



WASHINGTON
◆ CENTER ◆
1001 G STREET
EAST

4,212 SF
AVAILABLE





BUILDING FEATURES

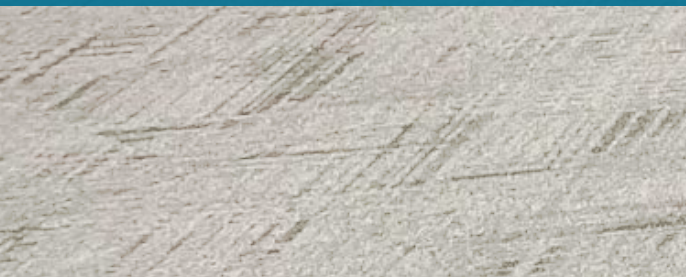
- Private Metro Center Station entrance located in building atrium. Direct access to Blue, Orange, Silver and Red lines.
- Expansive Fitness Center
- Spectacular Rooftop Terrace
- Brand New Monumental Market
- Brand New Tenant Lounge with kitchen, seating and games
- Brand New Conference & Lounge Amenity 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





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 delivering in 2025





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



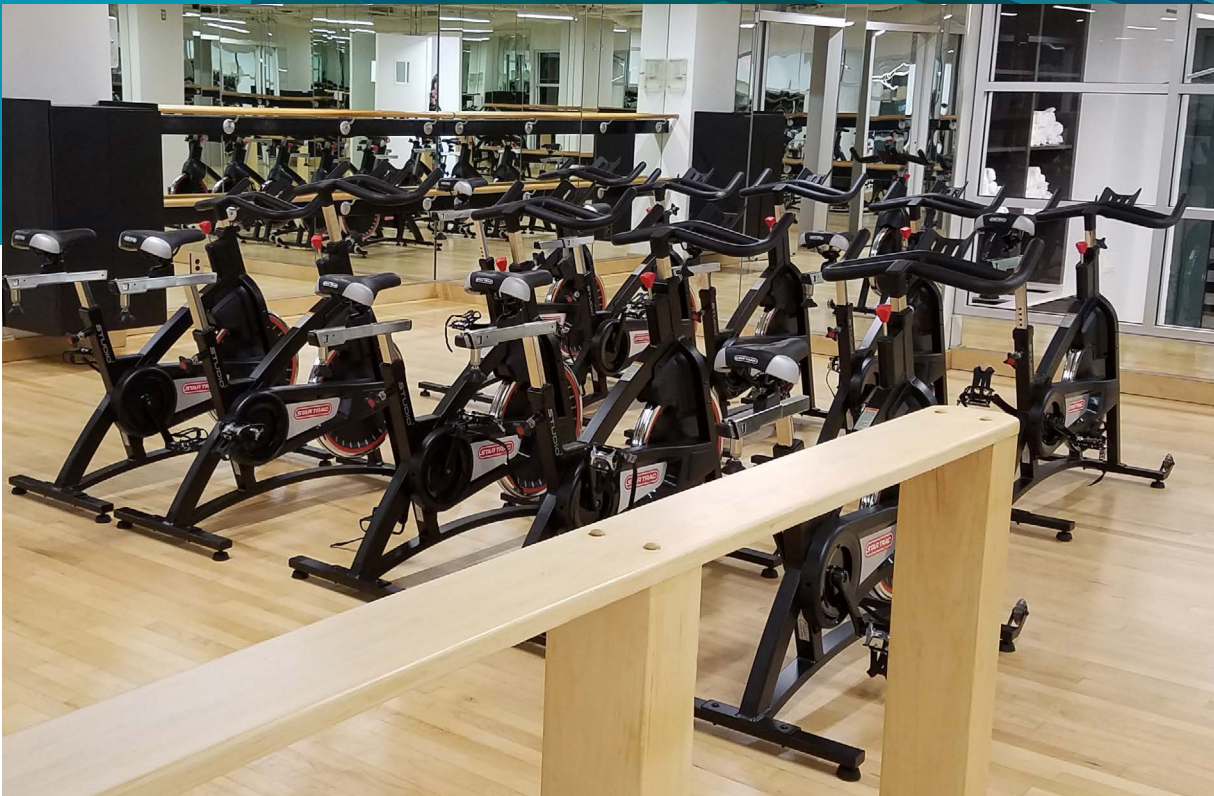
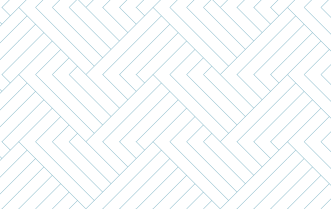


GRAND
HYATT

cure
bar&bistro

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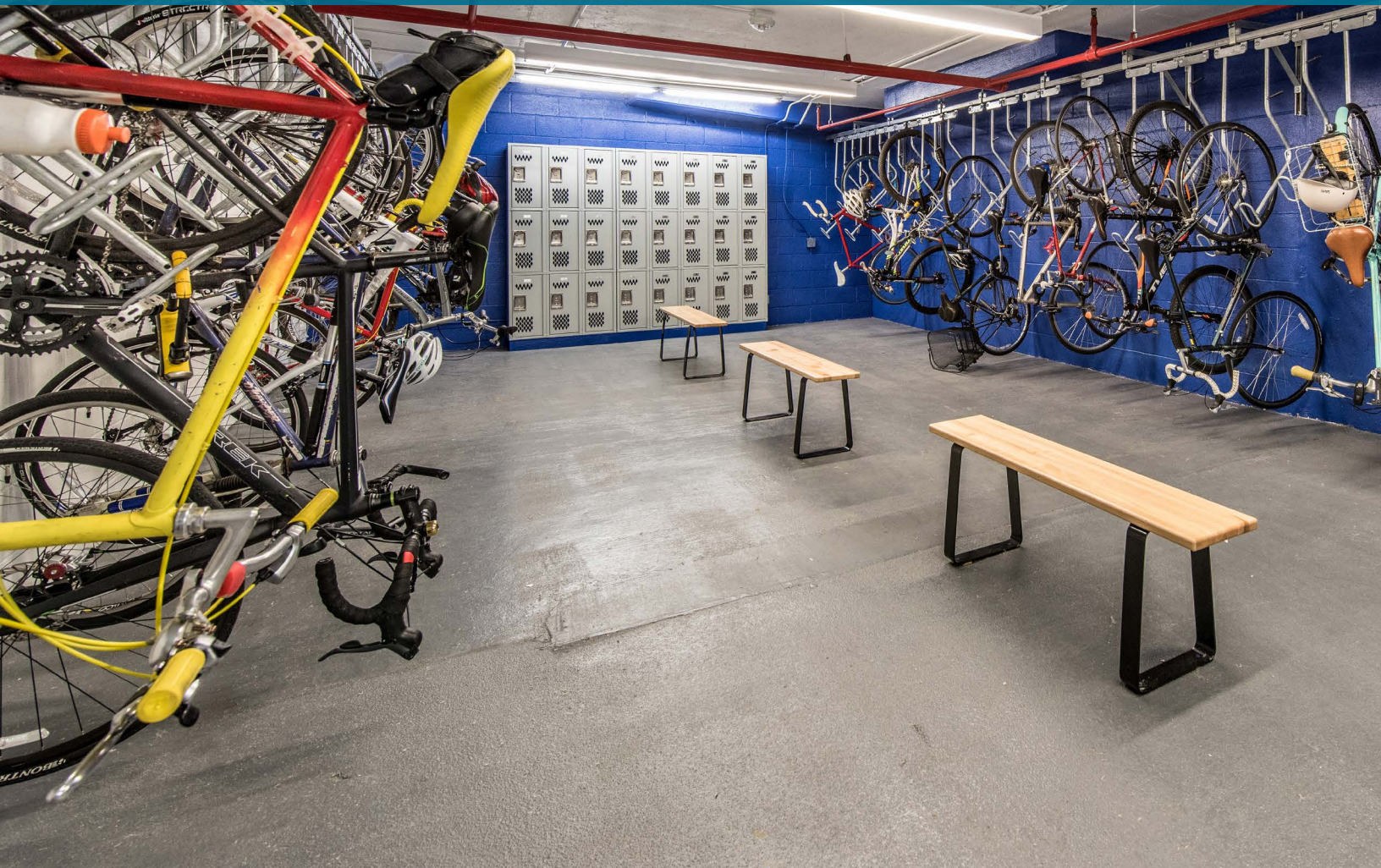
EXPANSIVE FITNESS CENTER

- 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



SPACIOUS SECURE BIKE STORAGE FACILITY

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

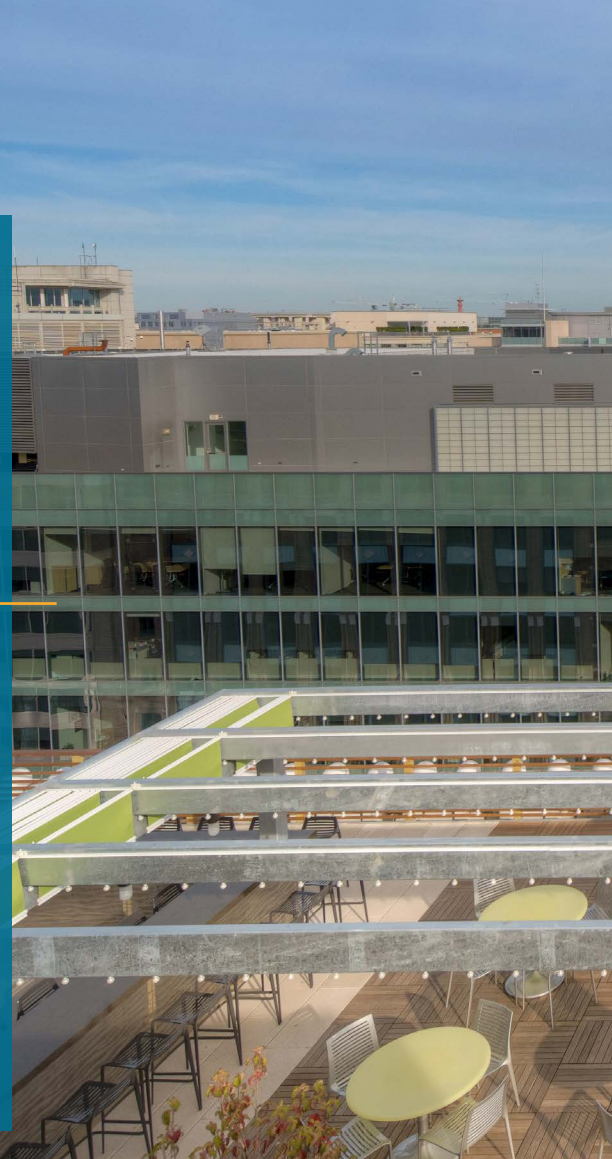




86
BIKE SCORE

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







METRO STATION

DEDICATED BIKE LANE



RIDER'S PARADISE

World-class public transportation.



WALKER'S PARADISE

Daily errands do not require a car.



VERY BIKEABLE

Flat as a pancake, excellent bike lanes.

Source: walkscore.com

ACCESSIBILITY MAP



METRO CENTER STATION



METRO CENTER ENTRANCE IN BUILDING





NEARBY RETAILERS

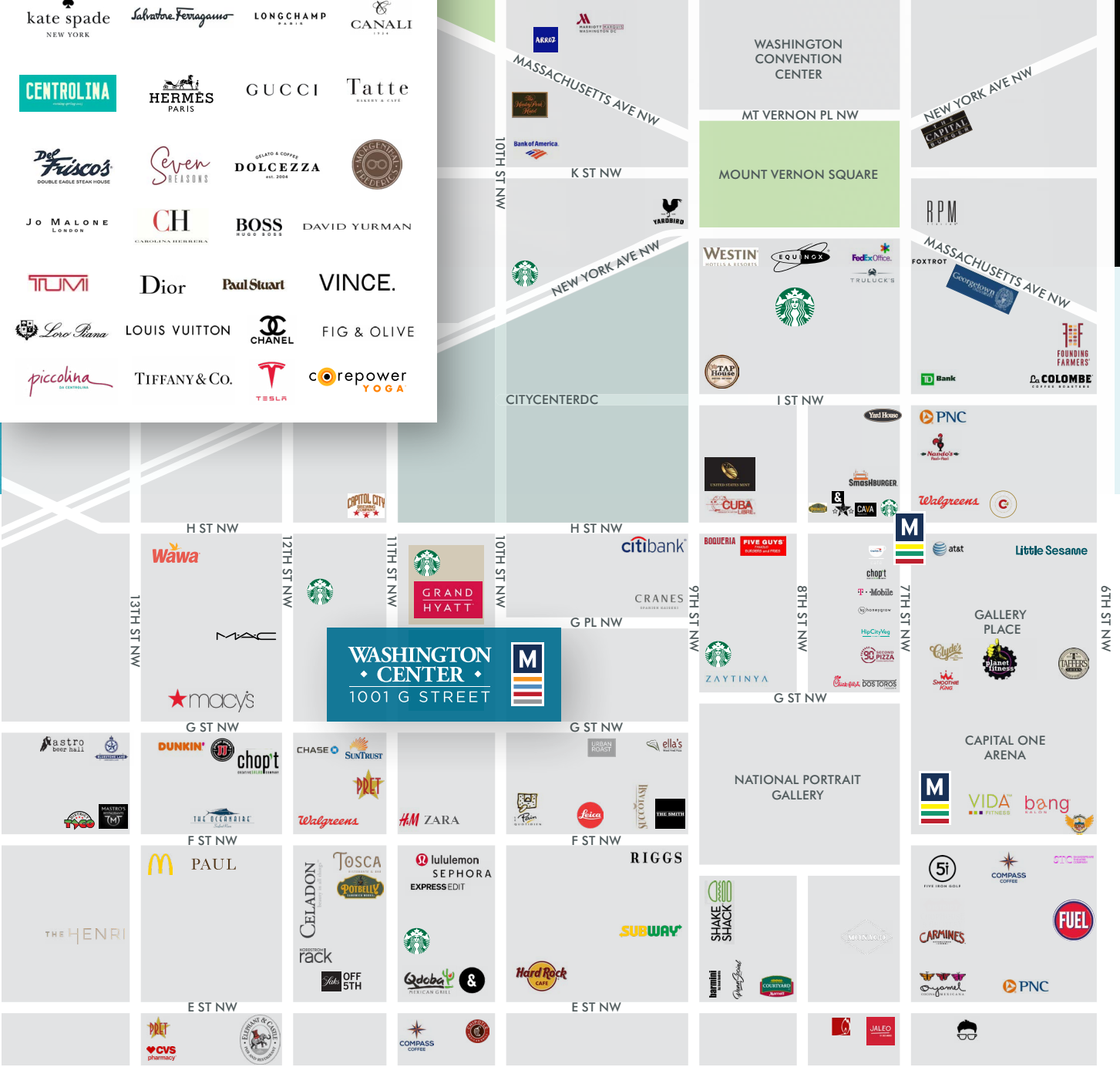
- Adjacent to CityCenterDC
- 2 Blocks to Capital One Arena and 3 blocks to the Convention Center
- 2 blocks to Gallery Place Metro Station (Red, Yellow and Green lines)



CITYCENTERDC

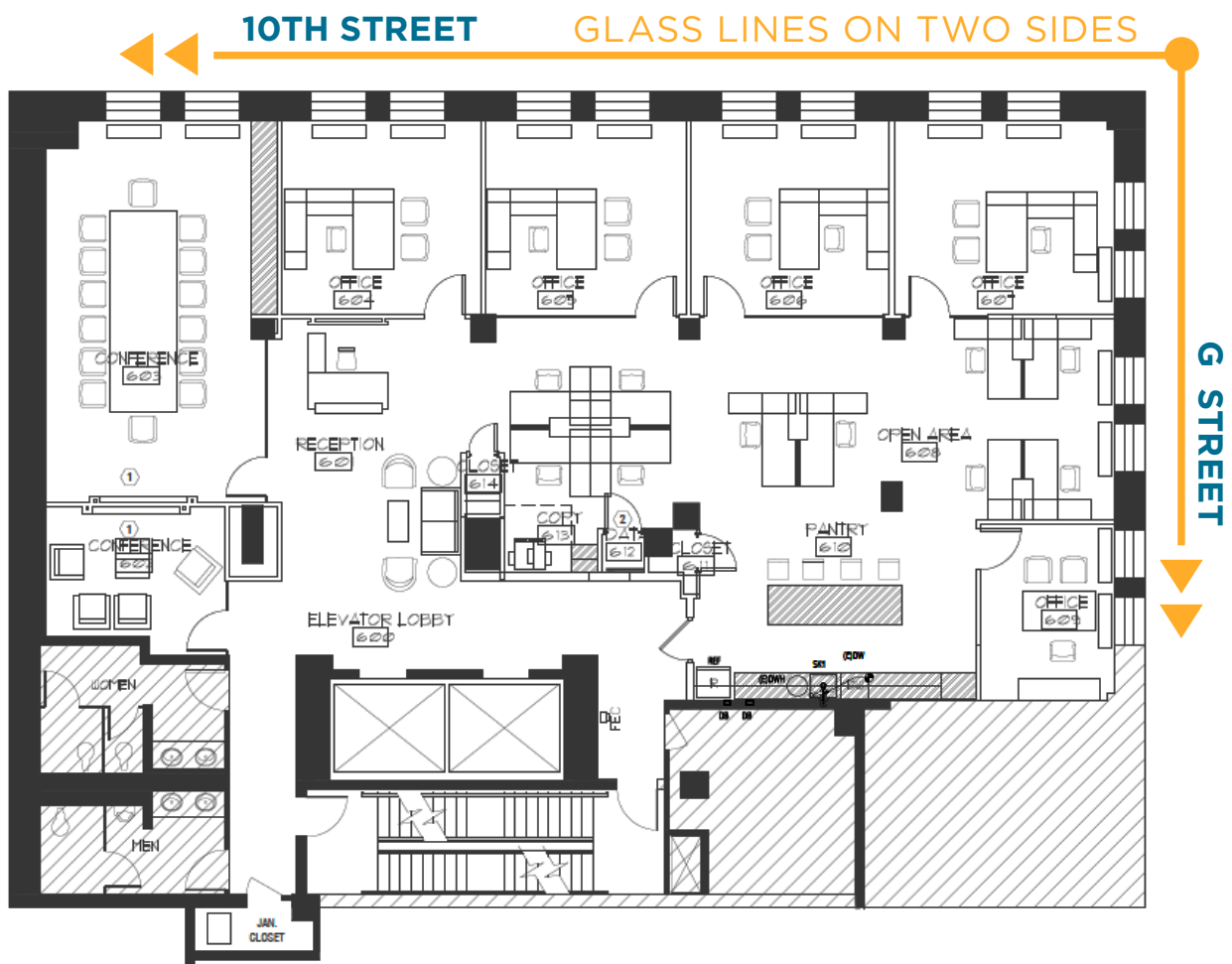
- GUCCI
- ARMANI
- ARCTERYX
- BURBERRY
- kate spade NEW YORK
- Salvatore Ferragamo
- LONGCHAMP PARIS
- CANALI
- CENTROLINA
- HERMÈS PARIS
- GUCCI
- Tatte BREAD & COFFEE
- Del Frisco's DOUBLE EAGLE STEAK HOUSE
- Seven REASONS
- DOLCEZZA
- INCIDENTAL LIFELINES
- JO MALONE LONDON
- CH
- BOSS HUGO BOSS
-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

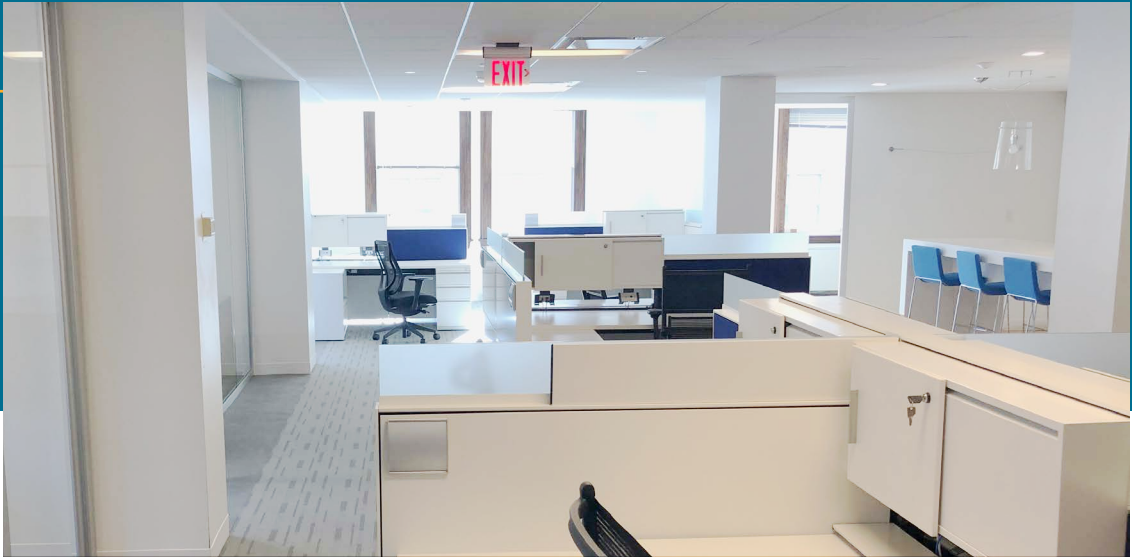
AMENITY MAP



6TH FLOOR — 4,212 RSF (FULL FLOOR)

- Boutique, Full Floor Furnished Suite
- Individual Temperature Control in Perimeter Offices
- 5 Windowed Offices, 1 Windowed Conference, Pantry, Reception, 8 Workstations, 1 Huddle Room, En-Suite Restrooms
- Views Overlooking 10th Street and G Street





VIRTUAL TOUR ►



WASHINGTON ◆ CENTER ◆

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EAST

LEASING INFORMATION

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