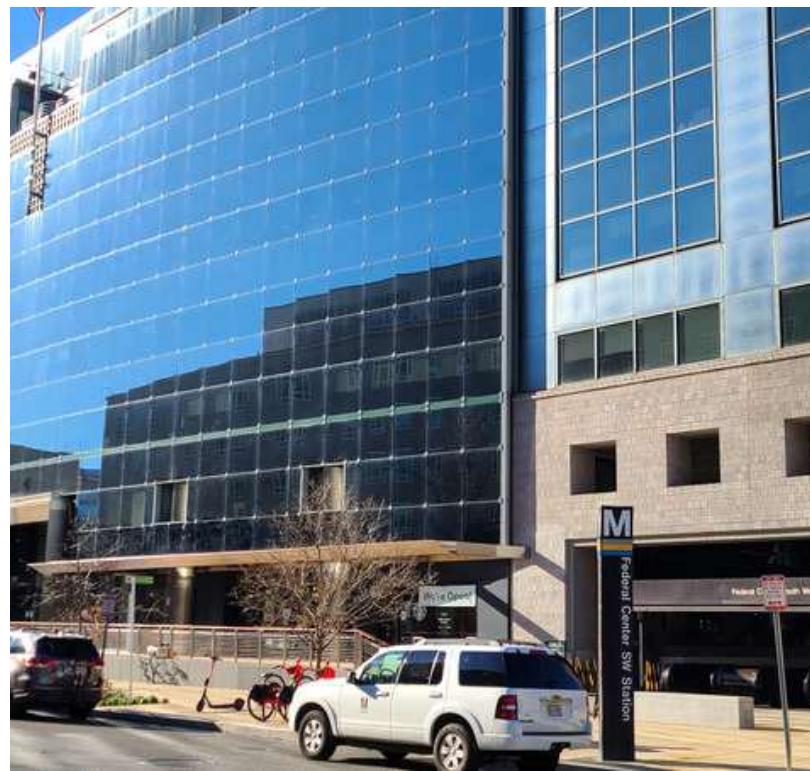
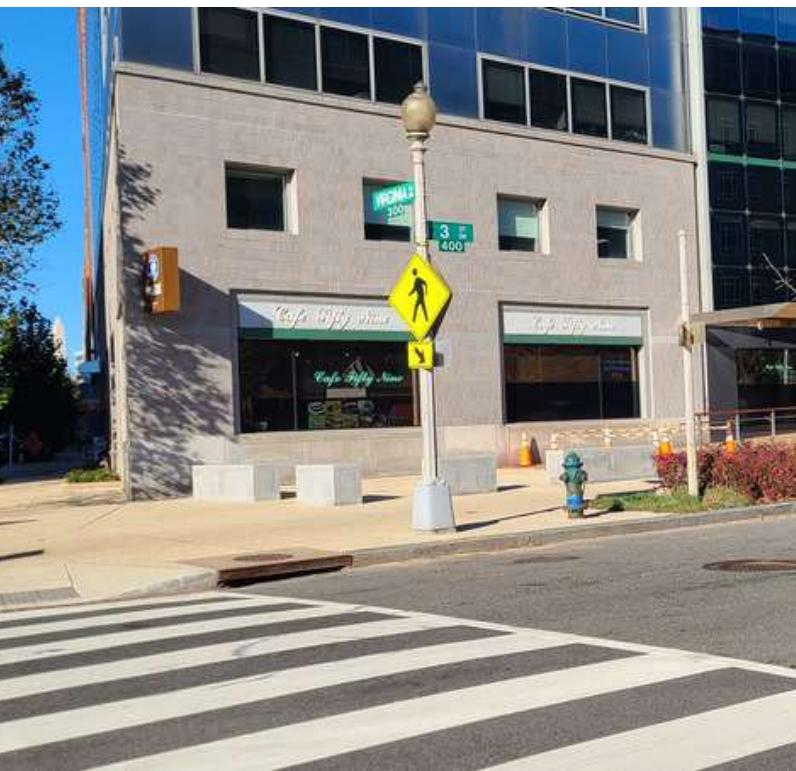
**Lincoln**

# WASHINGTON OFFICE CENTER

409 3rd Street, SW | Washington, DC 20024

Location Map

420,122 SF



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