

WASHINGTON OFFICE CENTER

409 3rd Street, SW
Washington, DC 20024

Office For Lease

19,065 SF



Leasing Information:
202.513.6700

Lincoln

Adam Biberaj
202.513.6736
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Merrill Turnbull
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William Ruppe
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101 Constitution Avenue NW
Suite 325 East
Washington, DC 20001

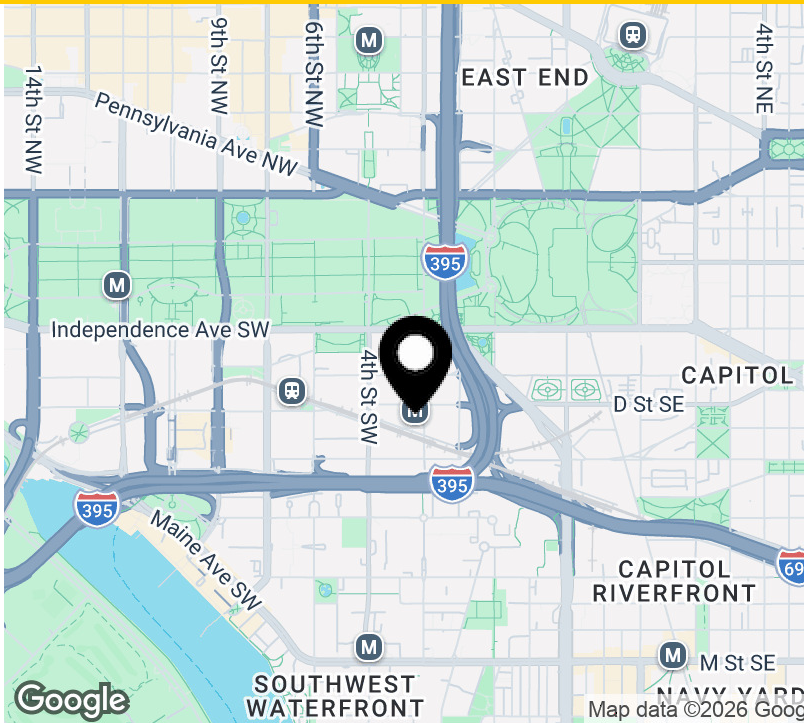
www.lpc.com

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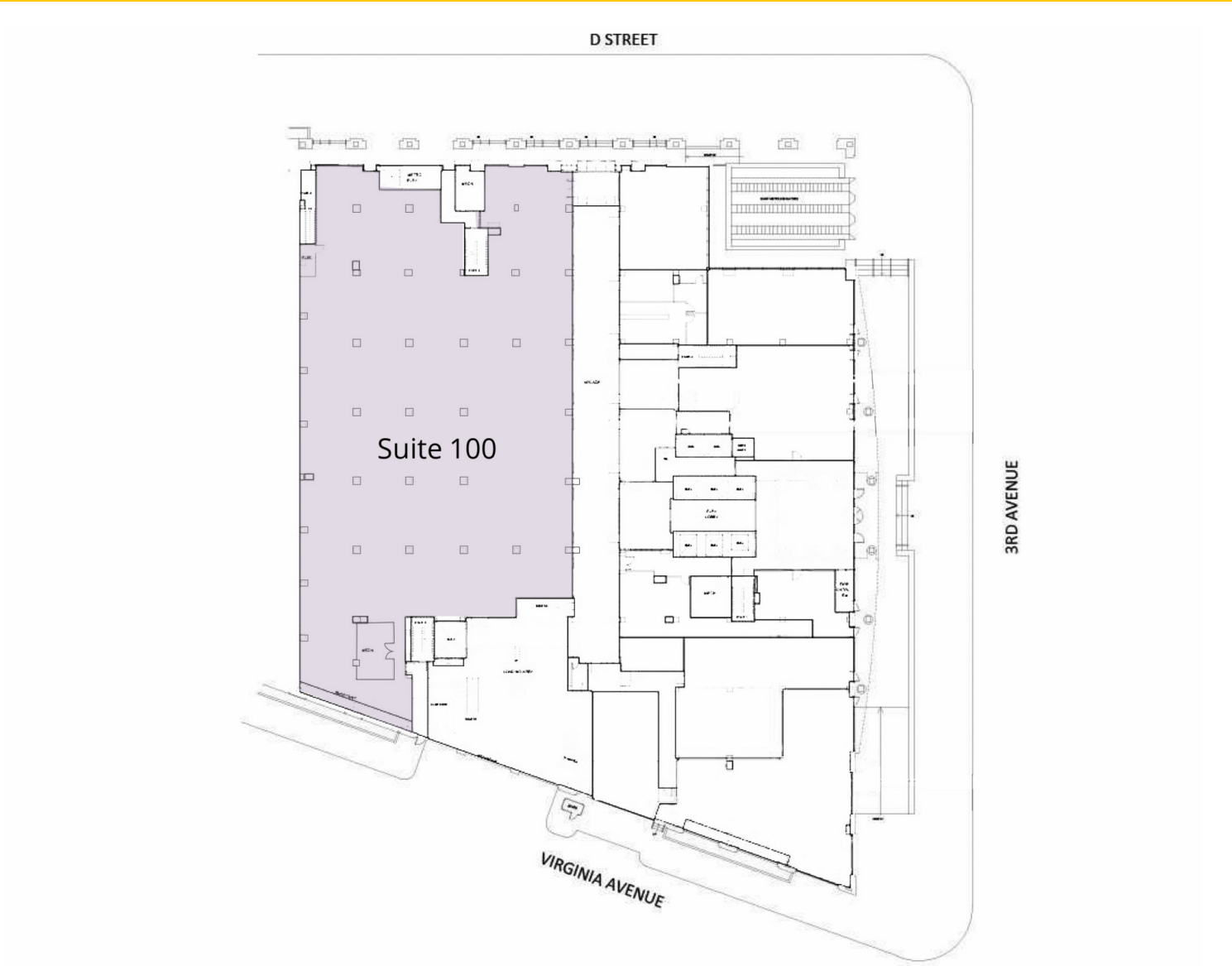
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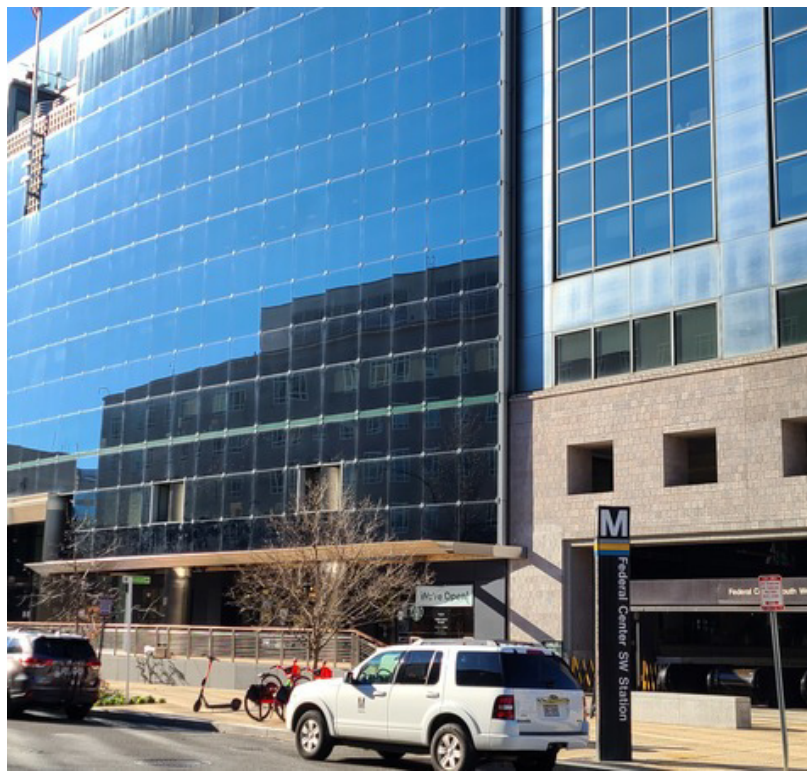
Suite	Size	Lease Rate	Description
■ Suite 100	19,065 SF	Negotiable	Ground floor office space with private ground floor entry. Former Gold's Gym.

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