

CBD DINING CBD DRINKS CBD UPONT



THE LION BUILDING

COME TO THE **EXCITING** SIDE OF THE CBD

1233 20TH STREET



TAKE THE 
VIRTUAL TOUR















Brand new fitness center with locker room & towel service



The Den tenant lounge and conference center

TAKE THE ^{360°} VIEW
VIRTUAL TOUR



Renovated lobby



MRP Passport Program



Great ceiling heights



High-end vending



Parking ratio of 1 per 1,000 SF



Secured bicycle storage



VAV boxes with MERV-13 filters

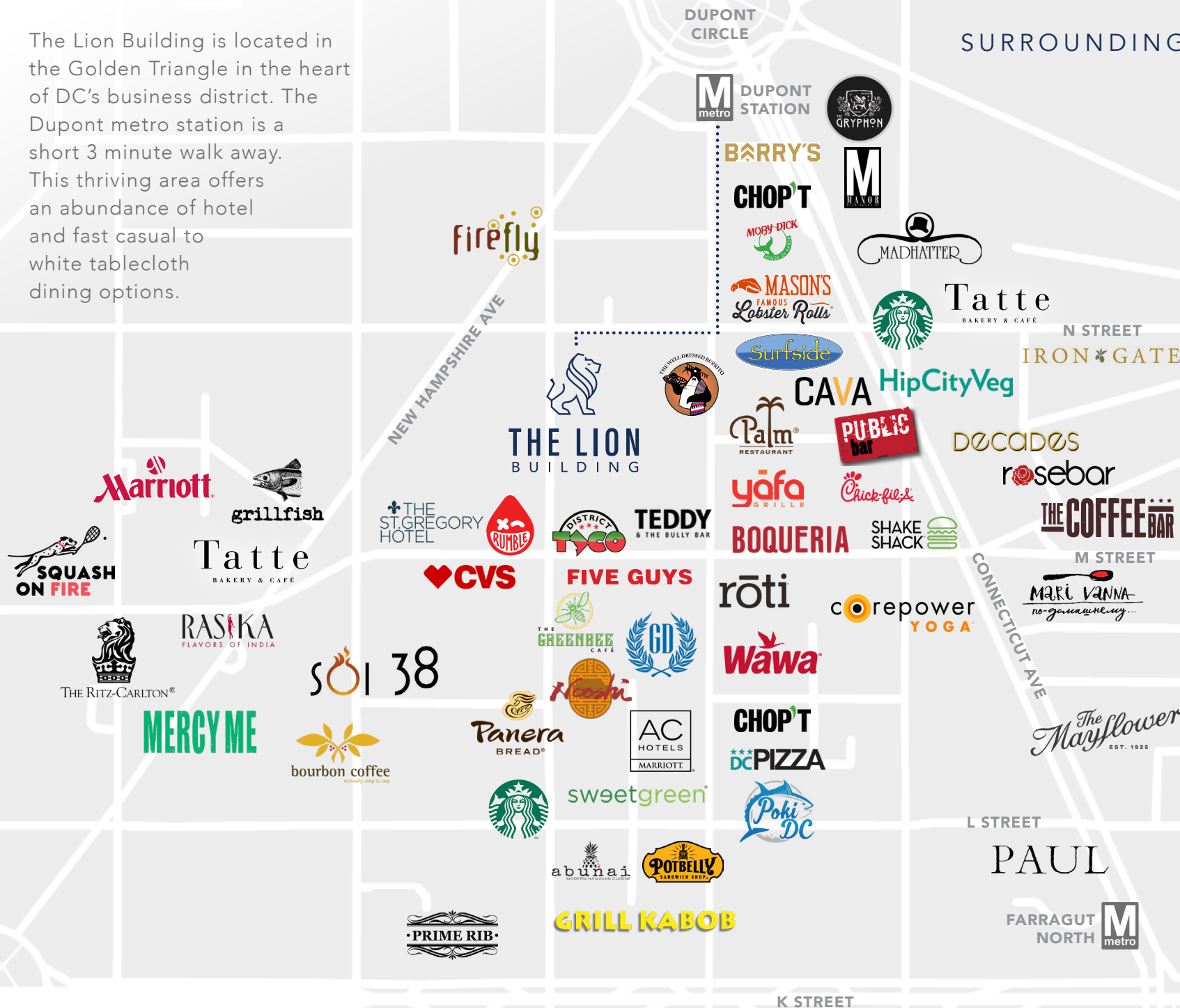


LEED Silver



The Lion Building is located in the Golden Triangle in the heart of DC's business district. The Dupont metro station is a short 3 minute walk away. This thriving area offers an abundance of hotel and fast casual to white tablecloth dining options.

SURROUNDING AMENITIES



MRP PASSPORT



REMOVE THE BOUNDARIES OF THE WORKPLACE

We know the workplace looks a little different now, and that tomorrow may look different from today. We want to ensure your comfort and safety by expanding your available space. With MRP Passport you have the flexibility to work in a space that's best for you at any moment.



Exclusive to MRP tenants, the MRP Passport app provides you the convenience to curate your day by providing seamless access to versatile spaces across DC, Maryland, and Virginia. Reserving flexible workspace, conference rooms, fitness centers, rooftops and more is now easily done in one place.



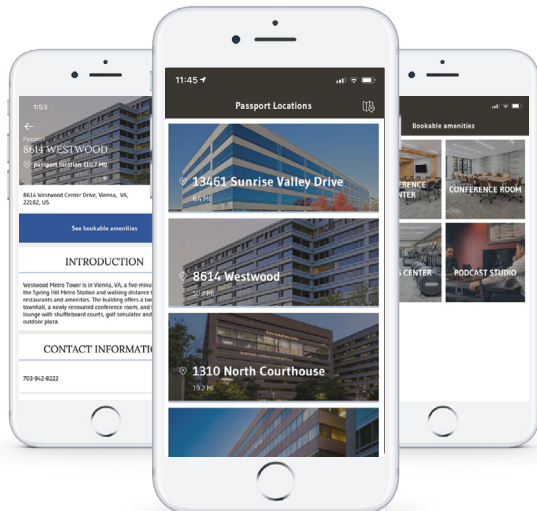
SMART CONFERENCE ROOMS



WI-FI ENABLED SPACES



FITNESS CENTERS



ACCESS YOUR WORKPLACES EASILY THROUGH THE MRP PASSPORT APP.

As an MRP tenant, you have exclusive access to Passport technology. Our app provides secure access control to Passport locations and reserve amenity space on the go!

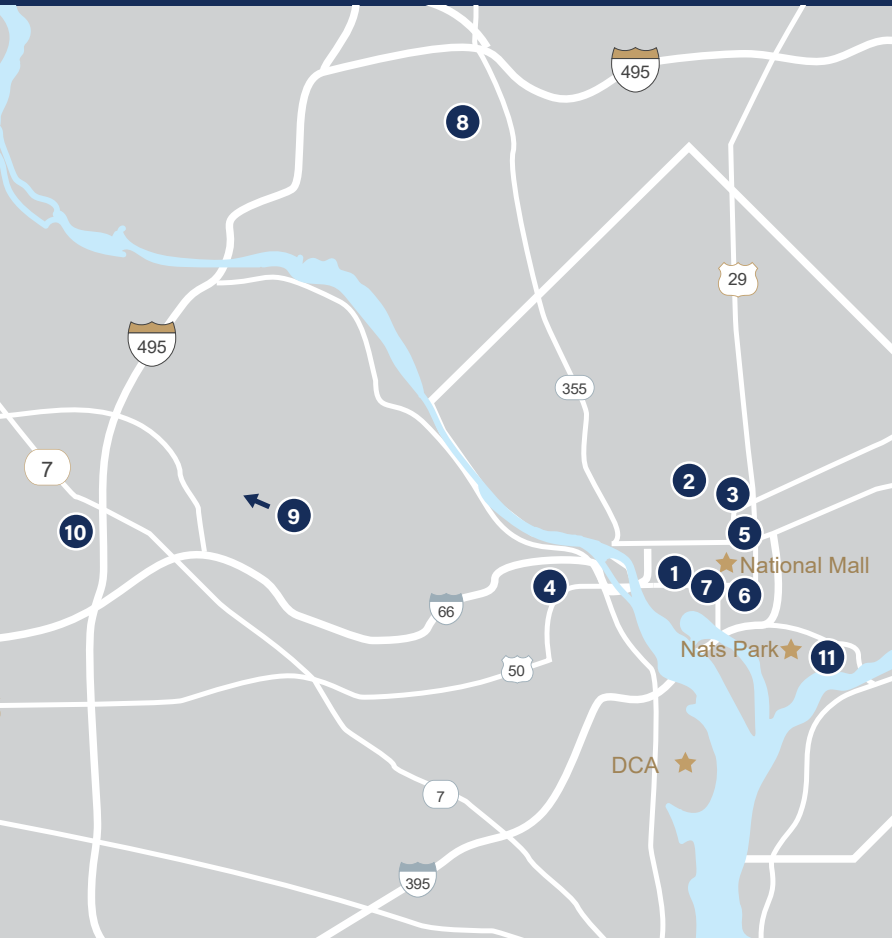


AVAILABLE AMENITIES

- » Management team support
- » Access to a dedicated events teams
- » Plug & play lounge areas and workstations
- » Fitness center & locker rooms with towel service
- » 24/7 secure access control
- » Mobile app customized with locations, access and amenity deals
- » Rooftop spaces
- » Private event spaces
- » Full-tilt amenity spaces
- » Access to community seating in flex office space
- » Outdoor plazas with patio seating
- » Private smart conference rooms
- » Cold brew coffee
- » Beer on tap
- » Gaming areas
- » Car charging stations
- » Bike rentals*
- » Access to events & programming
- » Rooftop pool*

***Available at select locations. See specific location and amenity list on next page.**

MRP PASSPORT



1

2000 PENN

2000 Pennsylvania Ave NW
Washington, DC

AMENITIES:

Flexible Office Space
Outdoor Plaza
Tenant Lounge (100+)
Western Market DC
13 Conference Rooms
Fitness Center

2

LION BUILDING

1233 20th St NW
Washington, DC

AMENITIES:

Tenant Lounge
1 Conference Room
1 Conference Center (25+)
Fitness Center

3

1501 M ST NW

1501 M St NW
Washington, DC

AMENITIES:

Shared Townhall
Cold Brew On-Tap
Local Beer On-Tap
Car Charging Station
Private Tenant Scooters
Sweetgreen Outpost
3 Conference Rooms
1 Conference Center (50+)
Fitness Center with Towel Service
Dry Lockers

4

1310 N. COURTHOUSE

1310 N. Courthouse Rd
Washington, DC

AMENITIES:

Shared Townhall
Bourbon Coffee in Lobby
3 Conference Rooms

5

1101 14TH ST

1101 14th St NW
Washington, DC

AMENITIES:

Tenant Lounge
Fitness Center
Rooftop Patio
Conference Center (50+)

6

1333 H ST

1333 H St NW
Washington, DC

AMENITIES:

Fitness Center
Conference Room
Lobby

7

1411 K ST

1411 K St NW
Washington, DC

AMENITIES:

Rooftop Plaza
Conference Room
Fitness Center

8

BETHESDA CROSSING

7315 Wisconsin Ave
4550 Montgomery Ave
Bethesda, MD

AMENITIES:

Flexible Office Space
Tenant Lounge with Stadium Seating (75+)
1 Conference Center (25+)
4 Conference Rooms
Fitness Center
Car Charging Station

9

LIBERTY PARK

13461 Sunrise Valley Dr
Herndon, VA

AMENITIES:

Shared Townhall with
Stadium Seating
Cold Brew On-Tap
Fitness Center
1 Conference Center (50+)
2 Conference Rooms

10

WESTWOOD CENTER

8614 Westwood Center Dr
Tysons, VA

AMENITIES:

Shared Townhall
Cold Brew On-Tap
Local Beer On-Tap
Fitness Center
1 Conference Center (50+)
2 Conference Rooms
Golf Simulator

11

MAREN

71 Potomac Ave SE
Washington, DC

AMENITIES:

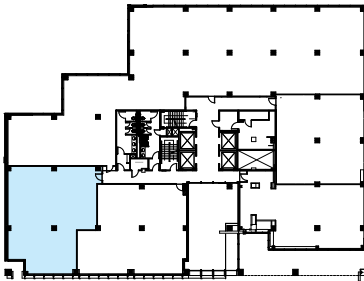
The Bend (Event Space 100+)
Rooftop Pool & Lounge
Fitness Center



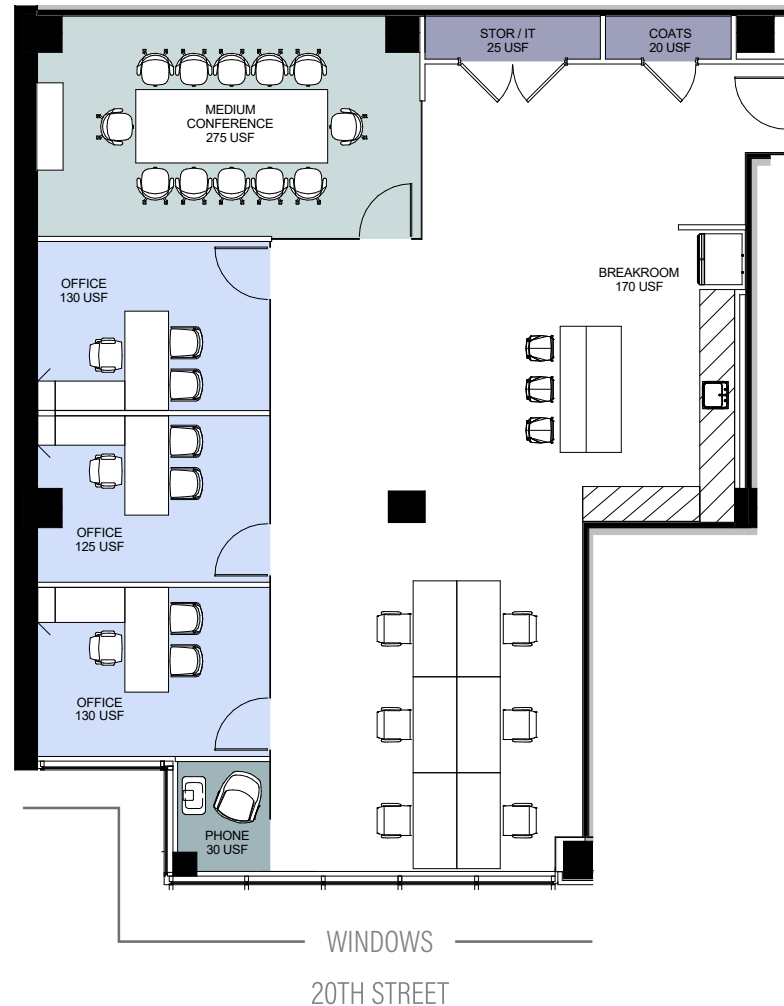
1233 20TH STREET

SUITE 210

SPEC SUITE - 2,286 SF



TAKE THE  **VIRTUAL TOUR**

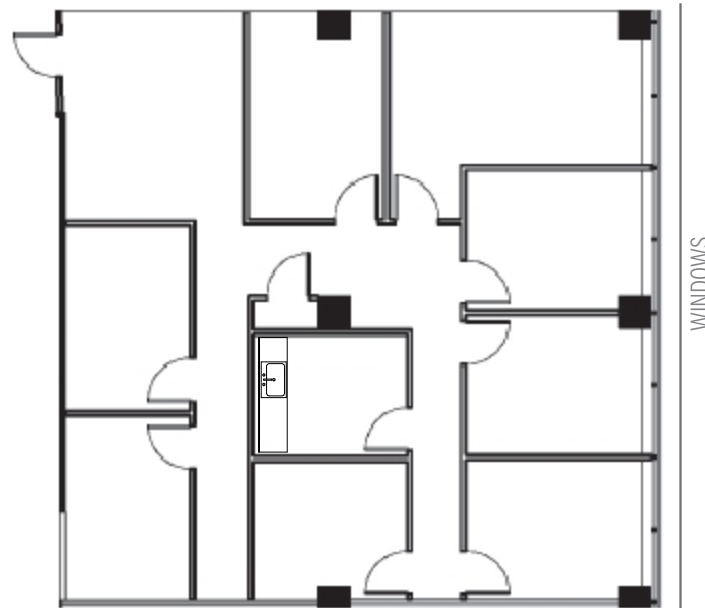
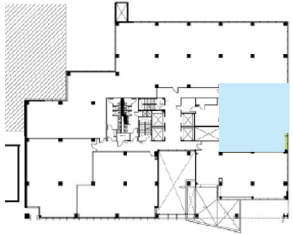


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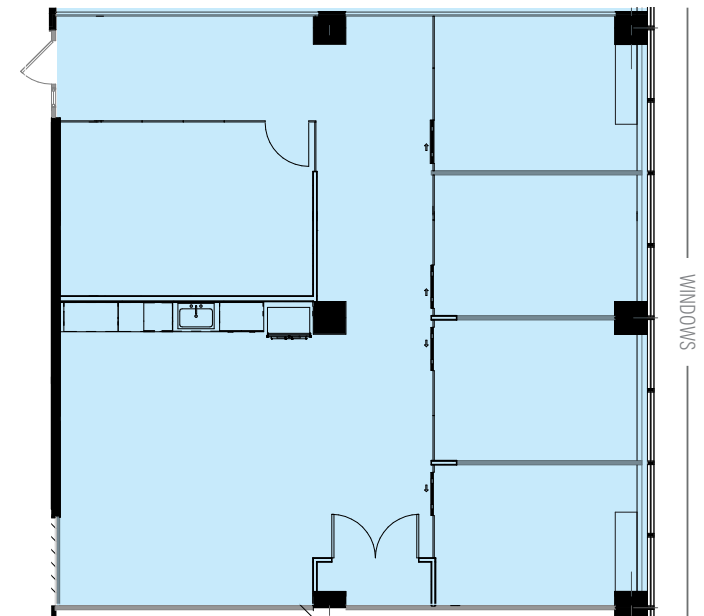
phil.dickinson@cushwake.com
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AS-BUILT



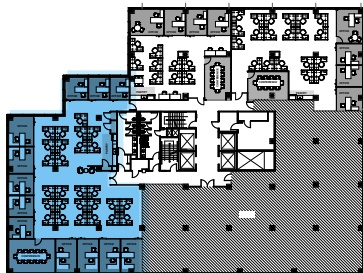
HYPOTHETICAL PLAN



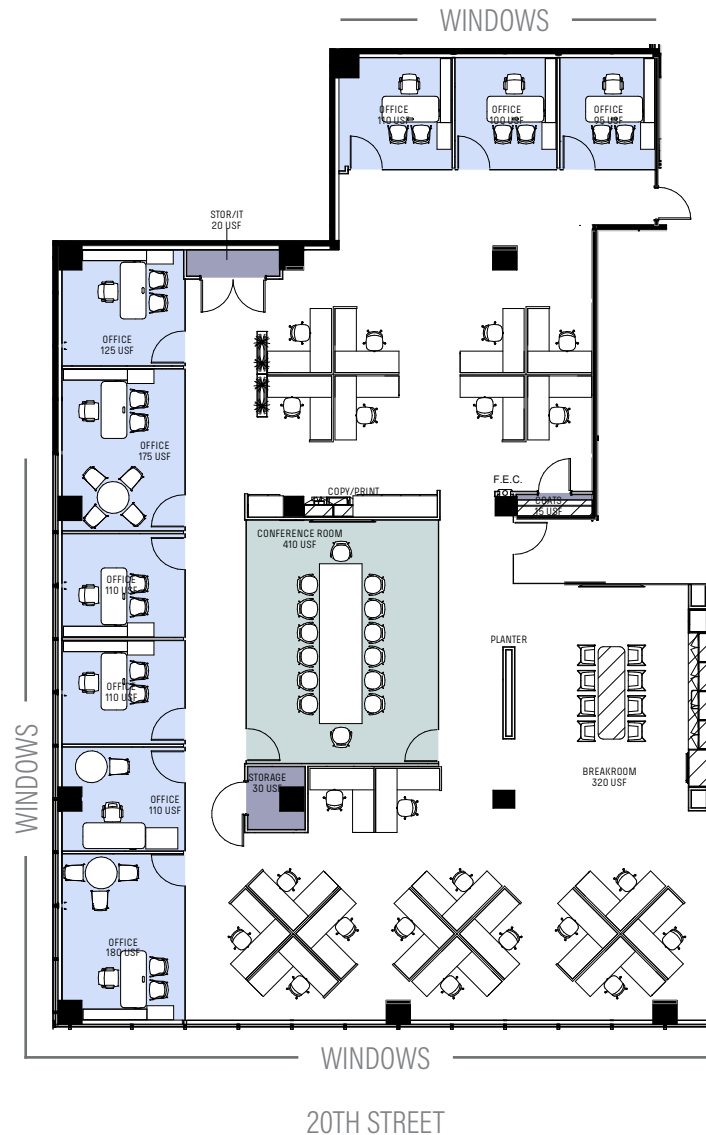
1233 20TH STREET

SUITE 310

SPEC SUITE - 5,849 SF



TAKE THE ^{360°}VIEW
VIRTUAL TOUR



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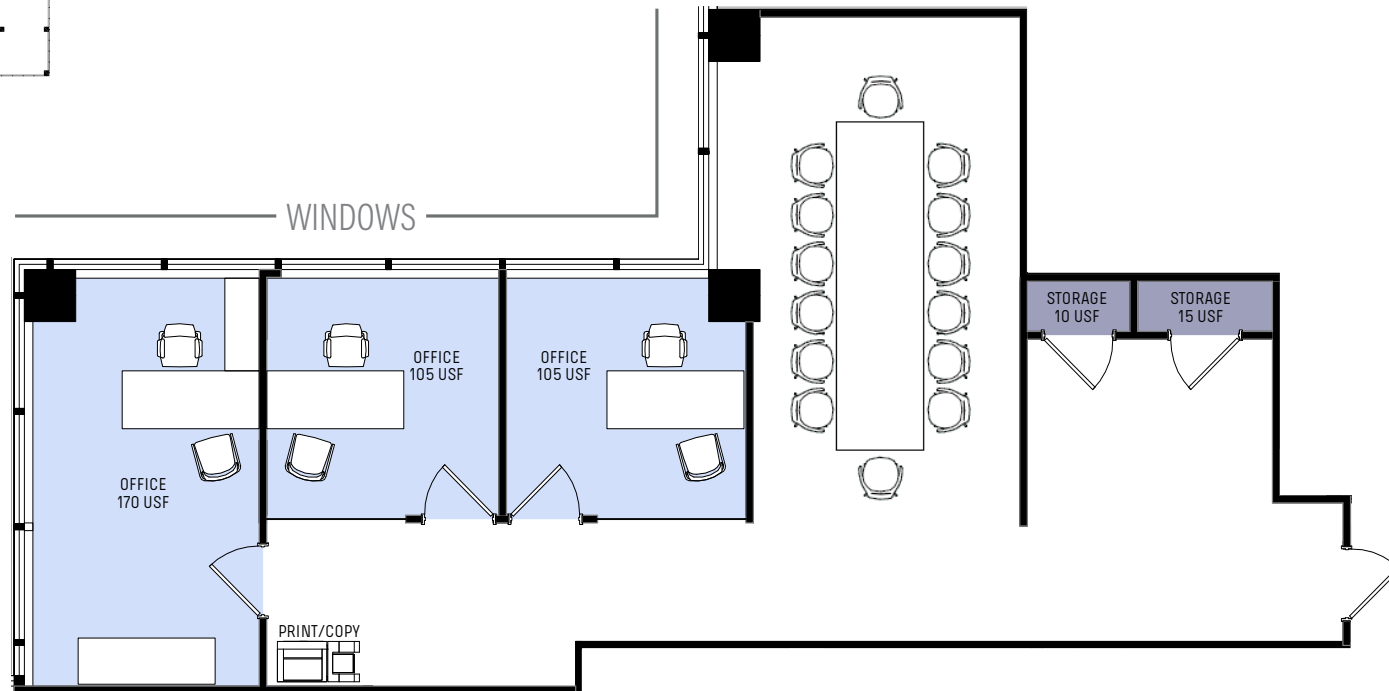




1233 20TH STREET

SUITE 505

AS-BUILT- 1,395 SF
AVAILABLE 6/2023

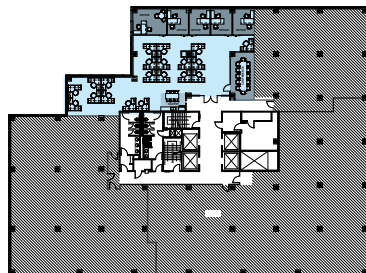




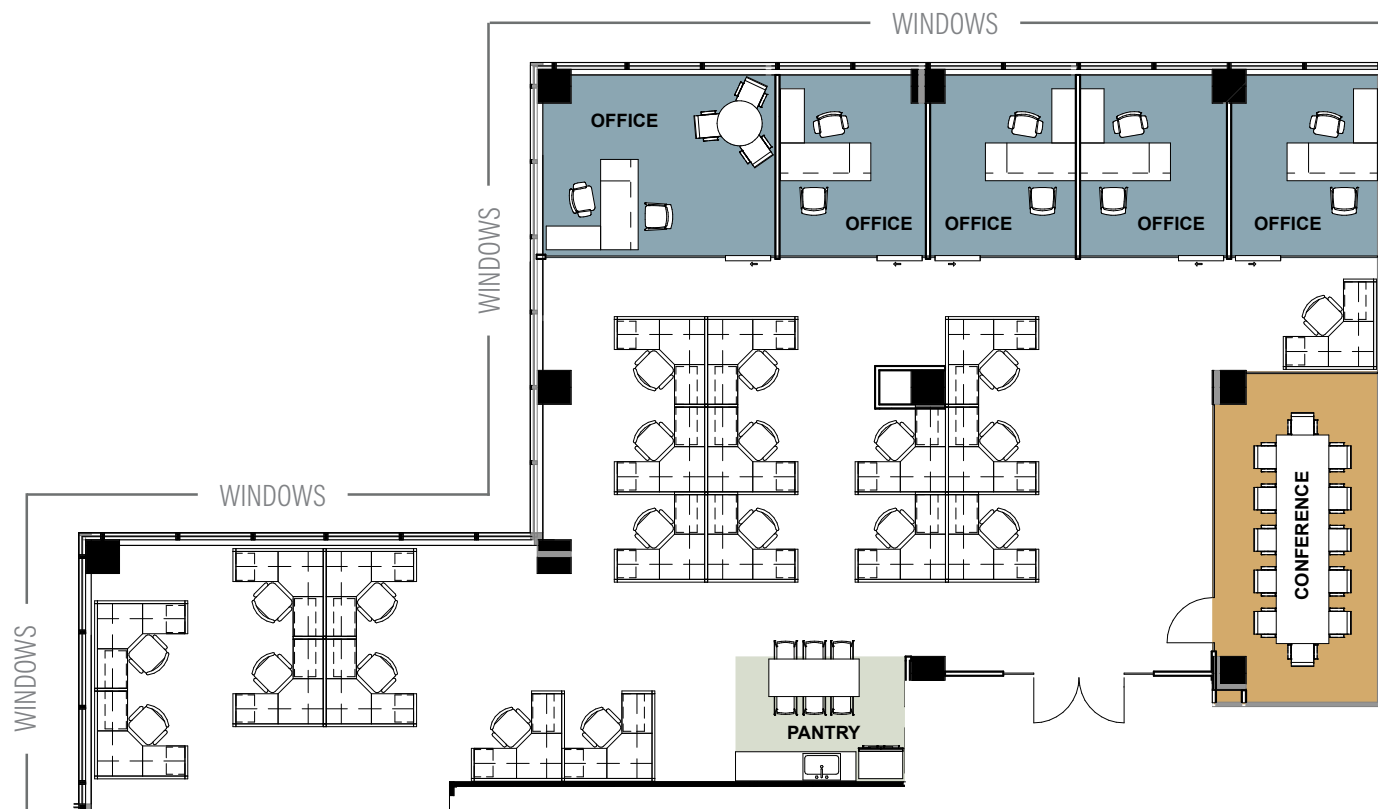
1233 20TH STREET

SUITE 750

SPEC SUITE - 3,749 SF



TAKE THE  **VIRTUAL TOUR**



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