



WHERE AFFORDABILITY MEETS SERENE VIEWS

84K SF OFFICE OVERLOOKING MCPHERSON SQUARE



1000 Vermont Ave NW
Washington, DC 20005



Lincoln

REINTRODUCING THE NEW 1000 VERMONT



Dilan Investments is rolling out a new spec suite program at 1000 Vermont Avenue, offering tenants an economical option in a high-end location.

The recently transformed 1000 Vermont has even more improvements in store to keep pace with today's work environment's evolving needs. Located in the heart of Washington, the property offers sweeping views of McPherson Square Park.

Total Size: 84,000 SF
Stories: 12
Neighborhood: East End

Brand New Spec Suites

Availabilities	SF	Date Available
LL-1	877	Immediately
Suite 200	5,507	Immediately
Suite 250	1,454	Immediately
Spec Suite 410	2,992	Immediately
Suite 600	6,961	Immediately
Spec Suite 1000	5,125	Immediately
Spec Suite 1120	5,026	Immediately

KEY FEATURES & AMENITIES



Tech-Enabled
Conference Center



Expansive Panoramic
Views on all Floors



Renovated Lobby



Gregory's Coffee
Shop On-Site



Tenant Lounge &
Pantry



One block from Metro
(Orange, Silver &
Blue Lines)



McPherson Square
Location with Sweeping
Views of Park



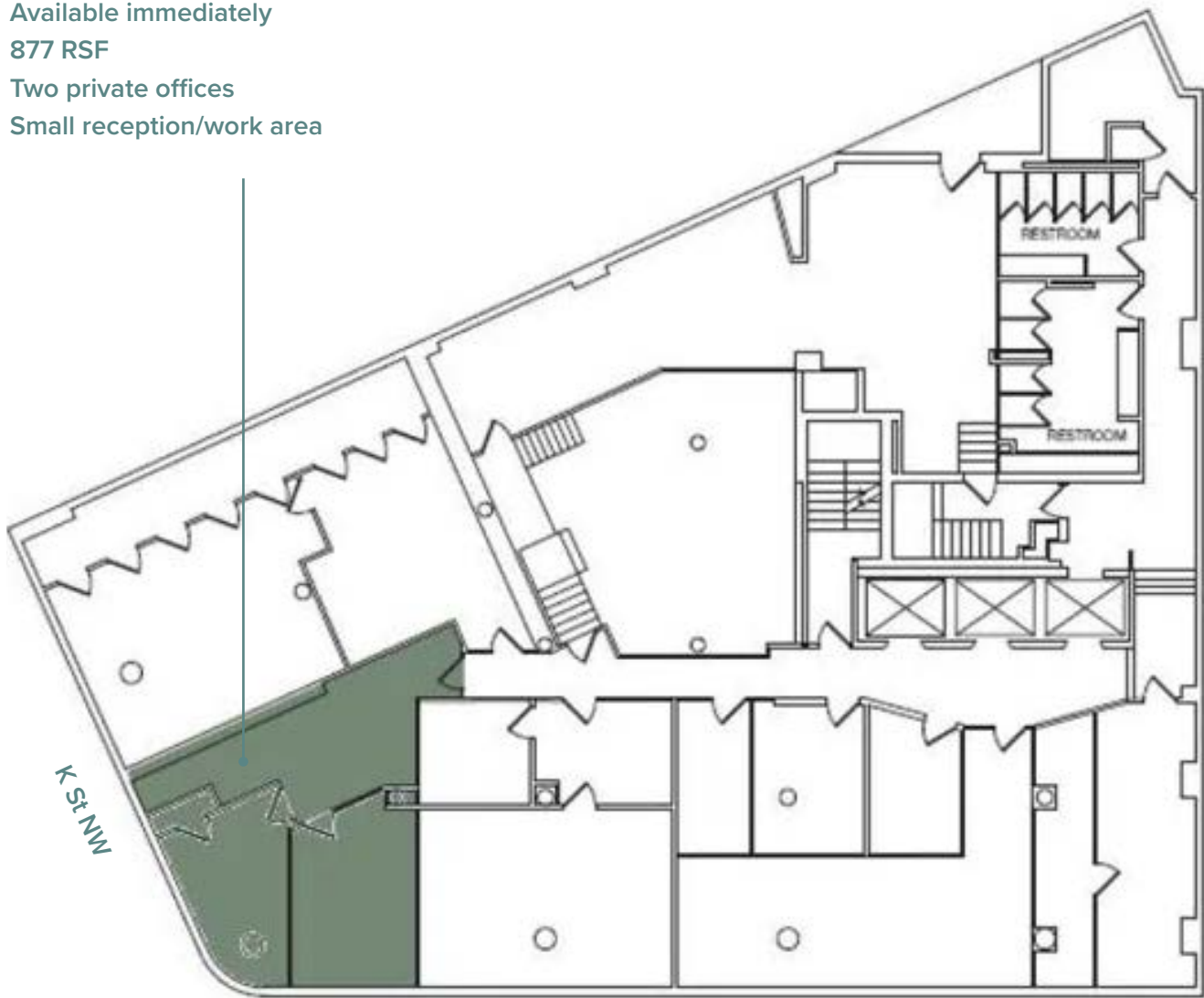
New & Committed
Ownership
Dilan Investments

LL-1



Suite LL-1

- Available immediately
- 877 RSF
- Two private offices
- Small reception/work area



Vermont Ave NW

2ND FLOOR



Suite 200

- Available immediately
- 5,507 RSF
- Pantry
- Conference room
- Open space for workstations
- Four offices

360° VIEW VIRTUAL TOUR

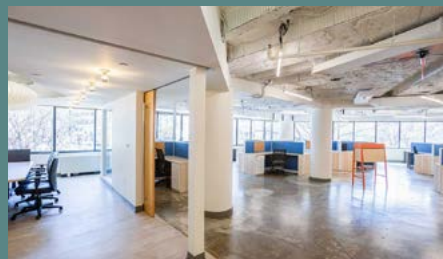
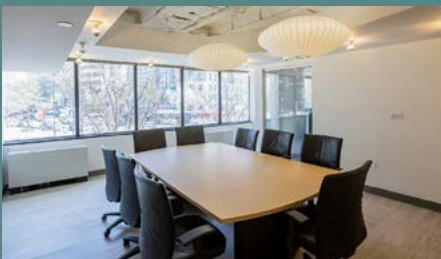


Vermont Ave NW

Suite 250

- Available immediately
- 1,454 SF
- Two offices
- Open space for workstations
- Pantry
- Welcome area

Suite 200



4TH FLOOR SPEC SUITE

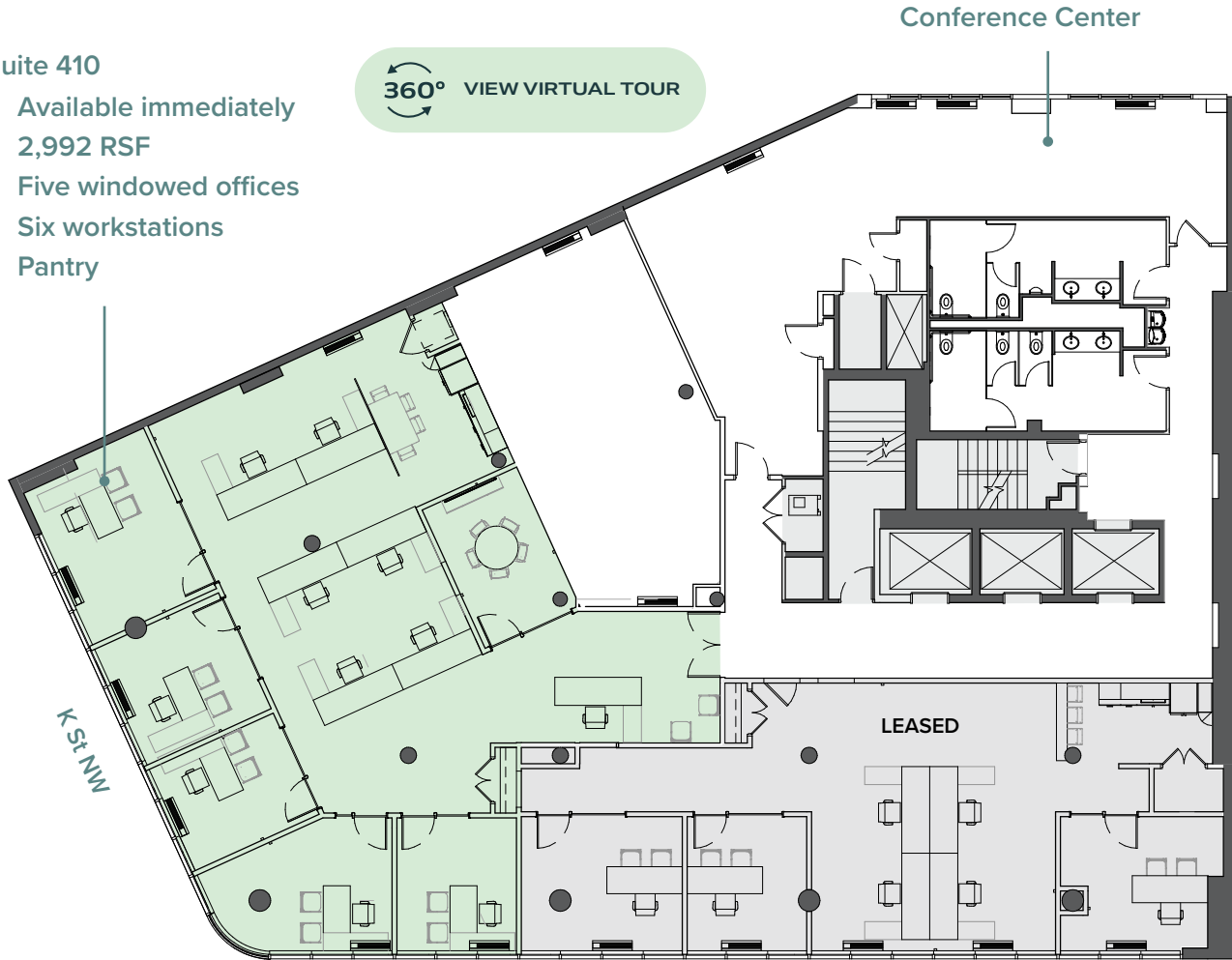
JUST DELIVERED



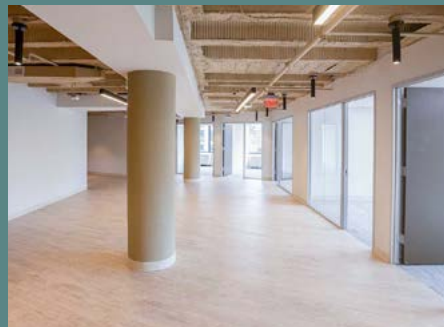
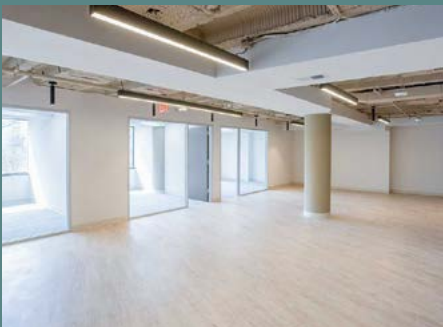
Suite 410

- Available immediately
- 2,992 RSF
- Five windowed offices
- Six workstations
- Pantry

360° VIEW VIRTUAL TOUR



Vermont Ave NW



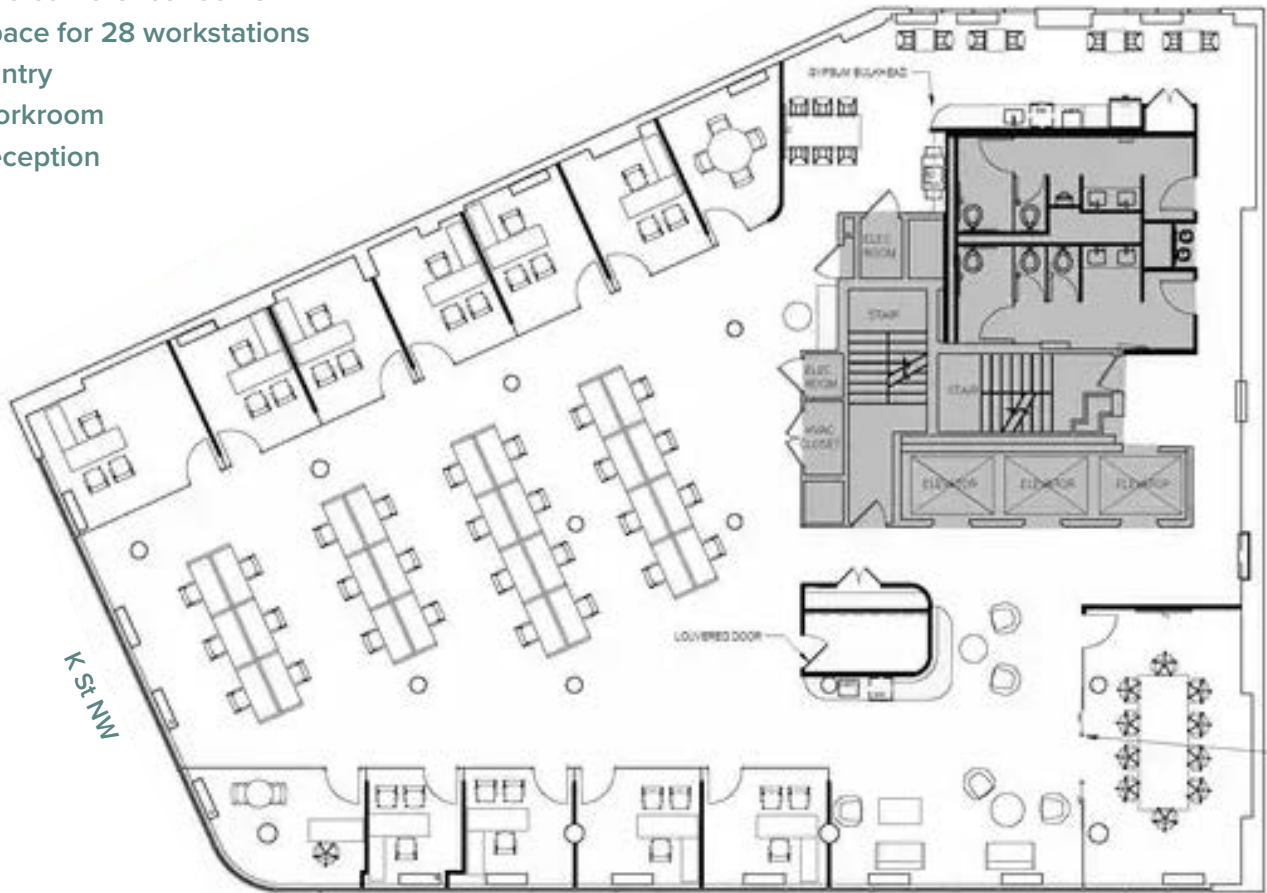
6TH FLOOR

FULL FLOOR AVAILABILITY



Suite 600

- Available immediately
- 6,961 RSF
- 11 offices
- Two conference rooms
- Space for 28 workstations
- Pantry
- Workroom
- Reception



Vermont Ave NW

10TH FLOOR

BRAND NEW SPEC SUITE

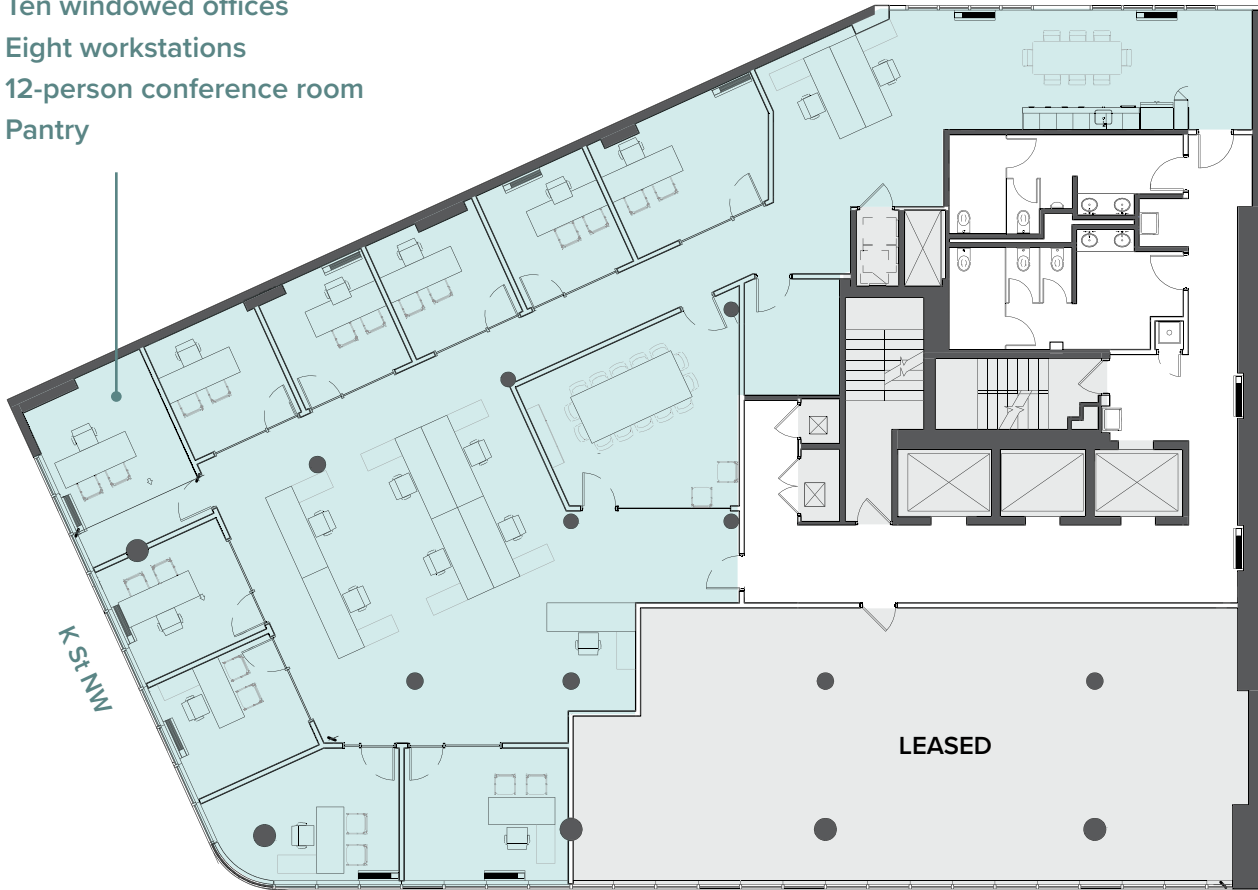
JUST DELIVERED



Suite 1000

- Available immediately
- 5,125 RSF
- Ten windowed offices
- Eight workstations
- 12-person conference room
- Pantry

360° VIEW VIRTUAL TOUR



Vermont Ave NW



11TH FLOOR

BRAND NEW SPEC SUITE

JUST DELIVERED



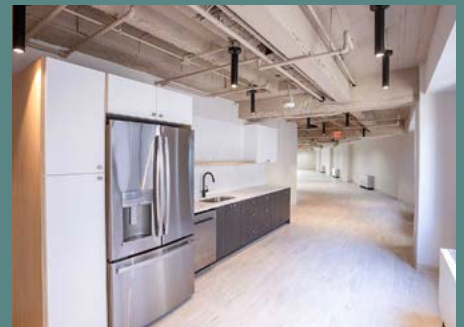
Suite 1120

- Available immediately
- 5,026 RSF
- Five windowed offices
- 15 workstations
- 12-person conference room
- Pantry

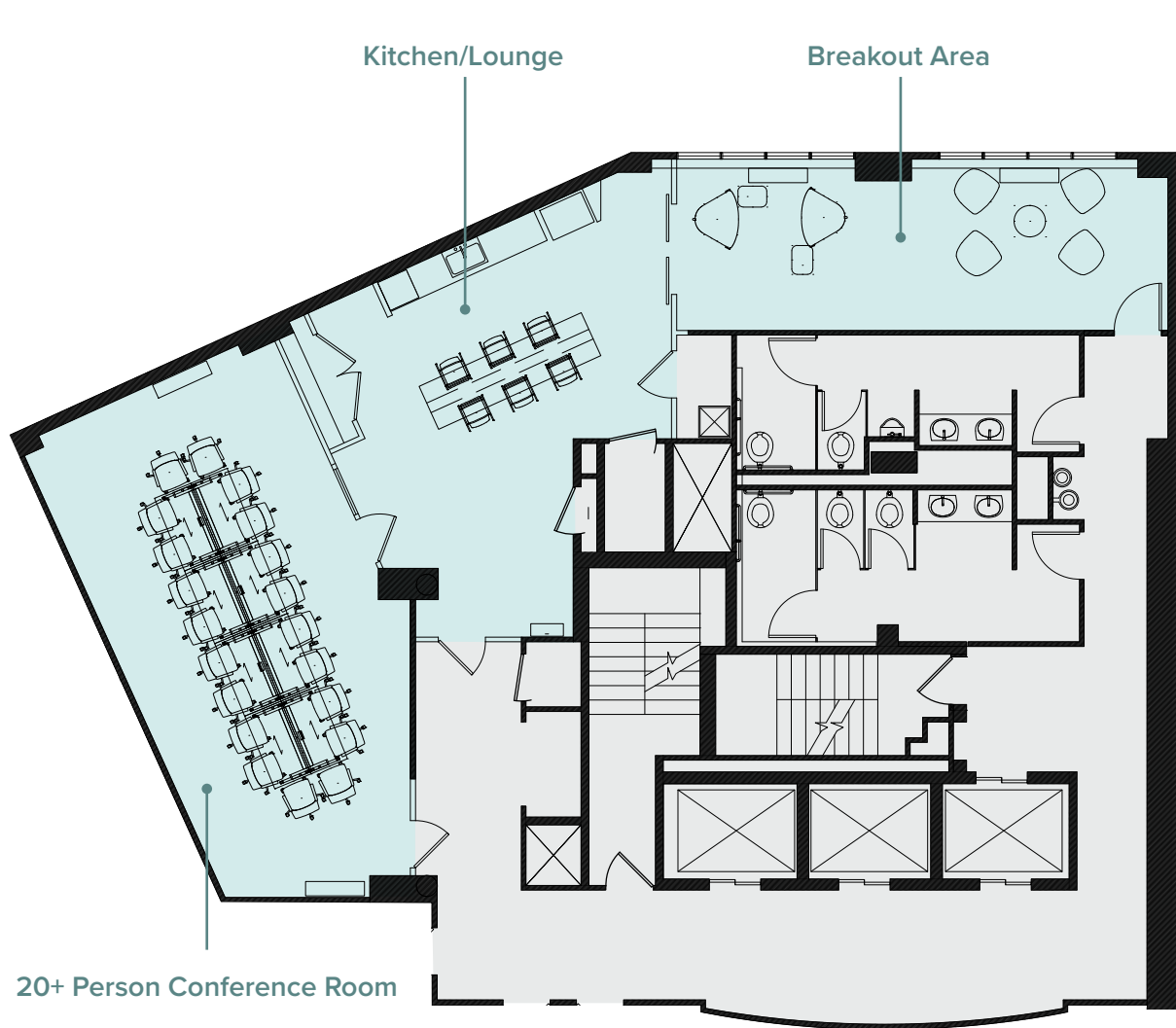
360° VIEW VIRTUAL TOUR

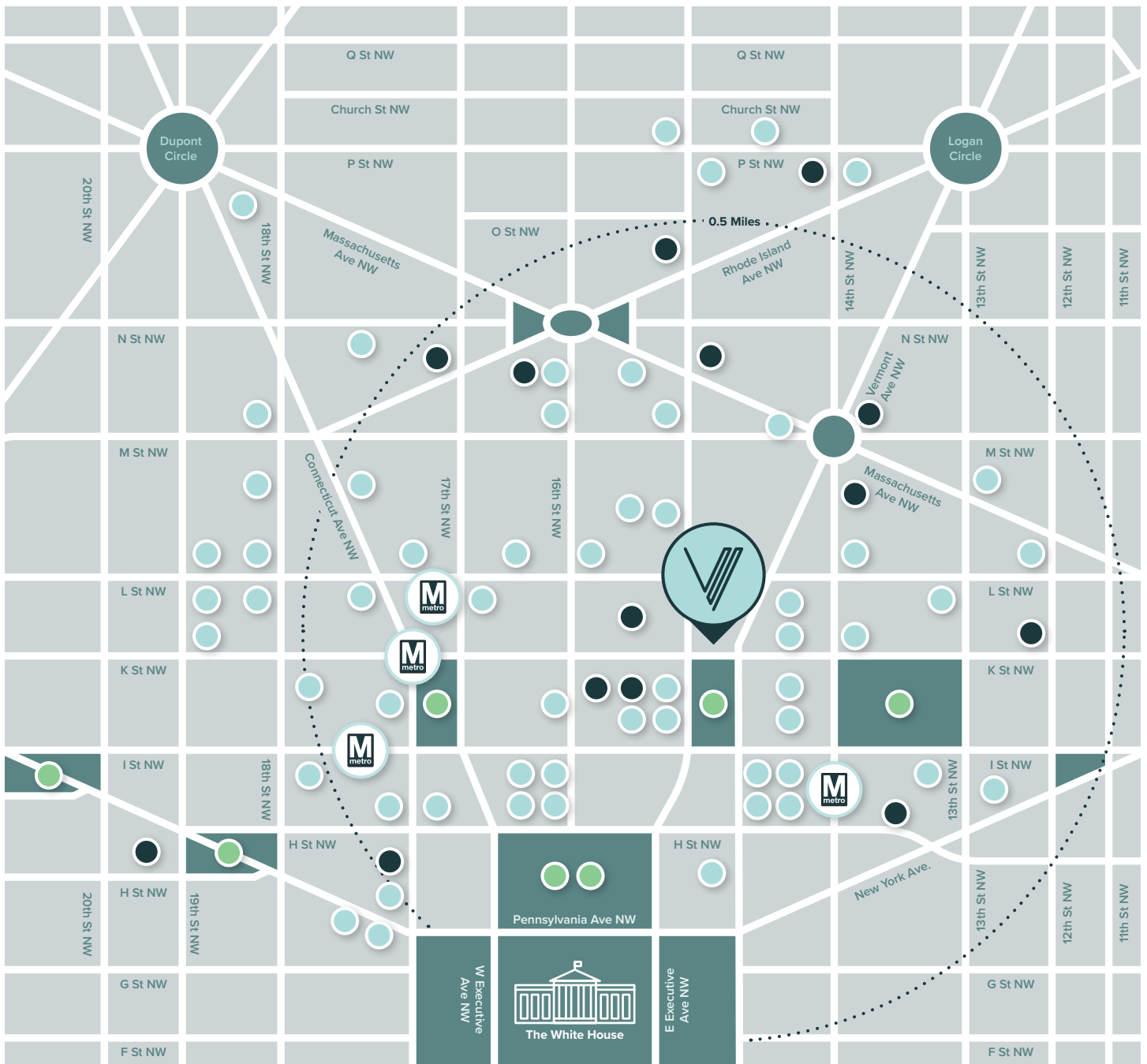


Vermont Ave NW



CONFERENCE CENTER





DINING

- Bozzelli's Deli
- Compass Coffee
- Dauphine's
- Georgia Brown's
- Gong Cha
- Joe & The Juice
- McCormick & Schmick's
- Mazi
- Nerds & Nibblers
- Nino's Bakery
- P.J. Clarke's

- Potbelly
- Rice Bar
- Rose Ave Bakery
- Shoto
- Starbucks
- Tatte Bakery
- The Living Room
- The Mirror
- The Park at 14th
- Zekes Coffee
- And More +**

HOTELS

- Eaton DC
- Hampton Inn
- Hamilton Hotel
- Hilton Garden Inn
- St Regis
- The Mayflower
- The Westin
- The Jefferson
- The Hay-Adams
- And More +**

PARKS

- Franklin Park
- Farragut Square
- Kogan Plaza
- Lafayette Square
- McPherson Square
- President Andrew Jackson Memorial
- Thomas Circle

NEARBY

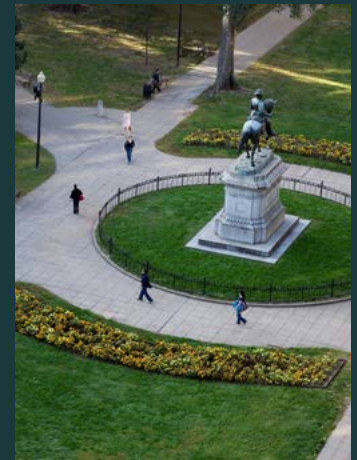
PARKS & LANDMARKS



View from Vermont & K Street



View from 11th Floor



99

WALK SCORE

Where convenience meets connection, 1000 Vermont offers businesses modern amenities and easy access to major transportation. With nearby dining, retail, and government offices, it's an ideal location for businesses looking to thrive in the city's dynamic environment.

3-Minute Walk
to Orange, Silver & Blue Lines

Less than 0.2 Miles
from 30+ Dining Options

10-Minute Walk
to The White House

Less than 0.5 Miles
from 20+ Entertainment Options

PRESERVING THE WIRE



Originally constructed in 1949, 1000 Vermont Avenue NW—formerly known as the Wire Building—is a notable example of post-war commercial architecture in Washington, D.C. Developed by real estate entrepreneur Preston Wire, whose company occupied the entire second floor, the building stands as one of the major commissions of the architectural firm Aubinoe and Edwards. Reflecting the sleek lines and minimalist design of the International Style, the structure has become a landmark of mid-century modernism in the capital. Recognizing its architectural and historical significance, the building was added to the District of Columbia Inventory of Historic Sites on November 1, 2012, and subsequently listed on the National Register of Historic Places on January 23, 2013.



The Historic Wire Building





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