



Office For Lease  
8,980 SF

**DEBT-FREE & READY TO LEASE!**



Leasing Information:  
202.513.6700

**Adam Biberaj**  
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**Lincoln**

Lincoln Property Company  
101 Constitution Avenue, NW Suite 325 East  
Washington, DC 20001

[www.lpc.com](http://www.lpc.com)



**Property Highlights**

- No debt on building, ready to lease!
- Top four floors available
- Boutique 8,980 SF floors with nine-foot ceilings
- Full height glass on all sides
- 3,000 SF conference center
- Stunning rooftop terrace with views of Union Market, Capitol Building and Union Station
- Exclusive underground parking
- Lobby concierge
- Fitness center and showers
- Designed to LEED Platinum standards

**Availabilities**

	<b>SF</b>	<b>Lease Rate</b>	<b>Date Available</b>
3rd Floor	8,980 SF	\$52.00 FS	Immediately
4th Floor	8,980 SF	\$56.00 FS	Immediately
5th Floor	8,980 SF	\$56.00 FS	Immediately
6th Floor	8,980 SF	\$56.00 FS	Immediately
8th Floor	8,980 SF	\$58.00 FS	Immediately
9th Floor	8,980 SF	\$58.00 FS	Immediately
10th Floor	8,980 SF	\$58.00 FS	Immediately
11th Floor	8,980 SF	\$60.00 FS	Immediately

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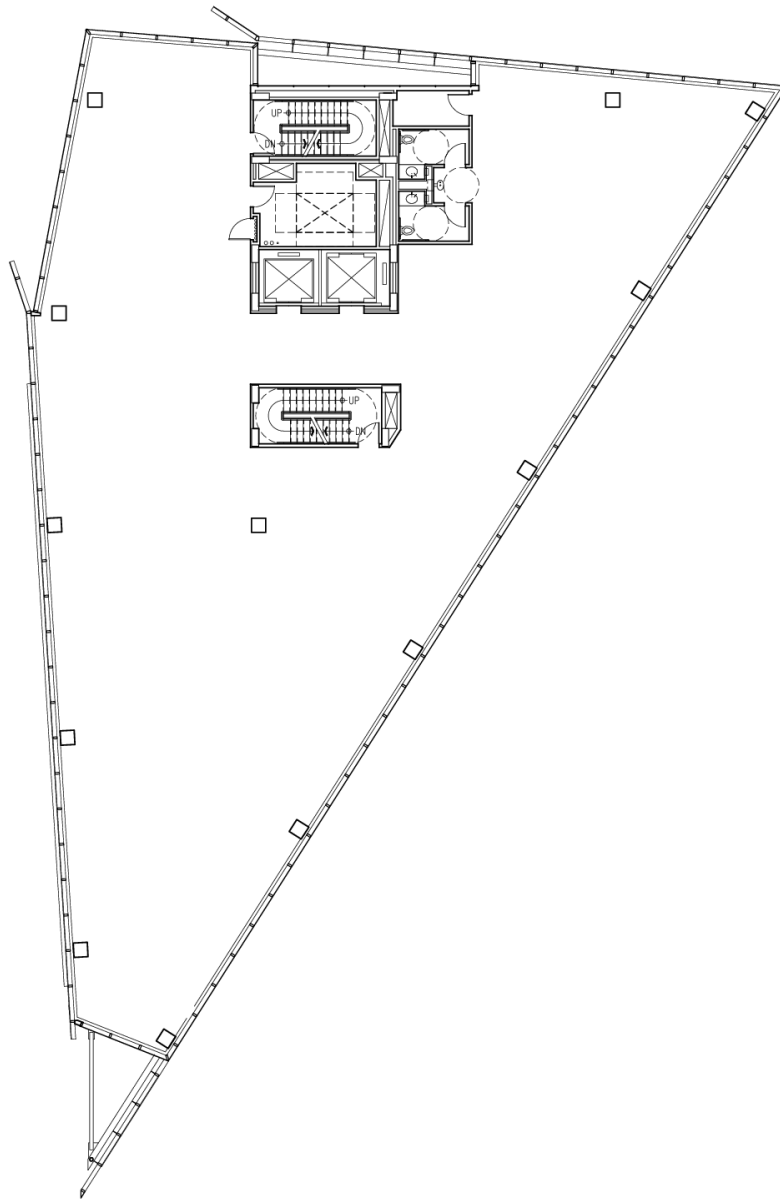


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Suite	Size	Lease Rate	Description
11th Floor	8,980 SF	\$60.00 FS	Shell space with small boutique floor plan. 360 degrees of floor-to-ceiling glass with unbelievable views of the Capitol dome, Union Station, and National Cathedral!

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Suite	Size	Lease Rate	Description
10th Floor	8,980 SF	\$58.00 FS	Top four floors available. Fully Furnished, Plug-and-Play Opportunity!

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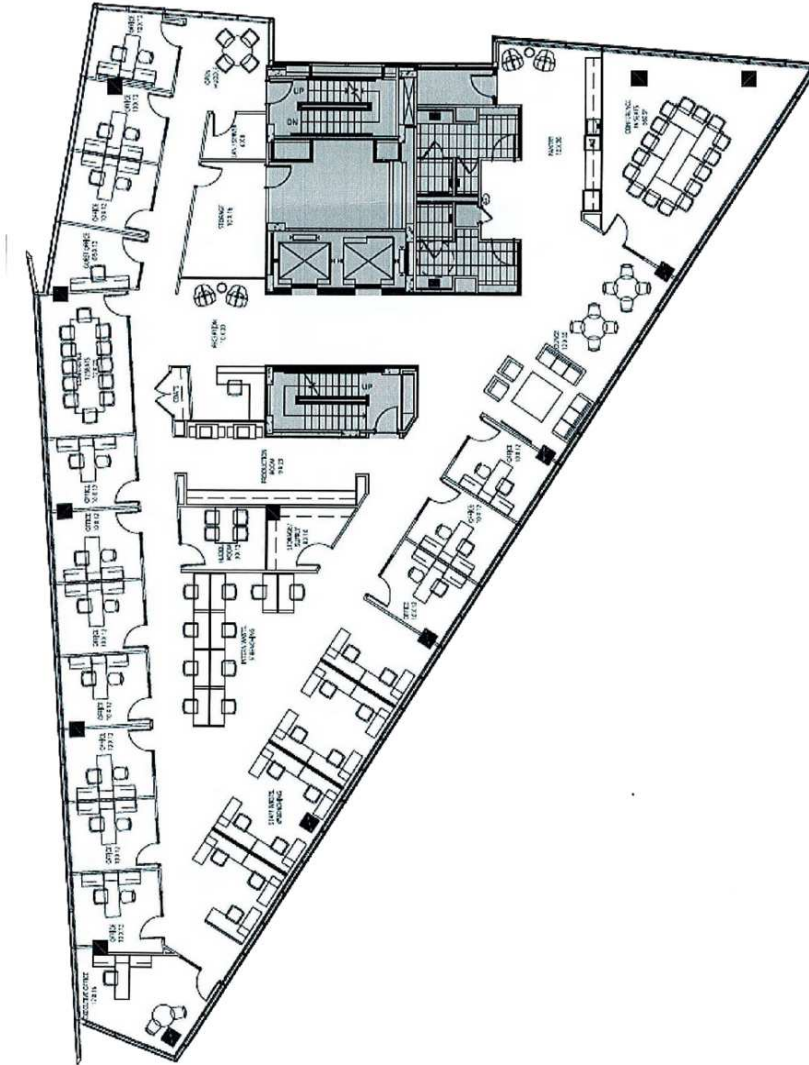




Suite	Size	Lease Rate	Description
8th Floor	8,980 SF	\$58.00 FS	Move in ready condition

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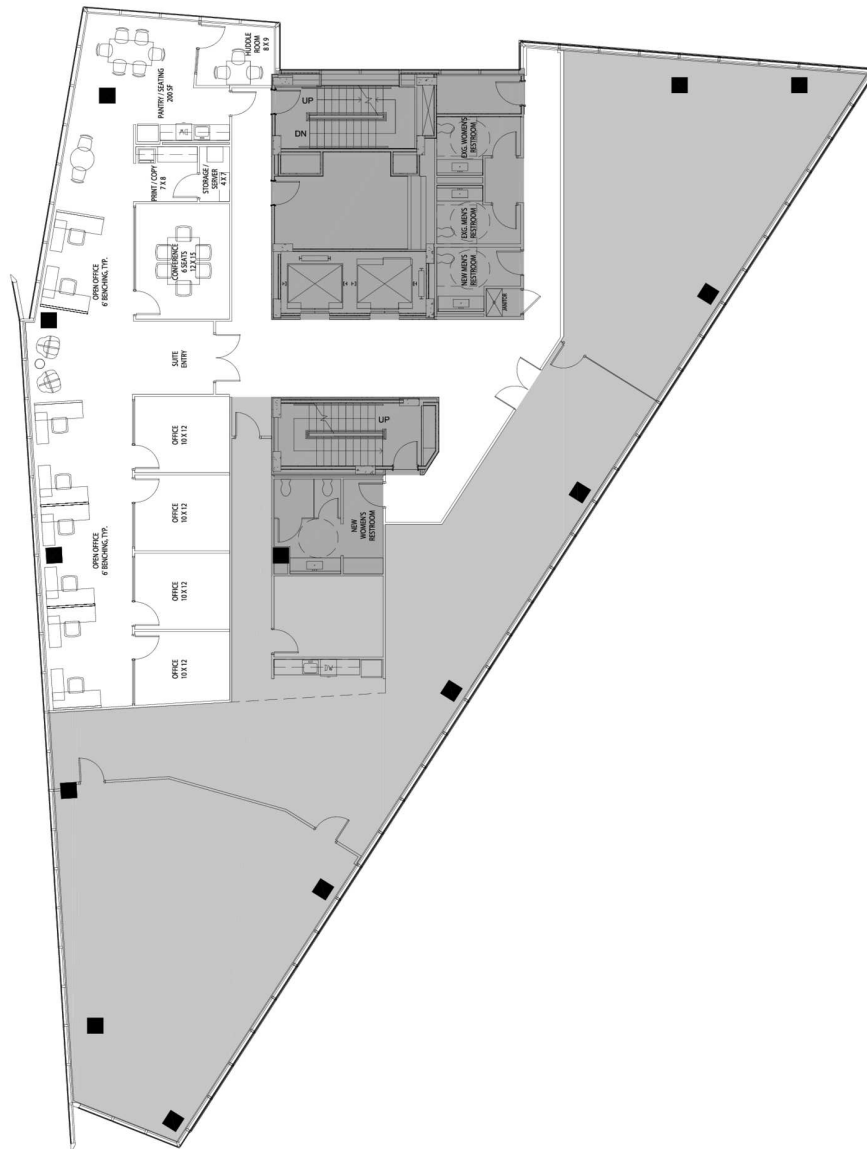
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Suite	Size	Lease Rate	Description
6th Floor	8,980 SF	\$56.00 FS	Full floor available, nice window line with views of Capitol and Washington Monument

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Suite	Size	Lease Rate	Description
5th Floor	8,980 SF	\$56.00 FS	Move in ready condition with high end finishes!

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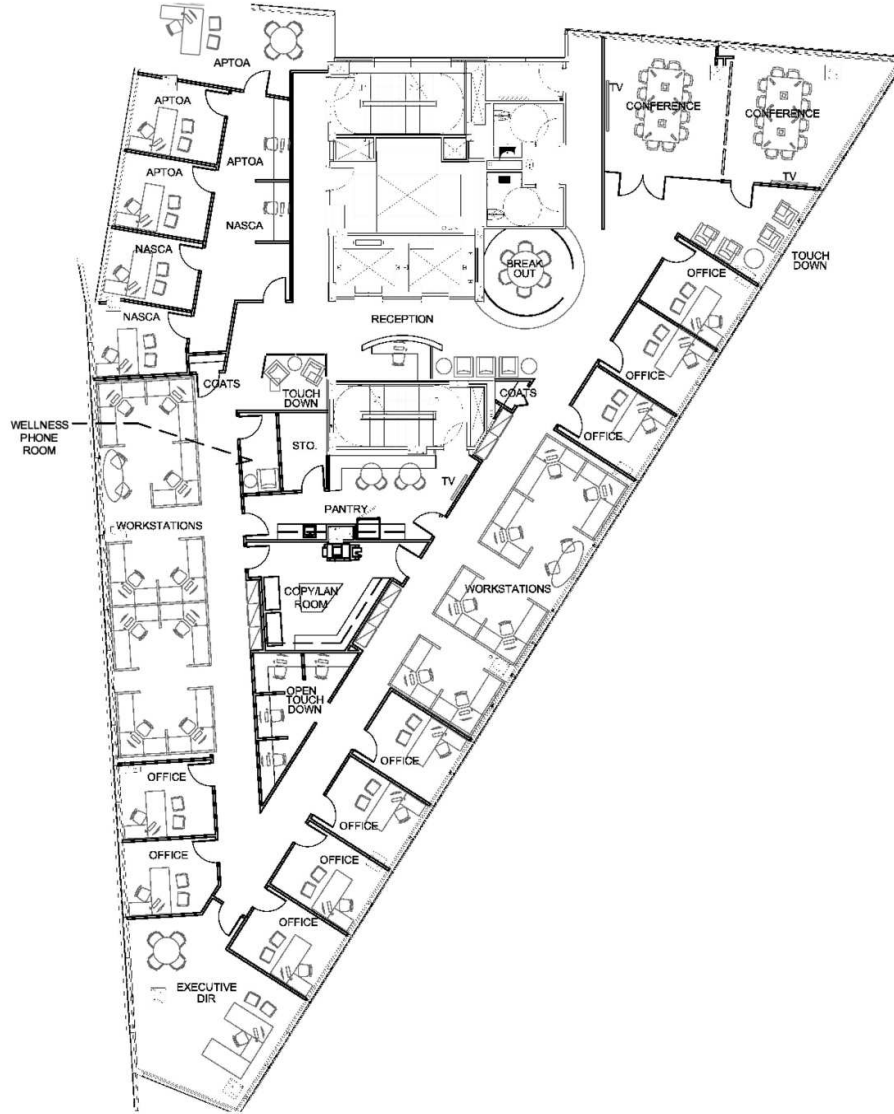




Suite	Size	Lease Rate	Description
4th Floor	8,980 SF	\$56.00 FS	Fully Furnished, Plug-and-Play Opportunity!

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Suite	Size	Lease Rate	Description
3rd Floor	8,980 SF	\$52.00 FS	Great existing suite ready to move in. Four sides of windows.

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