

500 NEW JERSEY AVENUE

ONE OF ONE



NATIONAL ASSOCIATION OF REALTORS®



x

TRANSWESTERN



'ONE OF ONE' TROPHY EXPERIENCE.

Experience trophy quality in Capitol Hill at 500 New Jersey Avenue, NW. Standing unparalleled with breathtaking monument views of the Capitol and Washington Monument, highly sought-after conveniences and amenities, ideal floorplate efficiencies, and a dedicated commitment to the well-being of both tenants and the ecosystem. This trophy building sets itself apart, offering an exceptional standard in the heart of Capitol Hill.

About 500 New Jersey Avenue, NW

Year Built	2004
Building Size	102,985 RSF
Floors	12
Per Floor RSF	8,289 RSF
Parking Ratio	2.00/1,000 RSF

500 New Jersey, NW's brand new lobby, delivering Fall 2025, will leave a lasting impression on your clients and colleagues with high end finishes with an abundance of natural light.



WHERE CONVENIENCE TAKES CENTER STAGE.

500 New Jersey Avenue, NW is perfectly situated in the Capitol Hill submarket, in close proximity to Union Station, offering a wide selection of surrounding restaurants for quick bites, casual eateries for business lunches, and trendy bars for many happy hours to come. Additionally, you're only a few blocks from the US Capitol and the Senate and House of Representatives' office buildings.

 RESTAURANTS & BARS

 RETAIL

 HOTELS

 **95**
WALK SCORE

 **98**
TRANSIT SCORE

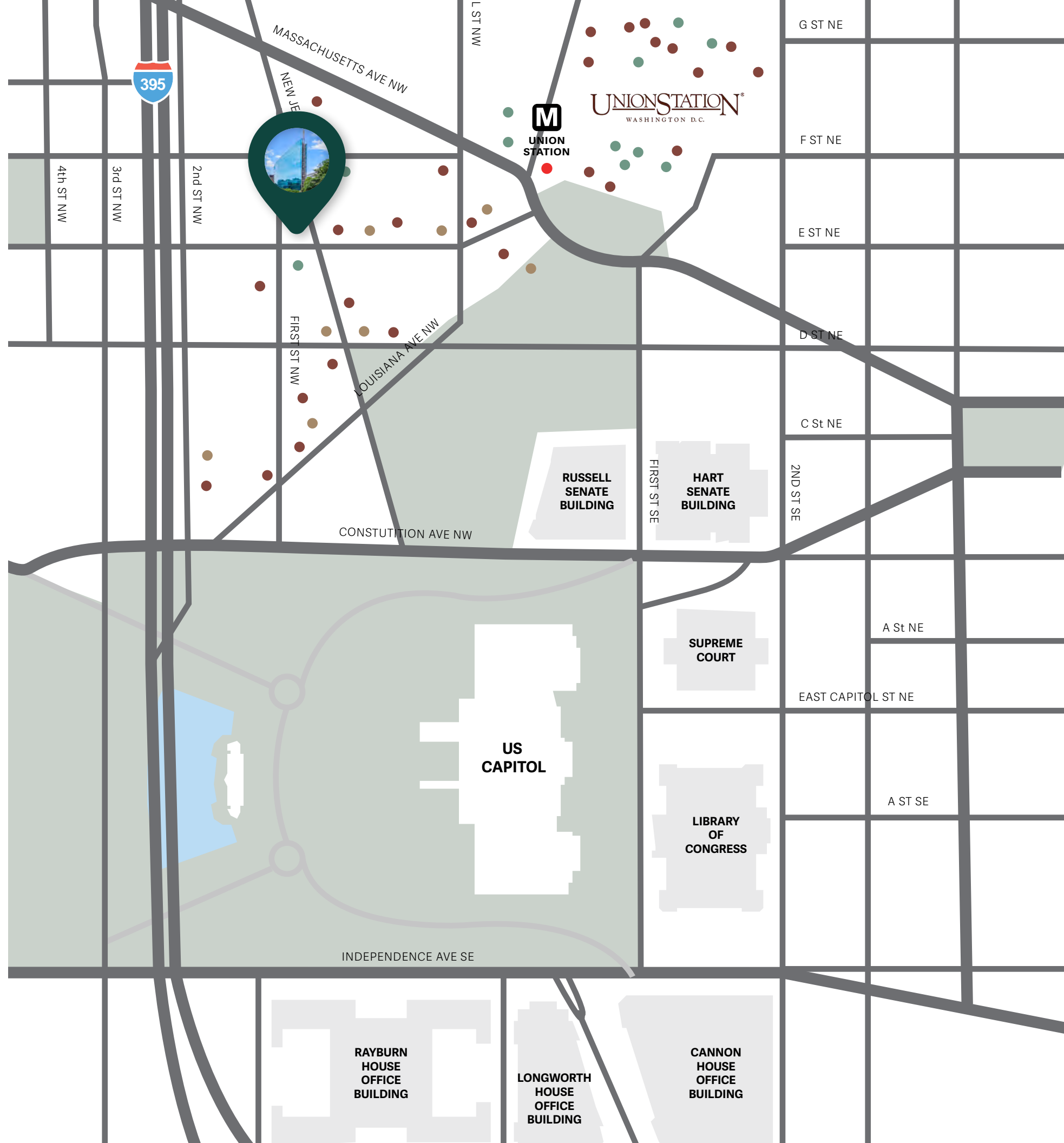
2 MIN WALK TO UNION STATION

2 MIN DRIVE TO I-395 VIA 3RD ST TUNNEL

2 MIN DRIVE TO THE CAPITOL

4 MIN DRIVE TO LONGWORTH HOUSE OFFICE

1 MIN DRIVE TO RUSSELL SENATE OFFICE



TOP TIER AMENITIES

500 New Jersey Avenue, NW's new building amenities offer a luxurious experience that is truly 'one of one' in Capitol Hill. Enjoy top-notch meeting spaces in our state-of-the-art conference center, break a sweat on the latest fitness equipment in the fitness center, or take in a breath of fresh air on the rooftop terrace with iconic monuments on the horizon.



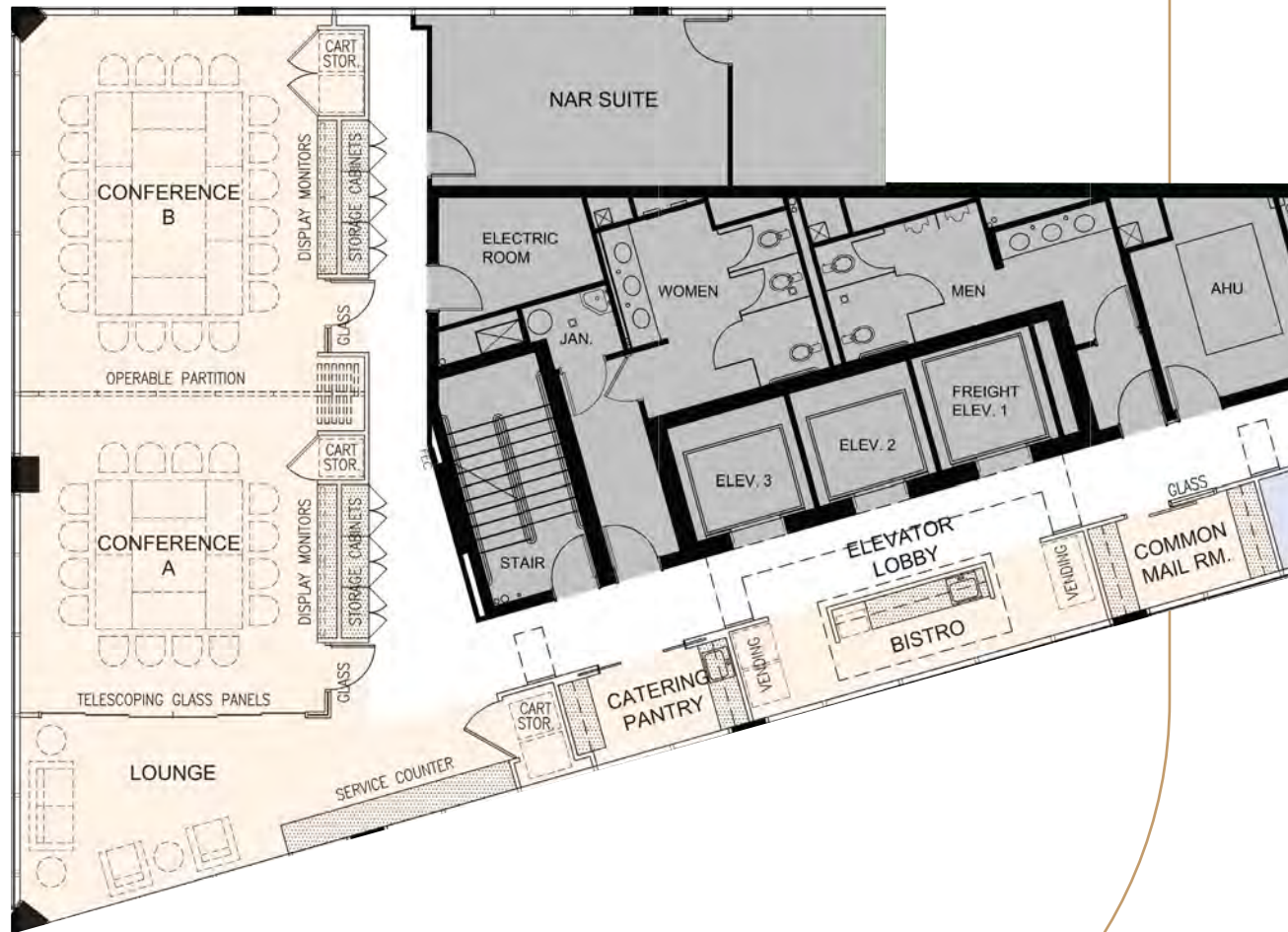
BREATHTAKING VIEWS

Enjoy a change of scenery on 500 New Jersey Avenue, NW's brand new rooftop terrace delivering June 2024, where the US Capitol and Washington Monument are always in clear view.



COLLABORATION'S NEW HEADQUARTERS.

Look forward to meeting seamlessly in the state-of-the-art conference center—delivering Fall 2025. Fit for any size of collaboration, 500 New Jersey Avenue, NW's conference center will also feature smart technology to ensure that your team meetings are as efficient as possible.



Flexible Configurations

Large client meeting? No problem! With our flexible configurations and operable partitions, 500 New Jersey Avenue NW's conference will be able to tailor to your meeting needs.



Catering Pantry Area & Bistro

No meeting is complete without a little fuel! Our conference area will be equipped with a catering area for bigger crowds and a bistro for a quick bite in between meetings.



Lounge Area

Need a little space to huddle with your small group? Our lounge area is being built for impromptu collaboration sessions that don't require a larger production.

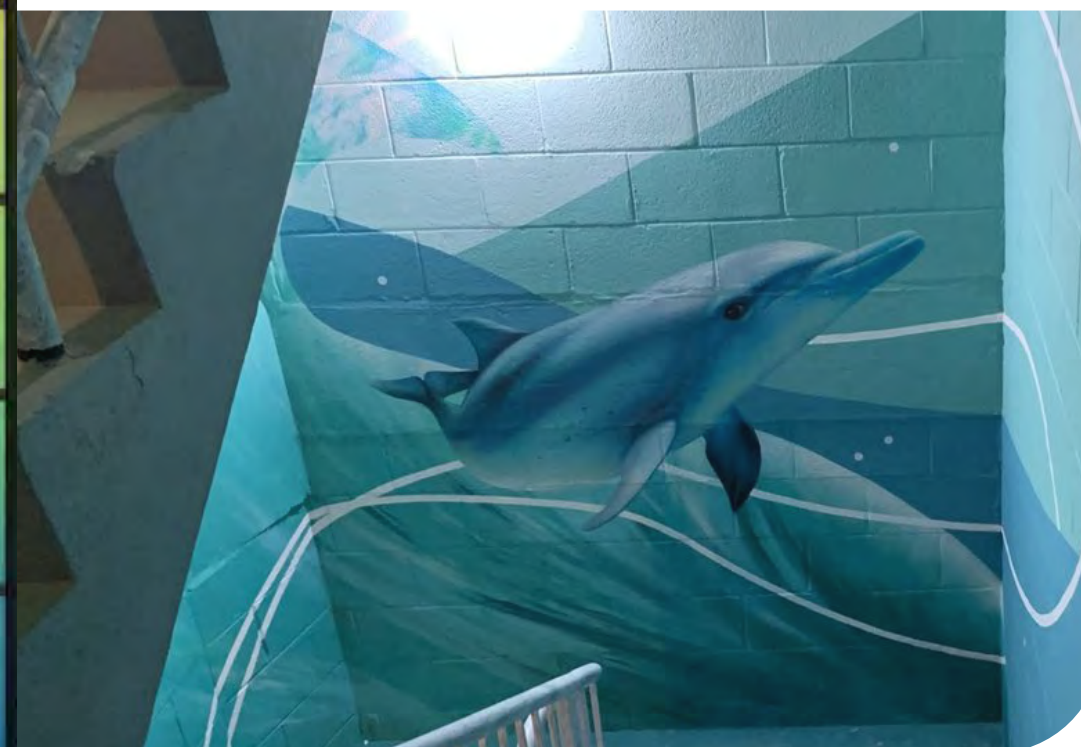
WELCOME TO YOUR HEALTH HAVEN.

Skip the gym membership — 500 New Jersey Avenue, NW has brand new equipment ready for any tenants' next workout. Regardless of wellness goals, tenants can find a seat on one of our Peloton bikes or grab a pair of dumbbells, or utilize state-of-the-art fitness equipment and get ready to re-energize the workday.

500 New Jersey Avenue, NW is equipped with spa-inspired locker rooms so tenants can leave as fresh as they entered, ready to conquer the rest of the day.

One of One Wellness: The WELL Stair

Introducing the WELL stair, the first of its kind. Designed to promote physical activity through the use of the stairwell, the WELL stair features hand-painted murals created by local artisans, audio effects simulating the sounds of nature, and nature-themed trivia narrations on each level.



THE FIRST IN INNOVATION.



500 New Jersey Avenue, NW stands as DC's first LEED-certified new building, creating a path to a safe and sustainable green building, curbing emissions and reducing their carbon footprint. Here's how we got there.

About NAR & 500 New Jersey Avenue, NW

The National Association of Realtors (NAR) has always prioritized the well-being of tenants and the community. Since constructing 500 New Jersey Avenue, NW in 2004, sustainable efforts included high-performance systems that reduce energy and water use and utilizing recycled building materials for construction. It's a place responsibly built, run, and maintained.



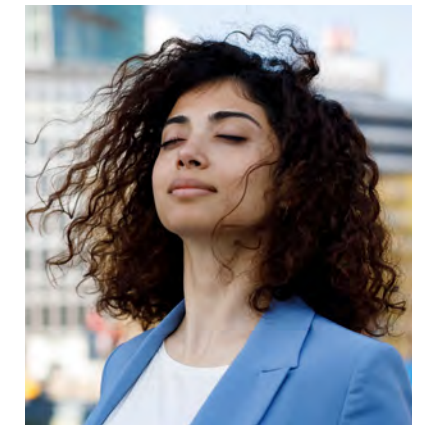
Reduce & Reuse Water

Native plant species have been planted to reduce irrigation demands and captures rain water for reuse in irrigation.



Saving Energy

An efficient HVAC system and high-performance glass curtain wall are installed, reducing energy by 30%.



A Breath of Fresh Air

Carbon dioxide monitoring throughout the building helps to introduce fresh air when needed.

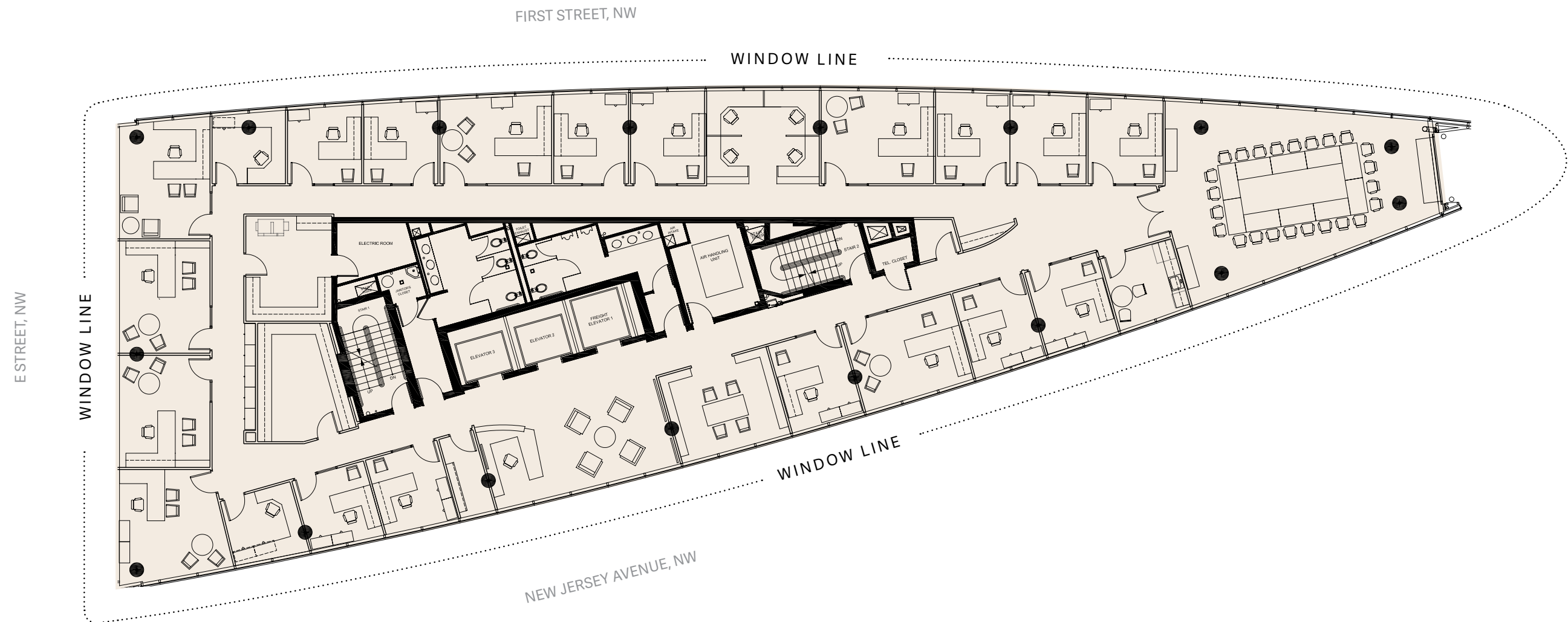
Driving Electric? Charge for Free.

Reducing carbon emissions in our environment is one of our top priorities; that's why tenants enjoy free charging on-site in our underground parking garage.



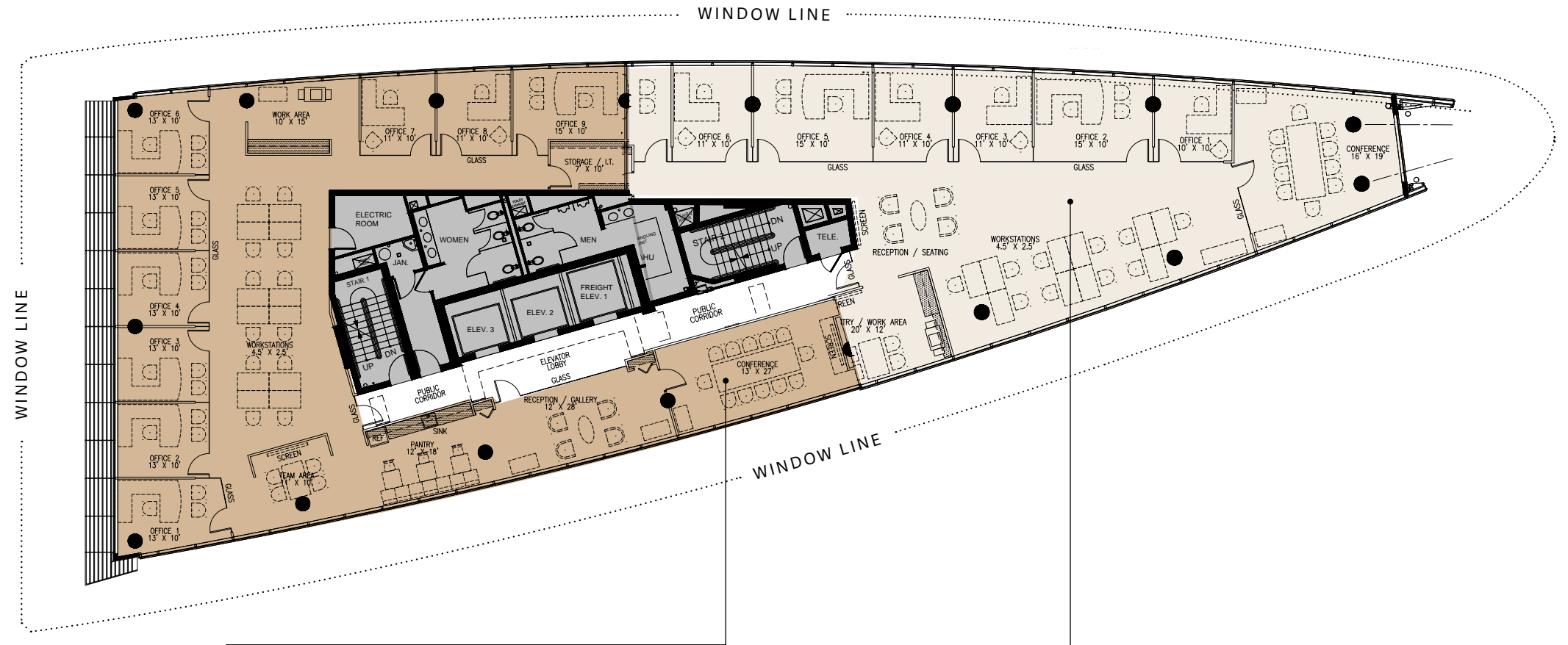
THE PERFECT FLOOR PLAN.

Yes, the perfect floor plan does exist at 500 New Jersey Avenue, NW. Each floorplate is approximately 8,289 RSF, providing 360° views to ensure every tenant enjoys a picturesque office setting.



SPEC SUITES THAT IMPRESS.

500 New Jersey Avenue, NW's spec suites are the perfect size for any growing company. Built into an efficient floorplate with every office equipped with views, these spec suites are some of the most modern and efficient suites DC has to offer — delivering May 2024.



SUITE 750
4,530 SF

SUITE 700
3,768 SF



500 NEW
JERSEY
AVENUE

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