

♥ + DC =

LOVE
WHERE
YOU
WORK

14

NEWYORKAVE

45

CONTEMPORARY SPACE

White House and
Washington
Monument views





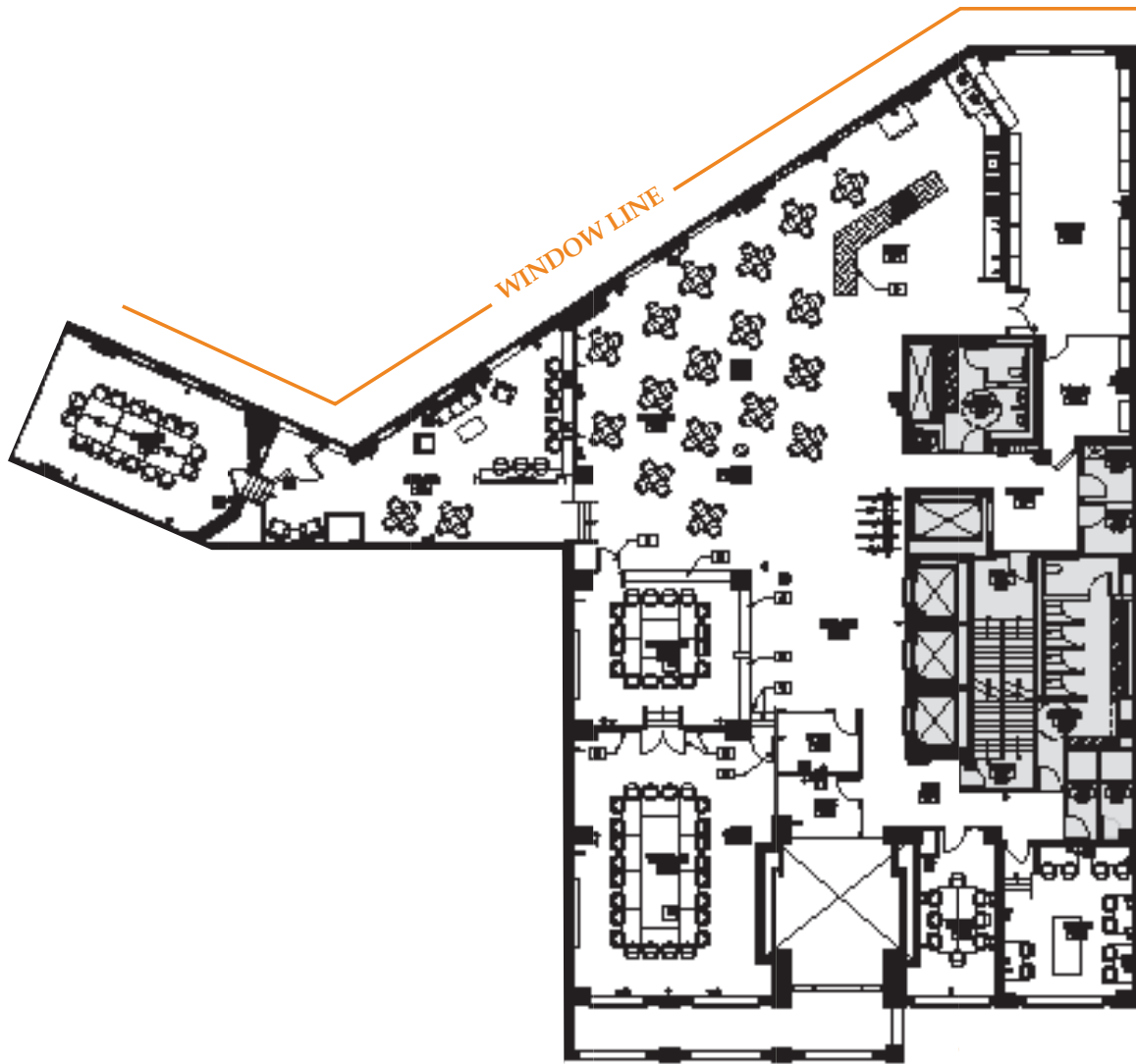
Super High Ceilings
Historic Architecture
Exposed Brick
Huge Windows



14
NEW YORK AVE
45

MEZZ FLOOR
9,805 RSF

CONTIGUOUS UP TO 52,868 RSF



NEW YORK AVENUE

14
NEW YORK AVE
45

2ND FLOOR
19,265 RSF
Hypothetical Layout

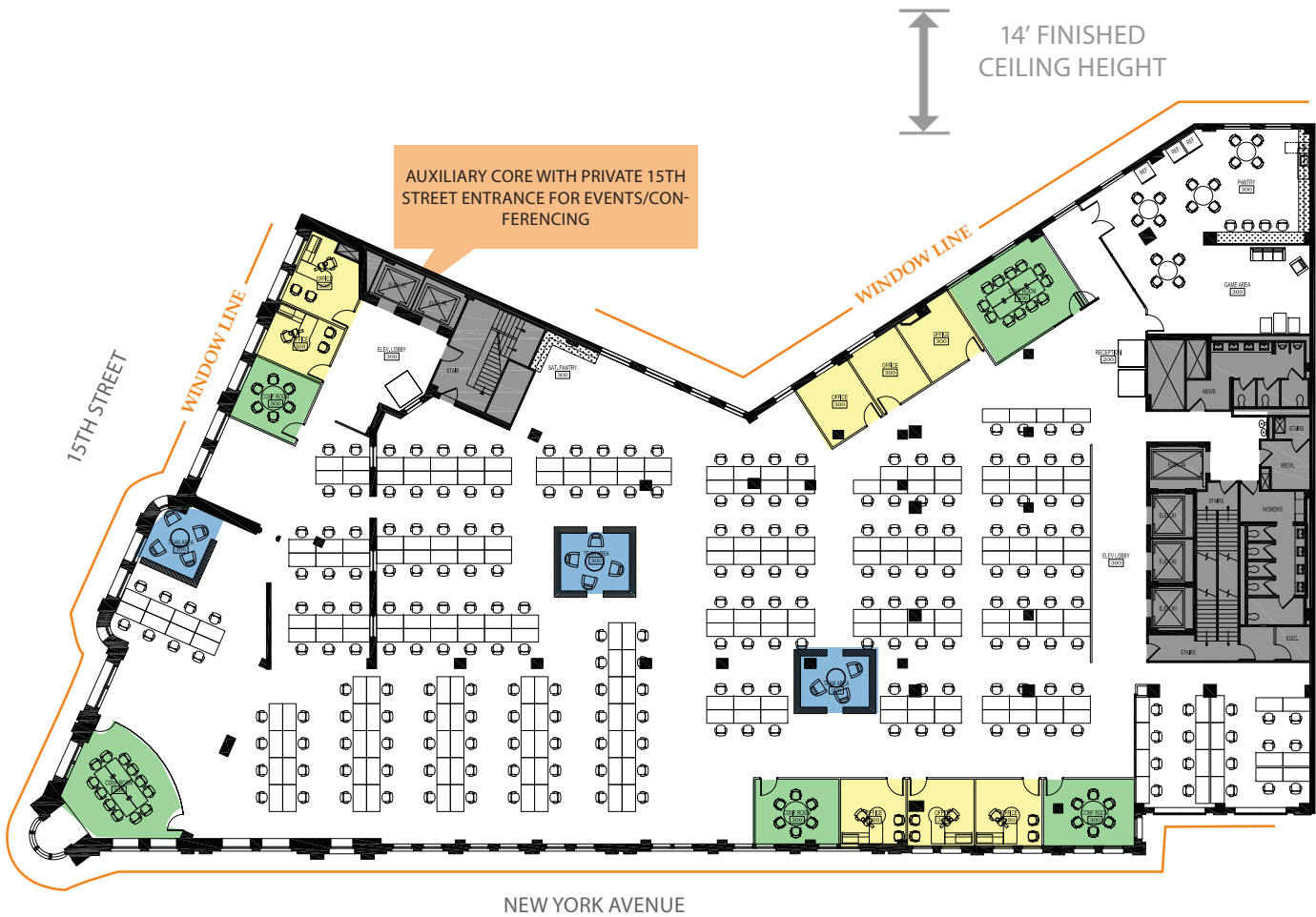
CONTIGUOUS UP TO 52,868 RSF



14 NEW YORK AVE 45

3RD FLOOR
23,798 RSF
Hypothetical Layout

CONTIGUOUS UP TO 52,868 RSF



14 NEW YORK AVE 45

8TH FLOOR 9,805 RSF

Available 12/15/2020

As-Built Condition

WORKSTATIONS	6
OFFICES	23
CONFERENCE	3



14' FINISHED
CEILING
HEIGHT

NEW YORK AVENUE

Amazing Views!



9TH FLOOR
9,853 RSF

HYPOTHETICAL LAYOUT

WORKSTATIONS	10
OFFICES	15
CONFERENCE	2



NEW YORK AVENUE

SHELL CONDITION

WORK
HAPPY





14 NEW YORK AVE 45



LUNCH OPTIONS

Joe's Stone Crab
Old Ebbitt Grill
The Hamilton
Bobby Van's Steakhouse
Woodward Table



METRO ACCESSIBILITY

Metro Center
McPherson
Farragut West



OUTDOOR SPACES

Lafayette Square
Franklin Park
McPherson Square
Farragut Square
National Mall

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