

# Built to Perform

1152 15TH STREET NW, WASHINGTON DC

# 1152 15th Street NW



**1152 15th Street is repositioned to give ambitious teams a measurable edge. A new generation of hospitality-driven amenities and flexible, future-ready floor plates support focus, momentum and performance—backed by the proven ownership and operational strength of Beacon Capital Partners.**



# Welcome to the new 1152.

**THE LOBBY** The bright, open lobby activates the building's amenity experience and sets the tone for the workday. Refined design and concierge coordination create a hospitality moment between agenda items.



# Fuel the grind and reset the mind.

**THE GROUND-FLOOR CAFÉ** With access from both the street and the lobby, the café provides a flexible change of scenery and a welcome boost to the workday—ideal for coffee runs or informal huddles.



## Transition spaces with built-in momentum.

**THE GALLERY** Teams can sharpen their strategy in this lounge-like space before sessions in the Executive Boardroom or Conference Hall. Natural light, a fireplace and purposeful seating encourage conversation and preparation.



## A room with real authority.

**THE EXECUTIVE BOARDROOM** Tall ceilings, a commanding central table and expansive windows create a powerful setting for high-stakes discussions and leadership-level strategy sessions.



# Big ideas. Bigger capacity.

**THE CONFERENCE HALL** With seating for 180, the Conference Hall is a true extension of the workplace, supporting all-hands meetings, trainings and hosted events. Plug-and-play capabilities make every session seamless.



## Shift into after-hours mode.

**THE BACKSTAGE LOUNGE** As the day winds down, teams can transition to this intimate lounge behind the Conference Hall. Entertain clients, connect off the clock or celebrate the day's wins—speakeasy style.



# Wellness engineered for the long run.

**THE PERFORMANCE ZONE** With private rooms and open training areas, this fitness offering flexes with the workday. Infrared sauna, salt and cryo rooms make recovery part of the routine.



## Enjoy an open-air advantage.

**THE NORTH TERRACE** Step outside without stepping off-site. This elevated outdoor amenity has flexible seating zones for networking or checking the score between sessions.



# Penthouse positioning for peak performance.

**THE TOP FLOOR COLLECTION** Crowning the tower's top four floors, this rare build-to-suit offering features a private penthouse and roofdeck for a continuous indoor-outdoor experience.

NEIGHBORHOOD

# Midtown Central

Next to Midtown Center and just off K Street, with convenient access to multiple Metro stations and D.C. landmarks, 1152 15th Street anchors a district attracting new residents, restaurants and retail.

**RESTAURANTS** ●

- Blue Bottle
- Dauphine's
- Grazie Nonna
- Shōtō
- Mazi
- Sweet Leaf Cafe
- The Greenhouse
- Subway
- Bozzelli's Italian Deli
- Dua DC
- Le Diplomate
- Arepa Zone

**SHOPPING** ●

- Brooks Brothers
- Whole Foods
- Top Shelf Liquor
- Jenni Bick
- A-1 Wines & Liquor

**LANDMARKS**

- Midtown Center
- The White House
- Franklin Park
- K Street Corridor
- Dupont Circle

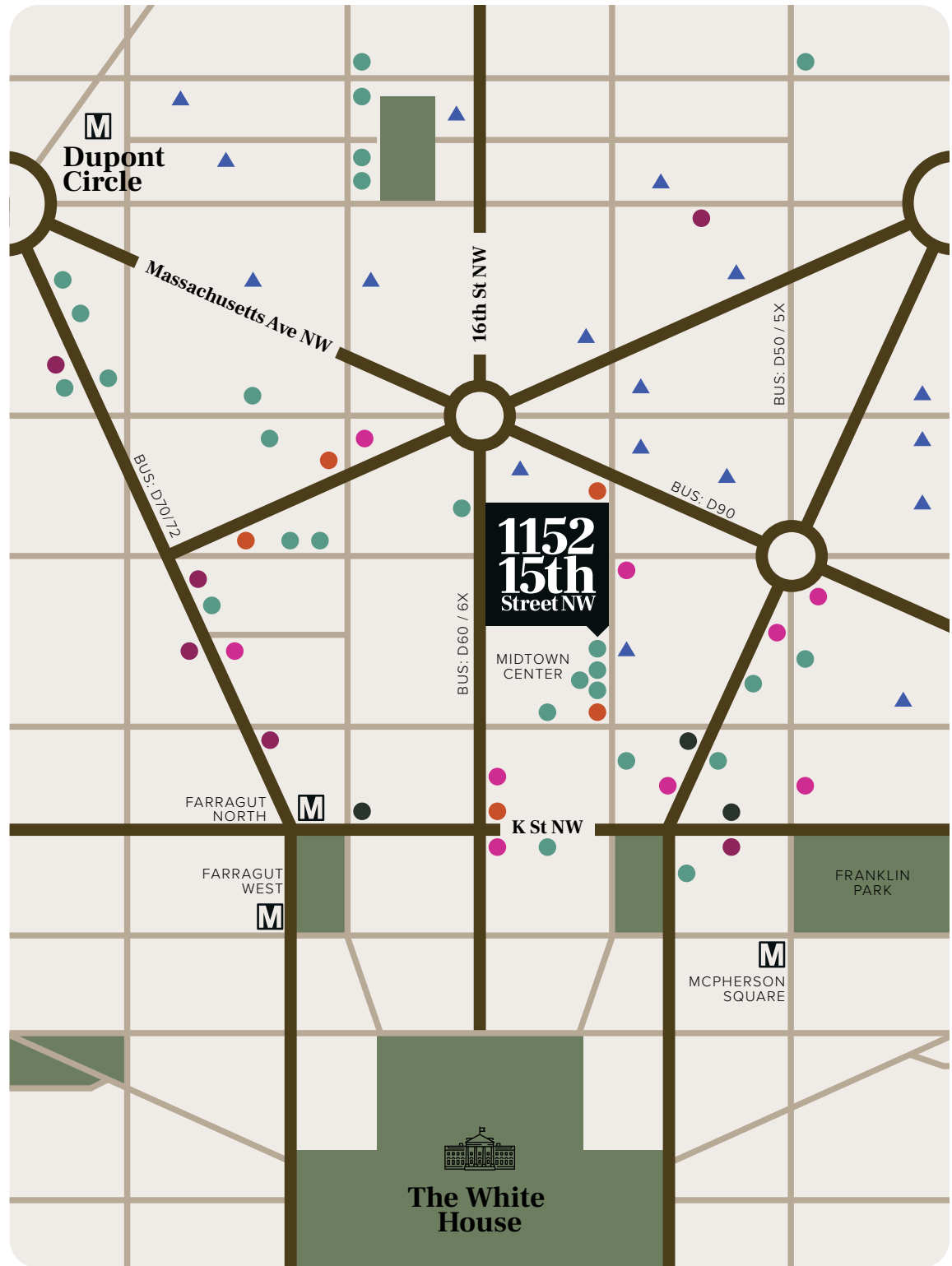
**HOTELS** ●

- Hamilton Hotel
- Mint House
- Le Méridien
- Capital Hilton
- The St. Regis
- Residence Inn
- Hotel Zena

**BANKS** ●

- Bank of America
- Eagle Bank
- Chase Bank

- Capital Bikeshare
- ▲ Multifamily Building



# BEACON

## CAPITAL PARTNERS

At Beacon Capital Partners, our workplaces go beyond work. We look to the leading edge of hospitality to inspire our amenities and experience programming, drawing the best from high-end hotels, social clubs and restaurants. The result? A workplace that puts you at ease and keeps things interesting, so it never feels like just a day at the office.

LEARN MORE AT [BEACONCAPITAL.COM](https://beaconcapital.com)

75

YEARS IN  
BUSINESS

\$19B

RAISED  
EQUITY

100+

TEAM  
MEMBERS

55M

SF LEED  
CERTIFICATIONS



**1152**  
**15th**  
**Street NW**

## **The Amenities Collection**

### **THE LOBBY**

**Light-filled lobby with concierge**

### **THE GROUND-FLOOR CAFÉ**

**Integrated retail coffee shop**

### **THE GALLERY**

**Fireplace lounge with pre-function areas**

### **THE EXECUTIVE BOARDROOM**

**Private meeting & Zoom suite**

### **THE CONFERENCE HALL**

**Venue for 180 with intuitive AV**

### **THE BACKSTAGE LOUNGE**

**Post-function speakeasy**

### **THE PERFORMANCE ZONE**

**Full-spectrum fitness & recovery studio**

### **THE NORTH TERRACE**

**Shared rooftop with mix of seating areas**

## SPEC SUITE AVAILABILITY

# Move-in ready spec suites.

Located on Floors 4 and 5 around a townhall-style common area, the spec suites at 1152 15th Street are designed to maintain your momentum. Property management, 24/7 access and exciting amenities are included across the offering.

### NEW TOWN HALL

Conference rooms

Phone rooms

Library pods

Podcast studio

Pantry

Coffee bar

Lounges

### MECHANICAL

Modern VAV-HVAC system

### PARKING

Covered parking garage

Secure bike storage

### ACCESS & SECURITY

24/7

Property manager on-site

### CERTIFICATIONS

LEED Gold and WELL

### SPEC SUITES

---

4th Floor	Suite 460	4,567 SF	Delivers Oct '26
-----------	-----------	----------	------------------

---

4th Floor	Suite 480	4,876 SF	Delivers Oct '26
-----------	-----------	----------	------------------

---

5th Floor	Suite 510	7,054 SF	Delivers Oct '26
-----------	-----------	----------	------------------

---

5th Floor	Suite 530	4,735 SF	Delivers Oct '26
-----------	-----------	----------	------------------

---

5th Floor	Suite 540	3,595 SF	Delivers Oct '26
-----------	-----------	----------	------------------

---

5th Floor	Suite 550	3,640 SF	Delivers Oct '26
-----------	-----------	----------	------------------

---

5th Floor	Suite 560	2,951 SF	Delivers Oct '26
-----------	-----------	----------	------------------

---

5th Floor	Suite 570	3,281 SF	Delivers Oct '26
-----------	-----------	----------	------------------

---

5th Floor	Suite 580	2,358 SF	Delivers Oct '26
-----------	-----------	----------	------------------

---

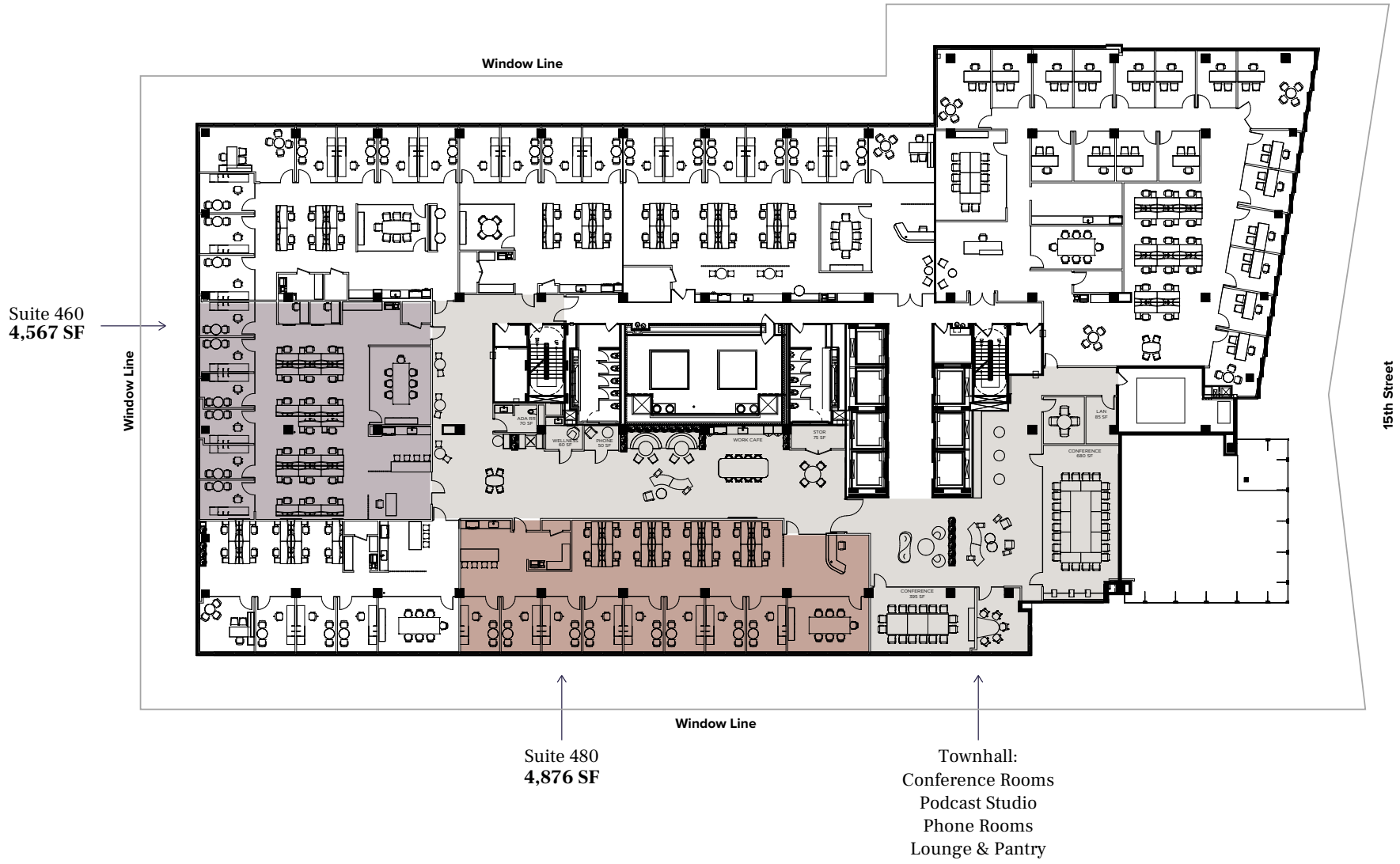
# 1152 15th Street NW

## 4th Floor

4,567 - 4,876 SF Available | Spec Suites



**BEACON**  
CAPITAL PARTNERS



# 1152 15th Street NW

## 5th Floor

2,358-7,667 SF Available | Spec Suites



## AVAILABILITY

# Flexible floors, superior services.

From small-format suites to multi-floor opportunities, 1152 15th Street provides adaptable workspaces for teams of any size. Property management, 24/7 access and exciting amenities are included across the offering.

### TOTAL SQUARE FOOTAGE

394,165 SF

### BUILDING HEIGHT

12 stories

Up to 9' finished ceilings

### FLOOR PLATES

38,000 SF

### MECHANICAL

Modern VAV-HVAC system

### PARKING

Covered parking garage

Secure bike storage

### ACCESS & SECURITY

24/7

Property manager on-site

### CERTIFICATIONS

LEED Gold and WELL

### PREMIER TOP STACK OPPORTUNITY – APPROX. 150,000 SF

Rooftop	Penthouse	4,232 SF	Build to Suit
12th Floor	Suite 1200	37,995 SF	Available Now
11th Floor	Suite 1100	38,286 SF	Available Now
10th Floor	Suite 1000	38,346 SF	Available Now
9th Floor	Suite 900	29,177 SF	Available Now

### PARTIAL FLOORS

6th Floor	Suite 650	20,326 SF	Available Now
-----------	-----------	-----------	---------------

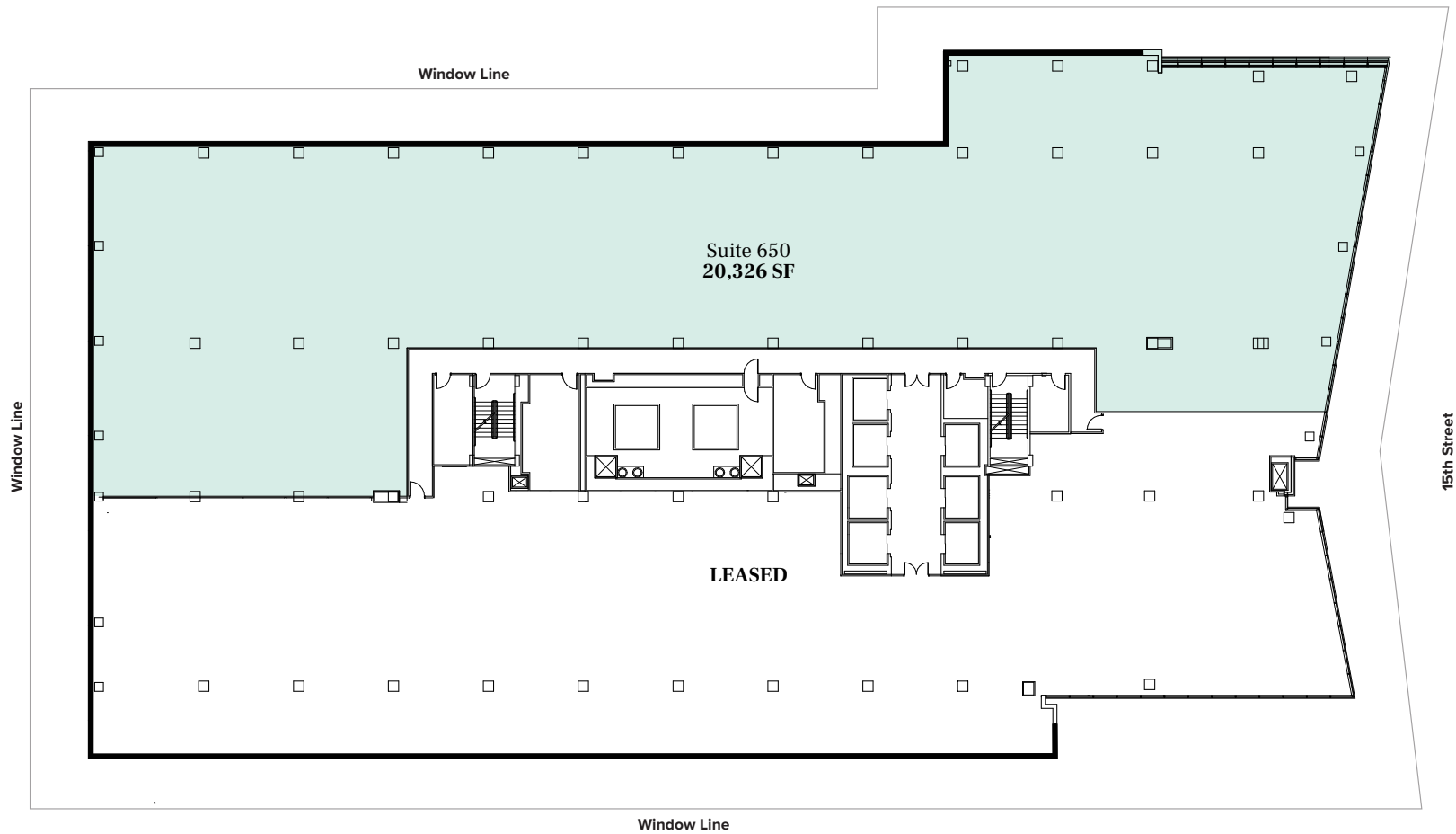
### RETAIL

1st Floor	Suite R1	3,697 SF	Available Now
-----------	----------	----------	---------------

**1152  
15th  
Street NW**

# 6th Floor

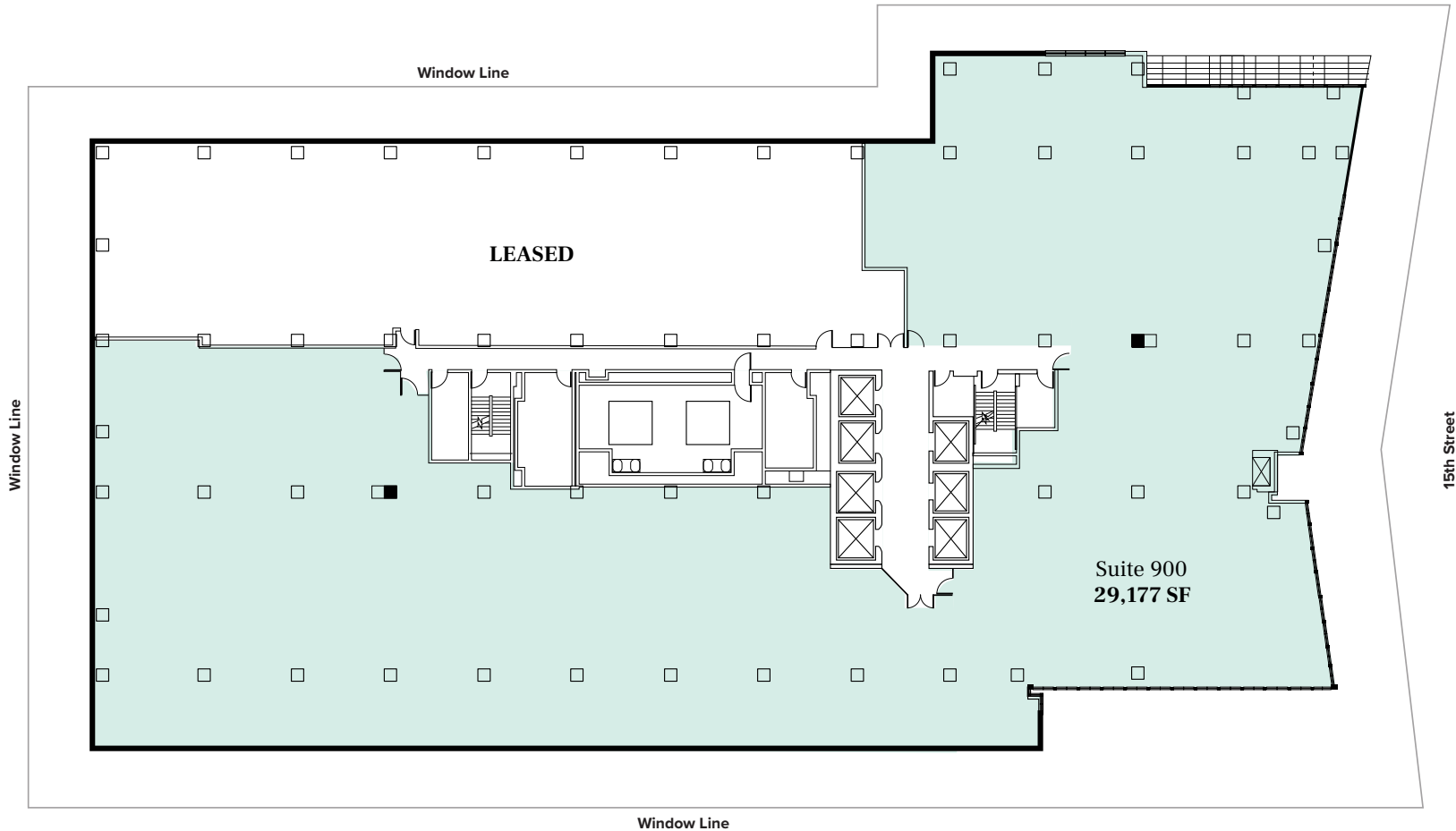
20,326 SF Available | Shell Plan



**1152  
15th  
Street NW**

# 9th Floor

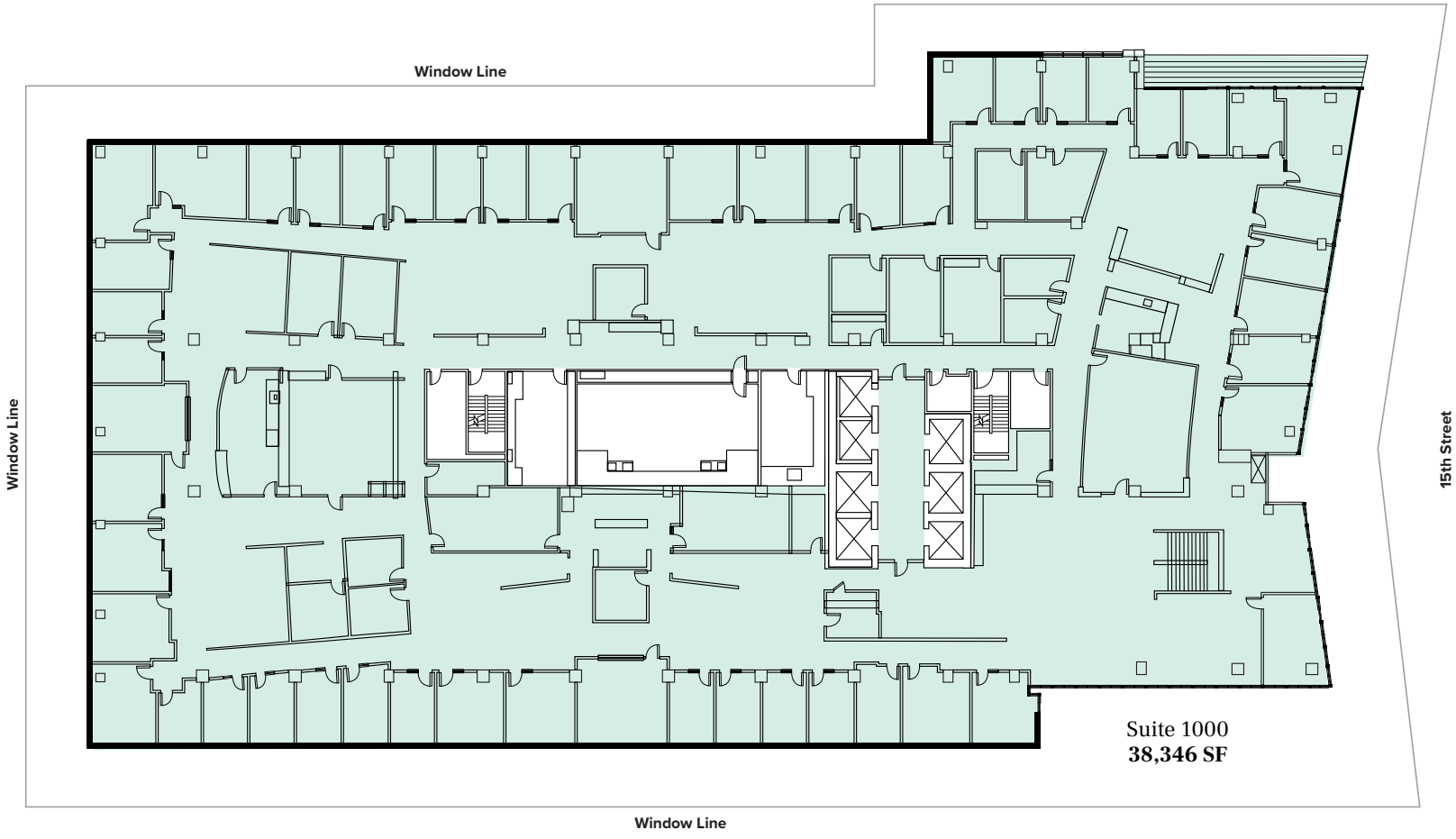
29,177 SF Available | As-Built



**1152  
15th  
Street NW**

# 10th Floor

38,346 SF Available | As-Built

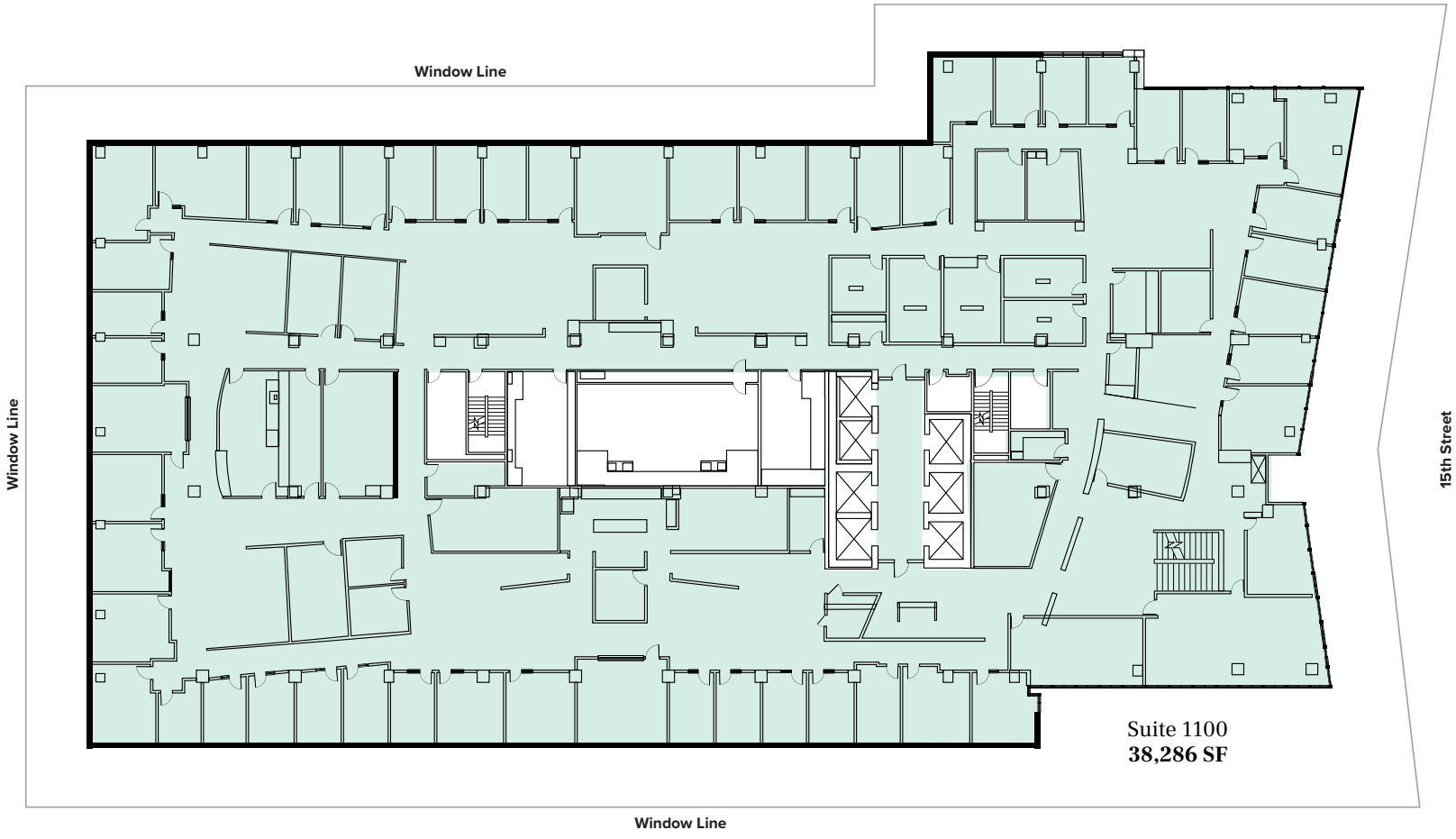


Suite 1000  
38,346 SF

**1152  
15th  
Street NW**

# 11th Floor

38,286 SF Available | As-Built

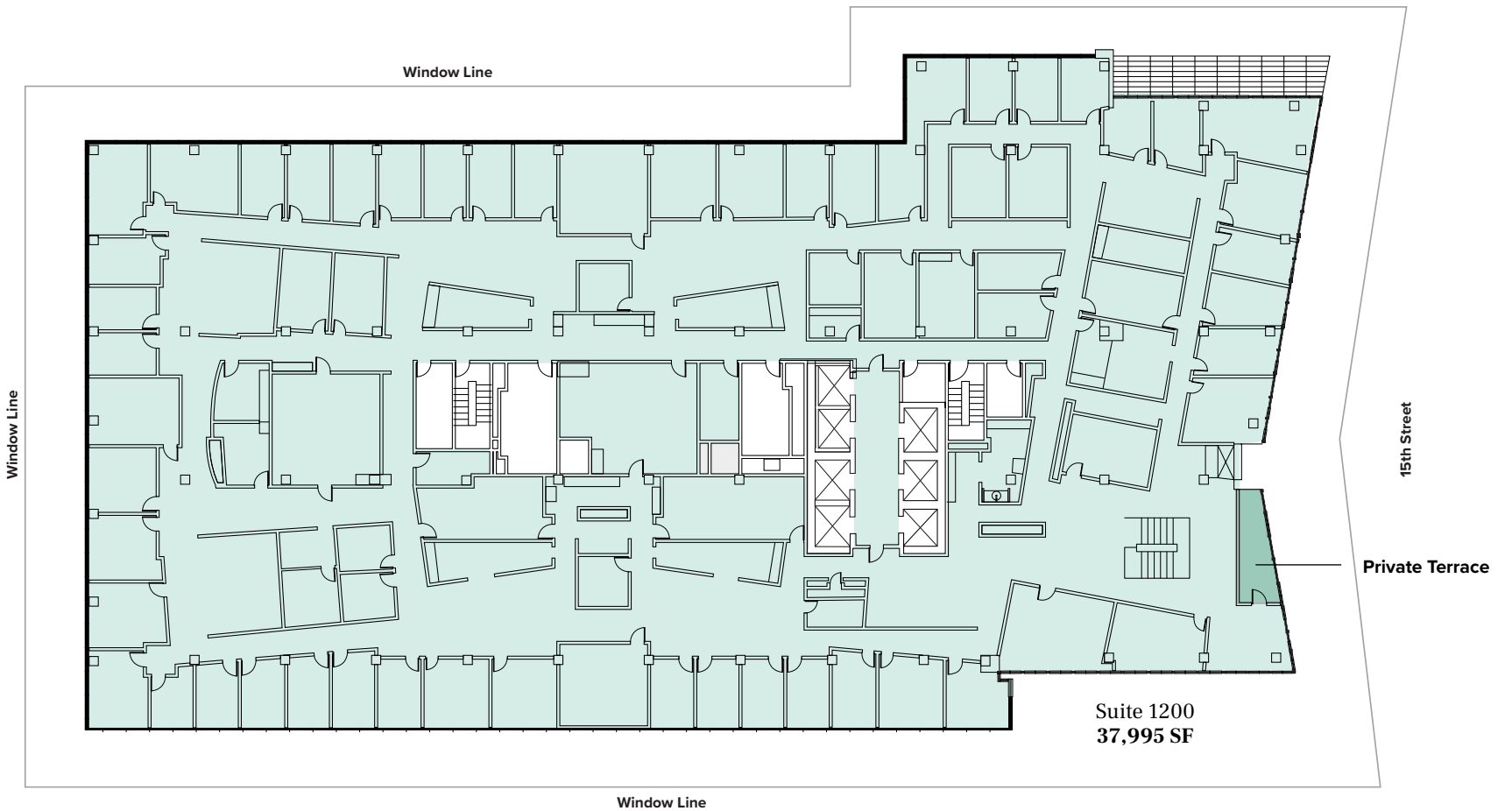


Suite 1100  
38,286 SF

**1152  
15th  
Street NW**

# 12th Floor

37,995 SF Available | As-Built



Suite 1200  
37,995 SF

**1152  
15th  
Street NW**

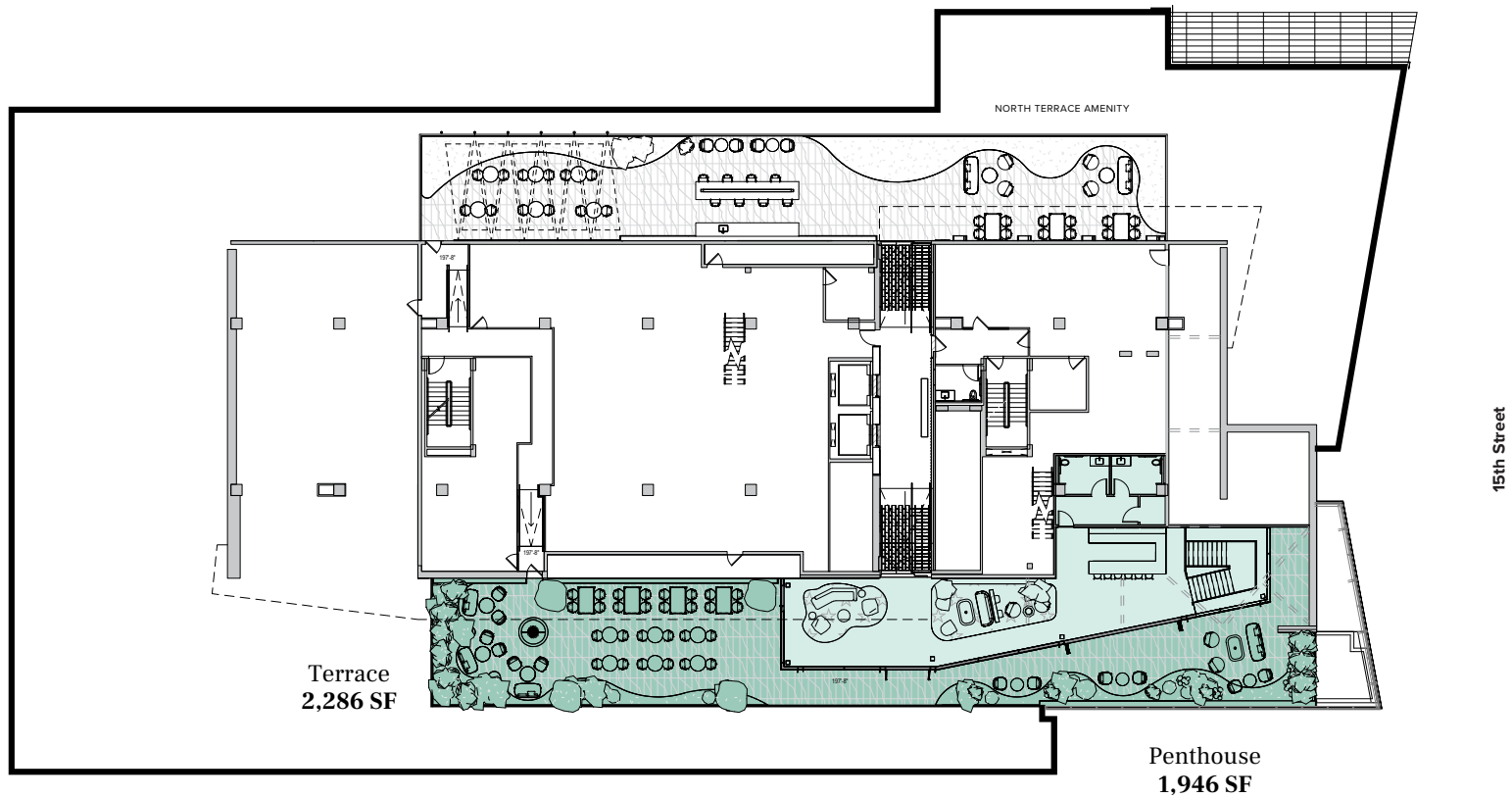
## Penthouse

1,946 SF Clubroom & 2,286 SF Terrace Available

Build to Suit



**BEACON**  
CAPITAL PARTNERS



**1152  
15th  
Street NW**



**BEACON**  
CAPITAL PARTNERS

**LEASING**

<b>Laurie McMahon</b>	202.266.1185	<a href="mailto:laurie.mcmahon@cushwake.com">laurie.mcmahon@cushwake.com</a>
<b>James Collins</b>	202.266.1188	<a href="mailto:james.collins@cushwake.com">james.collins@cushwake.com</a>
<b>Raghav Prabakaran</b>	202.772.5776	<a href="mailto:raghav.prabakaran@cushwake.com">raghav.prabakaran@cushwake.com</a>
<b>Miriam Dukaye</b>	202.407.8194	<a href="mailto:miriam.dukaye@cushwake.com">miriam.dukaye@cushwake.com</a>