

# Hall of the States

400 - 444 NORTH CAPITOL STREET, NW

Office For Lease

651 - 17,445 SF



Leasing Information:  
202.513.6700

# Lincoln

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### Property Highlights

- Four recently delivered spec suites on multiple floors ranging from 2,773 SF-3,470 SF
- Immediate access to Union Station retail and transportation hub
- Beautiful rooftop with views of the US Capitol Building, Union Station and the Washington Monument
- Renovated tenant-only fitness center & large conference facilities
- Amenity-rich neighborhood located steps away from the Senate offices
- In-building convenience store and Wells Fargo Bank
- Flexible lease terms
- 1/1,000 SF parking ratio

Availabilities	SF	Lease Rate	Date Available
Suite 837	3,197 SF	\$70.00 FS	Immediately
Spec Suite 730	2,773 SF	\$72.50 FS	Immediately
Suite 715	1,893 SF	\$70.00 FS	1/1/2027
Suite 705	3,249 SF	\$72.00 FS	Immediately
Suite 642	4,632 SF	\$70.00 FS	1/1/2027
Suite 642-1	2,381 SF	Negotiable	1/1/2027
Suite 630	1,860 SF	\$70.00 FS	1/1/2027
Suite 622	1,565 SF	\$70.00 FS	Immediately
Suite 590	1,796 SF	\$70.00 FS	Immediately
Suite 515	12,114 SF	Negotiable	1/1/2027
Spec Suite 495	3,470 SF	\$72.50 FS	Immediately
Suite 445A	1,678 SF	\$70.00 FS	1/1/2027
Suite 438	6,711 SF	Negotiable	1/1/2027
Suite 434	2,308 SF	\$70.00 FS	Immediately
Suite 390	683 SF	\$60.00 FS	Immediately
Suite 388	1,451 SF	\$64.00 FS	Immediately
Suite 370	973 SF	\$65.00 FS	Immediately
Suite 368	1,068 SF	\$65.00 FS	Immediately
Suite 363	8,063 SF	\$80.00 FS	Immediately
Suite 349	2,544 SF	\$65.00 FS	Immediately
Suite 322	1,149 SF	Negotiable	10/1/2026
Suite 300	6,944 SF	Negotiable	1/1/2027
Suite 249	1,872 - 17,445 SF	\$60.00 FS	Immediately
Suite 216	3,547 SF	\$70.00 FS	Immediately
Suite 207	1,424 SF	Negotiable	1/1/2027
Suite 203	651 SF	\$70.00 FS	11/1/2026

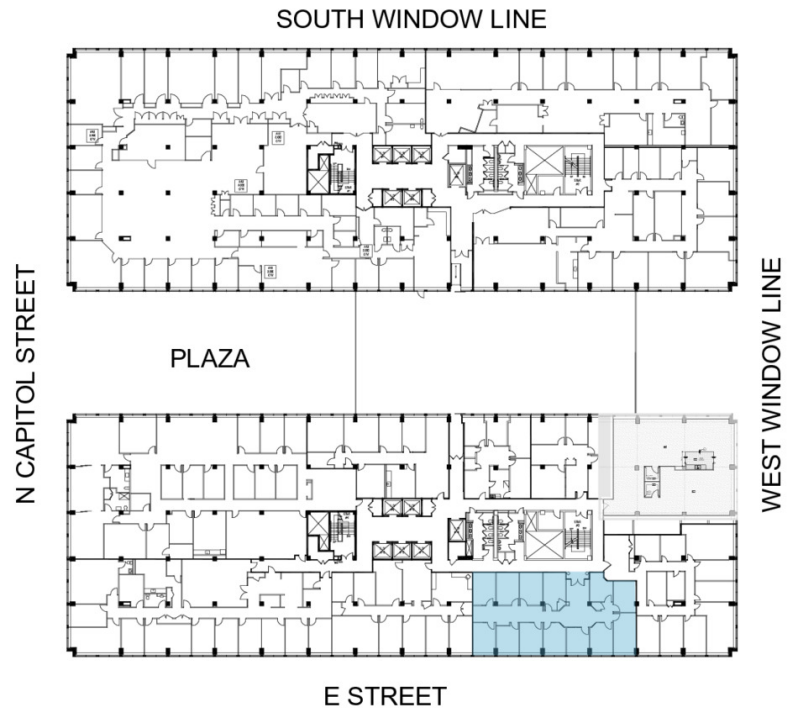
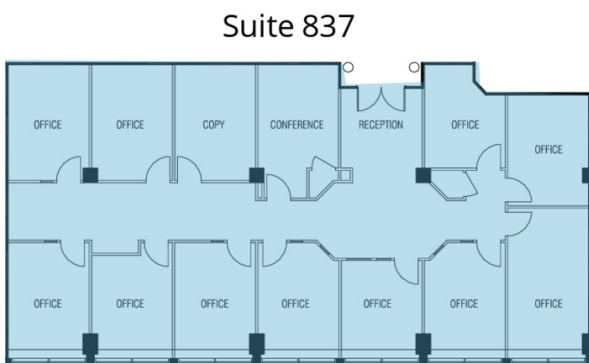
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Suite	Size	Lease Rate	Description
■ Suite 837	3,197 SF	\$70.00 FS	Available Immediately

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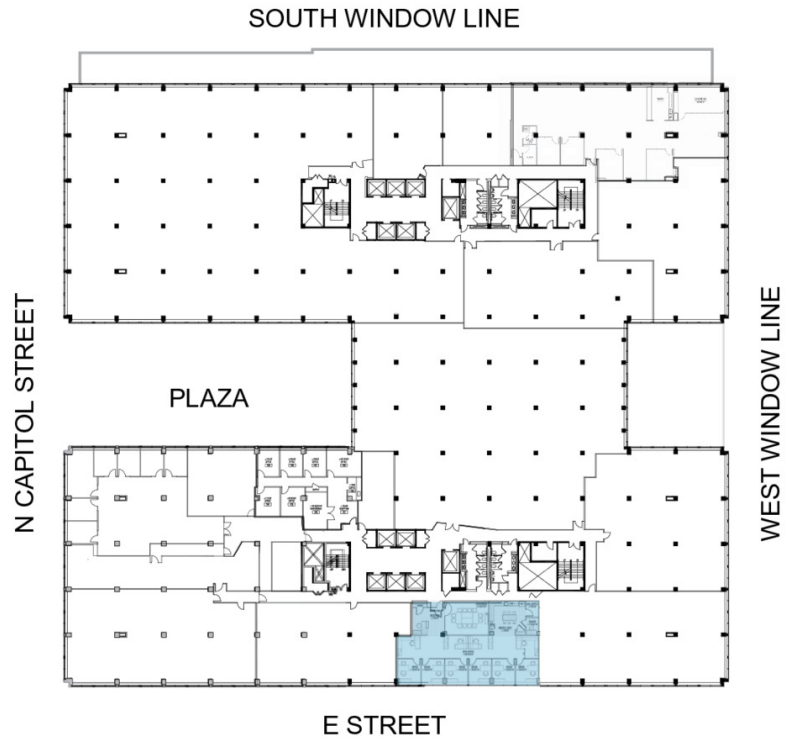
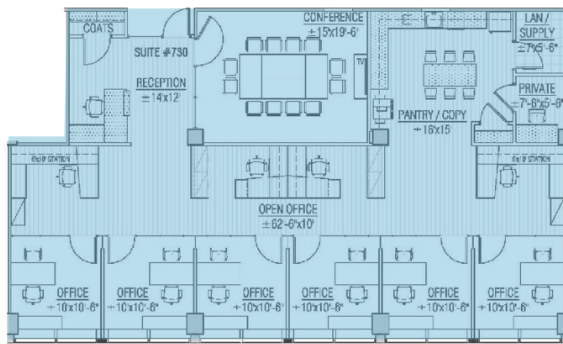
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Spec Suite 730



Suite	Size	Lease Rate	Description	Virtual Tour
■ Spec Suite 730	2,773 SF	\$72.50 FS	Brand-new spec suite just delivered. Five windowed offices, conference room, and pantry. Abundant glass and natural light.	<a href="#">View Here</a>

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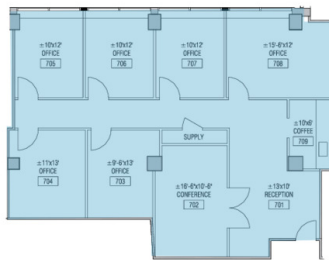
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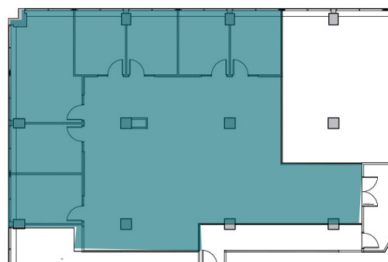
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**Lincoln**

Suite 715



Suite 705



Suite	Size	Lease Rate	Description
■ Suite 715	1,893 SF	\$70.00 FS	Available 1/2027. Office intensive layout with 4 windowed offices, 2 interior offices, conference, reception, and pantry.
■ Suite 705	3,249 SF	\$72.00 FS	Available immediately

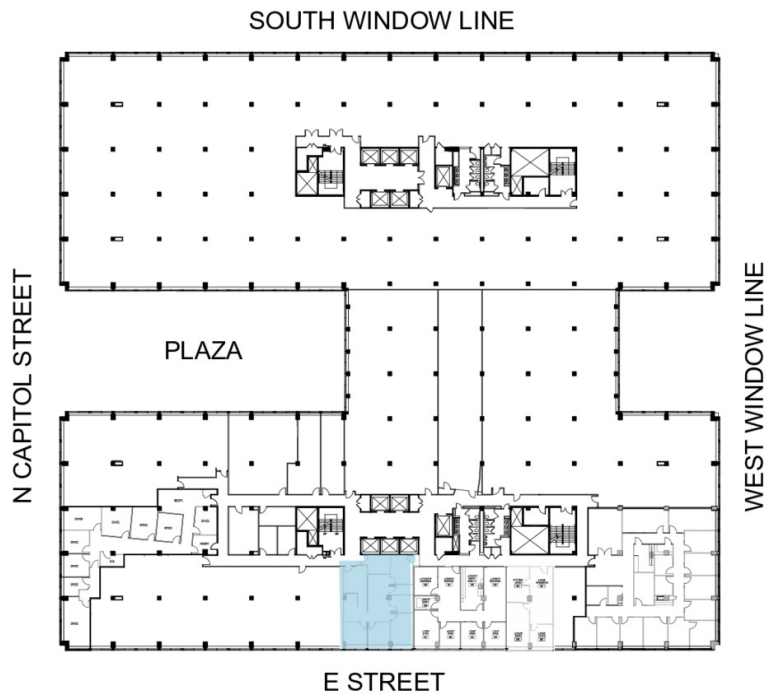
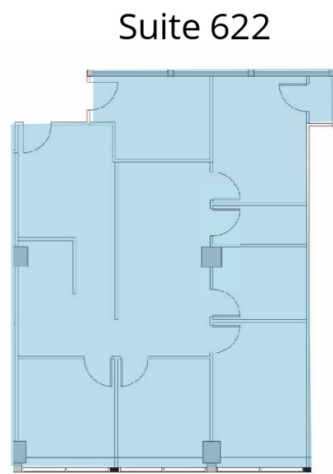
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Suite	Size	Lease Rate	Description
■ Suite 622	1,565 SF	\$70.00 FS	Available immediately

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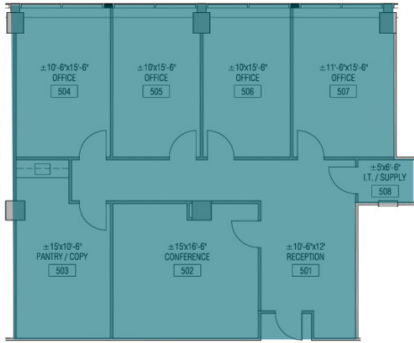
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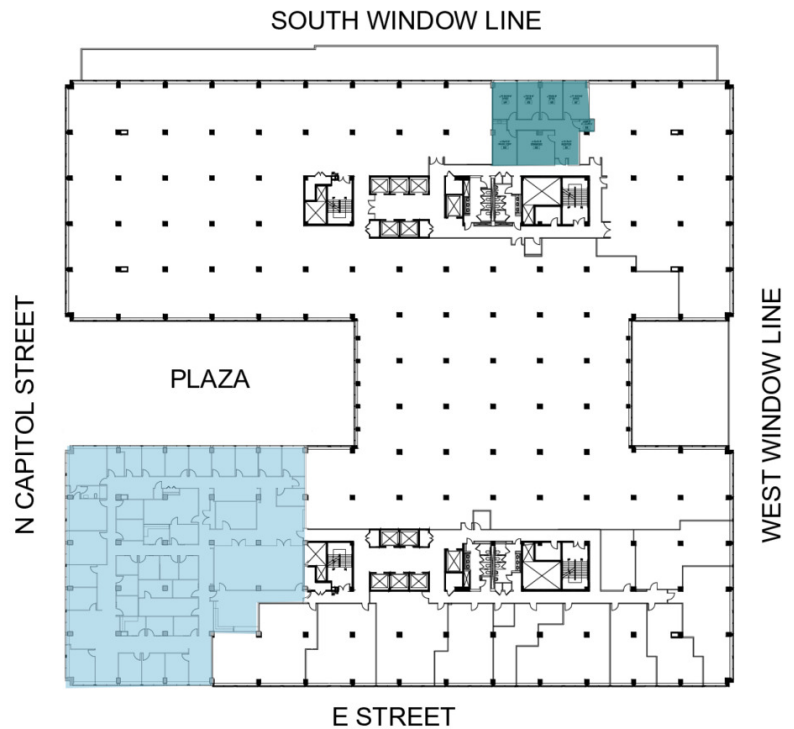
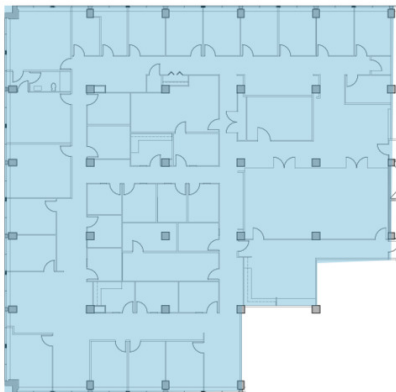
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Suite 590



Suite 515



Suite	Size	Lease Rate	Description
■ Suite 590	1,796 SF	\$70.00 FS	Available immediately
■ Suite 515	12,114 SF	Negotiable	Available 1/1/2027

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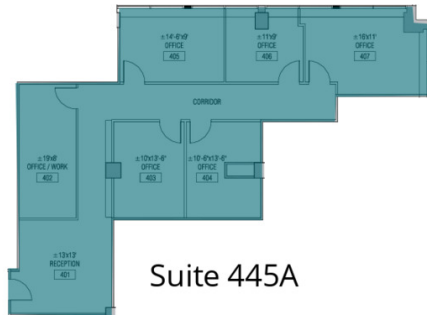
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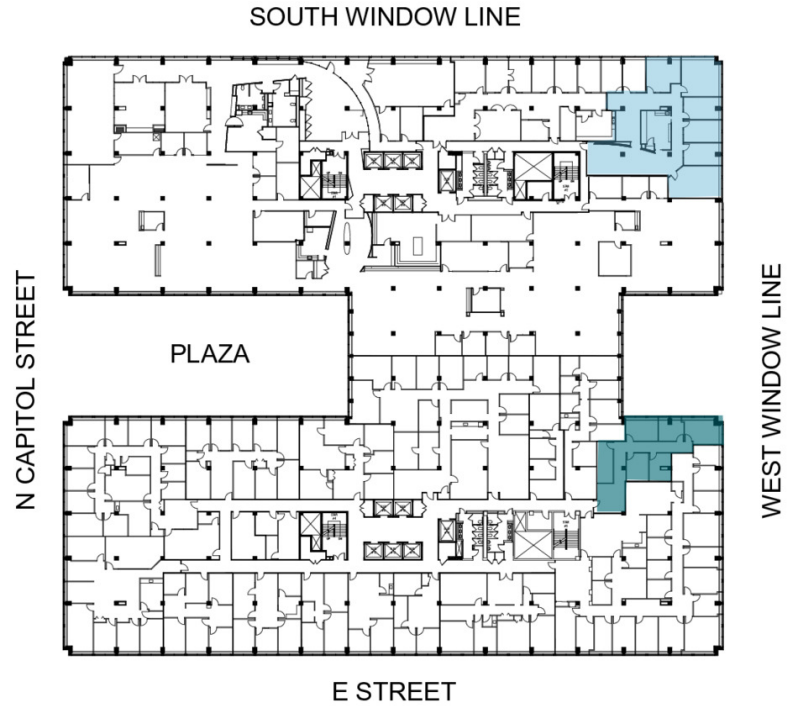
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Spec Suite 495



Suite 445A



Suite	Size	Lease Rate	Description	Virtual Tour
■ Spec Suite 495	3,470 SF	\$72.50 FS	Brand-new spec suite just delivered. Corner suite with five windowed offices and high-end finishes.	<a href="#">View Here</a>
■ Suite 445A	1,678 SF	\$70.00 FS	Available 1/2027. Office intensive layout with 3 windowed offices, 3 interior offices, and reception	

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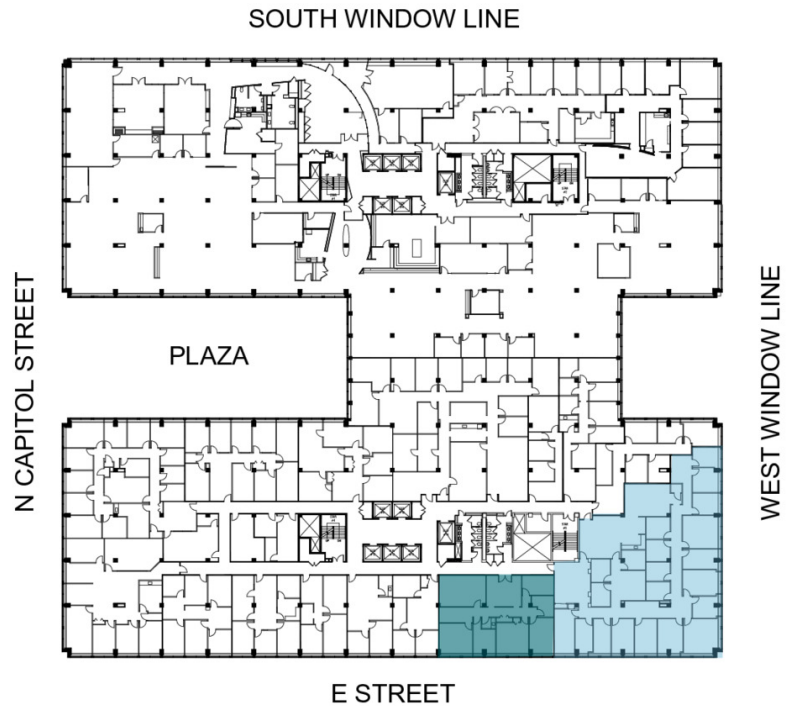
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Suite	Size	Lease Rate	Description
■ Suite 438	6,711 SF	Negotiable	Available 1/1/2027
■ Suite 434	2,308 SF	\$70.00 FS	Second generation space available immediately with front of building window line.

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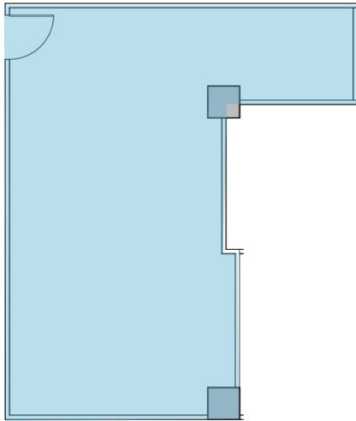
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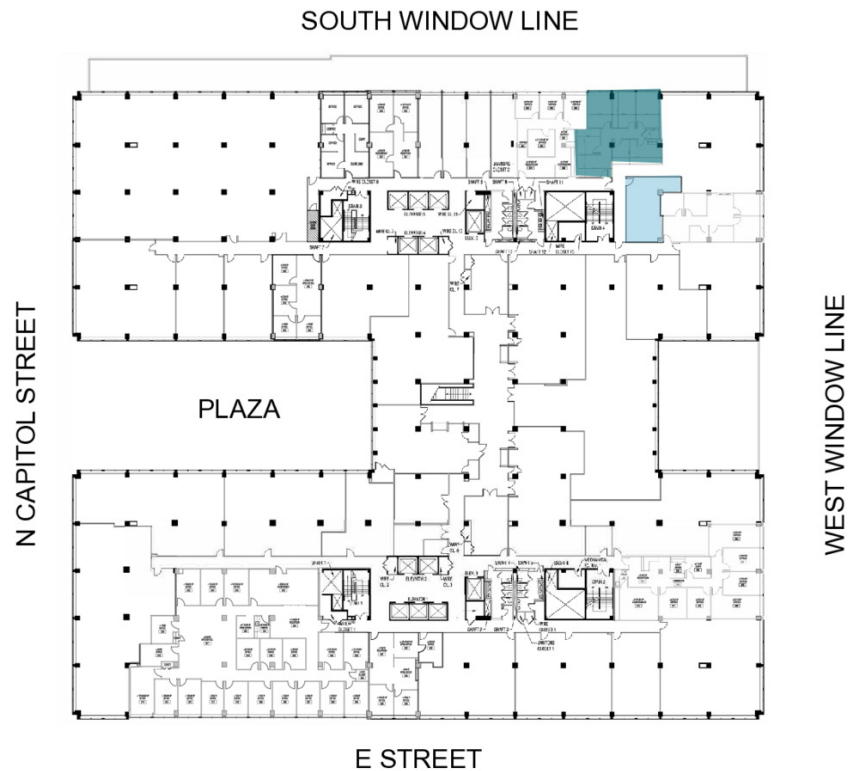
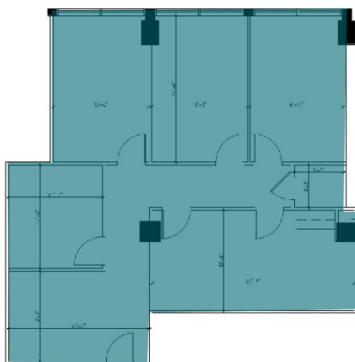
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Suite 390



Suite 388



Suite	Size	Lease Rate	Description
 Suite 390	683 SF	\$60.00 FS	Built-out interior office suite available immediately.
 Suite 388	1,451 SF	\$64.00 FS	Available immediately

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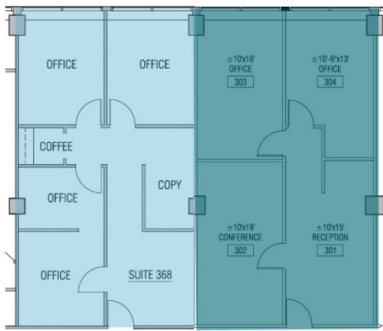
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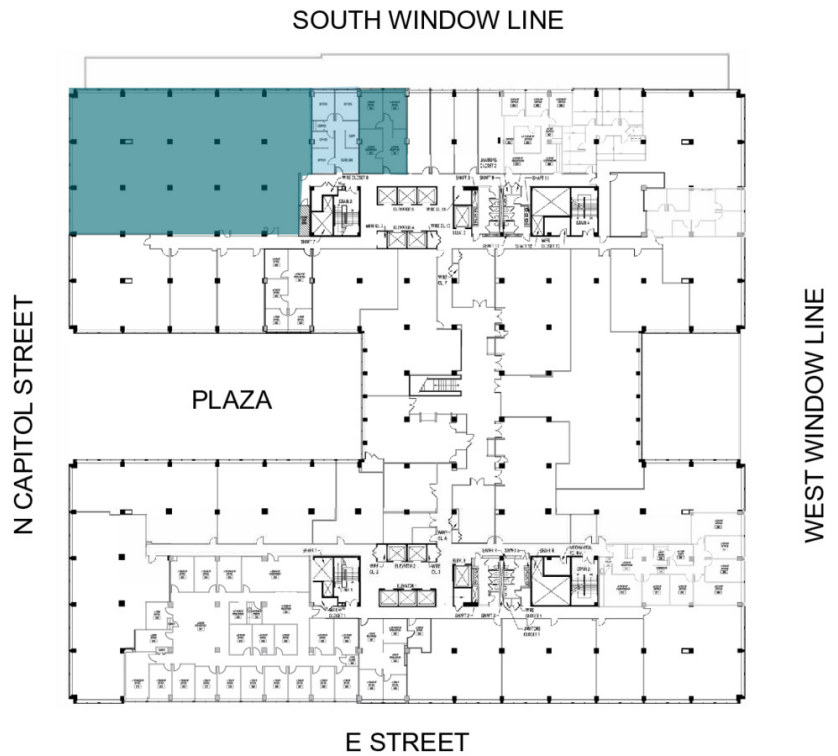
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Suite 368    Suite 370



Suite 363



Suite	Size	Lease Rate	Description
■ Suite 370	973 SF	\$65.00 FS	Available Immediately
■ Suite 368	1,068 SF	\$65.00 FS	Available immediately
■ Suite 363	8,063 SF	\$80.00 FS	Located on the front corner of the building, with views of North Capitol Street, Union Station and the Capitol Building. Available immediately.

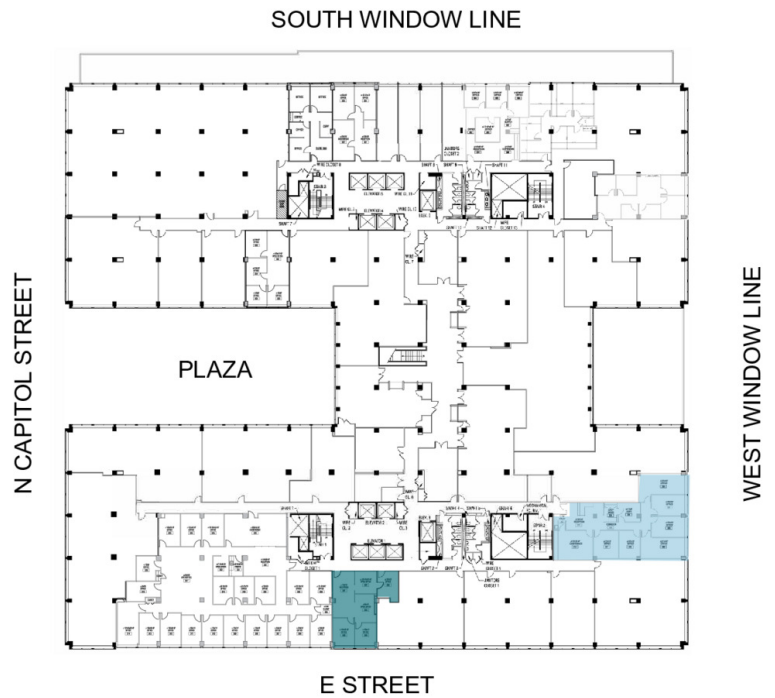
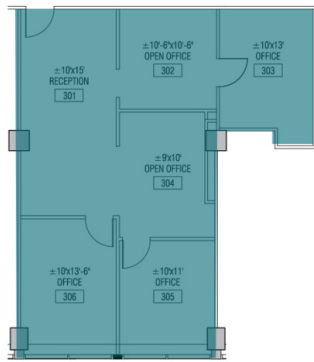
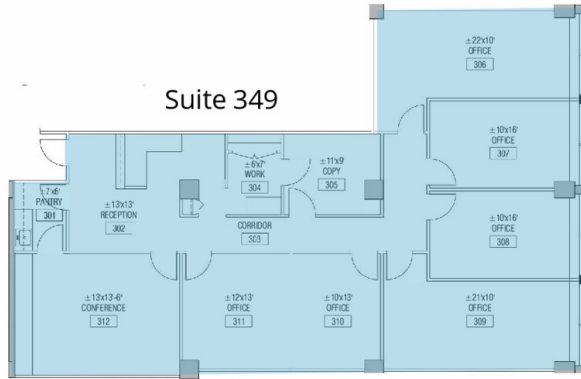
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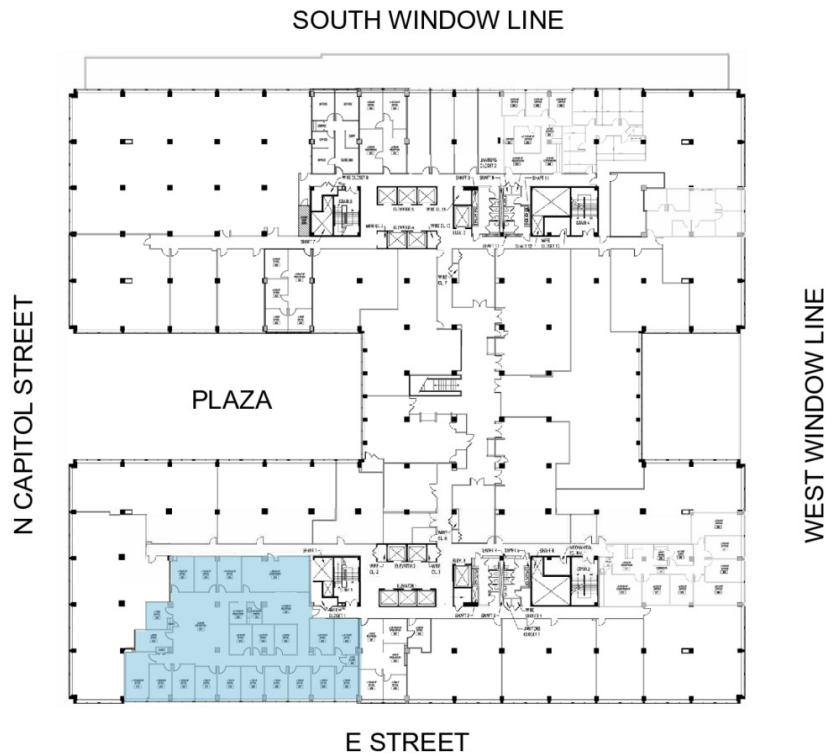
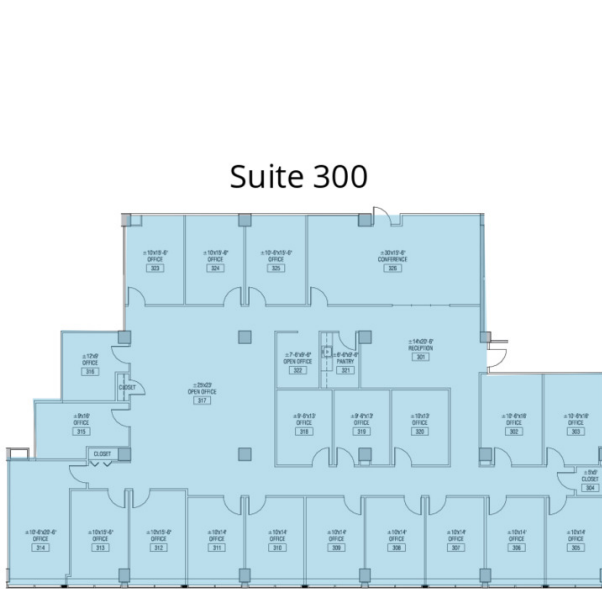
Suite	Size	Lease Rate	Description
■ Suite 349	2,544 SF	\$65.00 FS	Available immediately
■ Suite 322	1,149 SF	Negotiable	Available 10/1/2026

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Suite	Size	Lease Rate	Description
■ Suite 300	6,944 SF	Negotiable	Available 1/1/2027

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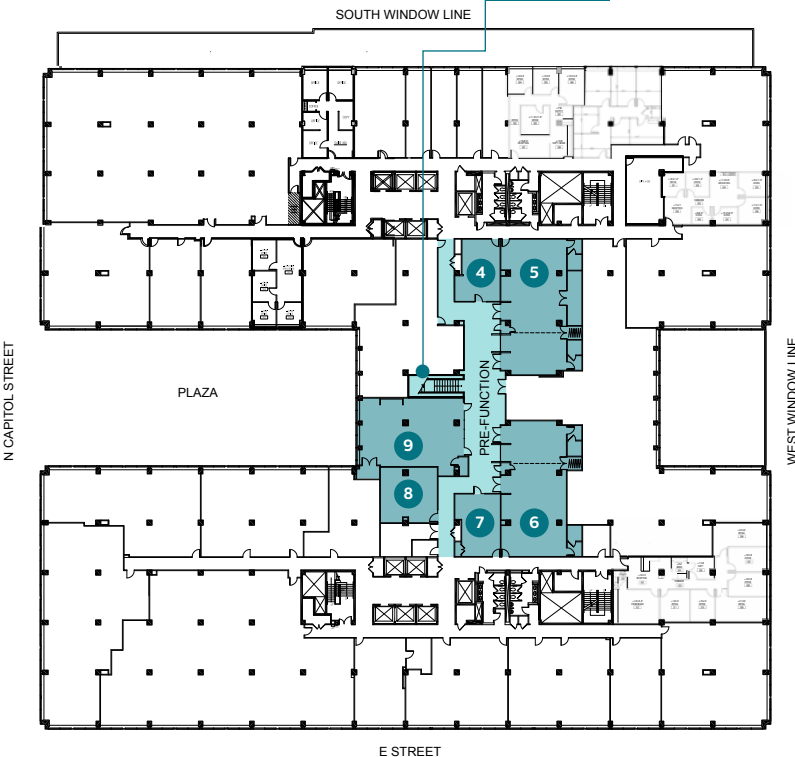
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### Second Floor

Conference Room	Capacity
1	120
2	73
3	34



### Third Floor

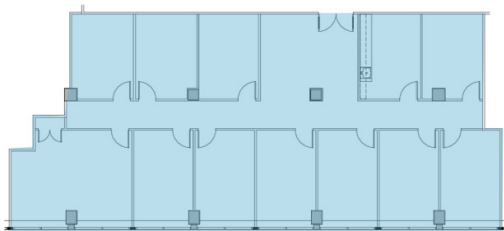
Conference Room	Capacity
4	10
5	75
6	75
7	14
8	26
9	34



### Space Highlights

- Nine separate conference rooms
- On-site management staff
- Conference facilities span two floors connected via stairwell
- Catering pantry

Suite 249



Suite 216



Suite	Size	Lease Rate	Description
■ Suite 249	1,872 - 17,445 SF	\$60.00 FS	Hypothetical blocking plan shown.
■ Suite 216	3,547 SF	\$70.00 FS	Second generation space available immediately with front of building window line.

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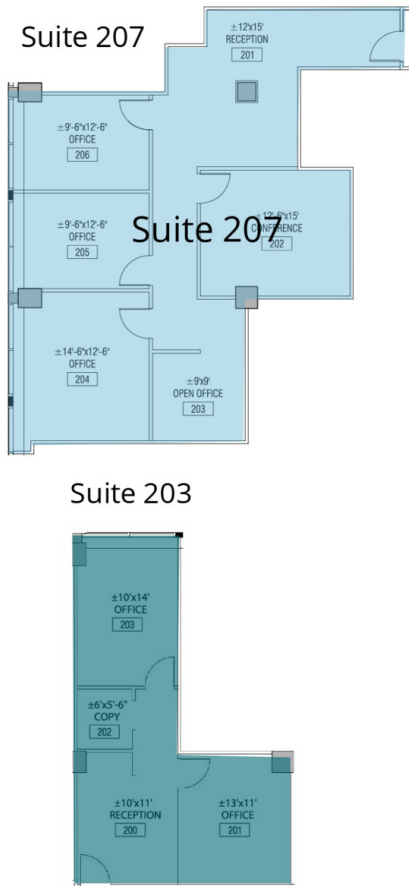
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Suite	Size	Lease Rate	Description
■ Suite 207	1,424 SF	Negotiable	Available 1/1/2027
■ Suite 203	651 SF	\$70.00 FS	Available 11/2026. Interior office with reception.

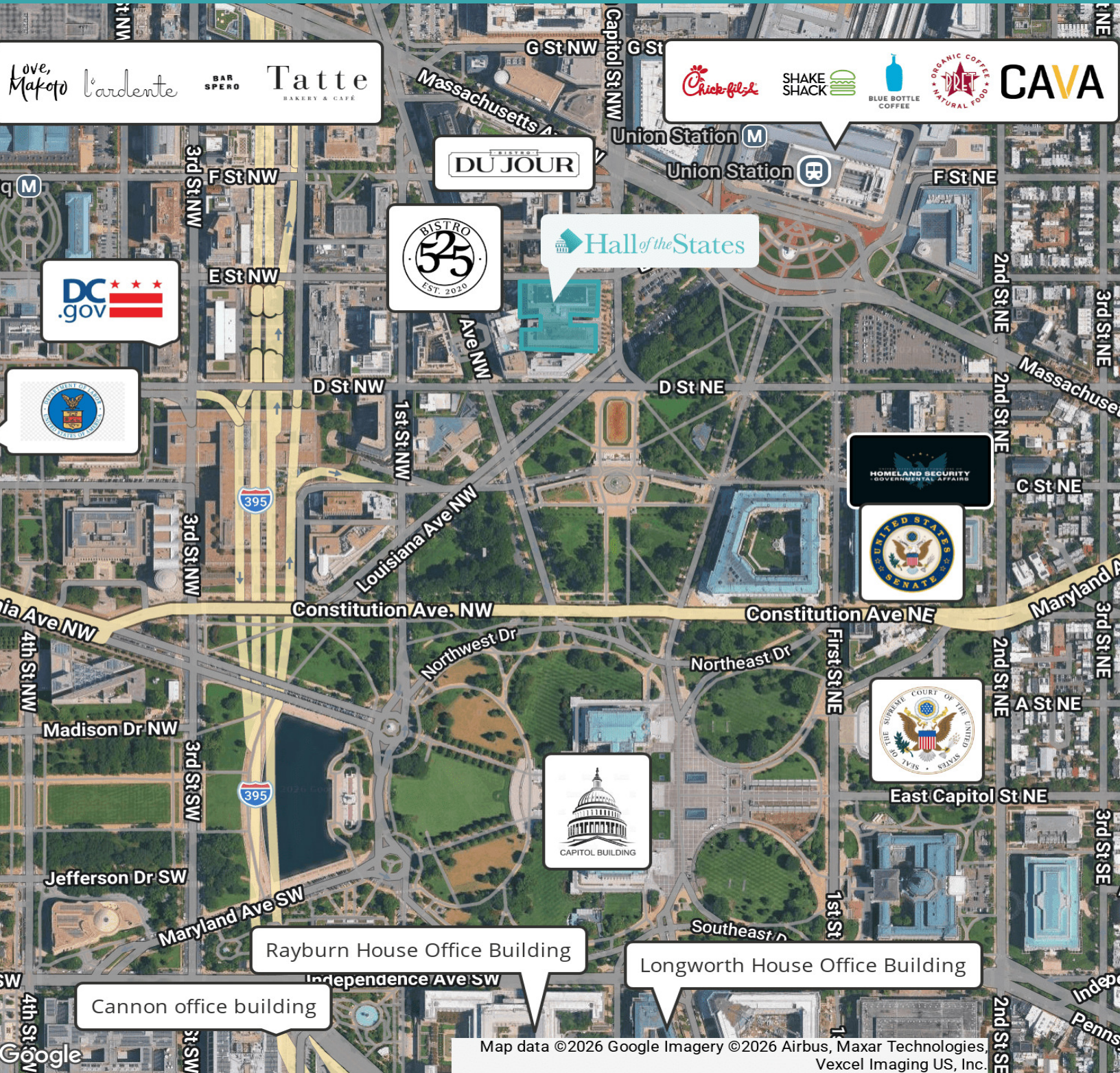
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