

WHERE LIGHT  
*Meets Luxury*

1331

L STREET

1331 L Street NW, Washington, DC 20005



# BRILLIANT *Business*

Welcome to 1331 L Street NW—an inspiring office destination located in the heart of Washington, DC. This free-standing, light-filled building is undergoing a full transformation to deliver a high-performance, amenity-rich environment designed to elevate both companies and culture.

## WHAT SETS IT APART

- 176,000 SF full-building opportunity
- Typical floors: ~18,847 RSF with large column-free zones
- Free-standing building with glass on all four sides
- Five high-speed elevators
- Three levels of underground parking (102 spaces)
- LEED Gold certification and Energy Star designation



1331  
L STREET



The lobby at 1331 L Street features warm wood finishes, sleek seating and built-in greenery. Clean lines, natural light and subtle textures create an open, sophisticated atmosphere designed for comfort and connection.

1331  
L STREET



IMAGINE A  
*Bright(er)  
Future*

1331  
L STREET

1331 L Street has been reimagined with features designed for optimal tenant experience. With glass on four sides, five high-speed elevators and 12 EV charging stations, it's a building that blends operational excellence with intuitive design.

Designed for adaptability, the open floorplans accommodate the evolving needs of modern businesses—from collaborative startups to established enterprises. Its infrastructure, scale and visibility offer a compelling opportunity in one of DC's most accessible corridors.

**NEWLY RENOVATED AMENITIES**

- Welcoming double-height lobby and entrance with touchdown seating
- Café and lounge for collaboration and conversation
- 100+ person flexible conference center
- State-of-the-art fitness center
- Rooftop terrace with city views



The conference space at 1331 L Street offers a clean, modern setting with flexible seating, a large presentation screen, and warm wood-accented ceilings. Floor-to-ceiling glass walls bring in light, making it ideal for meetings, panels and gatherings.

1331  
L STREET

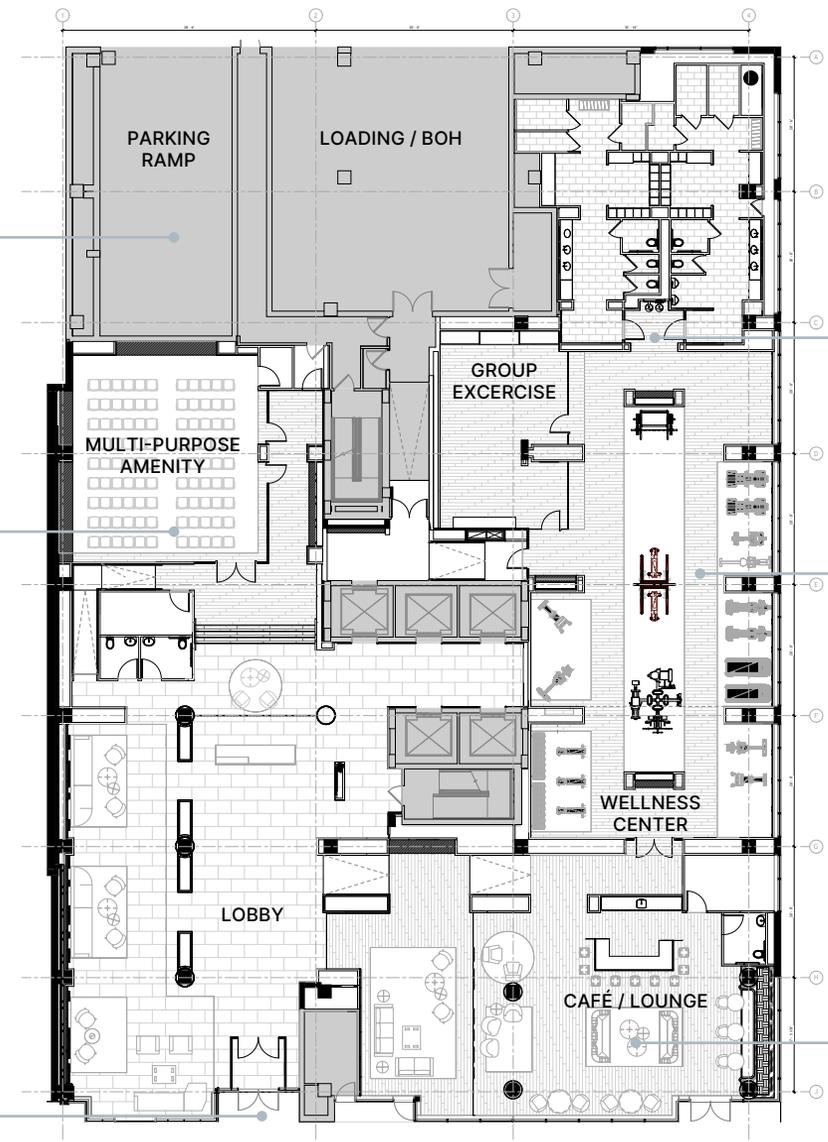
# GROUND FLOOR AMENITIES

1331  
L STREET

102 parking spaces with 12 EV chargers

100+ person capacity with flexibility for multiple layouts

Expansive and airy double height arrival



Spa-like locker room

State-of-the-art cardio and weight equipment, as well as group fitness space

Welcoming seating area for collaboration or touchdown space

L STREET

# ELEVATE YOUR *Performance*

The fitness center at 1331 L Street offers a bright, open space with modern cardio & strength-training equipment. Light wood finishes and a clean design create an energizing environment ideal for daily workouts and wellness routines.

## WELLNESS-FOCUSED FEATURES

Next-level fitness center with:

- Extensive cardio and strength-training equipment
- Dedicated group exercise room
- Spa-like locker room and changing facilities
- Mental wellness and rejuvenation



1331  
L STREET

WHERE  
*Connection  
Rises*

A bright, modern lounge featuring a full kitchen with direct access to the rooftop—  
an elevated space for hosting, relaxing and  
enjoying the views.

1331  
L STREET



# ROOFTOP LOUNGE



1331  
L STREET

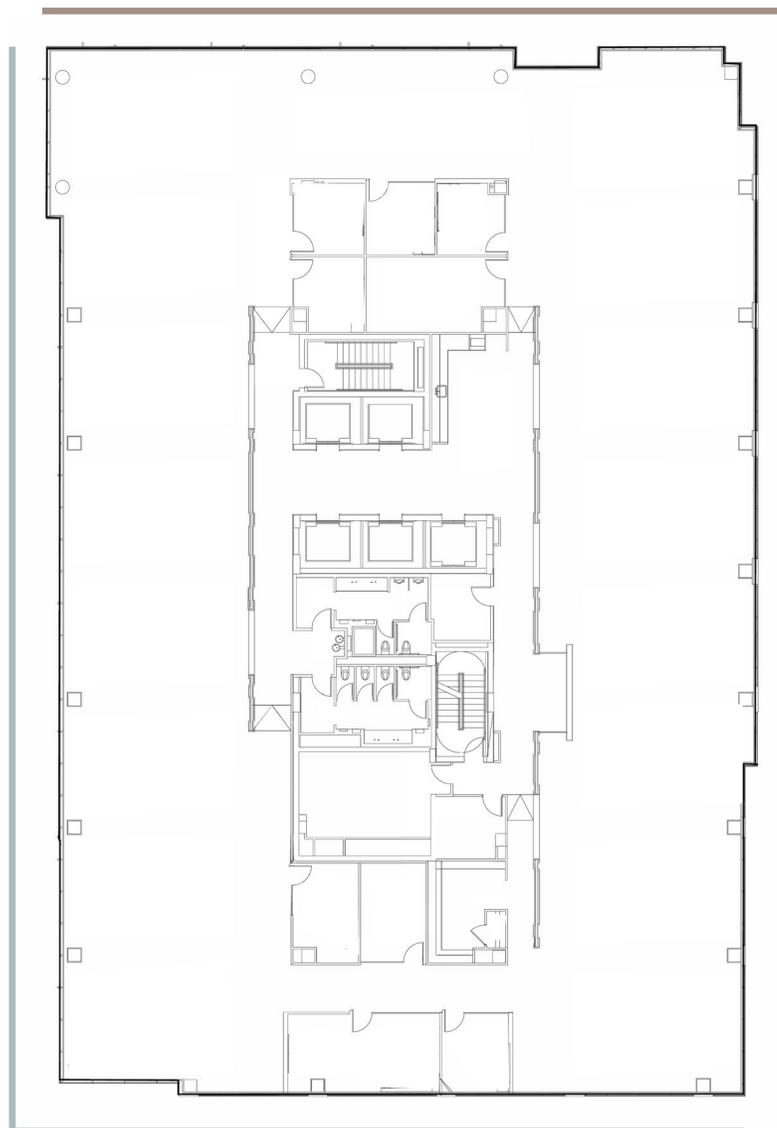
# FULL BUILDING OPPORTUNITY

With entire floors and customizable spaces available, now is the ideal time to secure your future at 1331 L Street NW. This is where businesses can grow in a vibrant, health-conscious, high-impact environment.

For full-building users or firms seeking efficient modern floorplates, 1331 L delivers a competitive edge in every direction.

**1331**  
L STREET

WINDOW LINES



L STREET

FULL HEIGHT WINDOWLINES

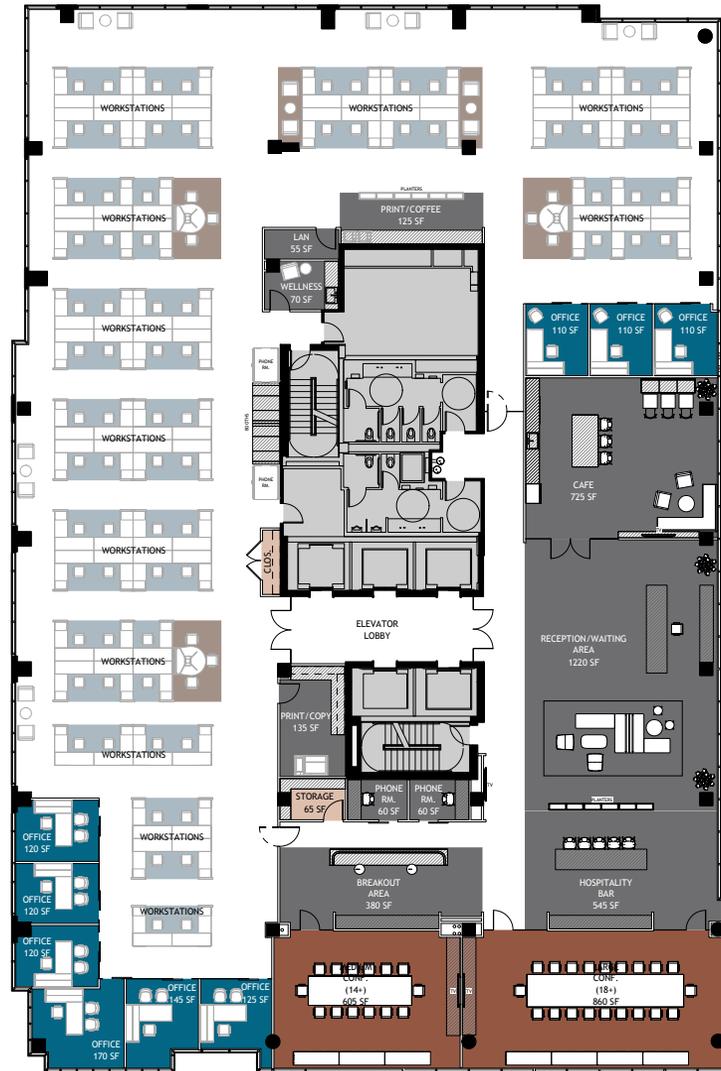
ROOF TERRACE	
18,847 SF	10
18,847 SF	9
18,847 SF	8
18,847 SF	7
18,847 SF	6
18,847 SF	5
18,792 SF	4
18,790 SF	3
15,214 SF	2
AMENITY + RECEPTION	

## *Full Floors Available*

- Center core design with four sides of windowline
- High end and modern existing build out
- Column-free zones on the east and west sides
- Limited interior columns
- Private entrance and branding opportunity
- Slab heights 10'6"
- Building built 2008

# OPEN OFFICE TEST FIT

1331  
L STREET



L STREET

## COLOR LEGEND

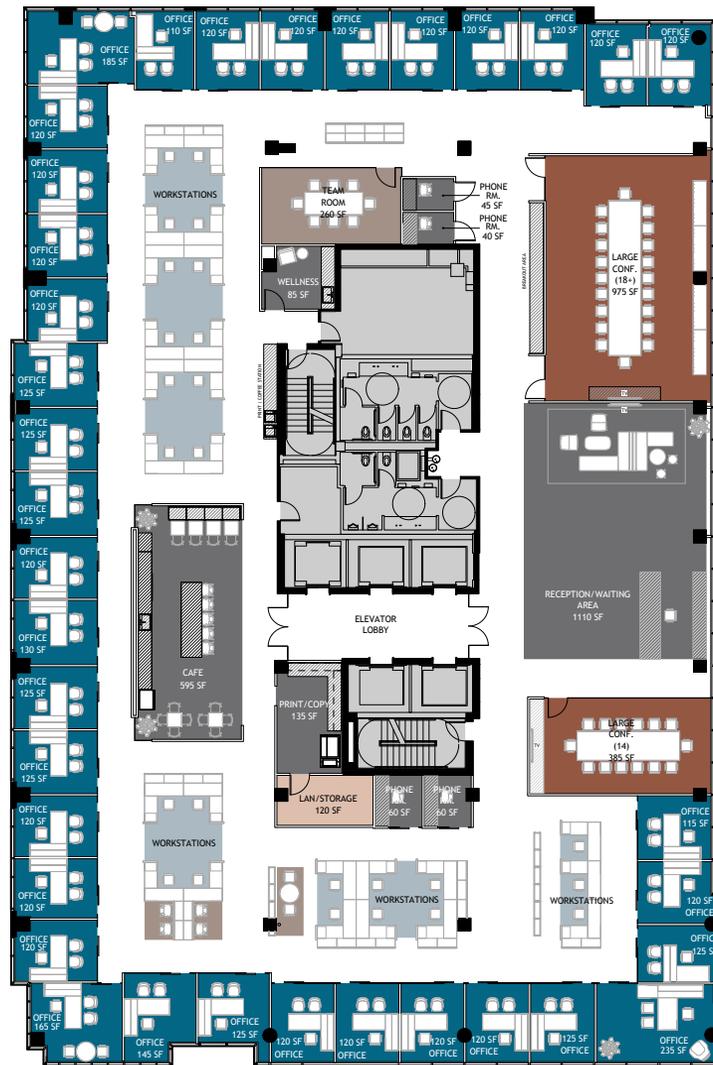
	CIRCULATION
	OFFICE
	WORKSTATION
	COLLABORATION
	CONFERENCE
	STORAGE
	SUPPORT

## Features

- Offices - 8
- Workstations - 76
- Team Rooms - 1
- Conference Rooms - 2
- Café
- Wellness Room
- Breakout Area
- Phone Rooms - 4

# OFFICE INTENSIVE TEST FIT

1331  
L STREET



L STREET

## COLOR LEGEND

	CIRCULATION
	OFFICE
	WORKSTATION
	COLLABORATION
	CONFERENCE
	STORAGE
	SUPPORT

## Features

- Offices - 36
- Workstations - 25
- Team Rooms - 1
- Conference Rooms - 2
- Café
- Wellness Room
- Breakout Area
- Phone Rooms - 4

## LOCATION & CONNECTIVITY

# Rich Location. Right Now.

### FINE DINING

1. La Grande Boucherie
2. Ocean Prime
3. Joe's Seafood, Prime Steak & Stone Crab
4. The Hamilton
5. Café du Parc
6. Via Sophia
7. Le Diplomate
8. Old Ebbitt Grill
9. Occidental Grill & Seafood
10. The Dabney

### FAST CASUAL

11. Sweetgreen
12. Luke's Lobster
13. A Baked Joint
14. Slipstream
15. Panera Bread
16. Teasm
17. Shouk

### METRO STATIONS

18. McPherson Square Station
19. Farragut North Station
20. Farragut West Station
21. Metro Center Station
22. Gallery Place-Chinatown Station

### HOTELS

23. The Hay-Adams
24. The Jefferson
25. Sofitel Lafayette Square
26. The Darcy Hotel
27. The Mayflower, Autograph Collection

### LANDMARKS

28. The White House

### CONVENTION SPACES

29. Walter E. Washington Convention Center

- Steps from McPherson Square Metro (Blue/Orange/Silver lines)
- Walkable to Franklin Park, restaurants, hotels, and retail
- Minutes to the White House, Capitol Hill, and major federal agencies
- Central to Downtown DC, Logan Circle, and 14th Street

1331  
L STREET



# 1331

L STREET

1331 L Street NW  
Washington, DC 20005

## LEASING INFORMATION

202.513.6700

### MERRILL TURNBULL

mturnbull@lpc.com  
202.513.6713

### ADAM BIBERAJ

abiberaj@lpc.com  
202.513.6736

### TIM WHITEBREAD

twhitebread@lpc.com  
202.513.6712

### MCKAY ELLIOTT

melliott@lpc.com  
202.513.6724

### Lincoln Property Company

101 Constitution Avenue NW Suite 325 East,  
Washington, DC 20001  
[www.lpc.com](http://www.lpc.com)



# Lincoln