

# Portals I

1250 Maryland Ave, SW  
Washington, DC 20024



## PROPERTY HIGHLIGHTS

- Full floors available
- High-end retail amenities
- Monument and river views
- Tenant-only fitness center
- Energy Star labeled building
- Tenant-only conference center

## AVAILABILITIES

## SF

## DATE AVAILABLE

Suite 800	58,938 SF	Immediately
Suite 700	30,000 SF	Immediately
Suite 600	59,871 SF	Immediately
Suite 510	18,973 SF	Immediately
Suite 310	16,650 SF	Immediately
Suite 240	7,297 SF	Immediately
Suite CY26	772 SF	Immediately
Suite CY35	874 SF	Immediately
Suite CY40	2,720 SF	Immediately
Suite CY60	1,462 SF	Immediately
Suite CY65	5,496 SF	Immediately
Suite CY80	11,760 SF	Immediately

Merrill Turnbull

202.513.6713  
mturnbull@lpc.com

Adam Biberaj

202.513.6736  
abiberaj@lpc.com

Jae Lee

202.513.6718  
jlee@lpc.com

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# Portals I

ADDITIONAL PHOTOS

1250 Maryland Ave, SW  
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Merrill Turnbull  
202.513.6713  
mturnbull@lpc.com

Adam Biberaj  
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abiberaj@lpc.com

Jae Lee  
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jlee@lpc.com

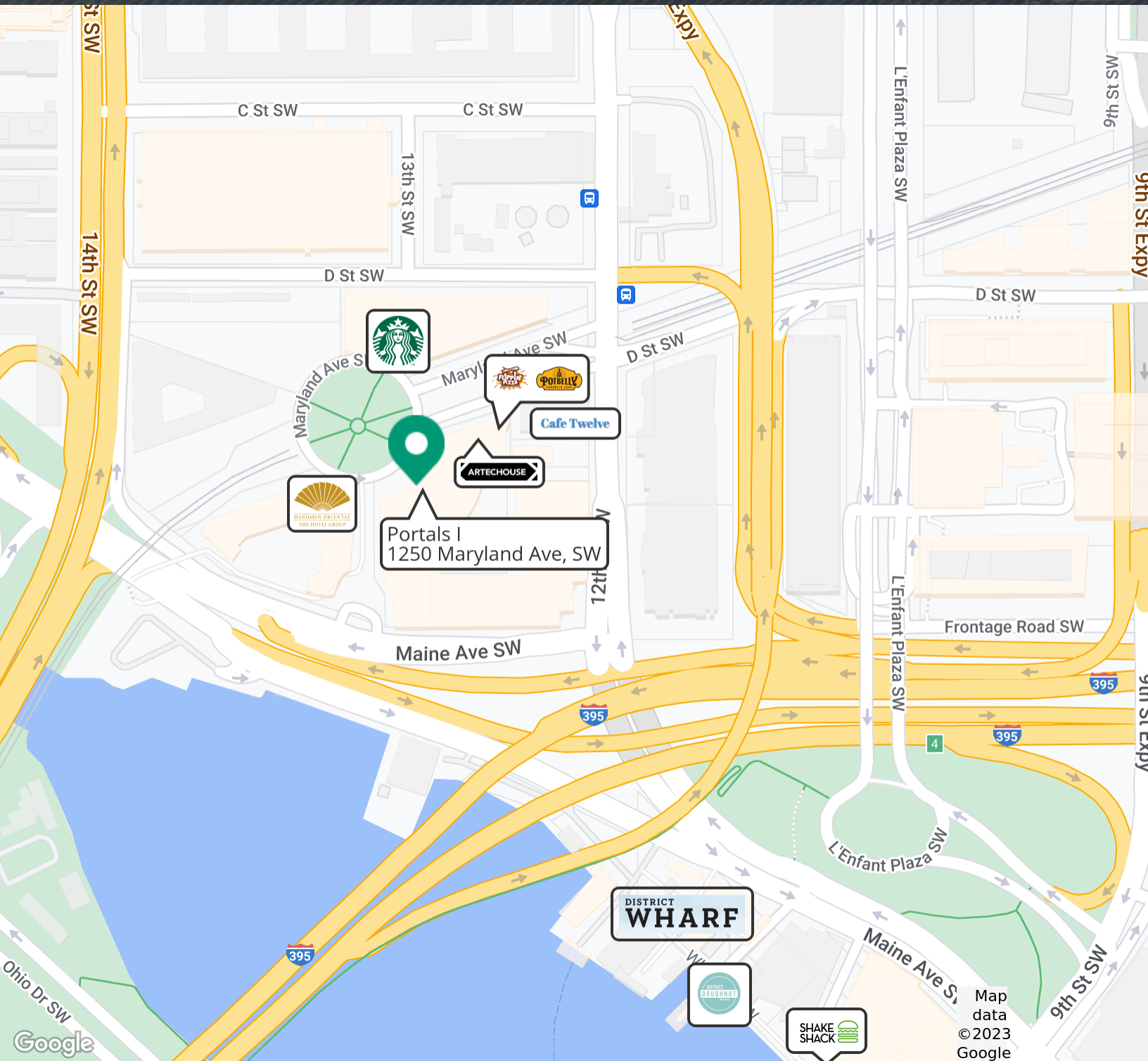
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For More Leasing Information: 202.513.6700 | LPCwashingtonDC.com

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## NEARBY AMENITIES

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# Portals I

8TH FLOOR

1250 Maryland Ave, SW  
Washington, DC 20024

SUITE	SIZE	DESCRIPTION
Suite 800	58,938 SF	Available Immediately

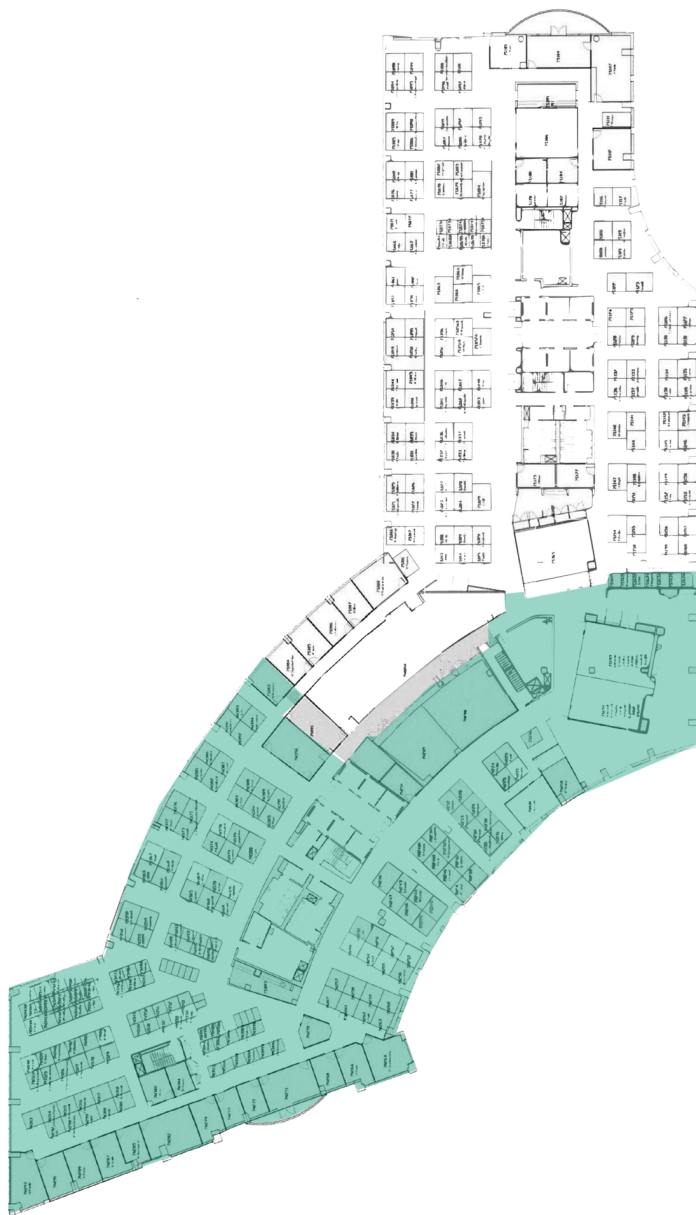
Merrill Turnbull    Adam Biberaj    Jae Lee  
202.513.6713    202.513.6736    202.513.6718  
mturnbull@lpc.com    abiberaj@lpc.com    jlee@lpc.com



# Portals I

7TH FLOOR

1250 Maryland Ave, SW  
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## SUITE

## SIZE

## DESCRIPTION

Suite 700

30,000 SF

Available Immediately

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mturnbull@lpc.com

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202.513.6736  
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6TH FLOOR

1250 Maryland Ave, SW  
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SUITE	SIZE	DESCRIPTION
Suite 600	59,871 SF	Available Immediately

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mturnbull@lpc.com

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202.513.6736  
abiberaj@lpc.com

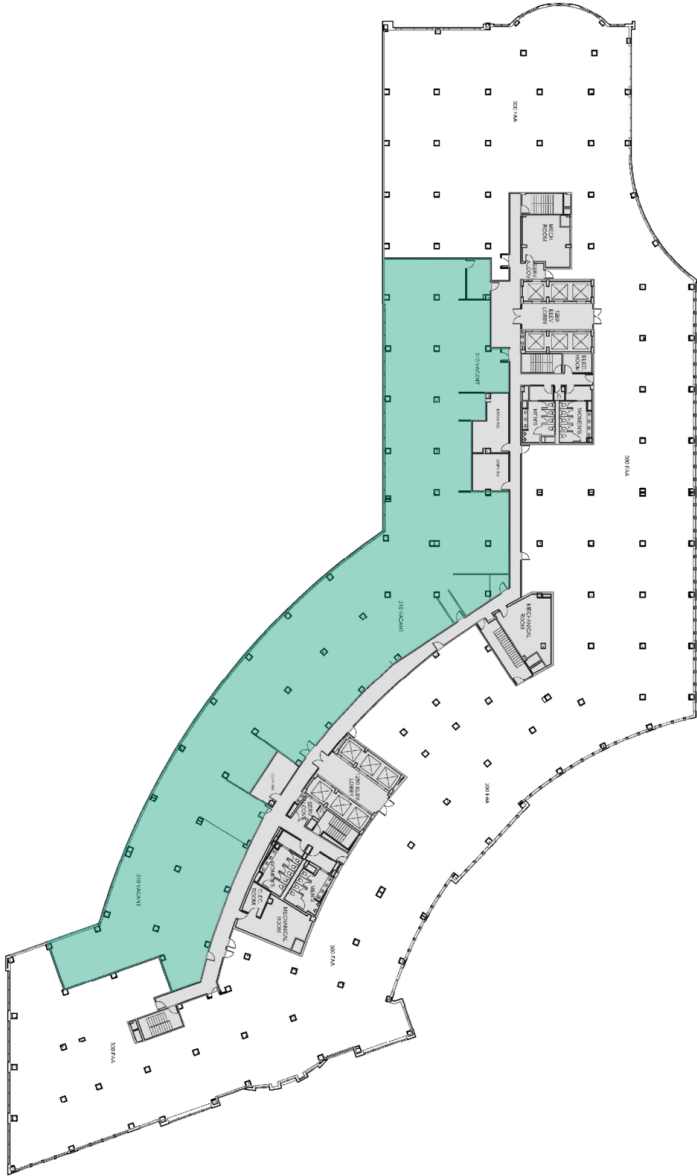
Jae Lee  
202.513.6718  
jlee@lpc.com



# Portals I

3RD FLOOR

1250 Maryland Ave, SW  
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SUITE	SIZE	DESCRIPTION
Suite 310	16,650 SF	Available Immediately

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mturnbull@lpc.com

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abiberaj@lpc.com

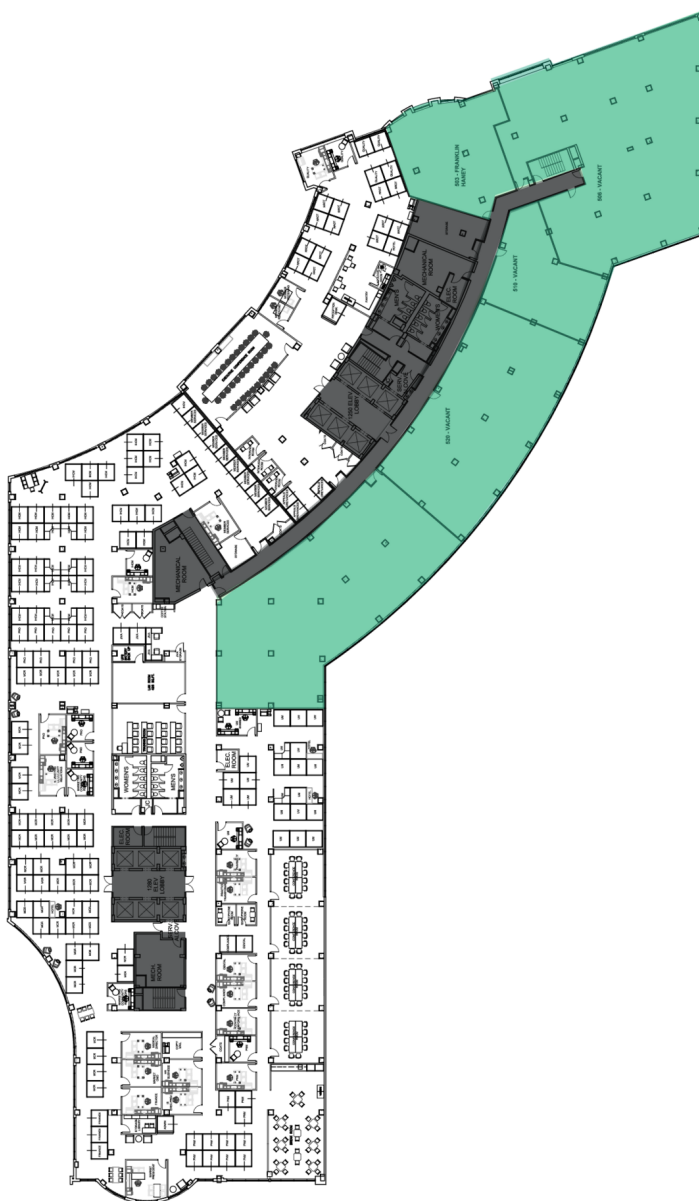
Jae Lee  
202.513.6718  
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# Portals I

5TH FLOOR

1250 Maryland Ave, SW  
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## SUITE

## SIZE

## DESCRIPTION

Suite 510

18,973 SF

Available Immediately

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abiberaj@lpc.com

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jlee@lpc.com

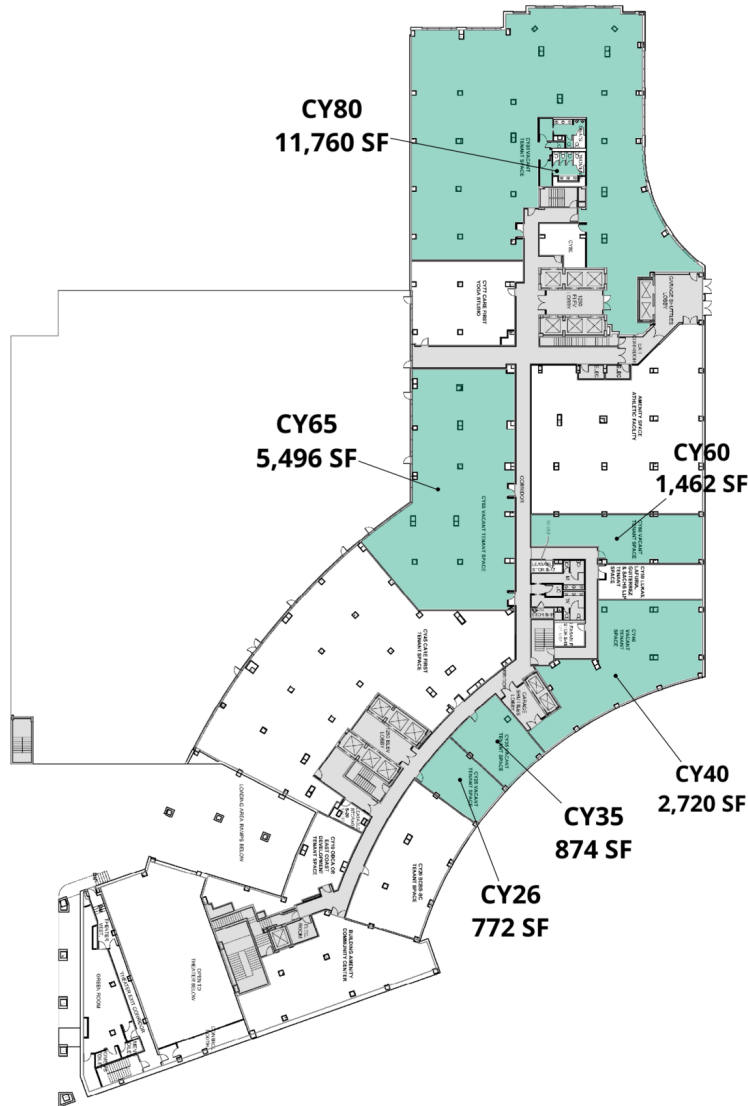
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# Portals I

COURTYARD

1250 Maryland Ave, SW  
Washington, DC 20024



SUITE	SIZE	DESCRIPTION
■ Suite CY26	772 SF	Available Immediately
■ Suite CY35	874 SF	Available Immediately
■ Suite CY40	2,720 SF	Available Immediately
■ Suite CY60	1,462 SF	Available Immediately
■ Suite CY65	5,496 SF	Available Immediately
■ Suite CY80	11,760 SF	Available Immediately

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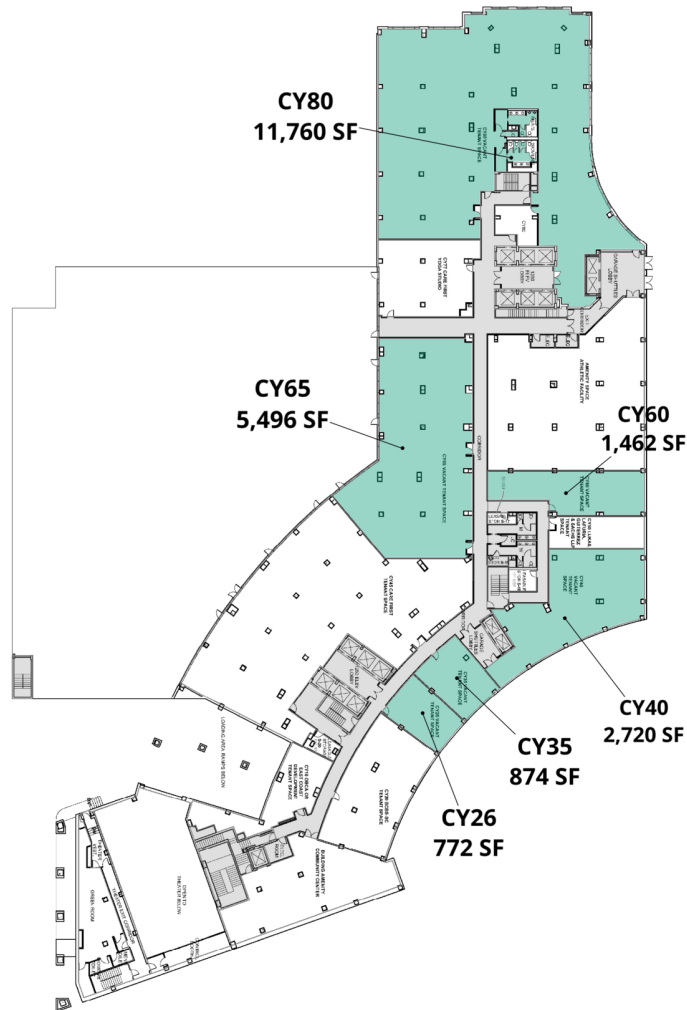
Jae Lee  
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COURTYARD

1250 Maryland Ave, SW  
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SUITE	SIZE	LEASE RATE	DESCRIPTION
Suite CY26	772 SF	On Request	Available Immediately
Suite CY35	874 SF	On Request	Available Immediately
Suite CY40	2,720 SF	On Request	Available Immediately
Suite CY60	1,462 SF	On Request	Available Immediately
Suite CY65	5,496 SF	On Request	Available Immediately
Suite CY80	11,760 SF	On Request	Available Immediately

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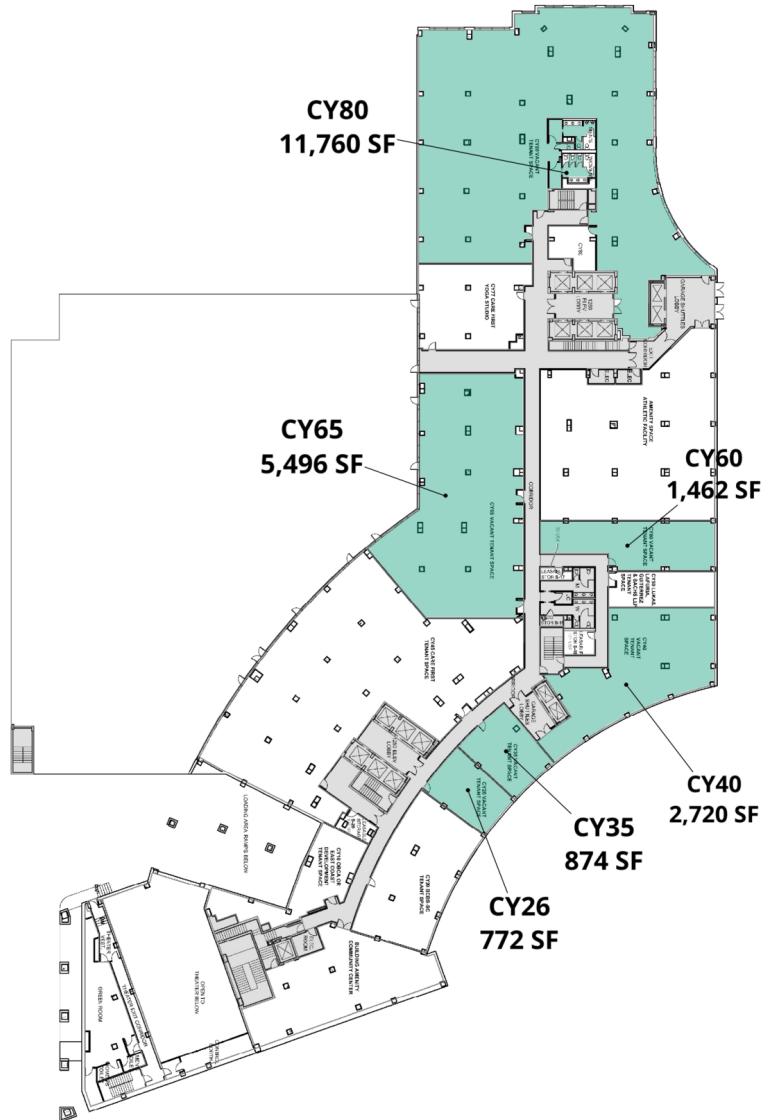
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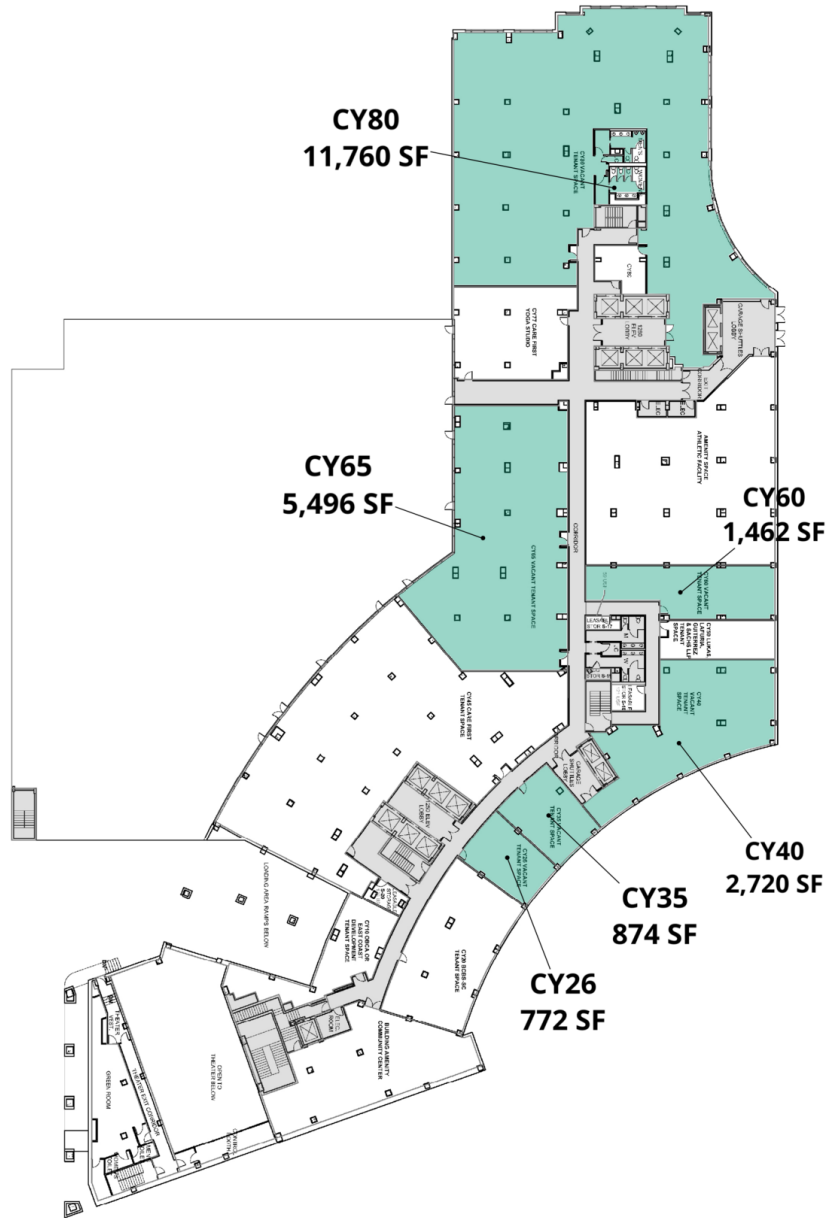
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