




WASHINGTON  
◆ CENTER ◆  
1001 G STREET  
WEST

 QUADRANGLE

OX|F|O|R|D



# BUILDING FEATURES

- Private Metro Center Station entrance located in building atrium. Direct access to Blue, Orange, Silver and Red lines.
  - Expansive Fitness Center
  - Spectacular Rooftop Terrace
  - Brand New Monumental Market
  - Brand New Tenant Lounge with kitchen, seating and games
  - Brand New Conference & Lounge Amenity in planning stages
  - Secure Bike Storage Facility
  - Large, self-park garage with innovative, license plate recognition, touchless parking experience
  - Owner-occupied and owner-managed
  - Connected to Grand Hyatt Hotel
- 



# DIRECT ACCESS TO GRAND HYATT

- \$30 million in recent renovations
- 4,000 SF Starbucks Reserve
- 897 guest rooms and suites
- 55,000 SF of meeting space
- Cabinet Restaurant
- Cure Bar & Bistro
- Catering services
- FedEx Service Center







# AVAILABILITIES

Suite 1100 6,479 SF

INTERCONNECTING STAIRWAY  
+ PRIVATE TERRACE

Suite 1000 28,602 SF

Suite 600 29,182 SF

INTERCONNECTING STAIRWAY  
+ PRIVATE TERRACE

Suite 500 30,315 SF

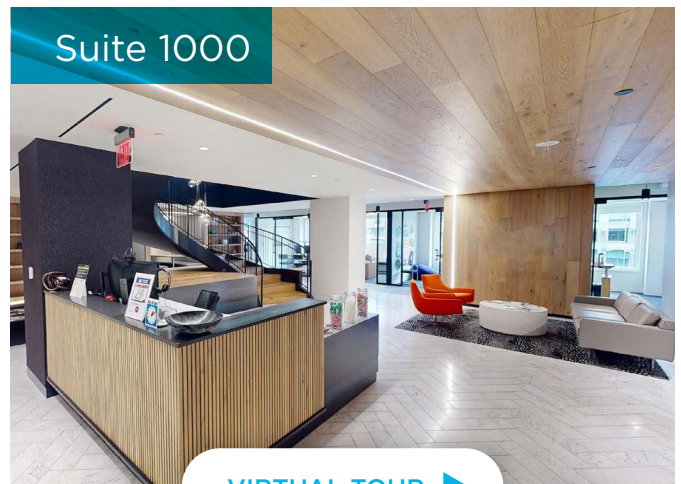
Suite 350 8,283 SF

Suite 250 4,759 SF



Suite 250

VIRTUAL TOUR ►



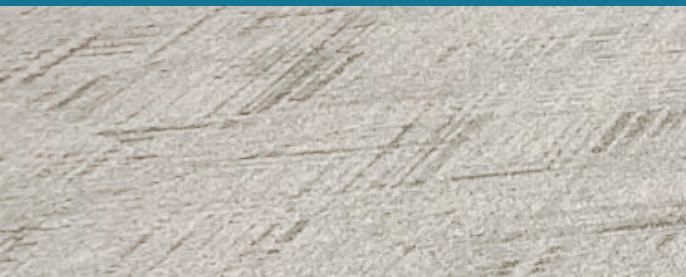
Suite 1000

VIRTUAL TOUR ►

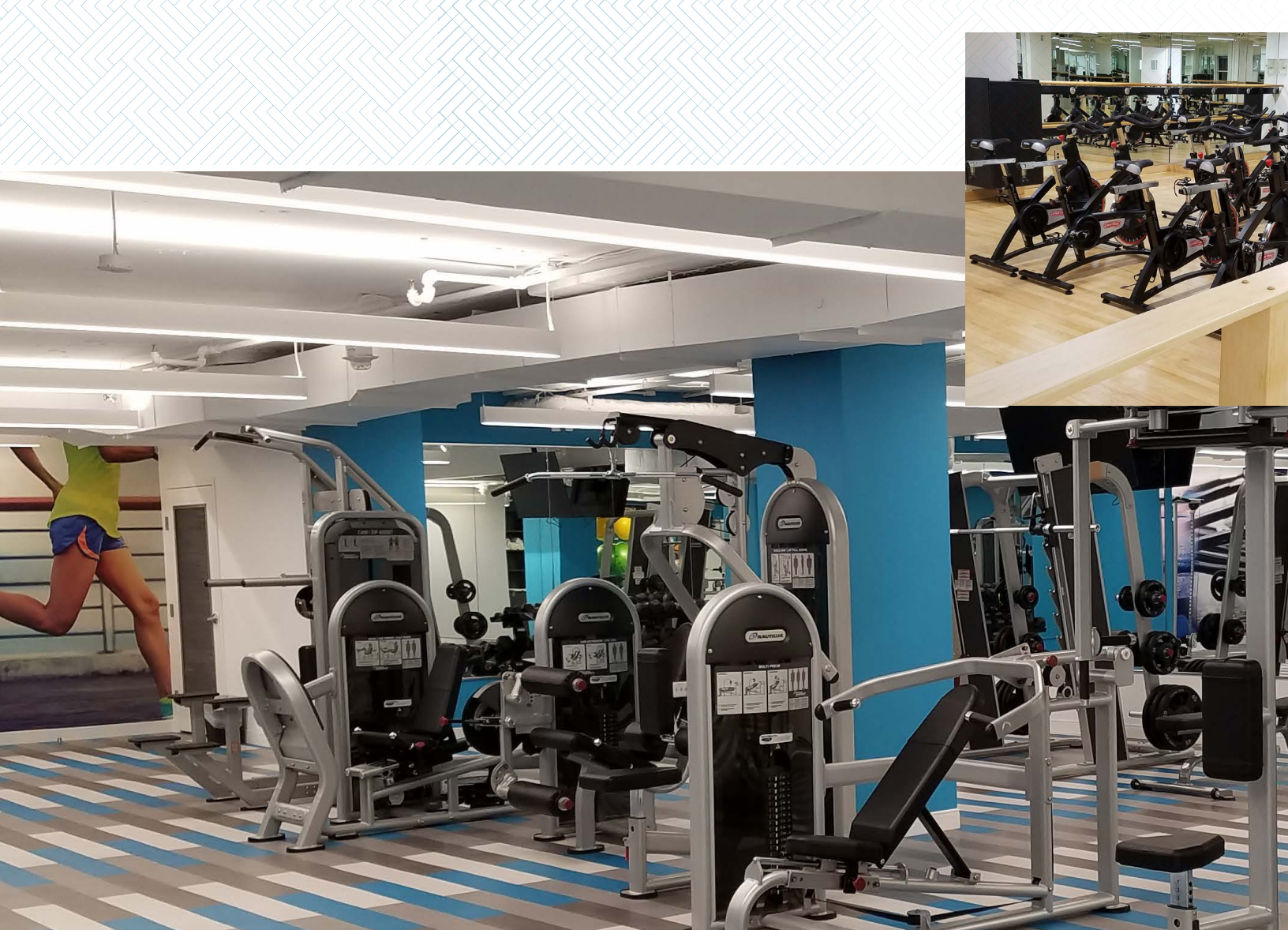


# NEW LOUNGE MARKET & MORE

- NEW Monumental Market - an open-door market with self check-out kiosk - serving hundreds of meals, snacks, and drinks 24/7
- Brand New Tenant Lounge with kitchen, seating and games
- Brand New Conference & Lounge Amenity in planning stages







# SPACIOUS, SECURE BIKE STORAGE FACILITY



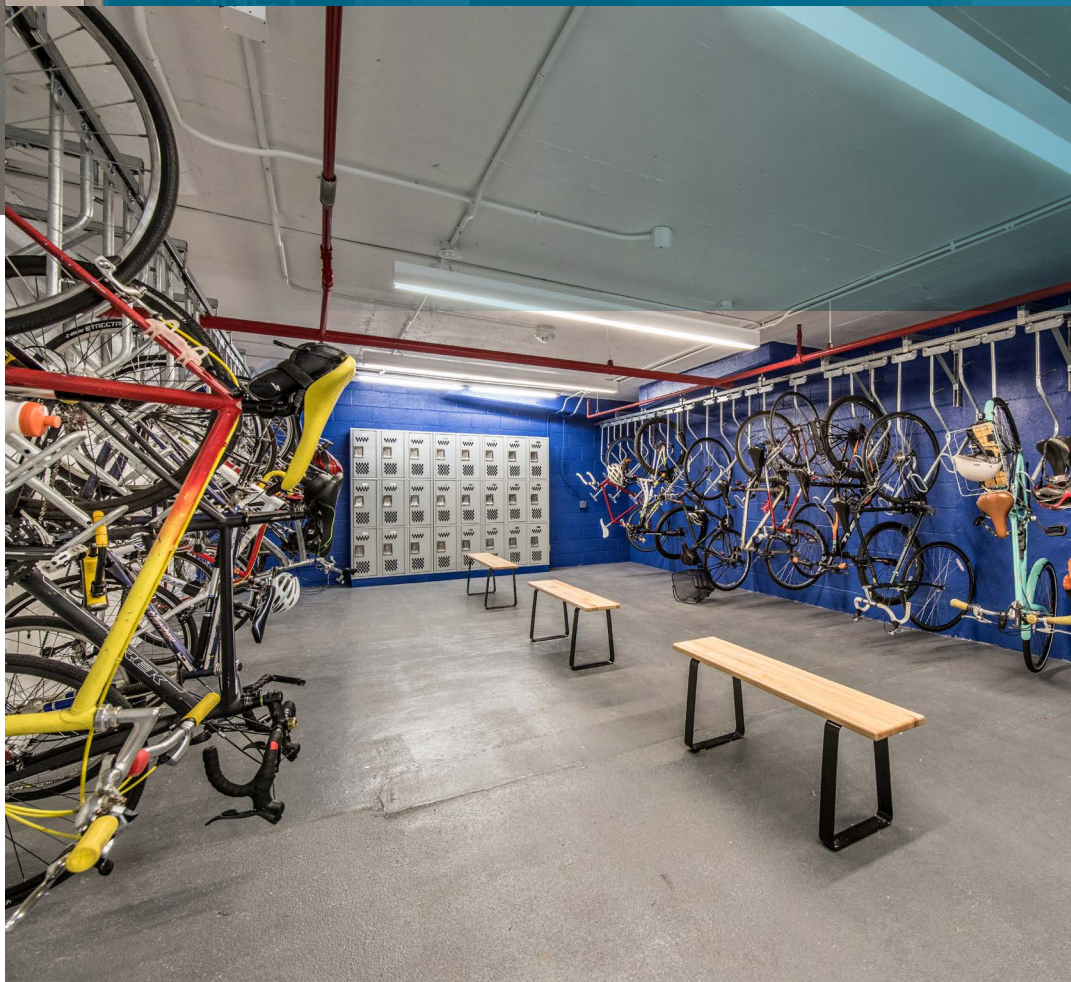
**86**  
BIKE SCORE

- 54 bike racks
- 54 lockers
- 6 premium bike lockers available
- 86 Bike Score rating: very bikeable, flat as a pancake, excellent bike lanes



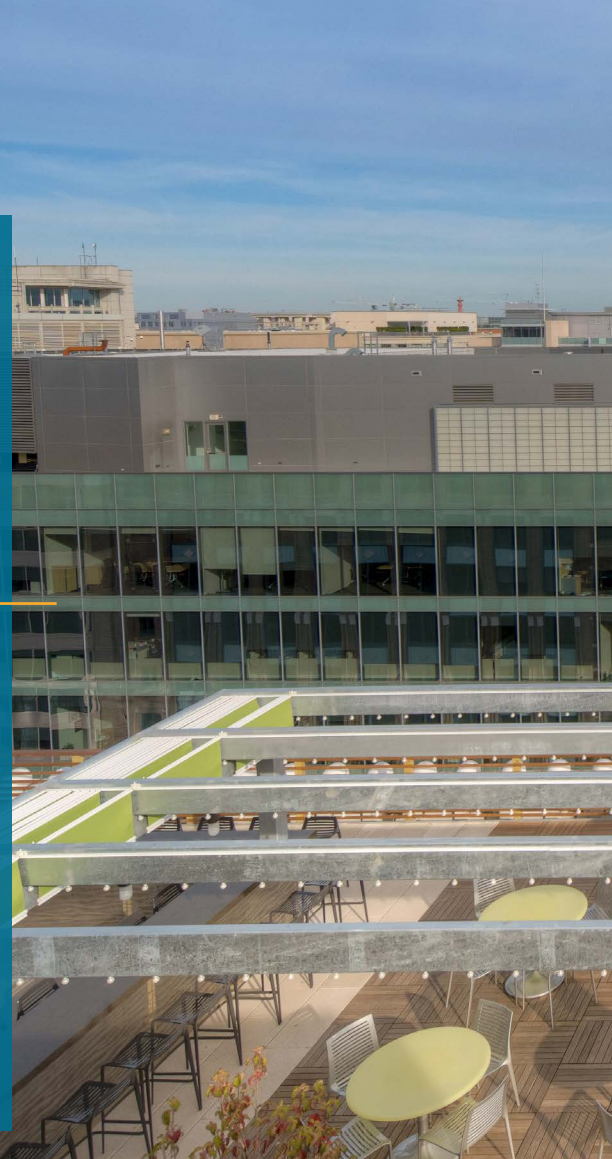
# EXPANSIVE FITNESS CENTER

- Expansive, two-level, 7,533 SF facility
- Extensive cardio and weight equipment
- Men's and women's locker rooms with showers
- Towel Service
- Multi-purpose studio
- Personal training available
- Extensive on-demand fitness classes via WellBeats



# SPECTACULAR ROOFTOP TERRACE

- Lounge seating and coffee tables
- Lighted raised bar counter with lighted overhead trellis
- Dining tables and chairs
- Lighted ornamental trees
- Wood decking
- Renovated roof lounge





**M** METRO STATION

DEDICATED BIKE LANE

Transit Score  
**100**

**RIDER'S PARADISE**  
World-class public transportation.

Walk Score  
**93**

**WALKER'S PARADISE**  
Daily errands do not require a car.

Bike Score  
**86**

**VERY BIKEABLE**  
Flat as a pancake, excellent bike lanes.

Source: walkscore.com

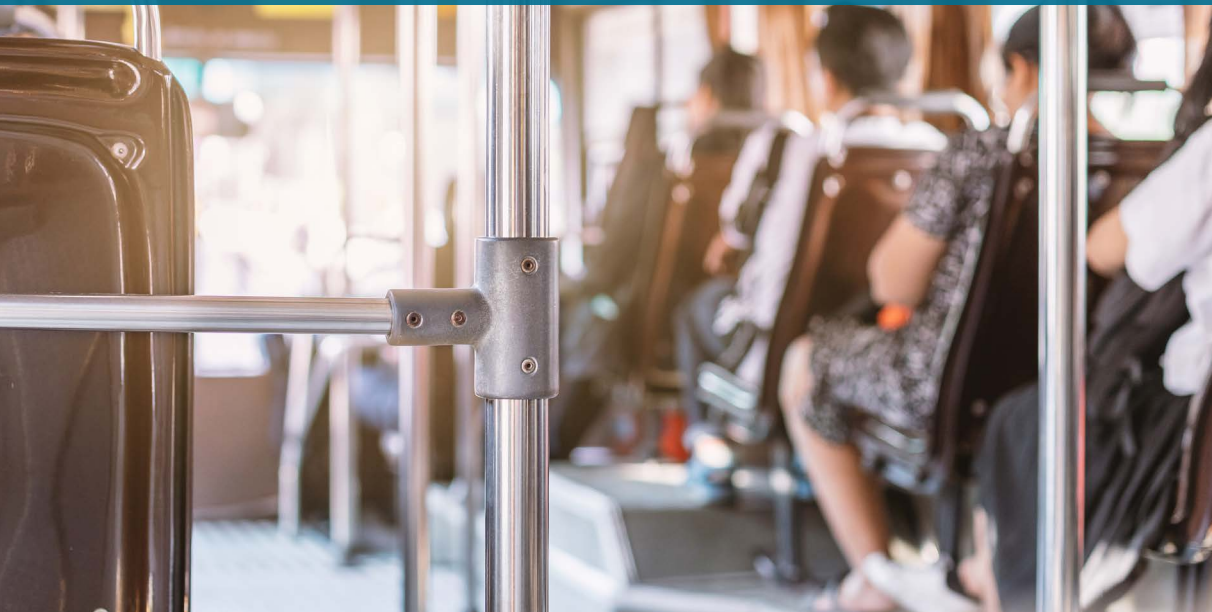
## ACCESSIBILITY MAP



# METRO CENTER STATION



## METRO CENTER ENTRANCE IN BUILDING





# NEARBY RETAILERS

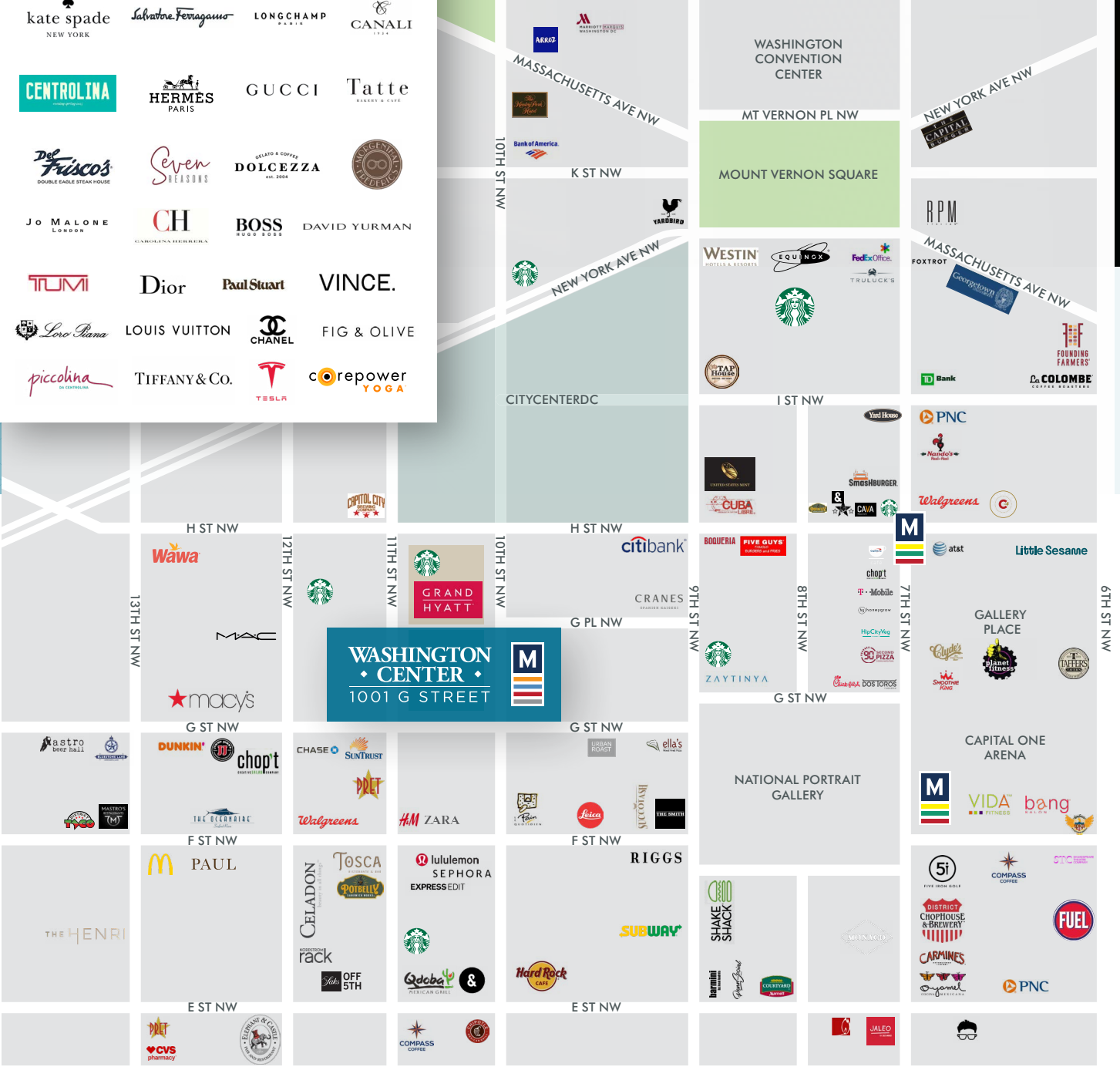
- Adjacent to CityCenterDC
- 2 Blocks to Capital One Arena and 3 blocks to the Convention Center
- 2 blocks to Gallery Place Metro Station (Red, Yellow and Green lines)



# CITYCENTERDC

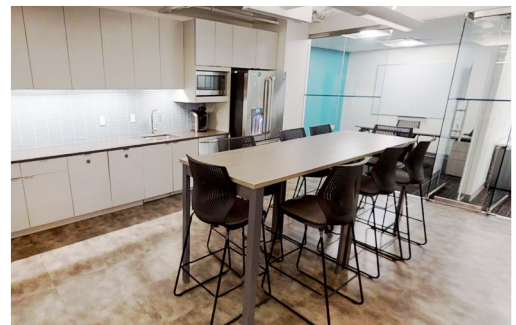
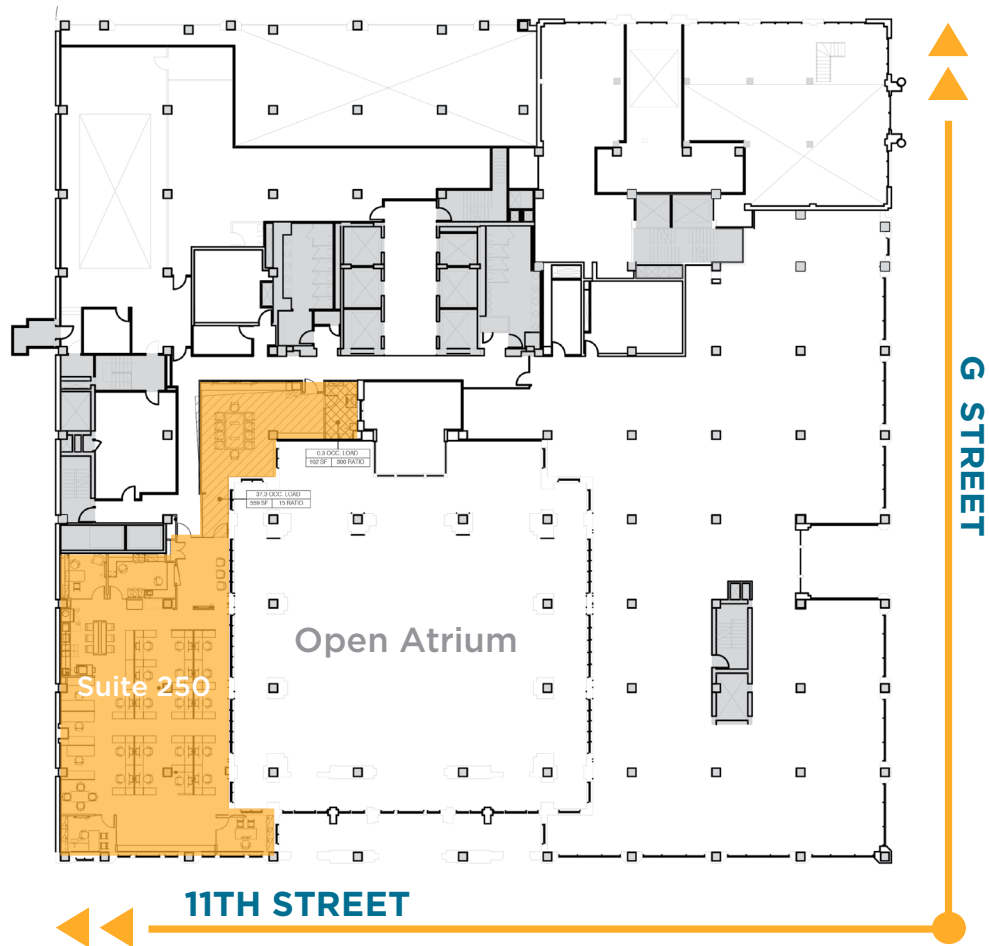
- GUCCI
- ARMANI
- ARCTERYX
- BURBERRY
- kate spade NEW YORK
- Salvatore Ferragamo
- LONGCHAMP PARIS
- CANALI
- CENTROLINA
- HERMÈS PARIS
- GUCCI
- Tatte BREAD & COFFEE
- Del Frisco's DOUBLE EAGLE STEAK HOUSE
- Seven REASONS
- DOLCEZZA
- ARGENTINALI
- JO MALONE LONDON
- CH
- BOSS HUGO BOSS
- DAVID YURMAN
- TUMI
- Dior
- Paul Stuart
- VINCE.
- Loro Piana
- LOUIS VUITTON
- CHANEL
- FIG & OLIVE
- piccolina
- TIFFANY & Co.
- TESLA
- corepower YOGA

# AMENITY MAP



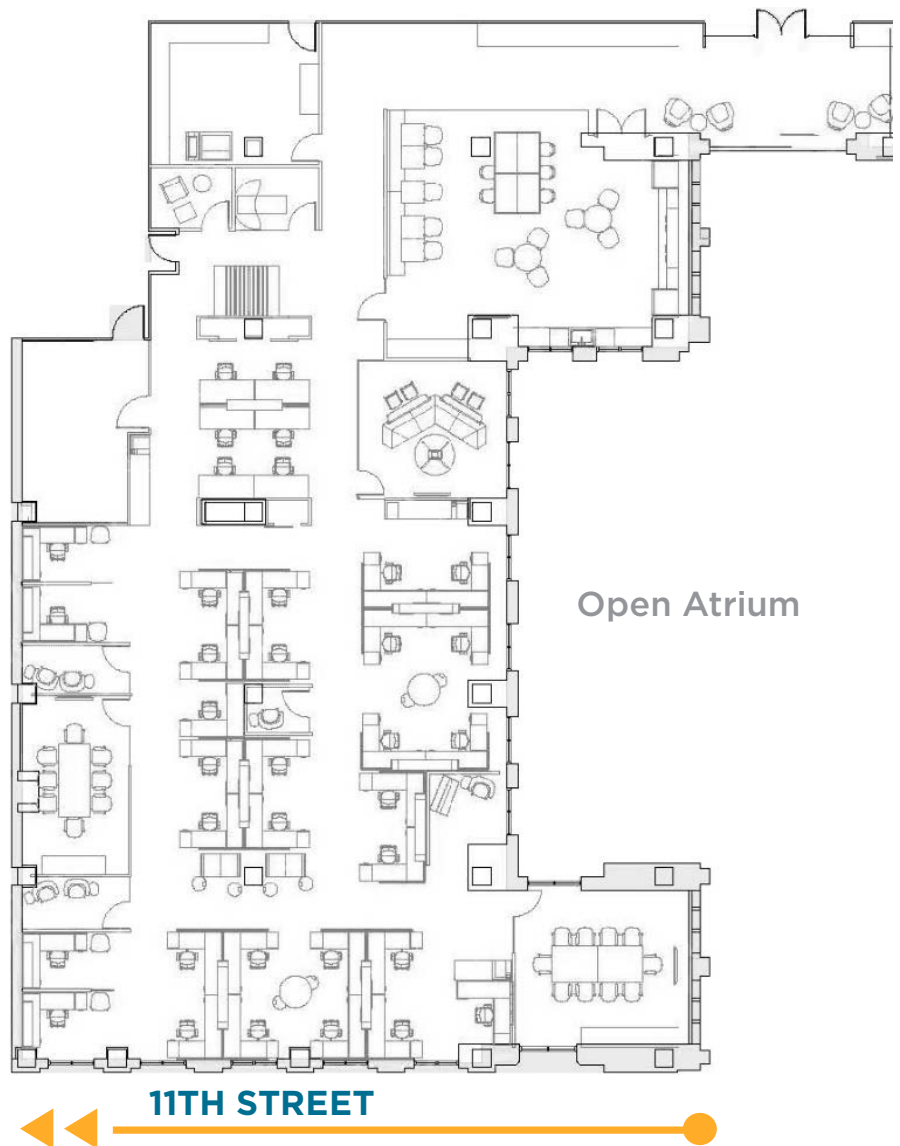
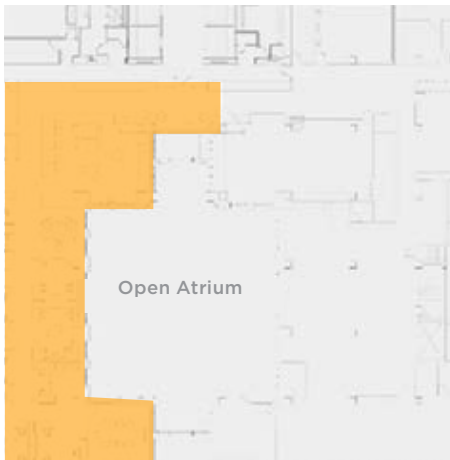
# SUITE 250 — 4,759 RSF

- Move-In Ready Open Plan Spec Suite
- Fully Furnished
- Views Overlooking 11th Street and Building Atrium



# SUITE 350 — 8,283 SF

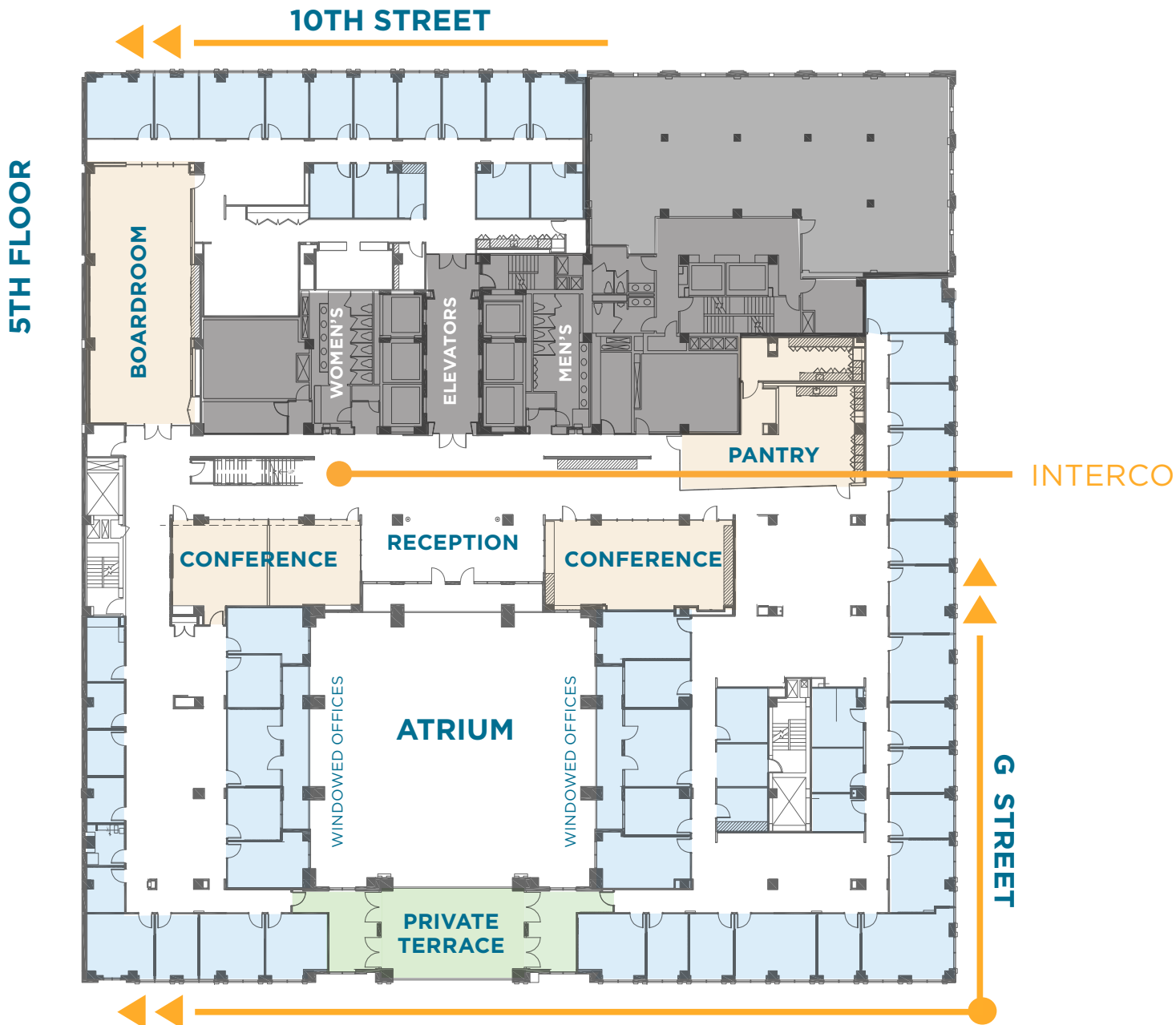
- Move-In Ready, Open Plan Spec Suite
- Direct Elevator Identity
- Views Overlooking 11th Street and the Building Atrium



\*Furniture not included — for marketing purposes only.

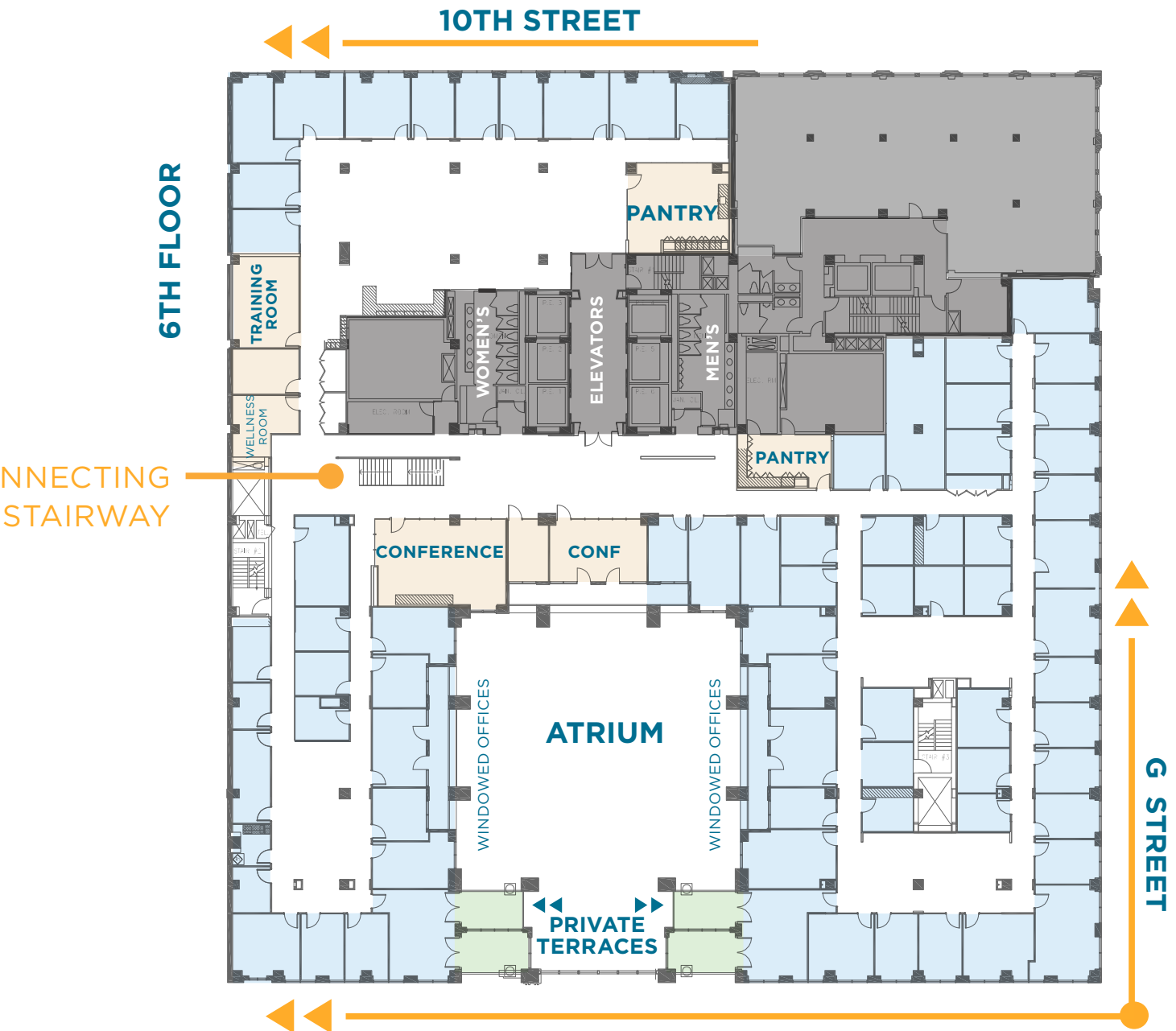
# 5TH FLOOR + 6TH FLOOR

- Available: April 1, 2027
- Prime Elevator Identity on 5th + 6th Floors
- Private Atrium Terrace within Tenant's Suite perfect for entertaining



# 59,497 RSF

- Interconnecting Stairway Between Floors 5 and 6
- Law Firm Buildout
- 101 Private Offices || 80 Windowed Offices
- Open Area Workstations



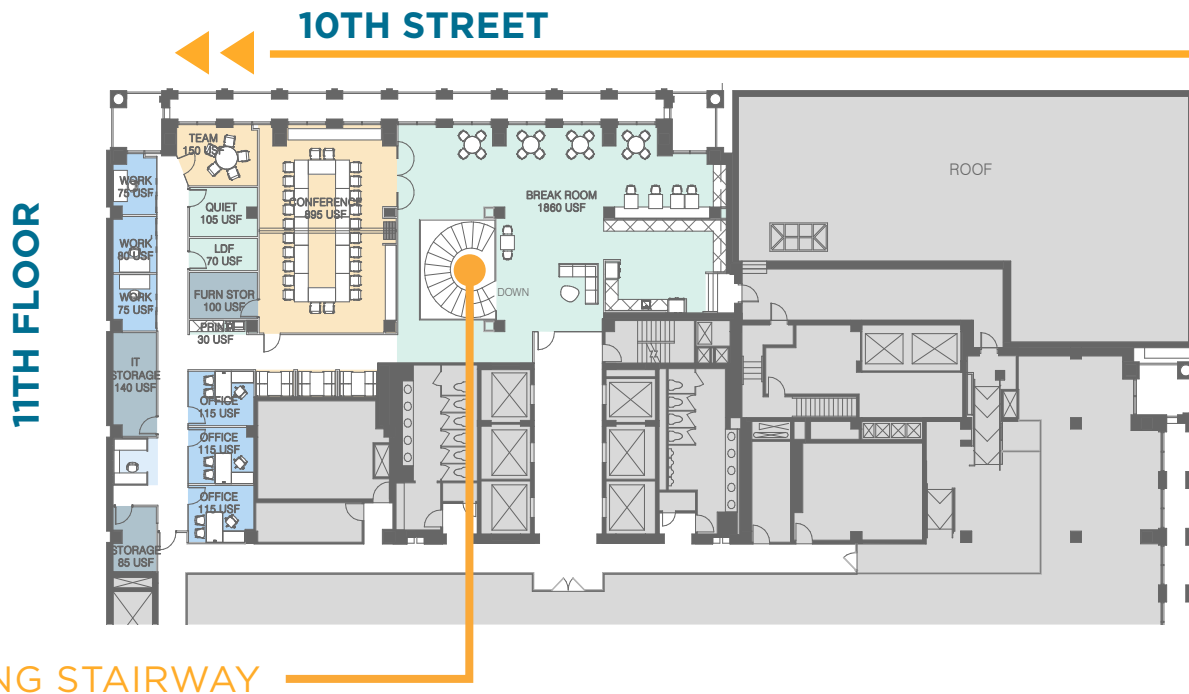
# 10TH FLOOR + 11TH FLOOR

- New Law Firm Buildout
- Prime Elevator Identity on 10th + 11th Floors
- Private Access to Building Rooftop Terrace via Tenant's Suite



# 35,081 RSF

- Interconnecting Stairway Between Floors 10 and 11
- 90 Private Offices || 31 Windowed Offices
- 14 Workstations / 14 Benching



VIRTUAL TOUR 



**WASHINGTON**  
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**1001 G STREET**  
**WEST**

LEASING  
INFORMATION

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