

# PORTALS II DC

445 12TH STREET SW



## SOUTHWEST OFFICE AVAILABILITY

- 163,000 RSF AVAILABLE
- 19,928 RSF PER FLOOR
- \$52.00 - \$55.00 PER RSF





TIDAL BASIN

POTOMAC RIVER

# PORTALS DC

10 MINUTE WALK TO L'ENFANT PLAZA FOOD COURT

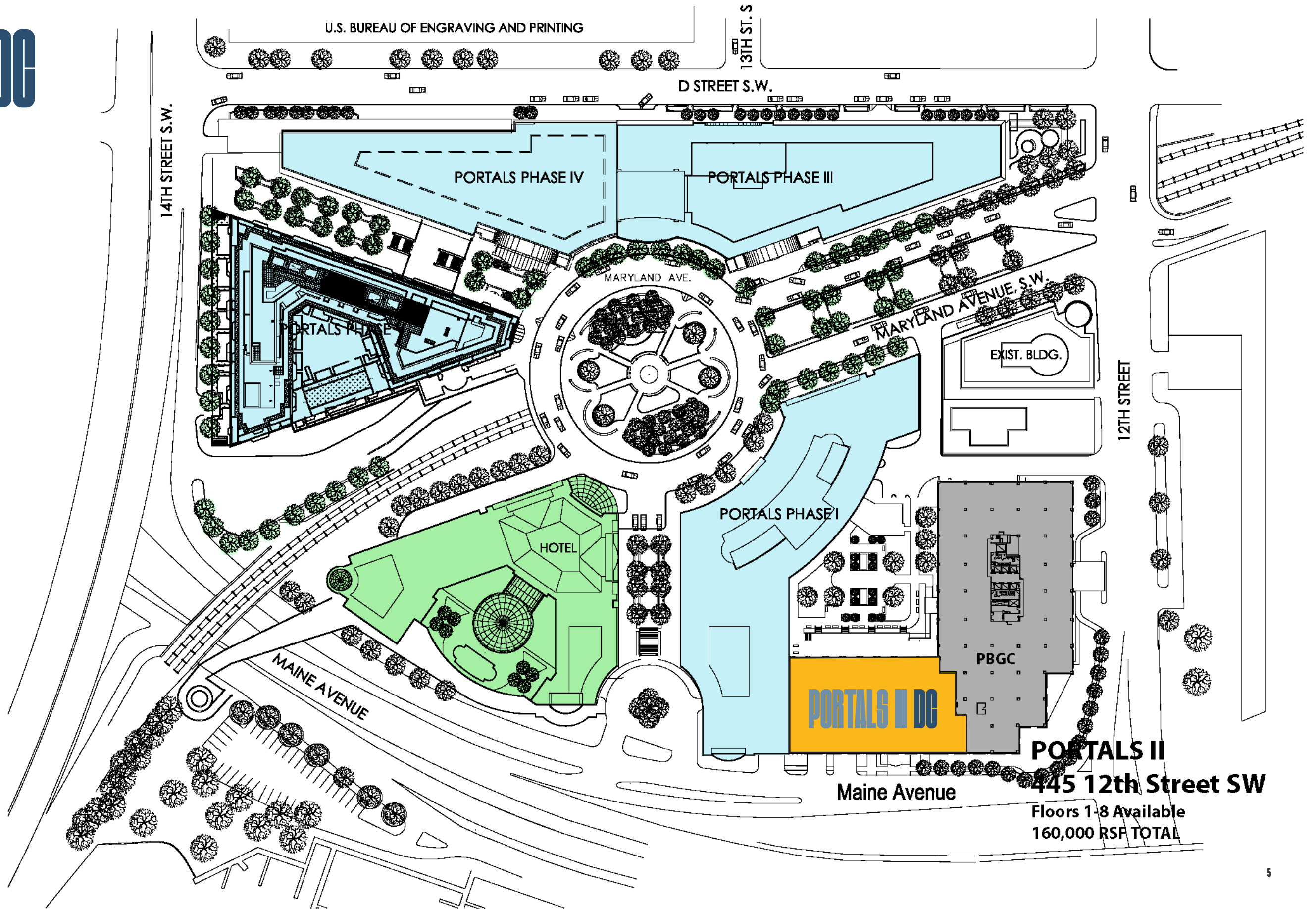
13 MINUTE WALK TO L'ENFANT PLAZA METRO STATION

7 MINUTE WALK TO THE WHARF

- FALAFEL INC
- RAPPAHANNOCK OYSTER BAR
- OFFICINA
- TIKI TNT & POTOMAC DISTILLING COMPANY
- DISTRICT DOUGHNUT
- THE GRILL
- EASY COMPANY
- SHAKE SHACK
- SHOP MADE IN DC
- THE ANTHEM
- THE BRIGHTON
- MI VIDA
- LA VIE
- NARA-YA
- ILILI
- E-TEA
- 12 STORIES
- BISTRO DU JOUR
- INTERCONTINENTAL HOTEL
- ORANGE THEORY FITNESS
- CVS
- CORDIAL AT THE WHARF: CRAFT WINE, BEER AND SPIRITS
- TOASTIQUE
- LUPO MARINO
- UNION STAGE CANOPY BY HILTON
- DEL MAR
- PEARL STREET WAREHOUSE
- HYATT HOUSE
- STARBUCKS
- LIVE-K KARAOKE BAR
- WHISKEY CHARLIE
- HANKS OYSTER BAR
- 7TH ST PARK & FOUNTAIN



# PORTALS II DC

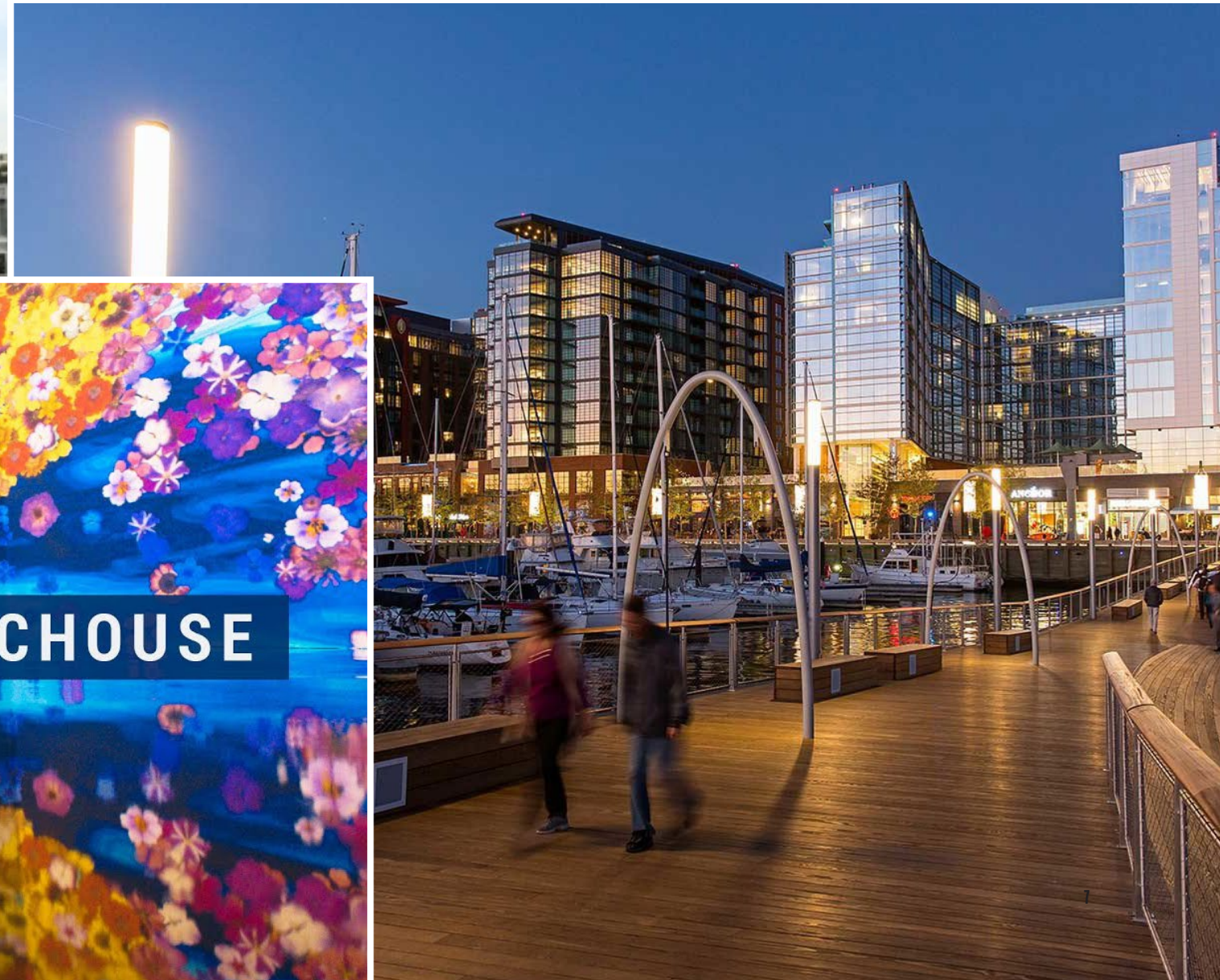


**PORTALS II DC**

**PORTALS II**  
**445 12th Street SW**

Floors 1-8 Available  
160,000 RSF TOTAL

**5 MINUTE  
WALK TO  
THE WHARF**



# 163,000 RSF CONTIGUOUS AVAILABLE

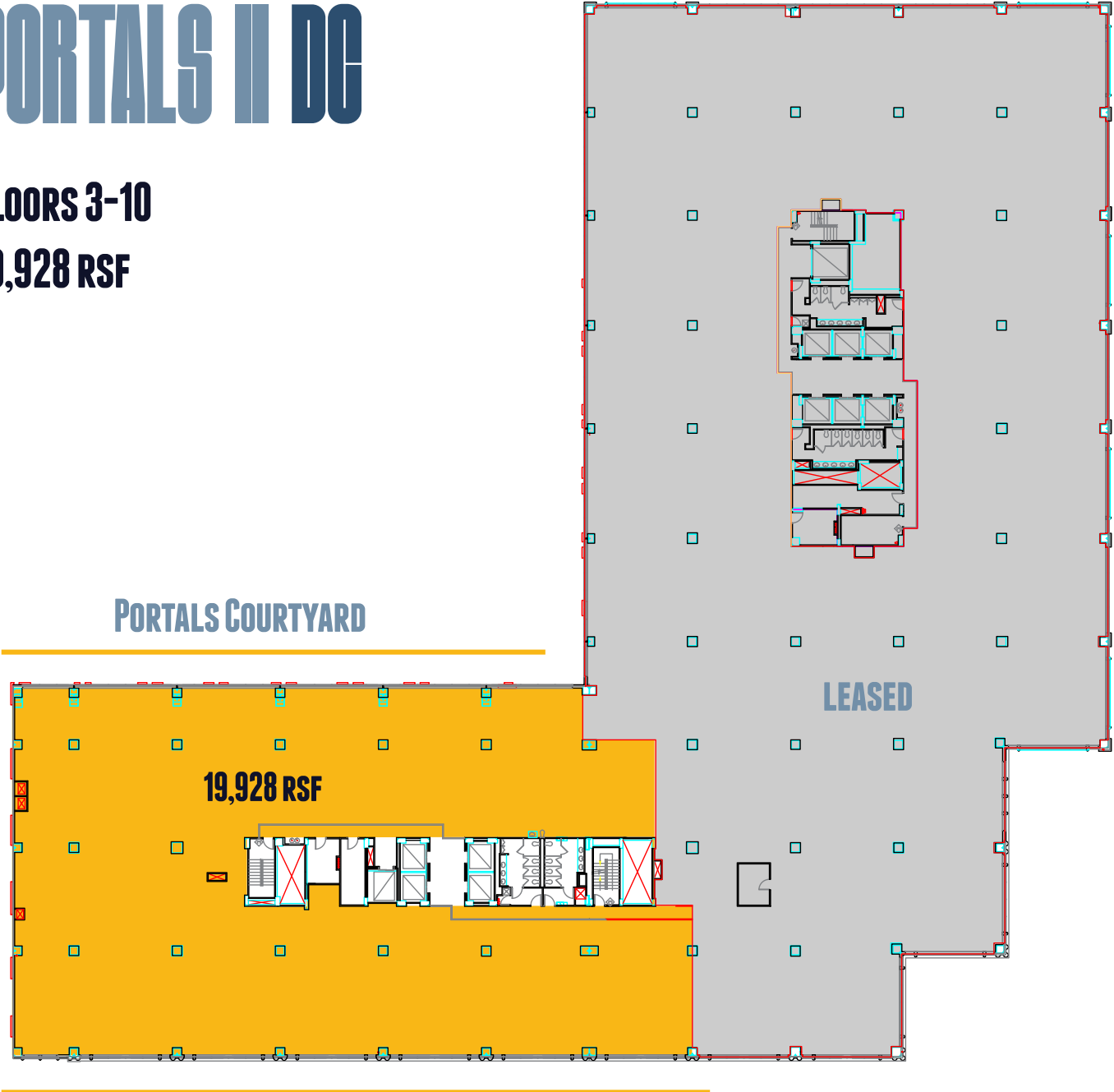
# TYPICAL FLOOR PLAN

WEST TOWER		EAST TOWER		
19,928 RSF AVAIL AUG 2028	LEASED	10		
19,928 RSF AVAILABLE	LEASED	9		
19,928 RSF AVAILABLE	LEASED	8		
19,928 RSF AVAILABLE	LEASED	7		
19,928 RSF AVAILABLE	LEASED	6		
19,928 RSF AVAILABLE	LEASED	5		
19,928 RSF AVAILABLE	LEASED	4		
19,928 RSF AVAILABLE	LEASED	3		
19,928 RSF AVAILABLE	LEASED	2		
16,938 RSF AVAILABLE	LEASED	1		
LEASED   12TH STREET LOBBY				
7,195 RSF AVAILABLE	MAINE AVE LOBBY	LEASED		GROUND

**OUTDOOR COURTYARD**

## PORTALS II DC

**FLOORS 3-10**  
**19,928 RSF**



**MAINE AVE**  
**RIVER VIEWS FROM ALL FLOORS**

# 163,000 RSF CONTIGUOUS AVAILABLE

# COURTYARD LEVEL PLAN

WEST TOWER		EAST TOWER		
19,928 RSF AVAIL AUG 2028	LEASED	10		
19,928 RSF AVAILABLE	LEASED	9		
19,928 RSF AVAILABLE	LEASED	8		
19,928 RSF AVAILABLE	LEASED	7		
19,928 RSF AVAILABLE	LEASED	6		
19,928 RSF AVAILABLE	LEASED	5		
19,928 RSF AVAILABLE	LEASED	4		
19,928 RSF AVAILABLE	LEASED	3		
19,928 RSF AVAILABLE	LEASED	2		
LEASED   12TH STREET LOBBY		1		
7,195 RSF AVAILABLE	MAINE AVE LOBBY			GROUND

**OUTDOOR COURTYARD**

## PORTALS II DC

**COURTYARD LEVEL**  
16,938 RSF AVAILABLE

**ACCESS TO PORTALS COURTYARD**



MAINE AVE

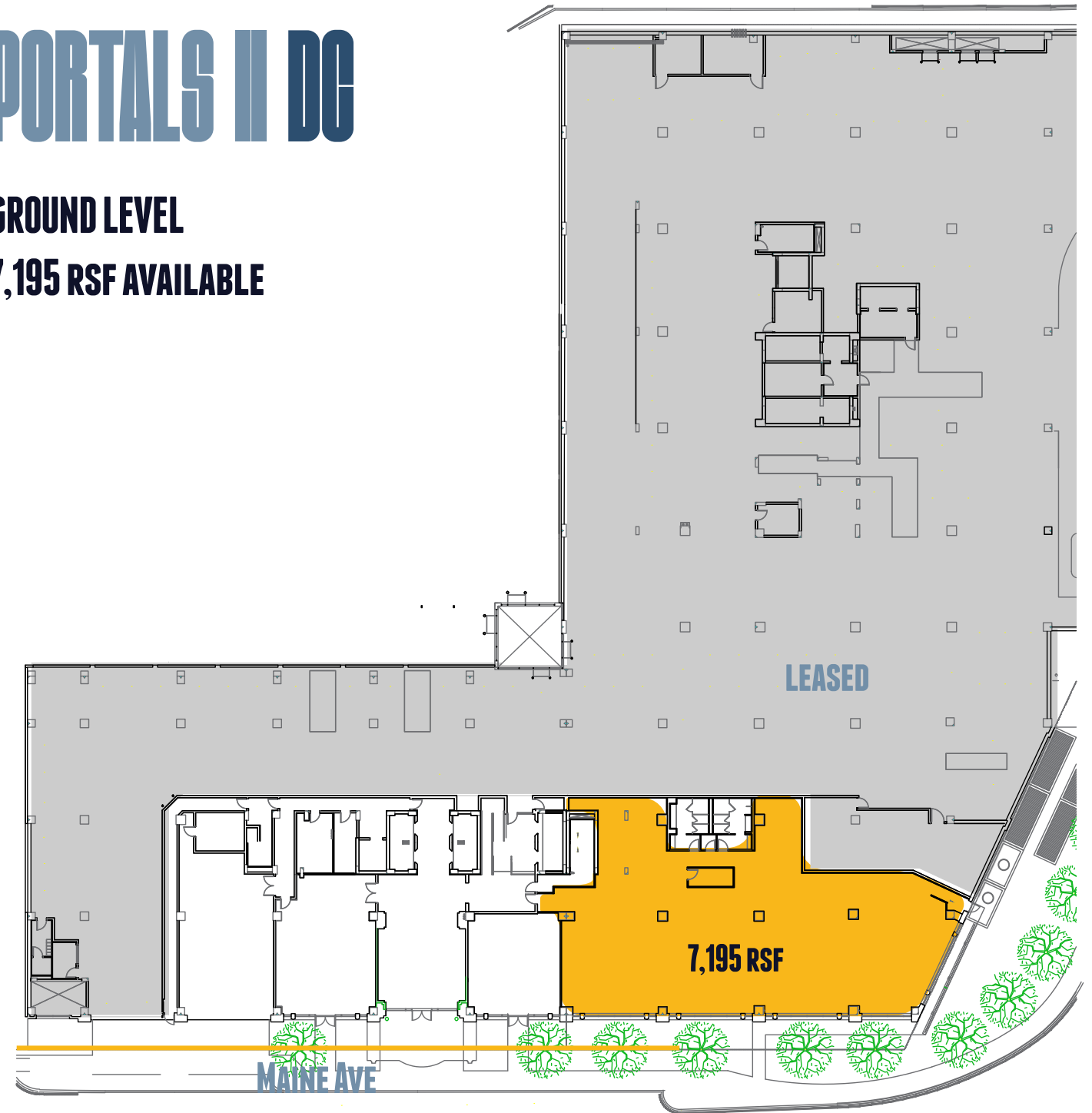
# 163,000 RSF CONTIGUOUS AVAILABLE

# GROUND FLOOR PLAN

WEST TOWER		EAST TOWER		
19,928 RSF AVAIL AUG 2028	LEASED	10		
19,928 RSF AVAILABLE	LEASED	9		
19,928 RSF AVAILABLE	LEASED	8		
19,928 RSF AVAILABLE	LEASED	7		
19,928 RSF AVAILABLE	LEASED	6		
19,928 RSF AVAILABLE	LEASED	5		
19,928 RSF AVAILABLE	LEASED	4		
19,928 RSF AVAILABLE	LEASED	3		
19,928 RSF AVAILABLE	LEASED	2		
16,938 RSF AVAILABLE	LEASED	1		
LEASED   12TH STREET LOBBY				
7,195 RSF AVAILABLE	MAINE AVE LOBBY	LEASED		GROUND

## PORTALS II DC

**GROUND LEVEL**  
7,195 RSF AVAILABLE



# VIEWS TO POTOMAC RIVER

# PORTALS II DC



# VIEWS TO POTOMAC RIVER

# PORTALS II DC



**VIEWS TO  
POTOMAC  
RIVER**

**PORTALS II DC**



**RENOVATED  
BUILDING LOBBY**



**PORTALS II DC**

**RENOVATED  
BUILDING LOBBY**

TW

TW

**PORTALS II DE**



**NEW FITNESS  
CENTER**



**PORTALS II DC**

# NEW FITNESS CENTER



PORTALS II DC

# PORTALS II DG

## CONTACT

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