

9 HILLYER
COURT

Where Quality
Holds Court

FOR SALE

 TRANSWESTERN

Live Inside the Canvas

Nestled just a short stroll from Dupont Circle station, 9 Hillyer Court NW in Washington D.C. occupies a truly stellar location at the vibrant intersection of retail, academia and diplomacy. Tucked down a charming private alley off 21st Street NW between Q & R, the building blends a peaceful tucked-away feel with immediate access to the energy of the city.



5,884 SF GSF
Total Building Size



ZONING
RA-2/DC



**EASY
ACCESS**
to Dupont
Circle



**SEPARATE
FLOORS**
with a flexible
exhibition space



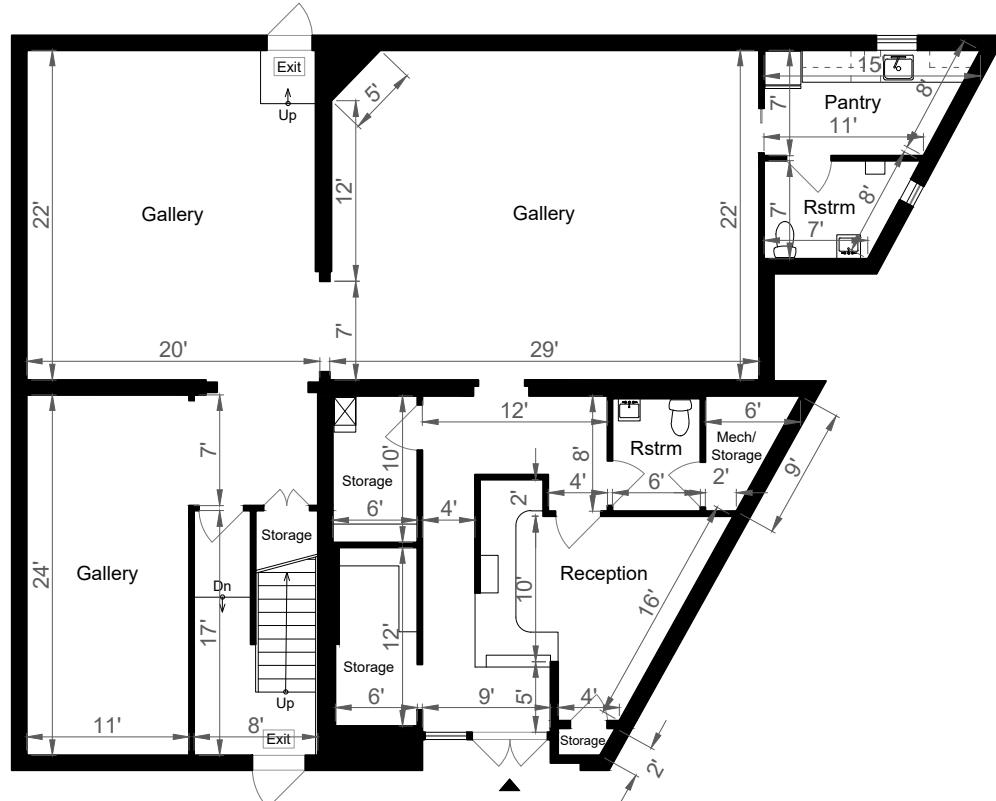
Beyond the Frame

Inside, the building retains an art-gallery ambiance with white-walled exhibition spaces, natural light and flexible layout — a setting equally suited for creative work, client entertaining or quiet urban retreat.

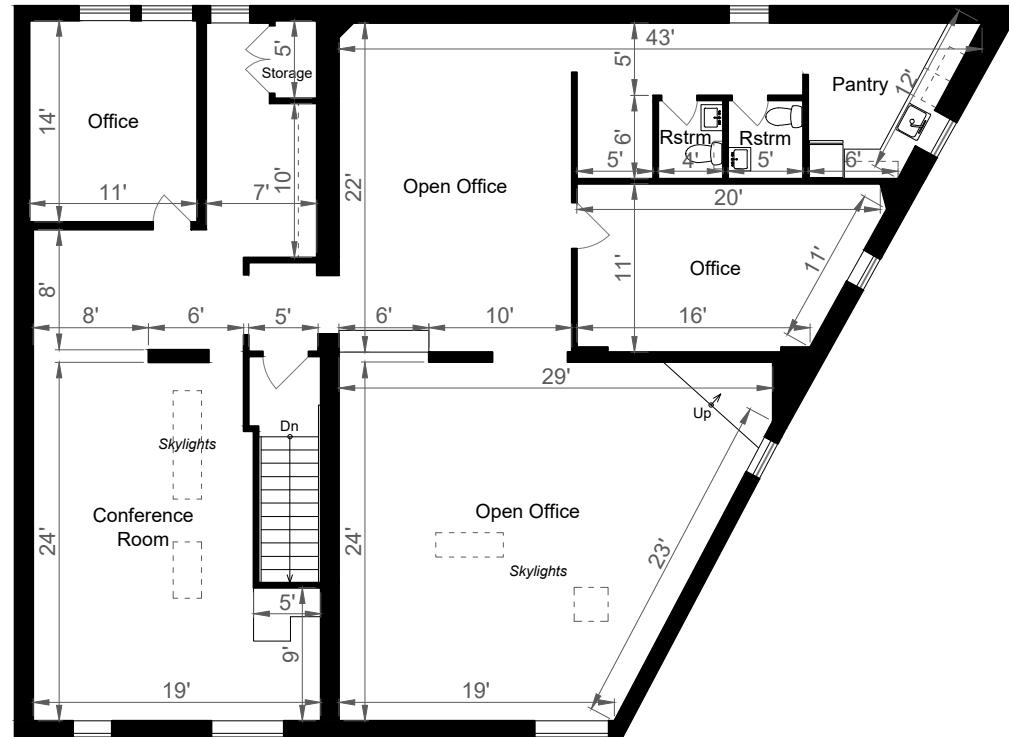


Floorplans

1ST FLOOR



2ND FLOOR



Location Overview

The surrounding neighborhood boasts a rich mix of boutiques and cafés, major universities and think-tanks, and the embassy community – offering cultural politics, convenience and cachet all in one place.

6 Min WALK TO DUPONT CIRCLE

2 Min DRIVE TO FARRAGUT WEST

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