

# 101

CONSTITUTION

Where Influence  
*MEETS DISTINCTION*

101 CONSTITUTION AVENUE, NW

# WHERE INFLUENCE MEETS *DISTINCTION*

101 Constitution Avenue is Washington, D.C.'s most prestigious address for professionals who thrive at the center of influence. As the closest commercial office building to the U.S. Capitol building, 101 Constitution offers a unique opportunity to work and collaborate with global decision-makers. Enjoy expansive, unobstructed views of the Capitol and access to luxurious and impactful amenities designed for today's top-tier tenants. From an elegant, fully renovated lobby to an exclusive rooftop terrace and event space, 101 Constitution is where Washington's most influential come to work, connect, and achieve.

## BUILDING HIGHLIGHTS:

Total Size: 511,338 SF | Typical Floor Size: 52,670 SF

Ten stories with views of Capitol Hill and iconic monuments

500-car covered parking garage with elevated services

24/7 security & on-site property management

Two-level spa-like fitness center

Premier on-site dining

Full-service coffee bar



**WATCH A  
VIDEO TOUR**





# CAPITOL HILL'S PRIME ADDRESS

Positioned directly across from the U.S. Capitol, 101 Constitution brings your organization to the center of influence. This historic property isn't just an address—it's a statement.



## HIGHWAY ACCESS TIMES

I-395: Three minutes  
I-295: Five minutes  
I-66: Ten minutes

## RESTAURANTS

Lucille's Modern Chophouse  
The Capital Grille  
Fiola  
Minibar  
Fast casual options at Union Station including Cava, Chopt, Potbelly and Shake Shack

## HOTELS

The Royal Sonesta Capitol Hill  
Kimpton George Hotel  
Hyatt Regency Washington on Capitol Hill  
Phoenix Park Hotel  
Capitol Hill Hotel

## ATTRACTIIONS

National Gallery of Art  
Smithsonian National Air and Space Museum  
Walter E. Washington Convention Center  
Capital One Arena  
Smithsonian's National Postal Museum  
Union Station

# Unmatched Accessibility in Washington's Power Corridor

101 Constitution is minutes away from the Capitol, Union Station, and multiple metro lines, ensuring quick commutes and immediate access to all that Washington, D.C., has to offer.

## LOCATION HIGHLIGHTS:

**Proximity:** Steps from the Capitol and key federal buildings.

**Parking:** On-site 300-car covered parking with car wash, reserved spots and electric car charging stations.

**Security & Access:** 24-hour access with direct elevators for private entry.

## SPECIFICATIONS

# From Plans *to Perfection*

**Building Architect:** Shalom Baranes

**Total Rentable Building Area:** 548,313 RSF

**Number of Floors:** 10 floors above ground, one concourse level, and four levels of underground parking

**Typical Floor Size:** Approximately 55,309 RSF

**Typical Column Spacing:** 30' x 30'

**Typical Slab Heights:** Floors 2-10 = 10' 10", Ground Level + 11'6", Concourse Level = 12'

**Parking:** On-site 500-car covered parking

**HVAC:** Modern variable air volume distribution system with two chilled air handling units on each floor.

**Elevators:** 12-high speed elevators with five passenger elevators and one dedicated freight elevator in each core. Three separate elevators are dedicated to servicing the parking garage.



# GROUND FLOOR

BIKE ROOM

1,268 SF

TWO-LEVEL  
FITNESS  
CENTER

10,768 SF

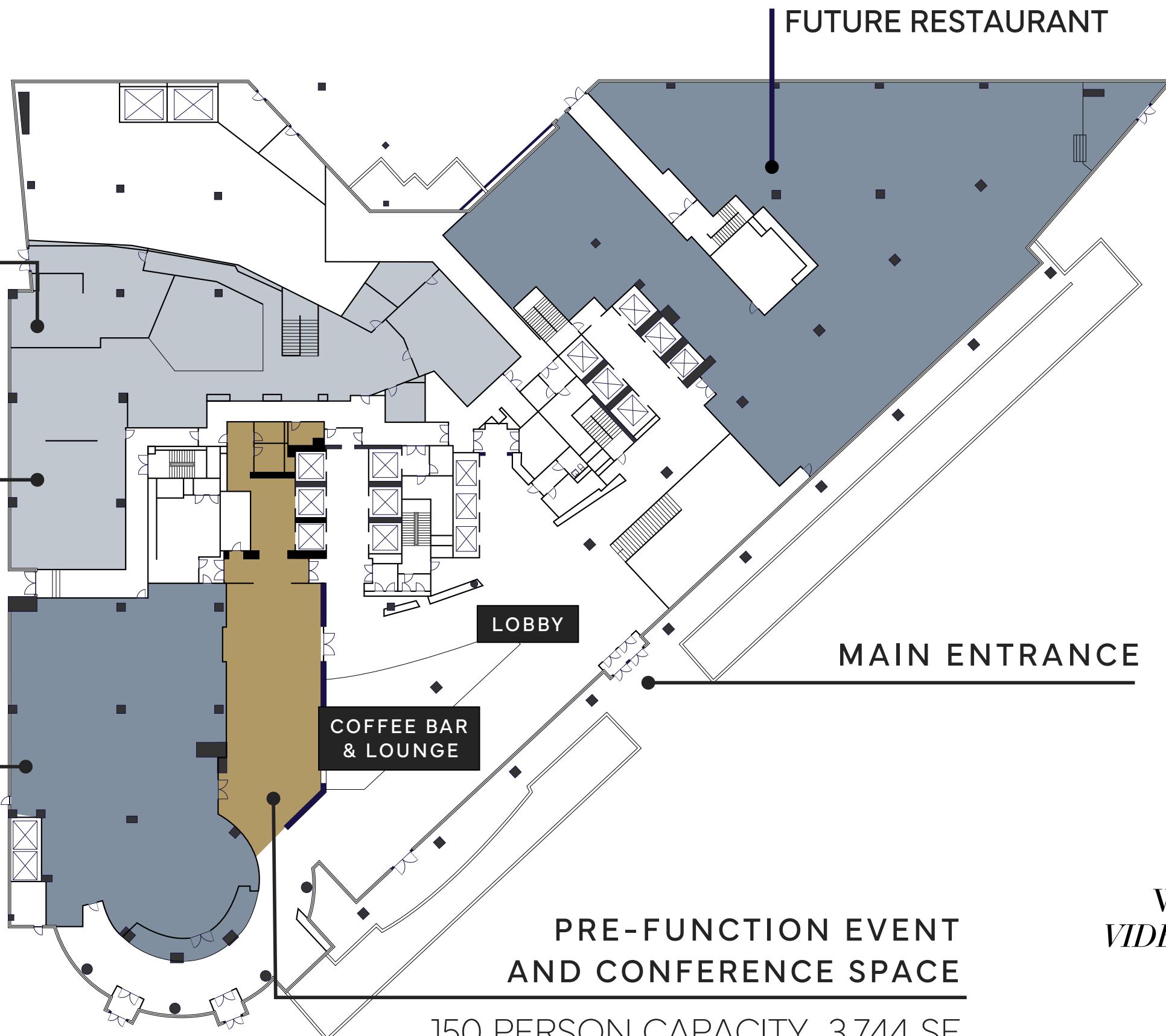
F&B RETAIL

6,898 SF

FUTURE RESTAURANT

PRE-FUNCTION EVENT  
AND CONFERENCE SPACE

150 PERSON CAPACITY 3,744 SF



WATCH A  
VIDEO TOUR



## FEATURES

# Unrivaled Amenities for Work, Wellness and Leisure

The newly renovated rooftop terrace at 101 Constitution offers a setting beyond compare. With both indoor and outdoor spaces, the terrace is perfect for hosting events, impressing clients, or simply unwinding after a productive day.

The terrace offers 7,100 SF of interior space and 11,900 SF of outdoor entertaining areas with stunning views of landmarks like the Capitol, Union Station, and the Washington Monument.

**Features:** Pergola shade structures, raised planters, bocce ball court and beautifully landscaped areas. Also includes catering kitchen and green room for VIP speakers with restroom, dressing room and TV lounge.

**Event Capacity:** Multiple simultaneous events, making it the perfect venue for networking and gatherings including an option for private event bar.



## ROOFTOP TERRACE

An Unmatched  
Rooftop  
Experience  
*with views of  
the Capital's  
iconic landmarks*

Enjoy expansive rooftop views of D.C.'s landmarks, a two-story lobby with coffee bar and concierge services. The building's renovation elevates every space, from a state-of-the-art two-story fitness center to an advanced 6,000 SF conference facility with capacity for 175 guests.

Rooftop terrace with panoramic views, catering and event space

Newly expanded conference center

Spa-quality, two-level fitness center

24-hour on-site security

Covered parking with premium services

On-site coffee and refreshment bar

Dedicated concierge service



Outdoor seating under the shaded pergola



Bocce ball court and monumental views from the roof



Full-service coffee bar located on the ground floor



Rooftop terrace with indoor and outdoor spaces surrounded by panoramic views

# ROOFTOP

## CAPACITY

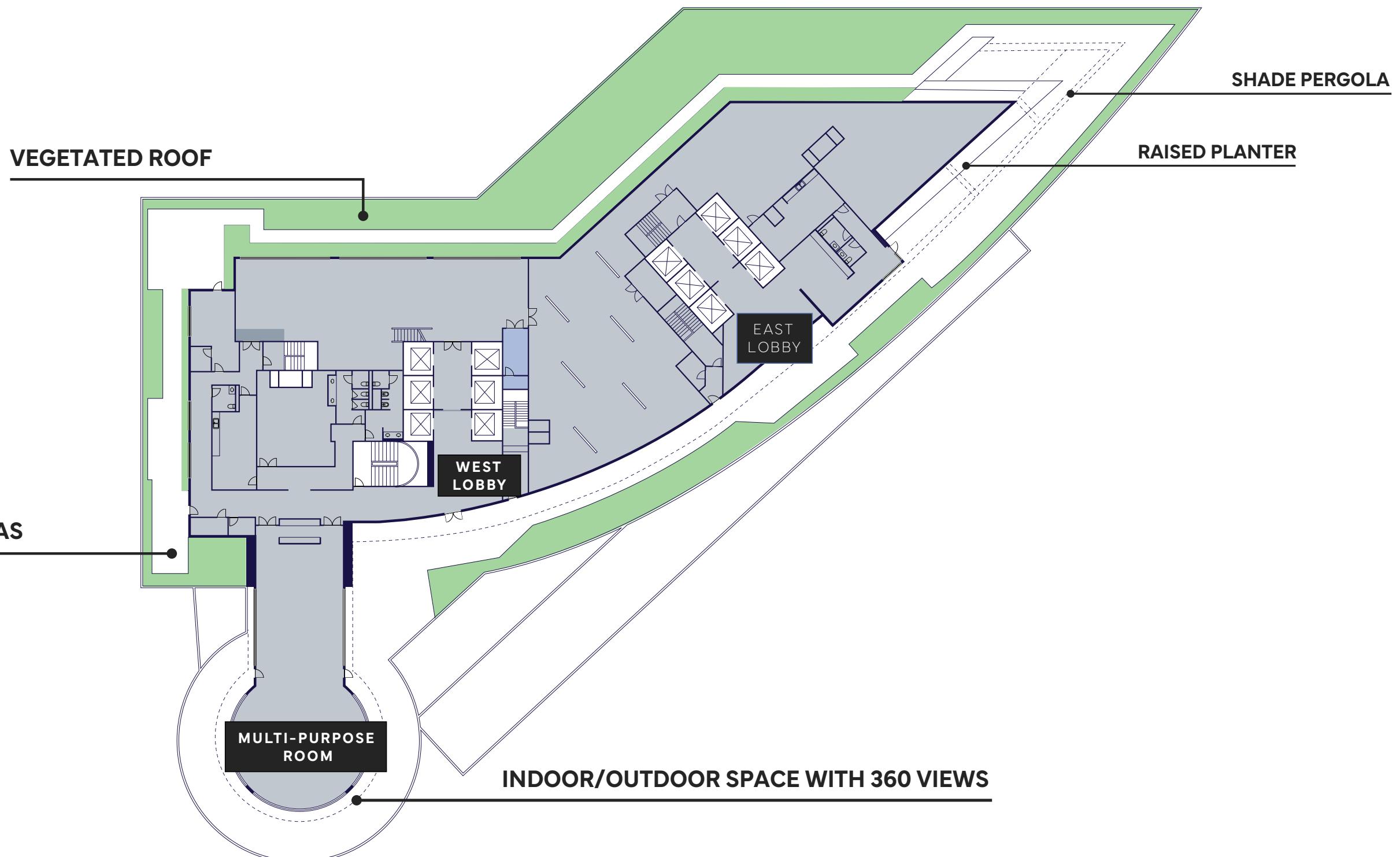
600 PERSON

## INTERIOR ENTERTAINING SPACE

7,100 SF

## OUTDOOR ENTERTAINING SPACE

11,900 SF



# ELEVATED WELLNESS

The rooftop terrace offers a serene outdoor escape, complete with stunning, expansive views—ideal for taking mindful breaks. Downstairs, the airy, two-story lobby features a convenient coffee bar, perfect for a mid-day energy boost. For those who incorporate personal wellness with their commute by bike, the building provides a secure street-level bike room with direct access to the fitness center and locker rooms. Every amenity is thoughtfully designed to support a balanced and fulfilling lifestyle.

## FITNESS CENTER

Studio for fitness classes  
Private training rooms for virtual training  
TRX machine  
Recovery area with recovery air compression boots  
Two power lifting stations  
Cardio machines  
Locker rooms with saunas and clothes steam cleaner



# AVAILABILITIES

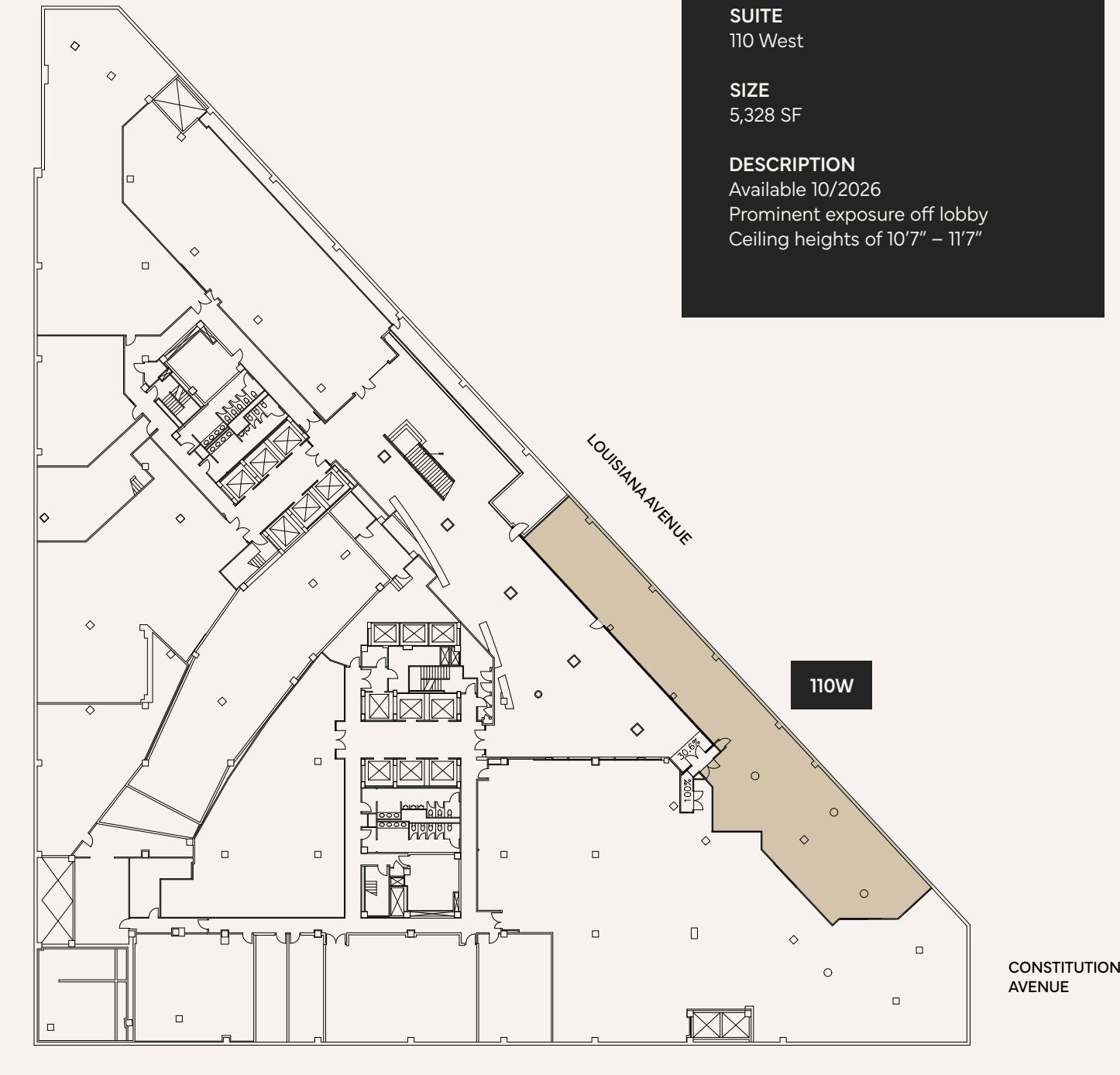
| AVAILABILITIES | SF                 | DATE AVAILABLE |
|----------------|--------------------|----------------|
| 110 West       | 5,328 SF           | 10/2026        |
| 100 West       | 6,592 SF           | Immediately    |
| 220 West       | 2,810 SF           | Immediately    |
| 240 West       | 3,331 SF           | Immediately    |
| 320 East       | 2,187 SF           | Immediately    |
| 450 East       | 4,502 SF           | Immediately    |
| 650 West       | 5,022 SF           | 7/2026         |
| 700            | 25,000 - 54,784 SF | 2/2027         |
| 850 West       | 17,699 SF          | 2/2027         |
| 900            | 44,873 SF          | 2/2027         |

## 101 CONSTITUTION

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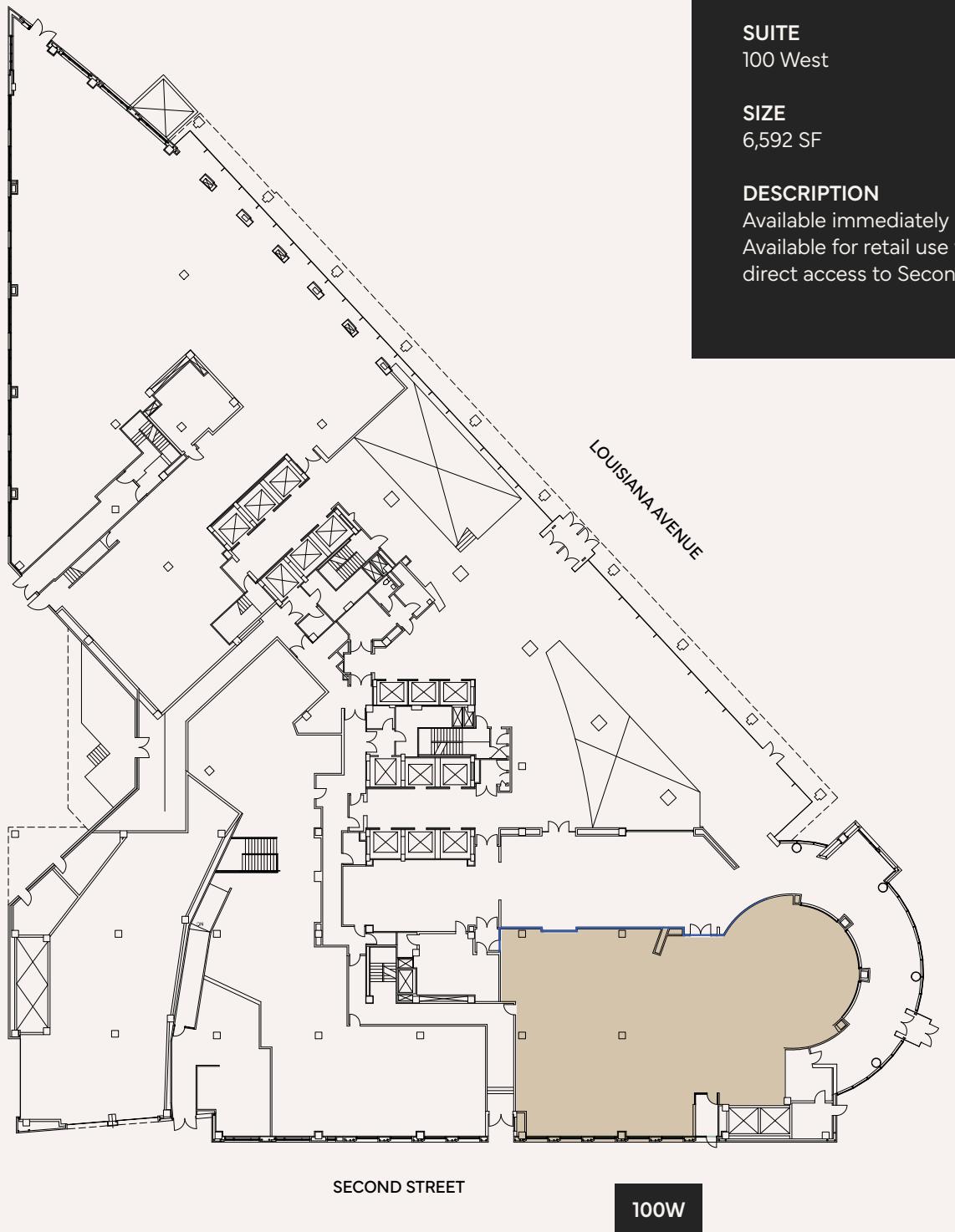
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Lincoln

NORTHERN WINDOW LINE



## FIRST FLOOR

**SUITE**  
100 West

**SIZE**  
6,592 SF

**DESCRIPTION**

Available immediately  
Available for retail use with  
direct access to Second Street

## SECOND FLOOR SPEC SUITES

## SECOND FLOOR

**SUITE**  
240 West

**SIZE**  
3,331 SF

**DESCRIPTION**

Spec suites newly delivered.  
Adjacent to conference facility and  
new podcast studio.



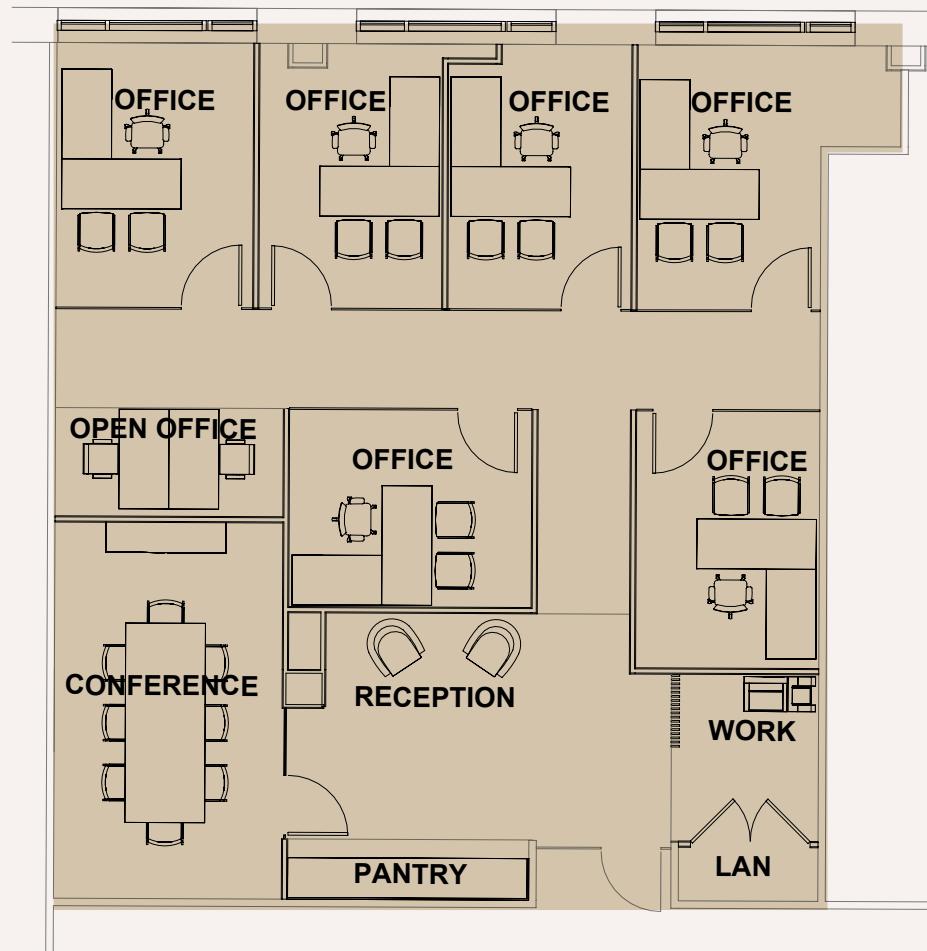
## THIRD FLOOR SPEC SUITE

### THIRD FLOOR

**SUITE**  
320 East

**SIZE**  
2,187 SF

**DESCRIPTION**  
Spec suite newly delivered.



### FOURTH FLOOR

**SUITE**  
450 East

**SIZE**  
4,502 SF

**DESCRIPTION**  
Available immediately  
Great Elevator exposure with  
Capitol Views



NORTHERN WINDOW LINE



## SIXTH FLOOR

**SUITE**  
650W

**SIZE**  
5,022 SF

**DESCRIPTION**  
Available 7/2026

## SEVENTH FLOOR

**SUITE**  
700

**SIZE**  
25,000 - 54,784 SF

**DESCRIPTION**  
Available 2/1/27—Opportunity to lease upper floor space with multiple private terraces and best views of the Capitol

NORTHERN WINDOW LINE



NORTHERN WINDOW LINE



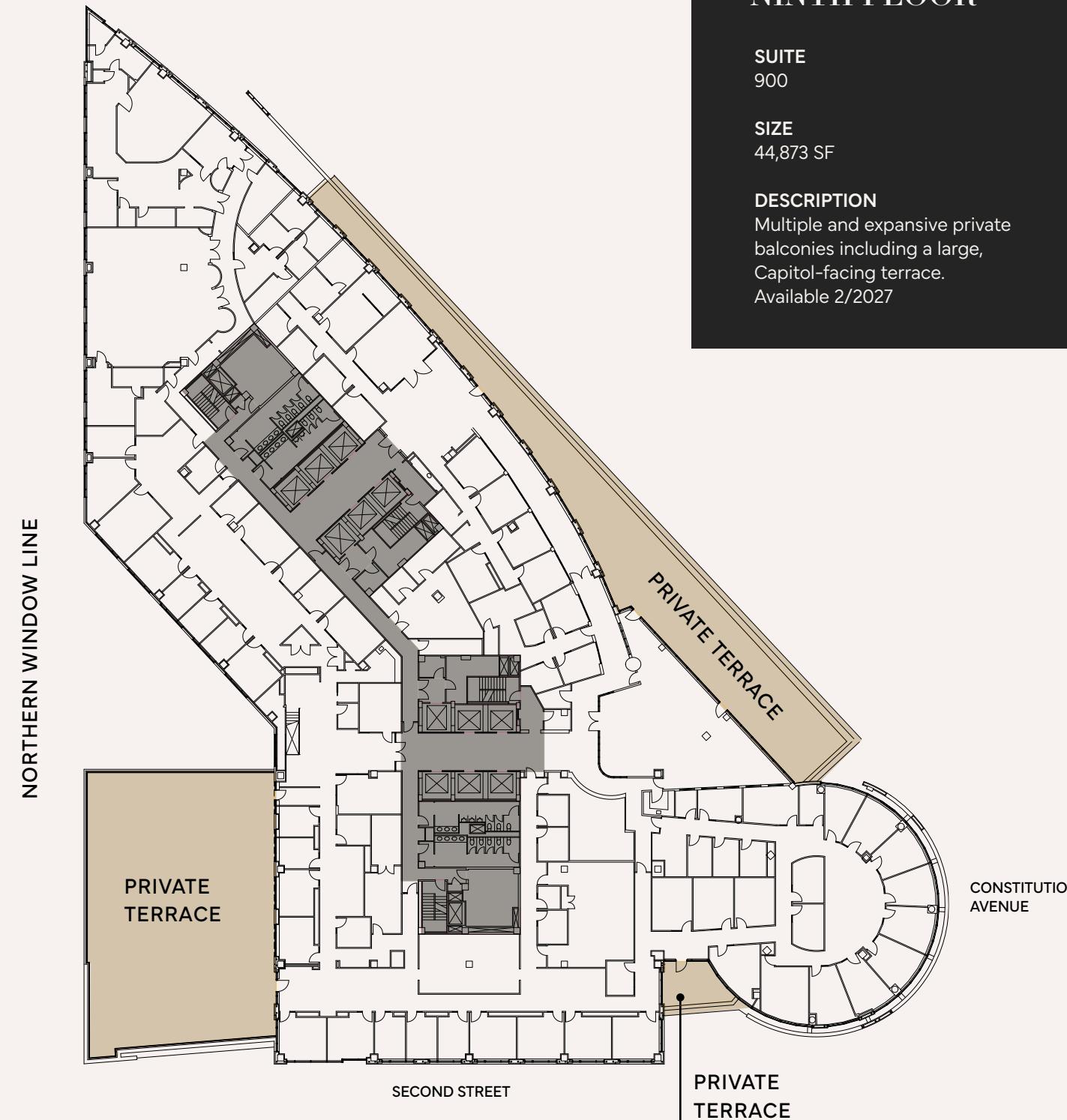
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Here, conversations and decisions take place that influence not just our city, but the world. Experience Washington's premier office space.

Discover why 101 Constitution is the top choice for elite organizations, law firms, and businesses. With luxurious amenities, historic views, and prime accessibility, this address truly is one of one.

#### **101CONSTITUTION.COM**

101 Constitution Avenue, NW  
Washington, DC 20001

**Leasing Information:**  
**202.513.6700**

**Lincoln**

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