

THE ONE TO MOVE YOU

810 FIRST ST, NE | WASHINGTON, D.C. 20002

**ONE
UNION**
CENTER



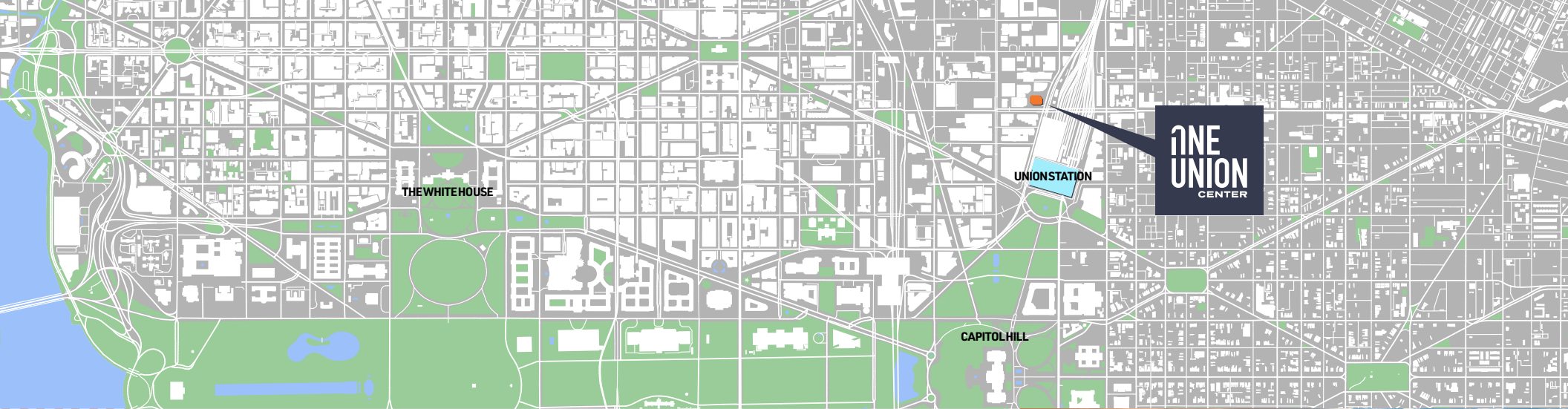
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IMPRESSIVE FROM THE START

- 11 stories of premier office space in Capitol Hill's "NoMa" neighborhood
- New renovations deliver 2024
- Beautifully renovated lobby with multiple seating areas to extend your work space or to meet with guests.
- Brand new conference facility and fitness center
- Full floors and move-in-ready spec suites available for offices of all sizes
- Glass windows on all sides—lots of natural light
- Quality at a competitive price





YOUR FAST TRACK TO EVERYTHING.



MULTIPLE MODES OF TRANSPORTATION
AT YOUR DOORSTEP.



- Quick access to Capitol Hill, Federal & D.C. government agencies
- Major broadcast networks (CNN, NPR, NBC News, C-SPAN, FOX News) located in the neighborhood
- Union Station just a few blocks away
- Union Market 3-5 blocks away

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A REMARKABLE NEW RECEPTION.

A dramatically redesigned lobby that makes a welcoming first impression.

Anticipated Delivery Q4 2024





FULLY CONNECTED CONFERENCE.

Located on the Ground Floor, the highly-functional new conference facility includes a 50+ person capacity conference room, meeting break areas, and an outdoor lounge with seating.

Anticipated Delivery Q4 2024



LEVEL UP YOUR FITNESS.

Tenants will have access to the new windowed fitness facility featuring free weights, top-of-the-line cardio equipment, and a yoga studio.

Anticipated Delivery Q4 2024



FLEXIBLE SPECS.

A full floor of Spec Suites ranging from 1,604 SF - 3,598 SF surrounding a shared lounge & conference area.

Move-in ready

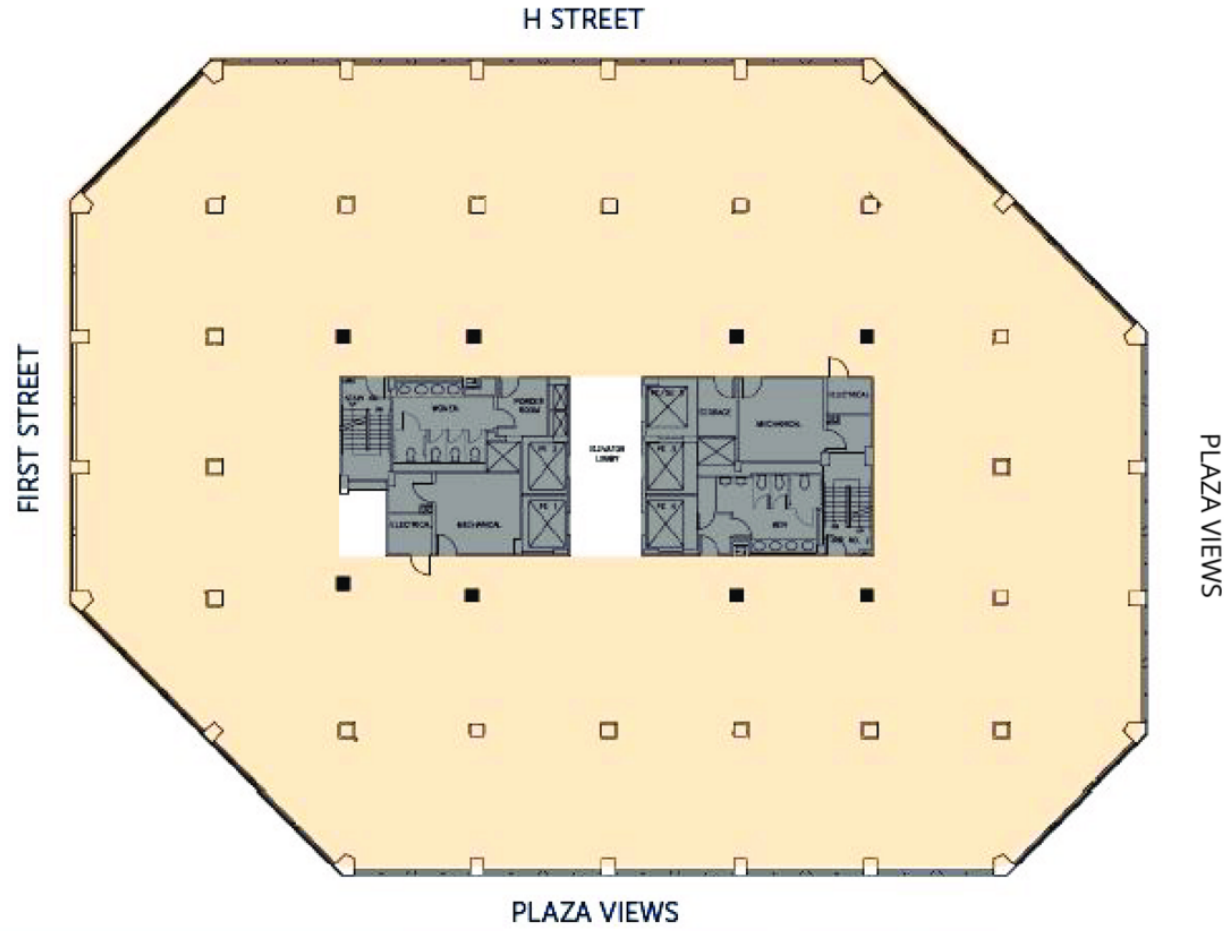




AVAILABILITIES	SF	DATE AVAILABLE
2nd Floor	1,185 - 12,917 SF	Immediately
3rd Floor Spec Suites	1,604 - 3,598 SF	5 Suites Delivering 2024
4th Floor	19,523 SF	Immediately
5th Floor	19,523 SF	Immediately
6th Floor	19,523 SF	Immediately
7th Floor	19,523 SF	Immediately
8th Floor	19,523 SF	Immediately
9th Floor	19,523 SF	Immediately
10th Floor	19,523 SF	Immediately
11th Floor	19,523 SF	Immediately

TOP FULL FLOORS AVAILABLE

- New building ownership and management
- Glass on all sides
- Signage potential
- VAV HVAC
- On-site parking
- New fitness and conference delivering 2024



SUITE	SIZE	DESCRIPTION
Typical Floor Plan	19,523 SF	Full Floors Available Between Floors 4 and 11 Up to 156,184 Contiguous SF



THE ONE TO GET IT DONE.

LEASING OPPORTUNITIES:

LINCOLN PROPERTY COMPANY / 202.513.6700

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MERRILL TURNBULL

ADAM BIBERAJ

JAE LEE

WILLIAM RUPPE

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