

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





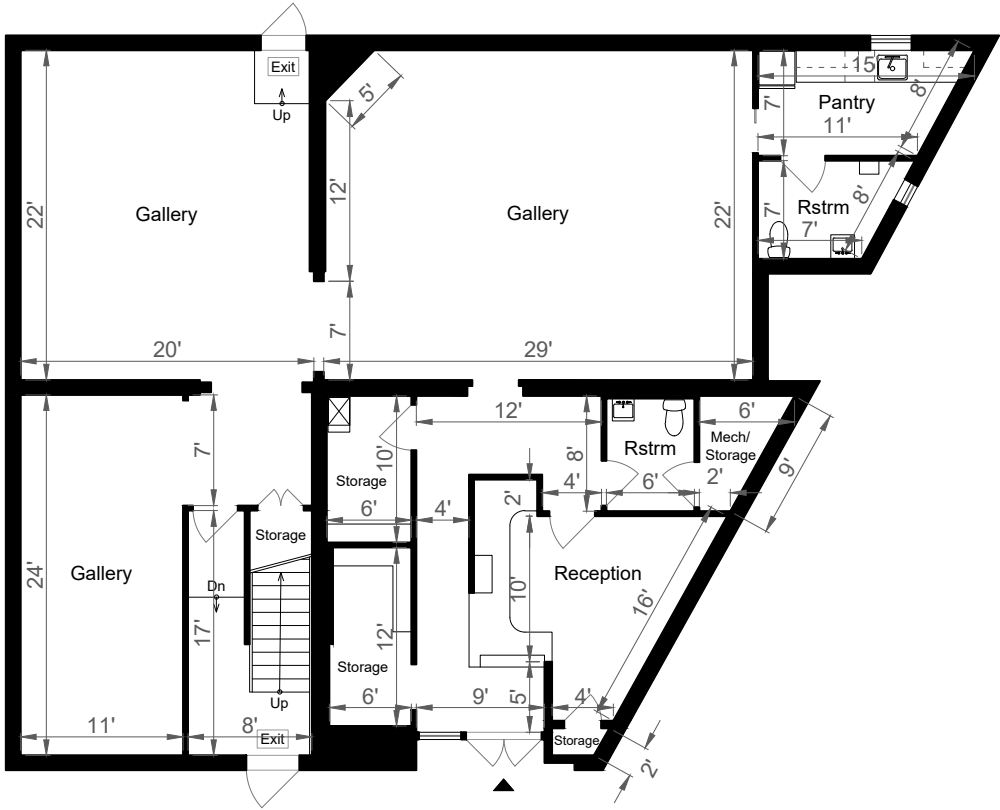
# Beyond the Frame

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.

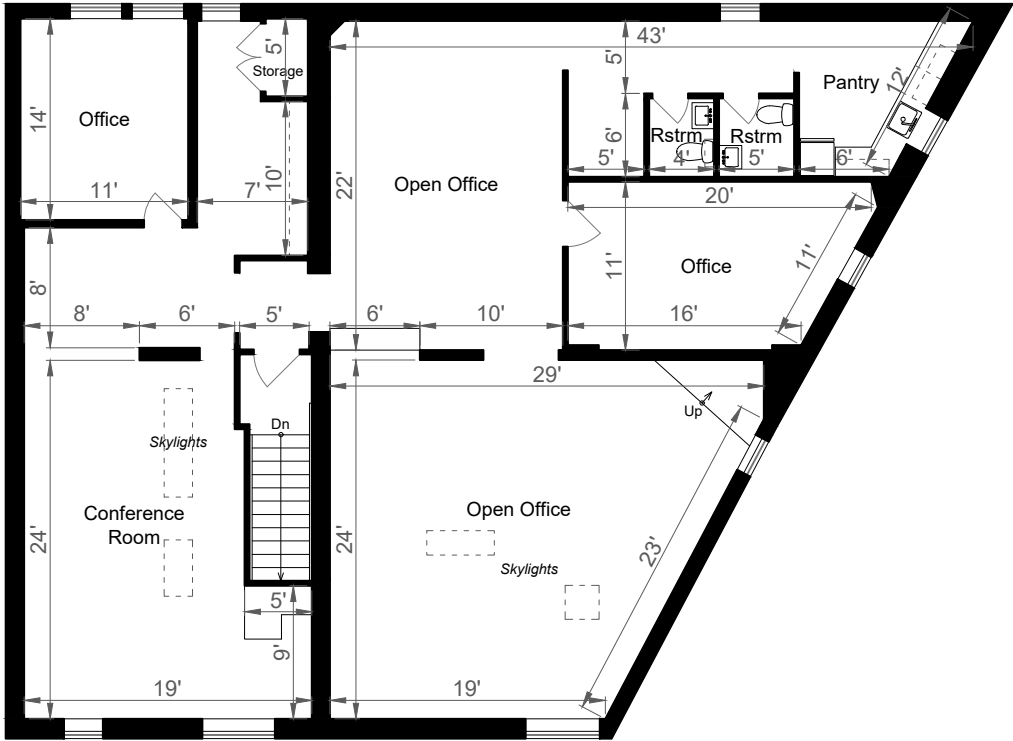


# Floorplans

## 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.

9 HILLYER COURT

6 Min WALK TO DUPONT CIRCLE

2 Min DRIVE TO FARRAGUT WEST







IA&A

AT HILLYER

CONTEMPORARY ARTS CENTER

INTERNATIONAL  
ARTS AND ARTISTS

INTERNATIONAL  
ARTS AND ARTISTS  
IA&A



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