

1101

14TH STREET NW
WASHINGTON, DC

Office Suites Available
Ranging From 1,195 SF
Up to 9,985 SF



Knowledge
Perseverance
Integrity

Cambridge
Property Group LLC

1101

**14TH STREET NW
WASHINGTON, DC**

**AT THE CENTER OF IT ALL
IN THE HEART OF
THE NATION'S
CAPITAL**

PROPERTY HIGHLIGHTS



- > A freestanding 124,443 square foot office building prominently situated at the intersection of L and 14th Streets in the East End of Washington, DC.
- > Strategically positioned in the 14th Street Corridor, the city's most popular dining destination and one of the most rapidly expanding residential neighborhoods in Washington, DC.
- > Recent property renovations include a refreshed lobby, new common area finishes, a tenant-only lounge, an outdoor terrace, a state-of-the-art fitness center, a new conference center, and an upgraded bike room.
- > 2 blocks to McPherson Square metro station (blue, orange, silver lines) and a short stroll to Farragut North metro station (red line).
- > Exceptional access to DC Circulator and Capital Bike Share stops.
- > A 4-minute drive to L'Efant and Union Station Commuter Rails, and a 10-minute drive to Reagan -Washington National Airport.
- > 80 covered parking spaces (0.65/1,000 RSF).
- > On-site building engineer.
- > Secure 24-hour Datawatch system with tenant-only access to the main building and parking entrances.
- > Tenant access to nearly 1 million square feet of 14th Street Corridor retail including bountiful dining options and abundant hotel accommodations.
- > A 7-minute walk to the recently renovated Franklin Square Park featuring a new café and special events.


Prominent Freestanding
Corner Position


Strategically
Located


New Amenity and
Conference Center


State-of-the Art
Fitness Center


Refreshing
Outdoor Terrace


On-Site
Bike Room


On-Site
Building Engineer


Generous
Covered Parking


Convenient
Commuter Access


99
Excellent
Transit Score


100
Superb
Bike Score


97
Excpetional
Walkability Score

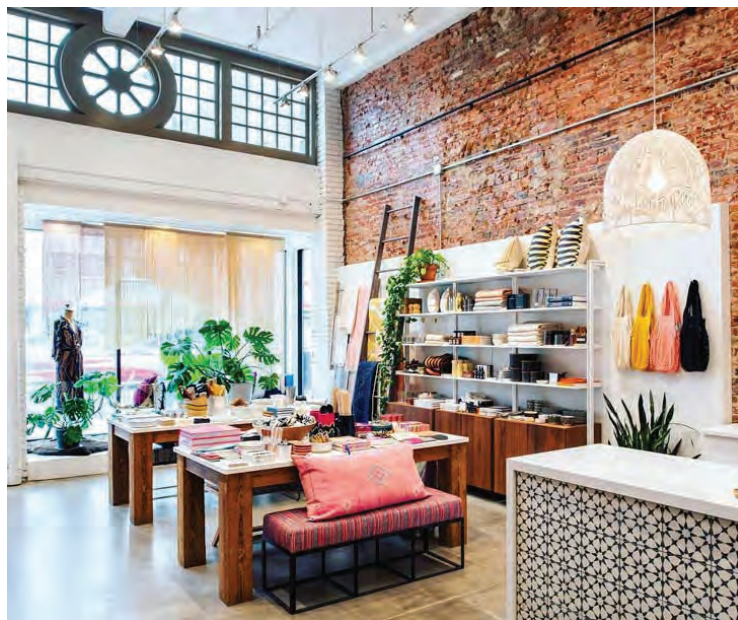

Abundant Hotel
Accommodations


Bountiful Retail
and Dining Options


Convenient
Park Access

THE VIBRANT 14TH STREET CORRIDOR

- > 1101 14th Street is prominently positioned in one of Washington DC's trendiest and liveliest retail and residential neighborhoods.
- > Nearly 1 million square feet of retail is just steps away from 1101 14th Street NW.



- > The booming 14th Street locale offers opportunities for tenants to indulge in a multitude of dining options, a plethora of hotel accommodations, must-see museums and attractions, as well as historic parks and landmarks on nearly every corner.
- > The exceptional streetscape is renowned for its endless allure and ceaseless excitement, making it one of the most dynamic, vibrant, and energetic corridors in the District..
- > The 14th Street Corridor continues to evolve as a destination for business, culture and entertainment.

AMENITY RICH LOCATION

Restaurants & Cafes

- > Starbucks
- > Peet's Coffee
- > Compass Coffee
- > Dunkin Donuts
- > South Block
- > Corner Bakery
- > Au Bon Pain
- > Chipotle
- > Union Kitchen
- > Zentan
- > West Wing Cafe
- > 1400 North Restaurant
- > Palette
- > Lincoln Restaurant
- > Mio
- > Zoup
- > Cafe Phillips
- > Pizza Authentica
- > Maddie's Tap Room
- > Starbucks
- > Subway
- > DC Coast
- > Lima Restaurant
- > Bangkok One
- > Corner Bakery
- > Saxby's Restaurant
- > Potbelly
- > The Reserve
- > The Post Pub
- > Pret A Manger
- > Jinya
- > The Pig
- > Sweet Green
- > Shake Shack
- > Make Space For Pizza
- > Soh
- > Da Hong Pad Thai
- > Paul Prince Bakery & Cafe
- > Birch and Barley
- > Nina May
- > Pappe
- > Supra

Shopping

- > Whole Foods
- > Walgreens
- > CVS

Parks

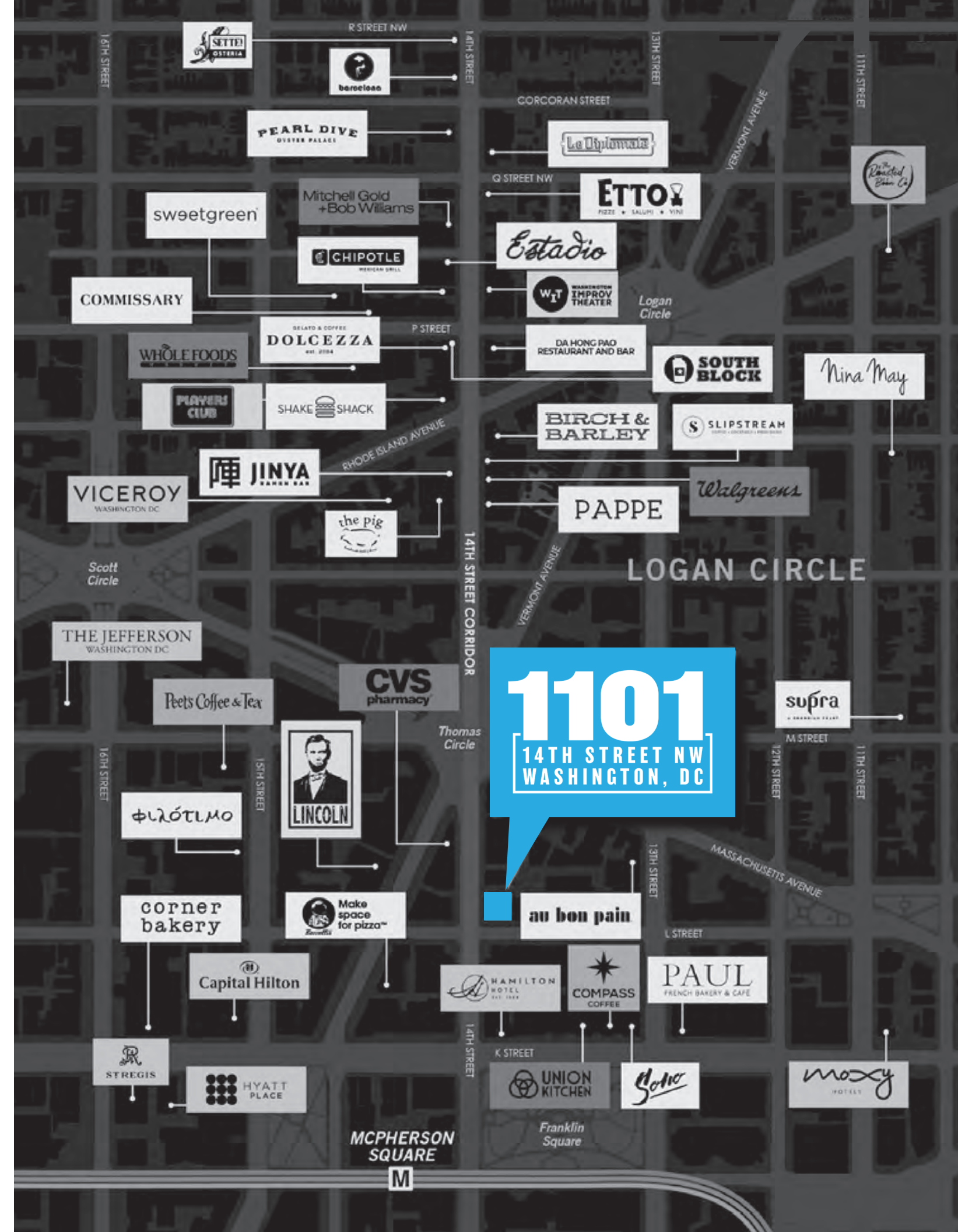
- > Franklin Park
- > McPherson Square
- > Farragut Square
- > Burke Park

Hotels

- > Madison Hotel
- > The Westin City Center
- > The Donovan House
- > Marriot Residence Inn
- > Hamilton Hotel
- > Four Points Sheraton
- > Hyatt Place
- > Capital Hilton
- > The Jefferson
- > Viceroy

Banks

- > Bank of America
- > Signal Financial Credit Union
- > American Bank
- > Suntrust Bank
- > PNC Bank
- > Eagle Bank
- > Wells Fargo Bank
- > Citi Bank
- > Capital One Bank



MULTI-MODAL COMMUTER ACCESS

Rider's Paradise



99

Excellent
Transit Score

Biker's Paradise



100

Superb
Bike Score

Walker's Paradise



97

Exceptional
Walkability Score

- > 2 blocks to McPherson Square metro station (blue, orange, silver lines) and a short stroll to Farragut North metro station (red line).
- > Exceptional access to multiple DC Circulator and Capital Bike Share stops.
- > 4-minute drive to L'Éfant and Union Station Commuter Rails.
- > On-site parking with 80 covered spaces (0.65/1,000 RSF).
- > 10-minute drive to Reagan - Washington National Airport.

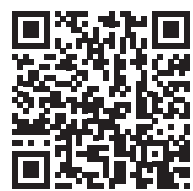


RELAX & UNWIND



3rd floor Outdoor Terrace

REFRESH & REJUVINATE



SCAN
For Virtual
Tour

3rd Floor Tenant Lounge

GATHER & MINGLE



SCAN
For Virtual
Tour

3rd Floor Tenant Lounge

COLLABORATE & INNOVATE



SCAN
For Virtual
Tour

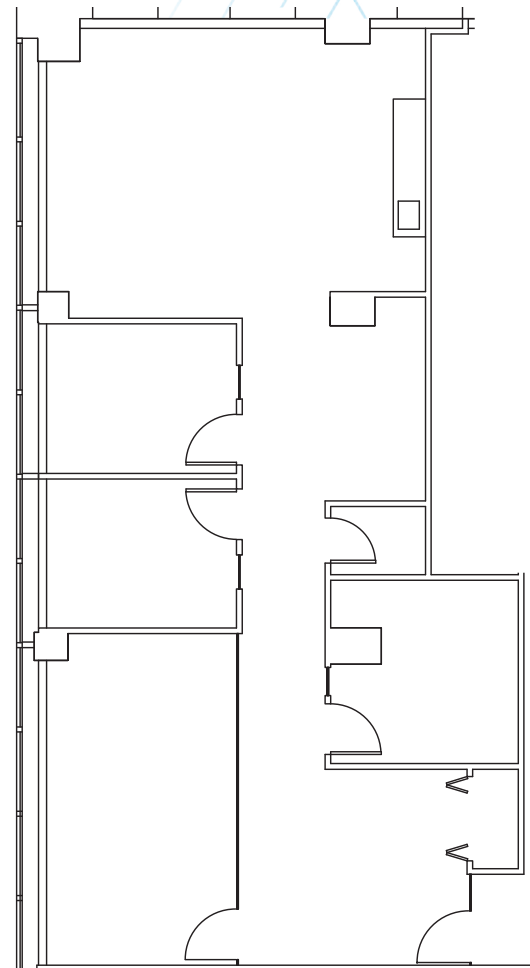
HEALTH & WELLNESS



SCAN
For Virtual
Tour

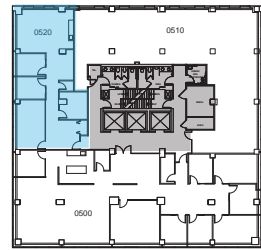
5TH FLOOR SPEC SUITE

Suite 520 | 1,937 SF



L Street NW

14th Street NW

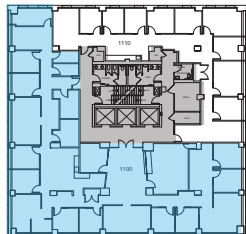
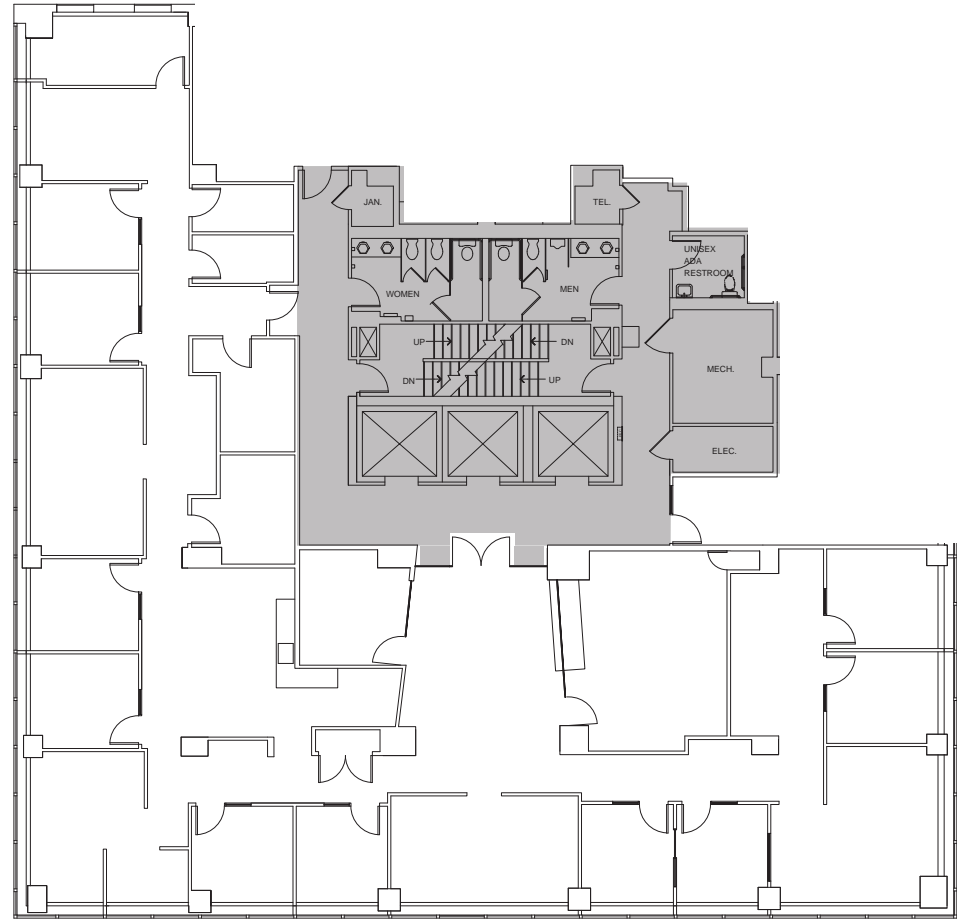


SCAN
For Virtual
Tour



12TH FLOOR MOVE-IN READY

Suite 1200 | 6,467 SF



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**AT THE CENTER OF IT ALL
IN THE HEART OF
THE NATION'S
CAPITAL**

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WASHINGTON, DC



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