

409 12TH STREET SW



A BUILDING THAT WORKS FOR YOU

409 12th Street SW is an owner-occupied building at the corner of 12th Street and Maryland Avenue in Southwest DC, just steps from L'Enfant Plaza and a short walk to The Wharf.

5 min

Walk to Smithsonian and
L'Enfant Plaza Metro Stops

2 min

Off of I-395



Fitness Center



Bike Storage



Parking Ratio:
1/1,500 SF



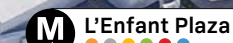
Conference
Facility



L'ENFANT PLAZA (5 MIN WALK)



Smithsonian



L'Enfant Plaza

409 12TH
STREET SW

THE WHARF (8 MIN WALK)



- RETAIL/DINING HUBS
- GOVERNMENT BUILDINGS
- MUSEUMS

SPACES MADE FOR EVERY KIND OF MEETING

The building features a tenant-only, multi-room conference center designed to accommodate a range of meeting needs. With several flexible rooms for different group sizes, it's ideal for client presentations, team meetings, or private gatherings.

- 12 PERSON CAPACITY
- 18 PERSON CAPACITY
- 60 PERSON CAPACITY
- 80 PERSON CAPACITY

5 Meeting Rooms

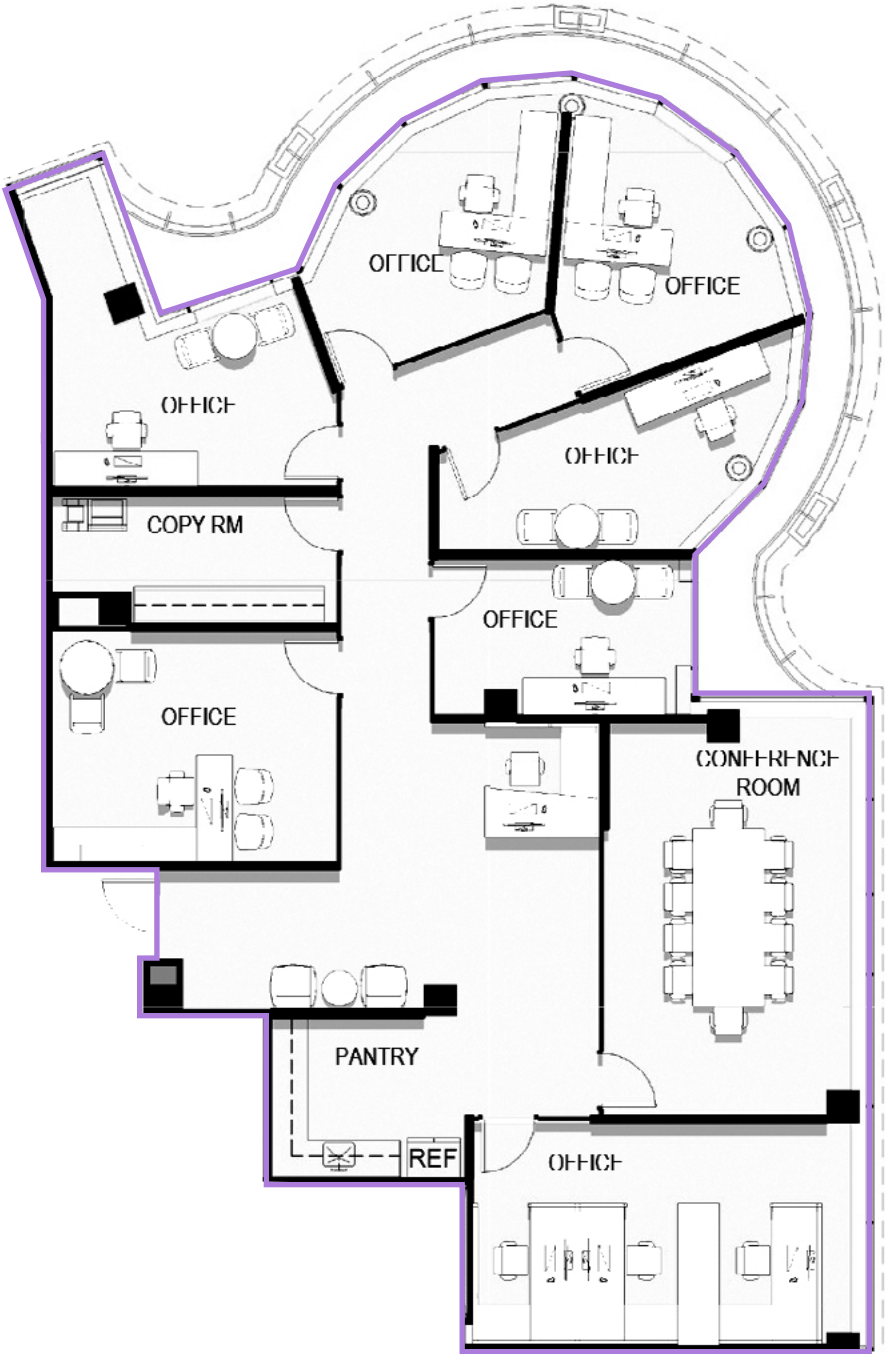
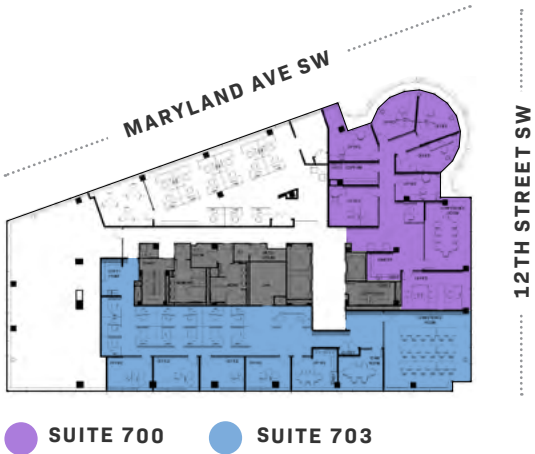
Easy to Reserve

Video Conferencing Capabilities



SPEC SUITES THAT ARE READY WHEN YOU ARE

Designed for immediate use, these spec suites combine private offices, collaborative work areas, and dedicated conference rooms to create functional, flexible environments.



SUITE 700
3,217 SF



SUITE 703
4,279 SF



VIEWS OF THE
WATERFRONT



Scott Fetterolf

202 775 7012
scott.fetterolf
@transwestern.com

Brian Pashkoff

202 706 6204
brian.pashkoff
@transwestern.com

Michael Goldman

202 706 6201
michael.goldman
@transwestern.com

Michael McGraw

202 617 2339
michael.mcgraw
@transwestern.com

