

THE
HAZEL
BUILDING



6K SF

OFFICE SPACE AVAILABLE
THE PARKS AT WALTER REED

1011 Main Dr NW
Washington, DC 20012

CIVITAS

For Lease



Historic Charm, Modern Amenities

Nestled within the iconic Walter Reed campus,

The Hazel seamlessly blends timeless architecture with state-of-the-art infrastructure, offering a distinctive setting tailored to the needs of today's businesses

Prime Location

- Less than a 10-minute walk to Takoma Metro Station (Red Line).
- Situated in the heart of Northwest DC.
- Easy access to Georgia Avenue NW and 16th Street NW.

On-Site and Nearby Amenities:

- Steps from numerous onsite and neighborhood amenities featuring restaurants and boutique retail.
- Access to green spaces, walking trails, and a community-focused environment.

Parking and Transportation:

- On-site parking options for tenants and visitors.
- Bike-friendly with dedicated paths and racks.

Historic Charm Meets Modern Convenience:

- Located within a redeveloped, storied landmark offering a unique blend of heritage and innovation.

Professional Atmosphere

- Ideal for professional services, government contractors, non-profits, and creative industries.



Floorplans



SECOND FLOOR



Floorplans



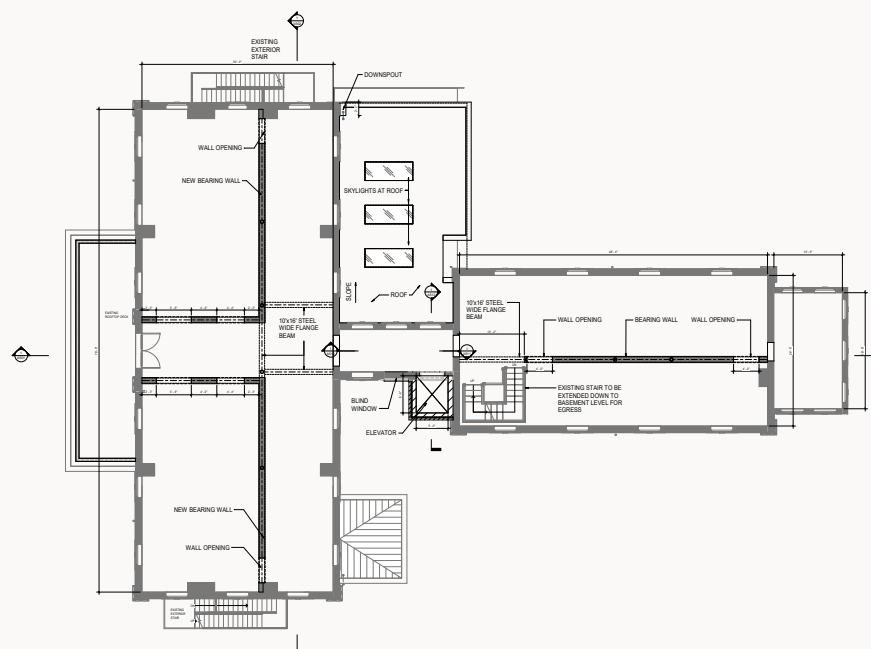
THIRD FLOOR



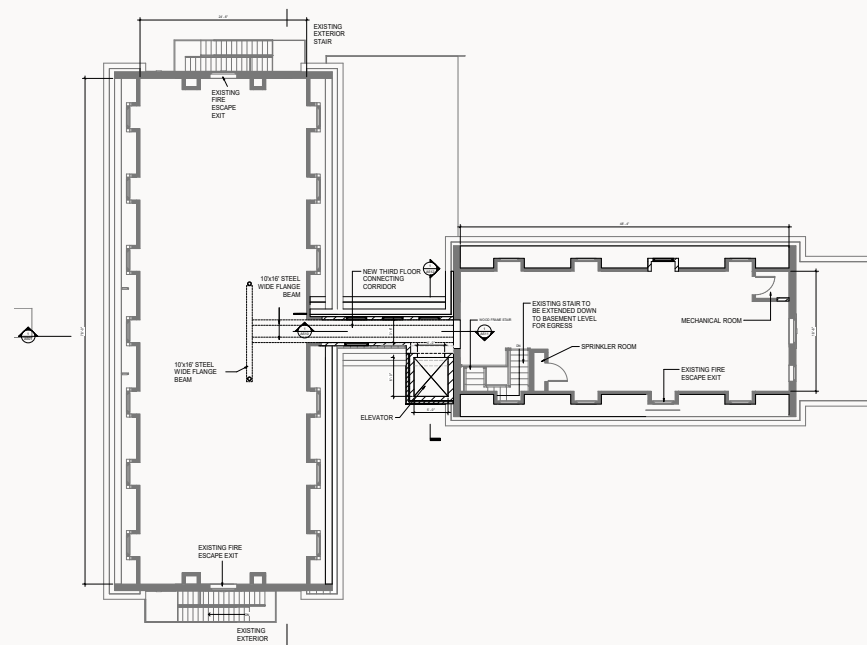
Floorplans



SECOND FLOOR



THIRD FLOOR



Floor	Square Feet
2nd	2,849
3rd	3,754
Estimated Occupancy: December 1, 2025	

Transportation



RETAILERS



Blue's Coffee
and Tea Co.

TRANSPORTATION



1 Mile to Takoma Metro



Multiple bus stops



0.5 Mile to Rock Creek Park



3.5 Miles to I-495

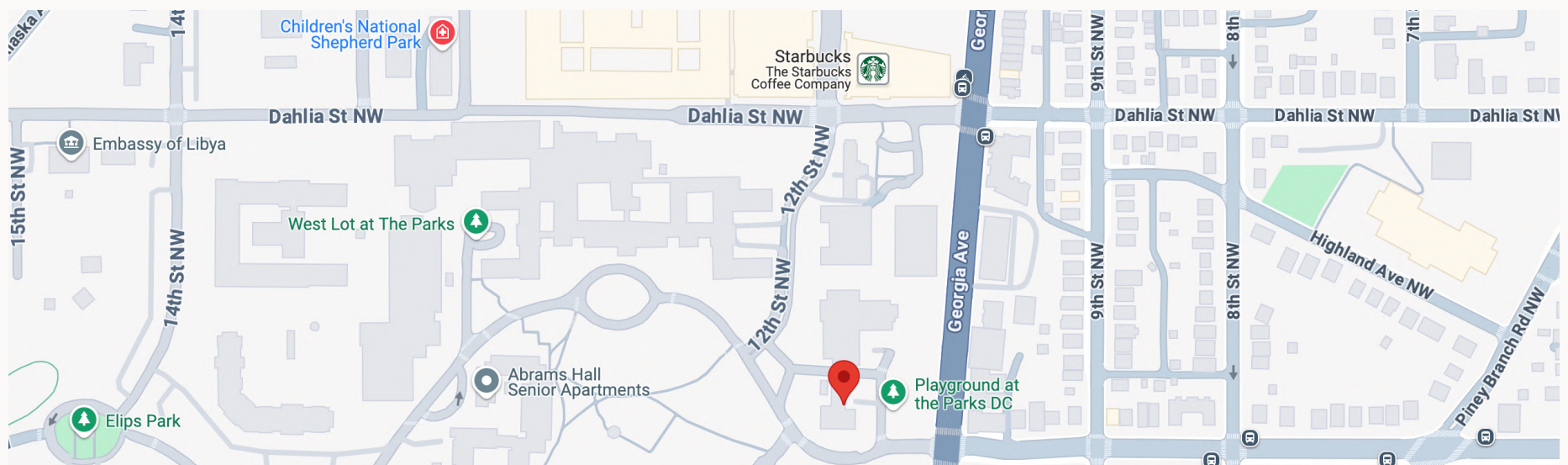
THE NEIGHBORHOOD



SAFEWAY



DPR
DC DEPARTMENT OF PARKS AND RECREATION
Fort Stevens Rec Center



THE
HAZEL
BUILDING

1011 Main Dr NW
Washington, DC 20012

Building 12 is now named the 'General Hazel Johnson-Brown Building' and will be affectionately known as 'The Hazel'. The Hazel pays homage to General Hazel Johnson-Brown's service at Walter Reed and her distinction as the first Black woman to serve as the Chief of the United States Army Nurse Corps, and the first Black woman to earn the rank of Brigadier General in the history of the US military.

Contact

JAHSKINE VICTOR

202.817.2826

jvictor@civitasre.com

DENNIS PERKINS

202.817.2806

dperkins@civitasre.com

CIVITAS



THE
HAZEL
BUILDING

Coming Soon