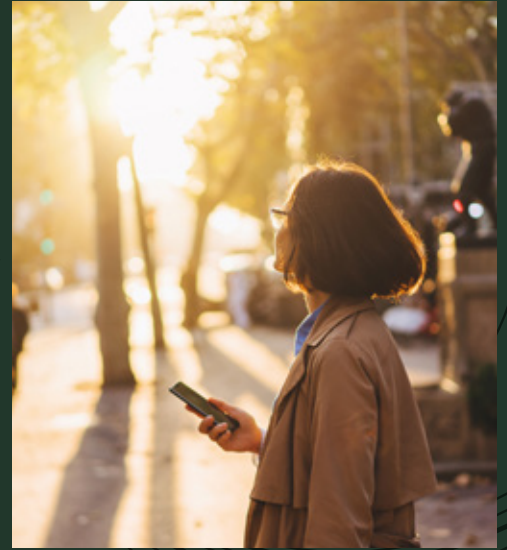


1255

TWENTY THIRD



WHERE THE *city*
MEETS THE *village*



NEW LOBBY
ENTRANCE & PATIO
just delivered!



THE BUSTLING ENERGY OF AN
URBAN VILLAGE RIGHT IN THE
HEART OF DC'S WEST END



1255 TWENTY THIRD

SO MUCH MORE THAN A PLACE TO WORK



Designed to facilitate interactions among the tenant community, 1255 23rd Street NW provides premium office space and activated common areas to purpose-driven businesses. Inspired by the New York blend of vintage and modern, the recently upgraded shared spaces include an expansive tenant lounge and a 7,000-square-foot roof deck. It's location on the edge of the West End submarket allows quick access to the CBD, Georgetown, Rock Creek Park and all the culinary tastes and urban vibe that make the West End popular.



Fitness
Center



New
Outdoor Plaza



Rooftop
Terrace



Conference
Center



LEED Gold
Certified

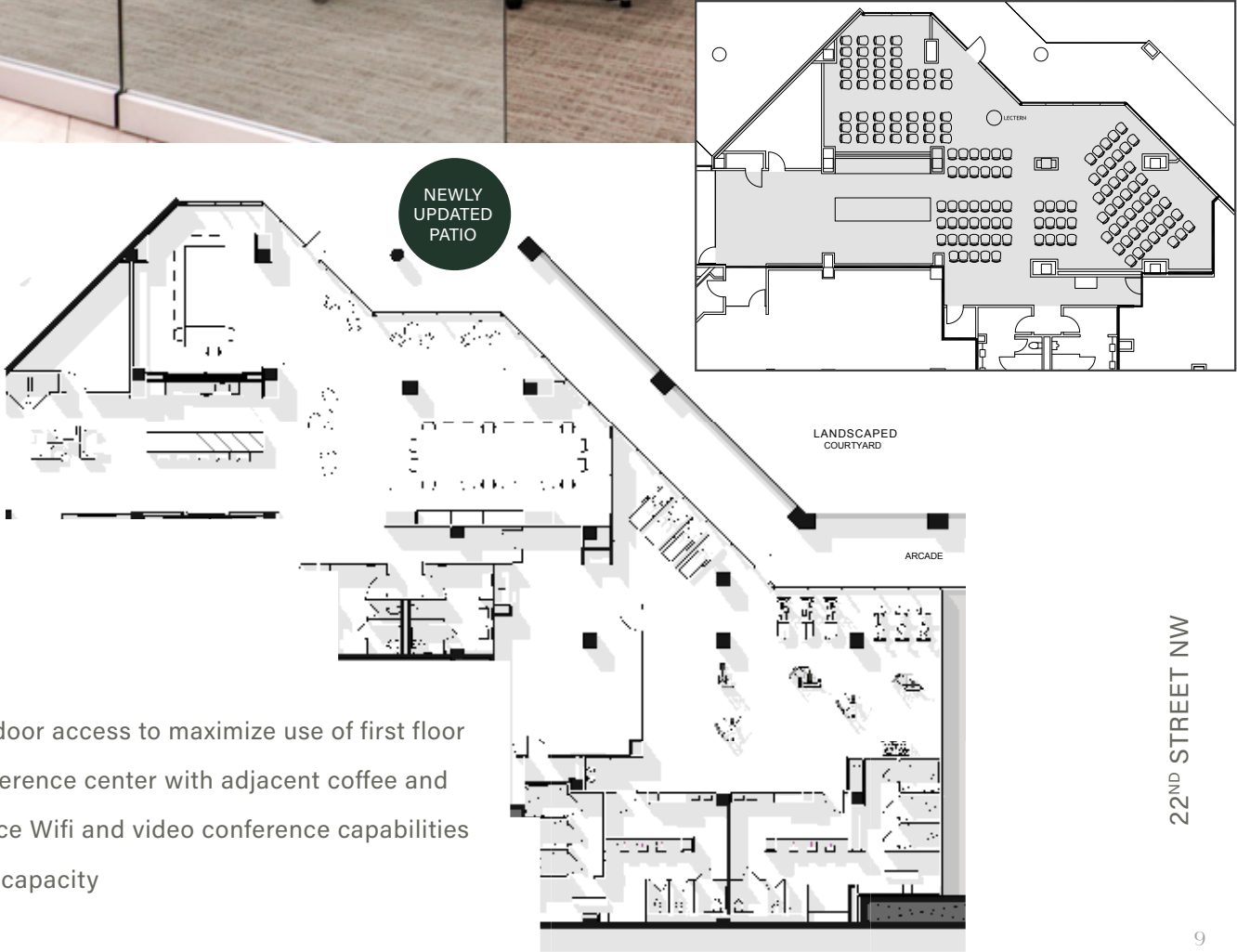
RBA	340,920 RSF
Stories	8
Typical Floor	45,000 RSF
Class	A
Construction	Reinforced Concrete
Columns	20'w x 20'd
Year Built	1983
Year Renovated	2023
Elevators	7
Finished Ceiling Height	8'4"

COMFORT MEETS STYLE

EXPERIENCE OUR NEW CONFERENCE CENTER & LOUNGE SPACES



FROM THE INSIDE OUT



Indoor-outdoor access to maximize use of first floor space
Conference center with adjacent coffee and lounge space
Wifi and video conference capabilities
143 person capacity

22ND STREET NW

OPEN AIR ROOFTOP DECK

BREATHES LIFE INTO THE WORKDAY



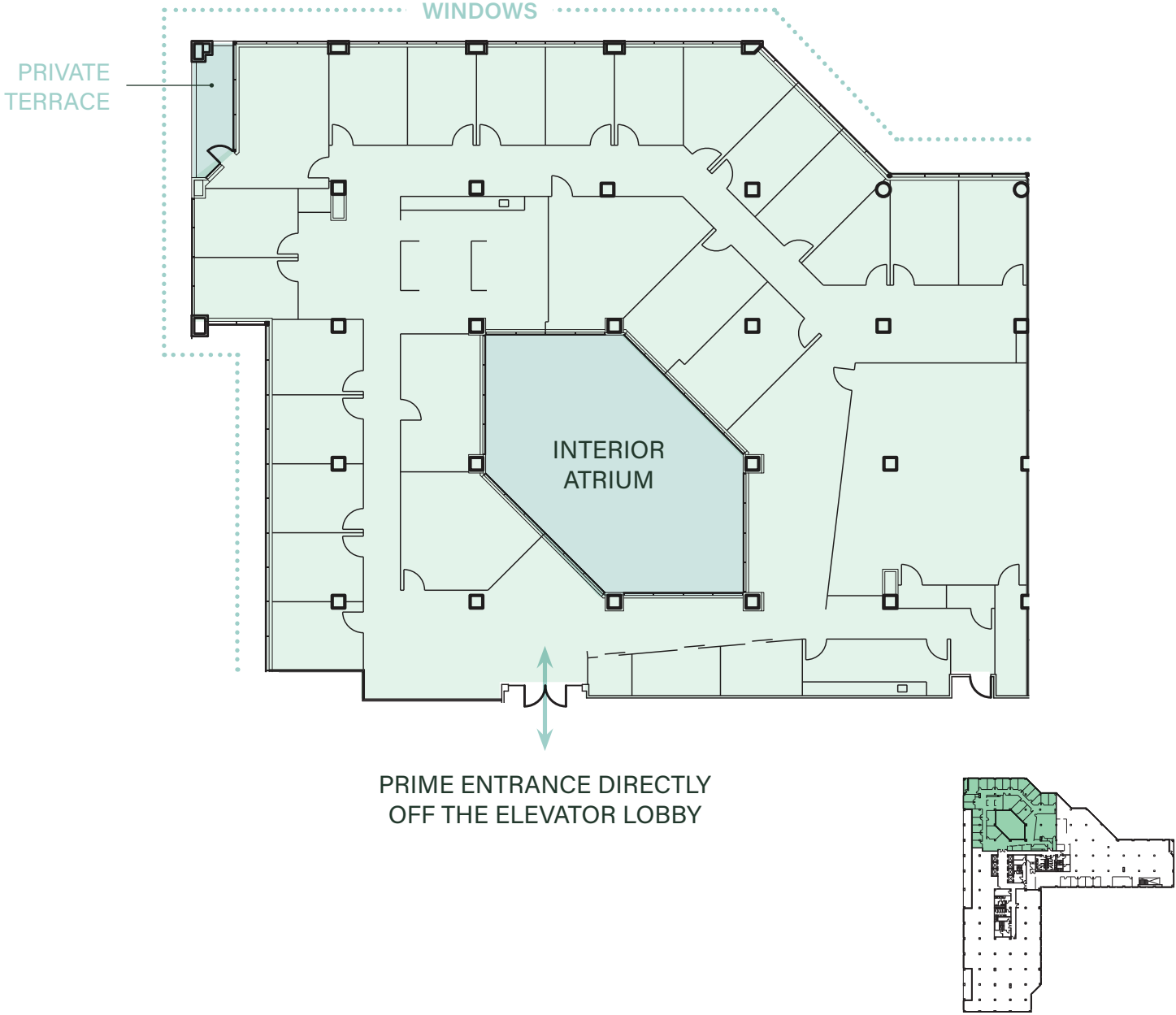
Plus private
terraces within
your space



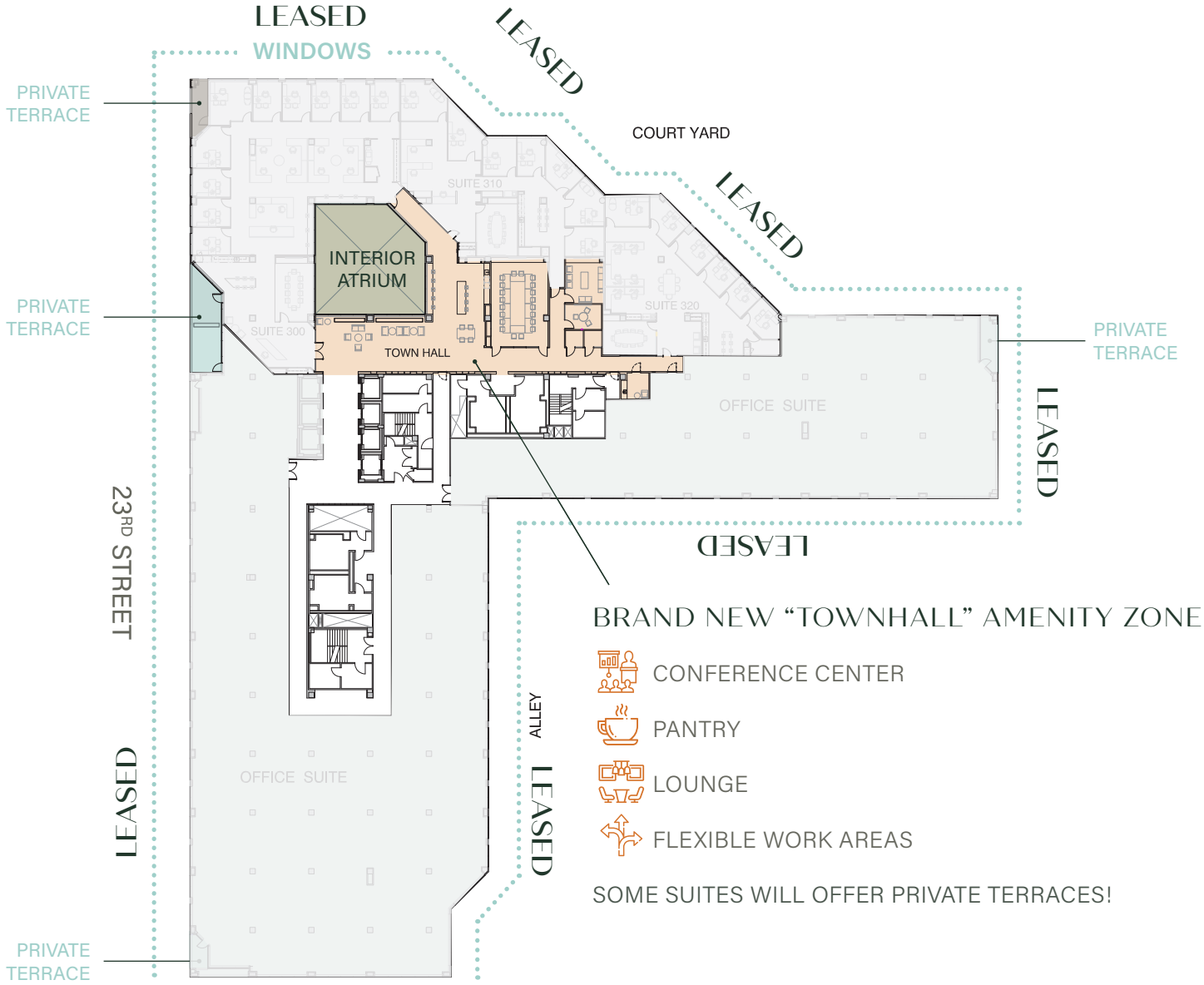
AVAILABILITIES

SUITE 275

11,487 SF
AVAILABLE NOW



3RD FLOOR
SPEC SUITES & TOWNHALL
JUST DELIVERED!



3RD FLOOR TOWNHALL

JUST DELIVERED!





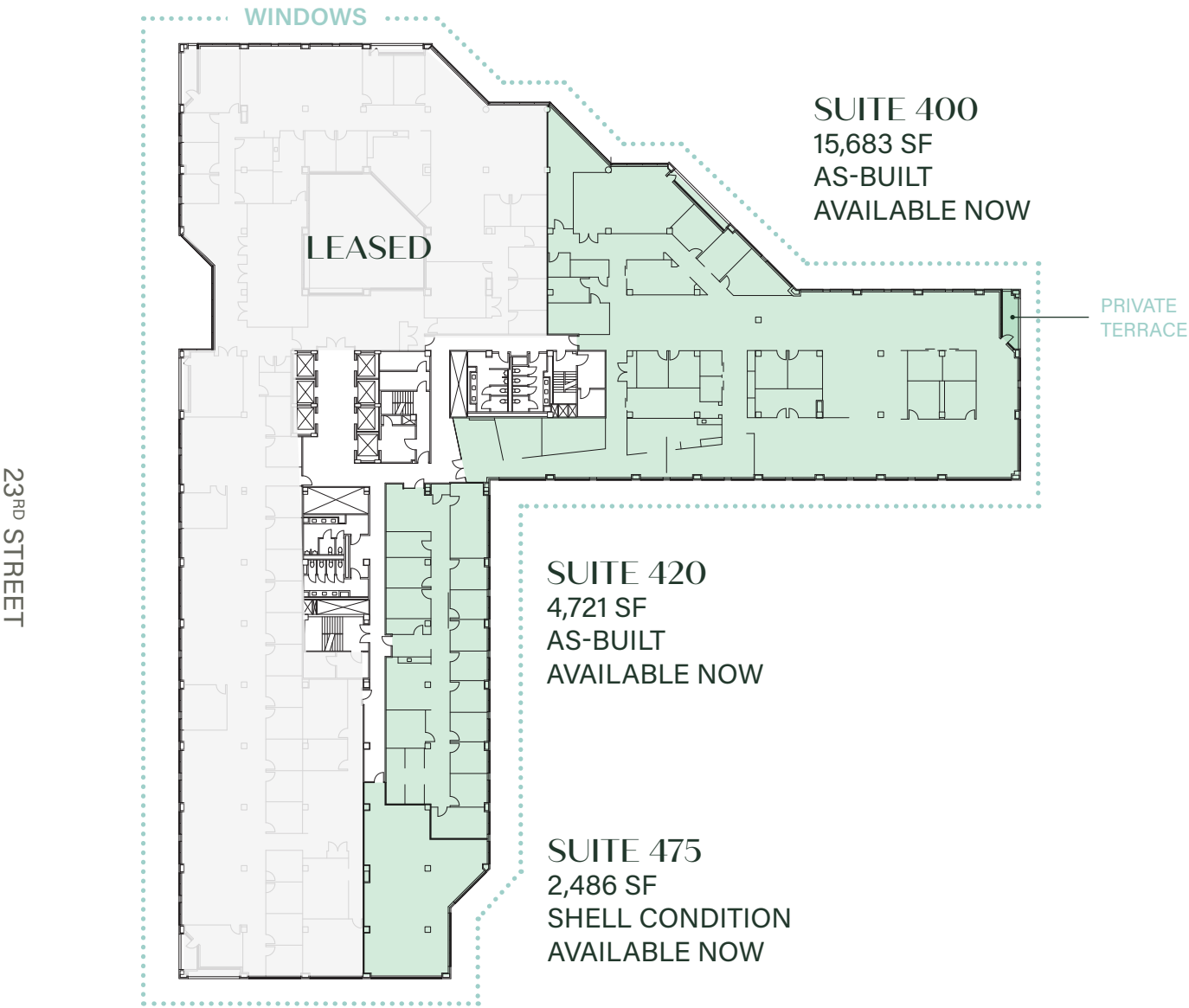
3RD FLOOR TOWNHALL JUST DELIVERED!



AVAILABILITIES

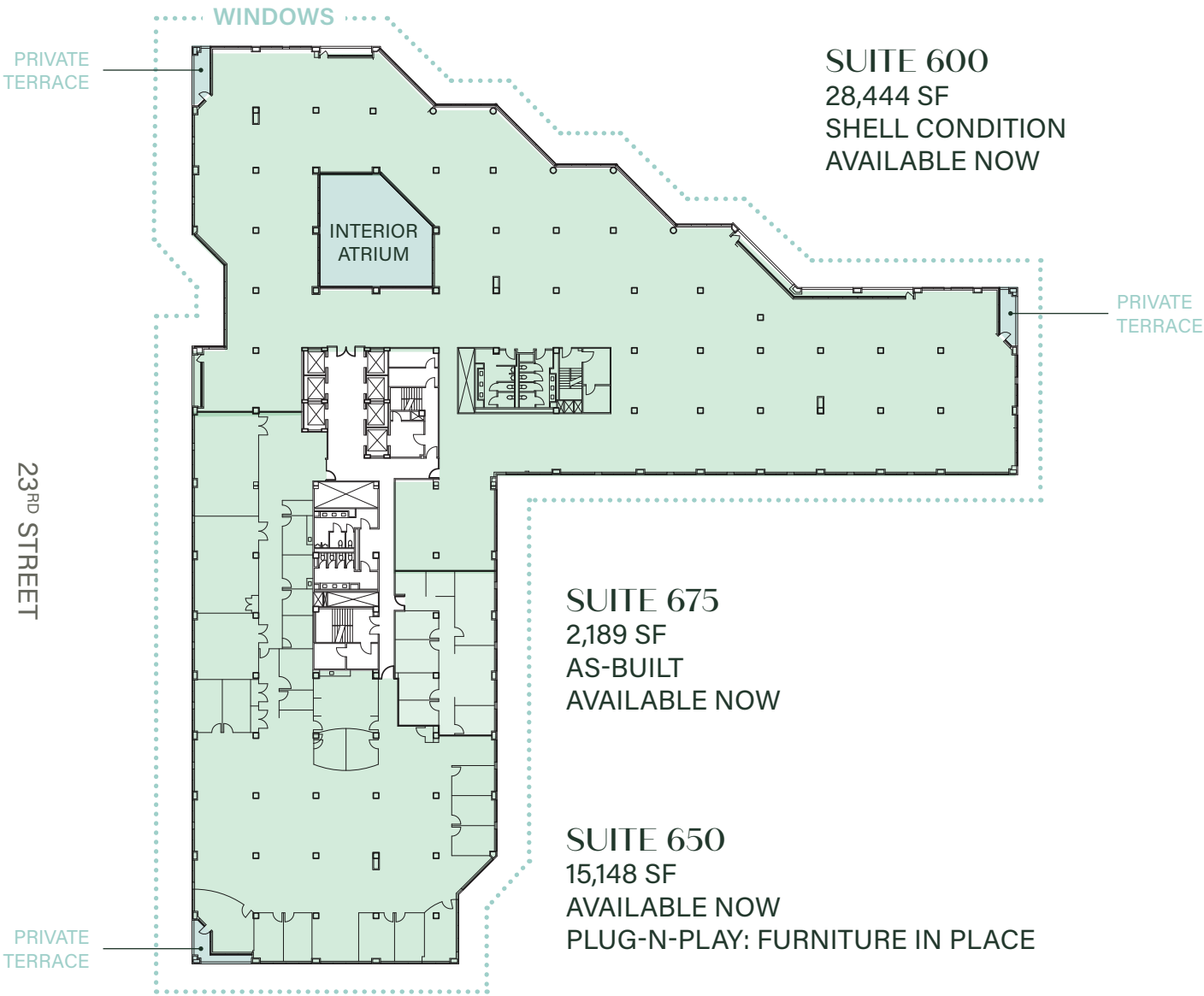
4TH FLOOR

22,890 SF
CONTIGUOUS



6TH FLOOR

45,781 SF
FULL FLOOR AVAILABLE



1255

TWENTY THIRD

WHERE THE *city*
MEETS THE *village*

Mark Wooters
mark.wooters@cushwake.com

Gwen Dominguez
gwen.fraker@cushwake.com

Bruce Pascal
bruce.pascal@cushwake.com

Gina Damond
gina.damond@cushwake.com

 **DIVCOWEST**

 **CUSHMAN &
WAKEFIELD**