

CBDINING CBDRINKS CBDUPONT



# THE LION BUILDING

COME TO THE EXCITING SIDE OF THE CBD

1233 20<sup>TH</sup> STREET





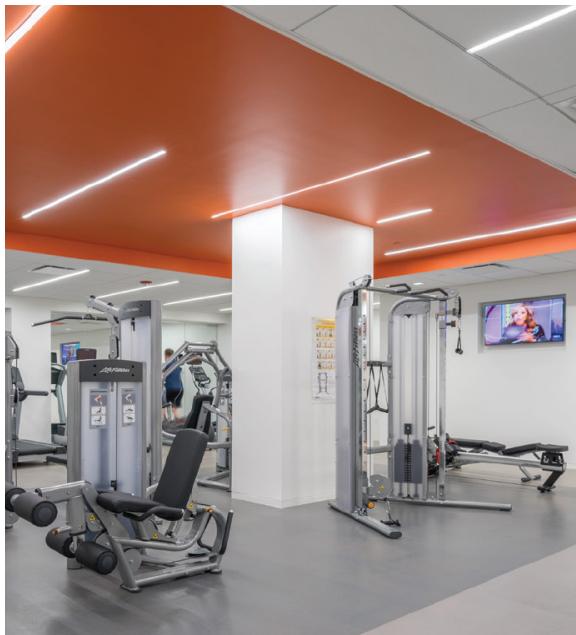












Brand new fitness center with locker room & towel service



Renovated lobby



Great ceiling heights



Parking ratio of 1 per 1,000 SF



VAV boxes with MERV-13 filters



The Den tenant lounge and conference center



MRP Passport Program



High-end vending



Secured bicycle storage



LEED Silver

TAKE THE  VIRTUAL TOUR



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.



# 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.



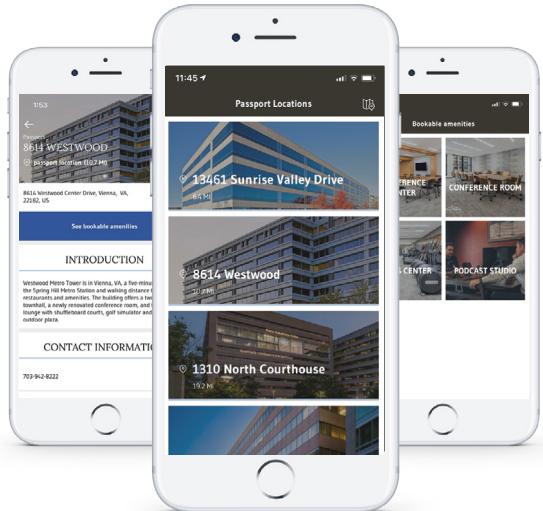
SMART CONFERENCE ROOMS



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!

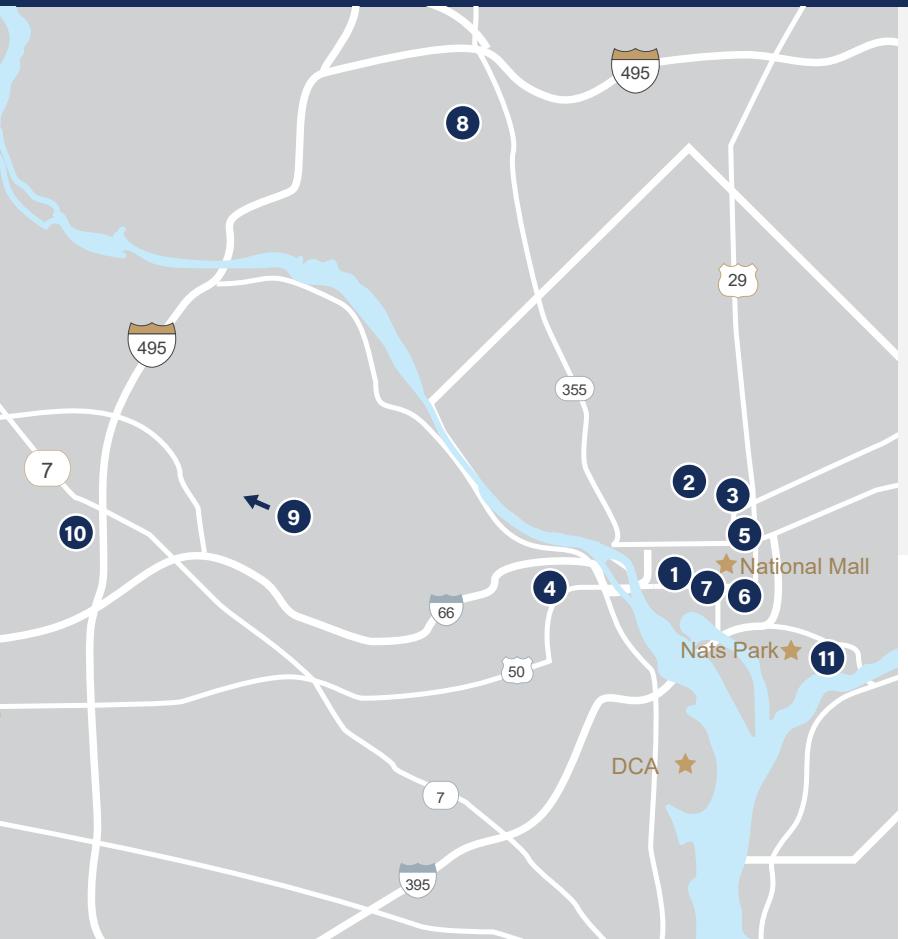


## AVAILABLE AMENITIES

- » 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



**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

**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

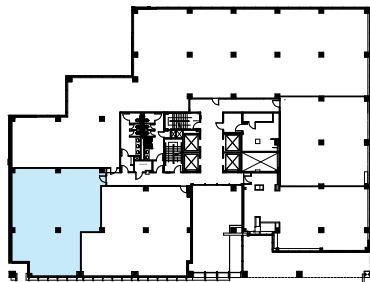
**9**  
**LIBERTY PARK**  
 13461 Sunrise Valley Dr  
 Herndon, VA  
**AMENITIES:**  
 Shared Townhall with  
 Stadium Seating  
 Cold Brew On-Tap  
 Fitness Center  
 1 Conference Center (50+)  
 2 Conference Rooms

**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 20<sup>TH</sup> STREET

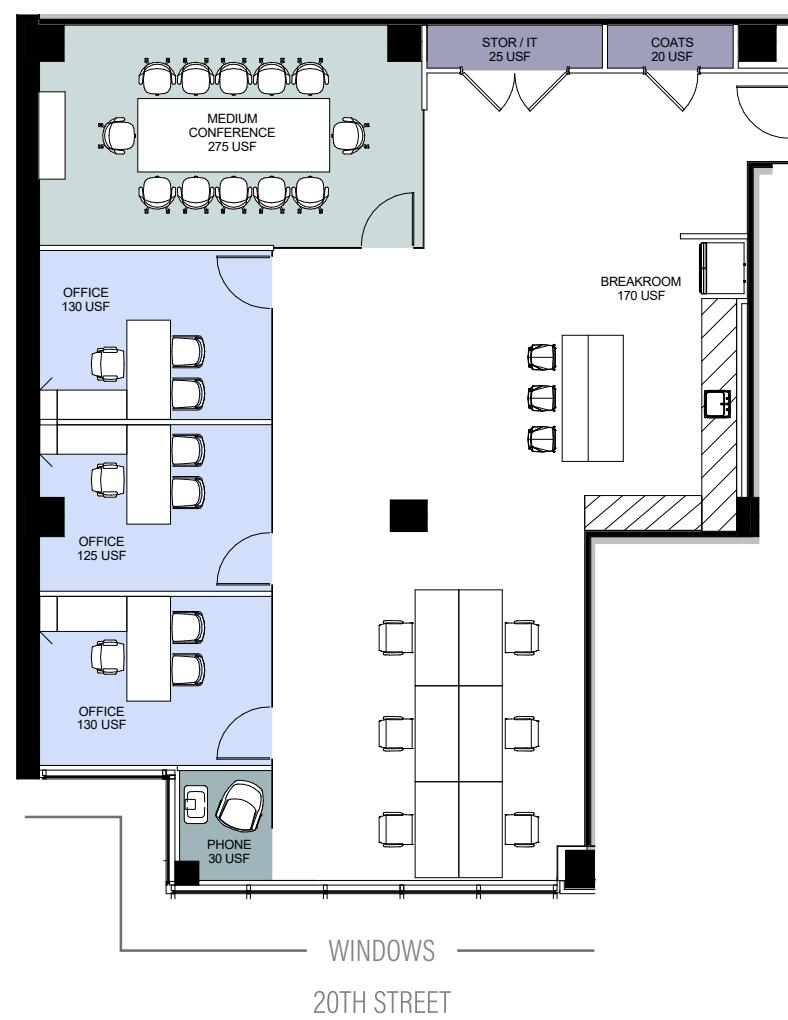


TAKE THE <sup>360°</sup>  
VIEW  
VIRTUAL TOUR



**SUITE 210**

SPEC SUITE - 2,286 SF



john.benziger@cushwake.com  
+1 202 463 1101

phil.dickinson@cushwake.com  
+1 202 266 1156

chris.getz@cushwake.com  
+1 202 463 1128

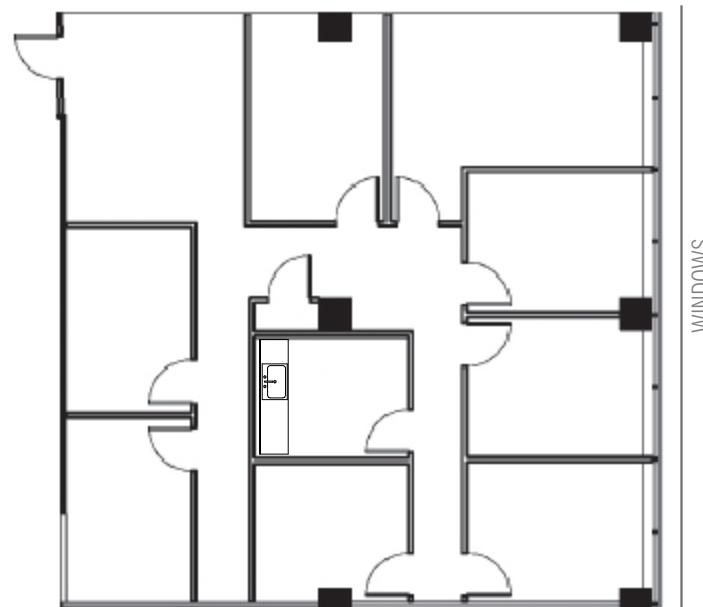
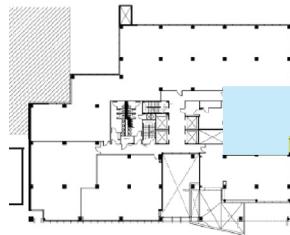
 CUSHMAN &  
WAKEFIELD



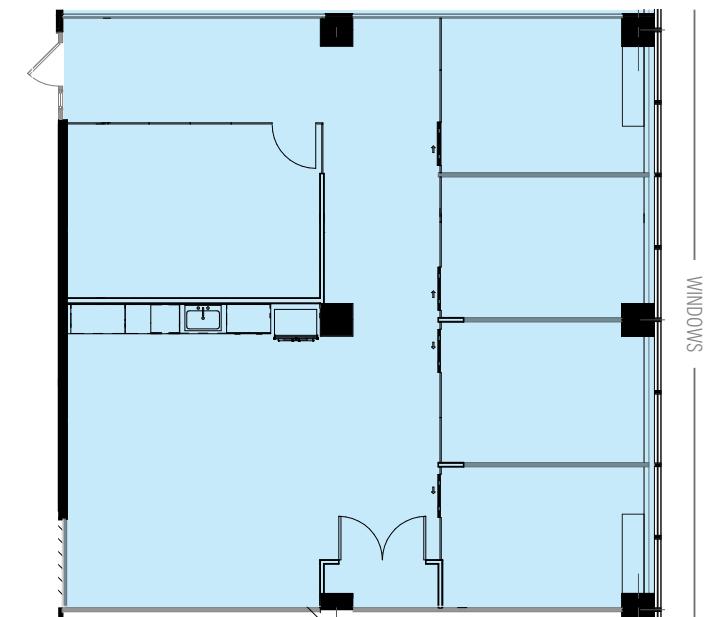
1233 20<sup>TH</sup> STREET

**SUITE 240**

2,116 SF



AS-BUILT



HYPOTHETICAL PLAN

john.benziger@cushwake.com  
+1 202 463 1101

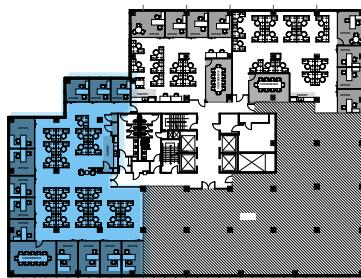
phil.dickinson@cushwake.com  
+1 202 266 1156

chris.getz@cushwake.com  
+1 202 463 1128





1233 20<sup>TH</sup> STREET

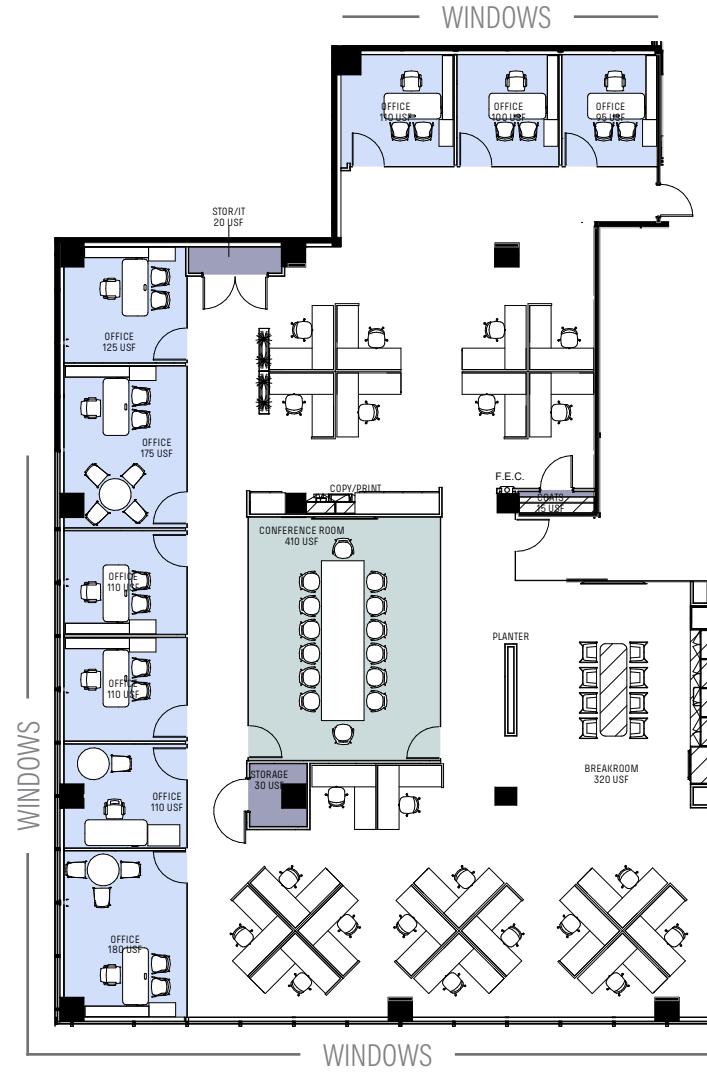


TAKE THE <sup>360°</sup>  
VIEW  
VIRTUAL TOUR



**SUITE 310**

SPEC SUITE - 5,849 SF



20TH STREET

john.benziger@cushwake.com  
+1 202 463 1101

phil.dickinson@cushwake.com  
+1 202 266 1156

chris.getz@cushwake.com  
+1 202 463 1128

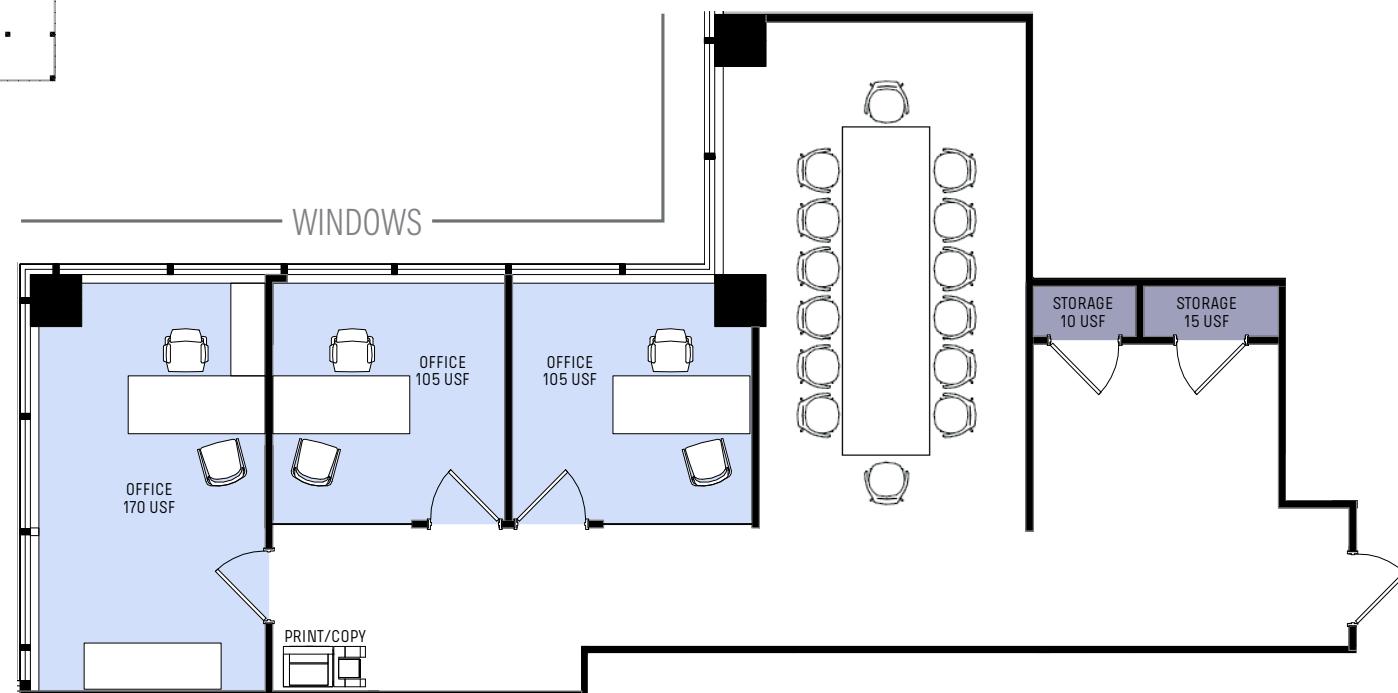
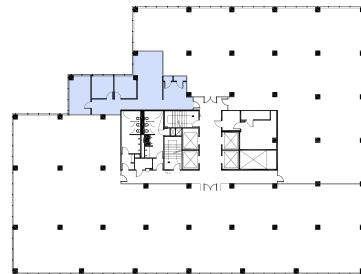




1233 20<sup>TH</sup> STREET

**SUITE 505**

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



john.benziger@cushwake.com  
+1 202 463 1101

phil.dickinson@cushwake.com  
+1 202 266 1156

chris.getz@cushwake.com  
+1 202 463 1128

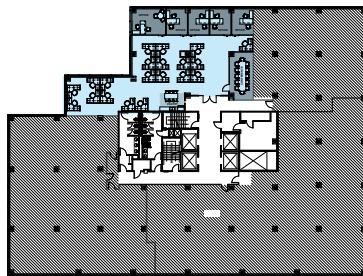




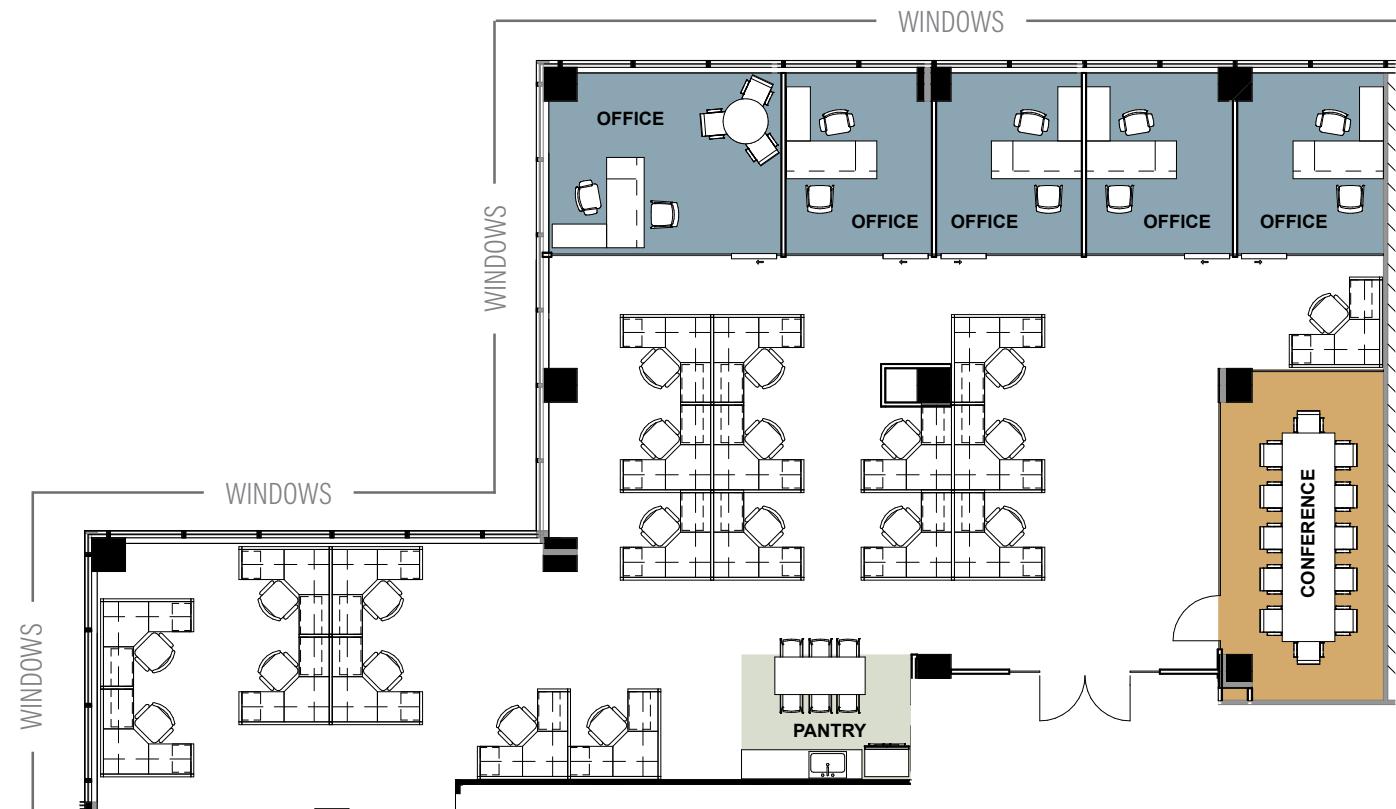
1233 20<sup>TH</sup> STREET

**SUITE 750**

SPEC SUITE - 3,749 SF



TAKE THE <sup>360°</sup>  
VIEW  
VIRTUAL TOUR



john.benziger@cushwake.com  
+1 202 463 1101

phil.dickinson@cushwake.com  
+1 202 266 1156

chris.getz@cushwake.com  
+1 202 463 1128



1233 20<sup>TH</sup> STREET



# THE LION BUILDING

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

**JOHN BENZIGER**

[JOHN.BENZIGER@CUSHWAKE.COM](mailto:JOHN.BENZIGER@CUSHWAKE.COM) | (202)463.1101

**PHIL DICKINSON**

[PHILIP.DICKINSON@CUSHWAKE.COM](mailto:PHILIP.DICKINSON@CUSHWAKE.COM) | (202)266.1156

**CHRIS GETZ**

[CHRIS.GETZ@CUSHWAKE.COM](mailto:CHRIS.GETZ@CUSHWAKE.COM) | (202)463.1128