

■ 45 L STREET | WASHINGTON DC



SENTINEL
SQUARE
III

CBRE



BUILDING INFORMATION



30' x 30'
column spacing



10'
finished ceilings



Dual core
with 10 elevators



2-story
lobby



Tenant lobby
signage available



Landscaped
courtyard



Parking Ratio
1 : 1,000 RSF



Metro Access
9 min walk to NoMa
and 14 min walk to
Union Station

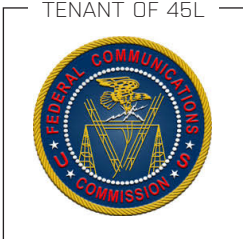




45 L is located in the NoMa submarket. Noma is a vibrant, rapidly growing neighborhood placed between Union Station and Union Market and within an easy walk to the U.S. Capitol, the H Street NE corridor, and numerous historic neighborhoods. NoMa is also the District's most linked neighborhood, with a Walk Score of 94; miles of bike lanes, including the Metropolitan Branch Trail; local, regional, and national options for rail and bus transportation; and easy access to major highways.

NEARBY GOVERNMENT AGENCIES

TENANT OF 45L



HOTELS

1. Courtyard by Marriott
2. Hilton Garden Inn
3. Hyatt Place

CHILDCARE CENTERS

1. Bright Horizons
2. The Harbor at Station Place
3. Development Center

FITNESS FACILITIES

1. Project Fitness
2. Barre3
3. Gladiator Strong Fitness
4. Nuboxx

BANKS/ATMS

1. HEW Credit Union
2. SunTrust Bank
3. SunTrust Bank ATM
4. Treasury Department
5. Premier Bank
6. Citibank
7. Wells Fargo

DRUG STORES

1. CVS

GROCERY STORES

1. Harris Teeter (pharmacy)
2. Giant

STORES/GAS STATIONS

1. 7-Eleven
2. Crown Gas Station
3. Exxon Gas Station

PUBLIC PARKING

1. Union Station
2. Colonial Parking
3. MarcParcâ

DINING

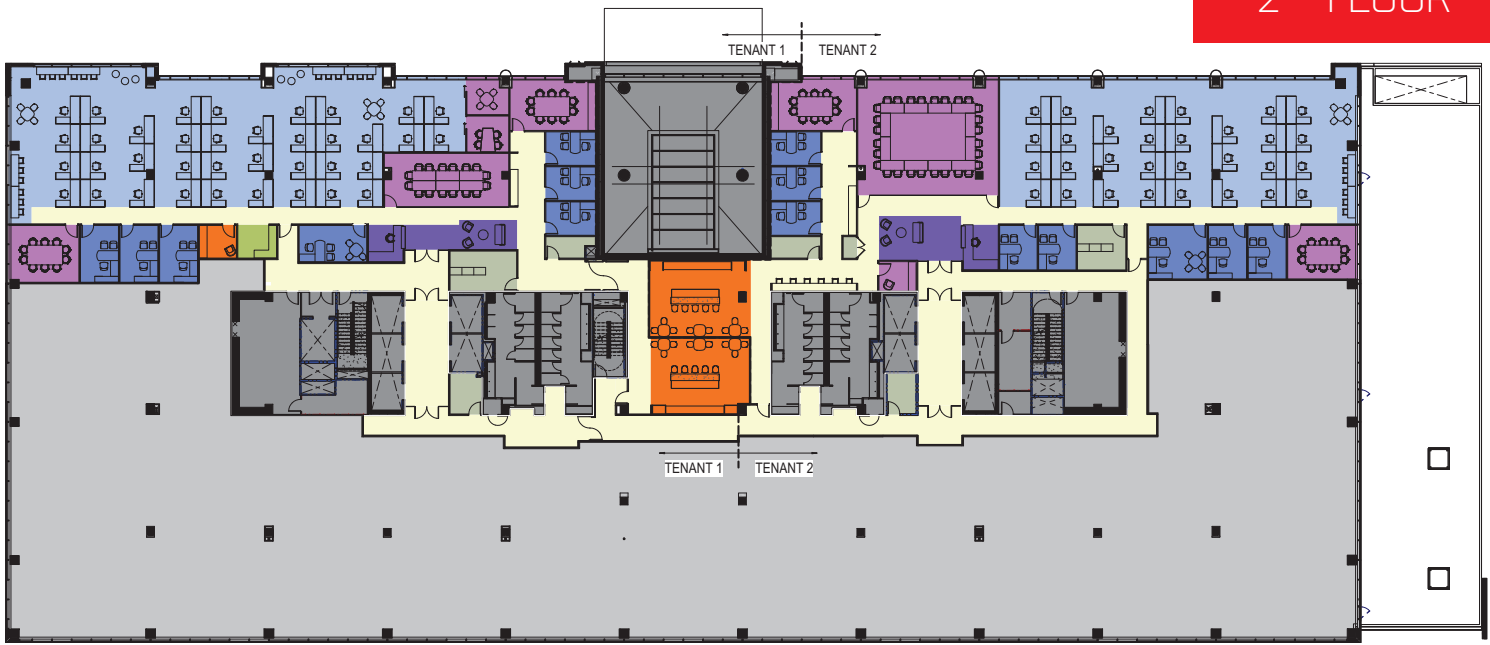
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|--------------------------|------------------------------------|--|
| 1. Au Bon Pain | 11. Bistro 525 | 21. Station Café |
| 2. Deli Italian Cafe | 12. McDonald's | 22. Tynan Coffee & Tea |
| 3. Big Bear Cafe | 13. New York Pizza | 23. Uptown Cafe |
| 4. Café Phillips | 14. Potbelly Sandwich Shop | 24. Wendy's |
| 5. Sunrise Café | 15. Railway Newsstand | 25. Union Station with over 80 restaurants, shops and services |
| 6. Constitution Cafe | 16. Roti Mediterranean Grill | 26. Thaja |
| 7. Ebenezers Coffeehouse | 17. Starbucks | 27. Subway |
| 8. Five Guys | 18. The Bistro—Eat. Drink. Connect | |
| 9. Goodies Deli | 19. Todd Gray's Watershed | |
| 10. Ibiza Nightclub | 20. Toscana Cafe | |



Retailers as of 3/1/2020

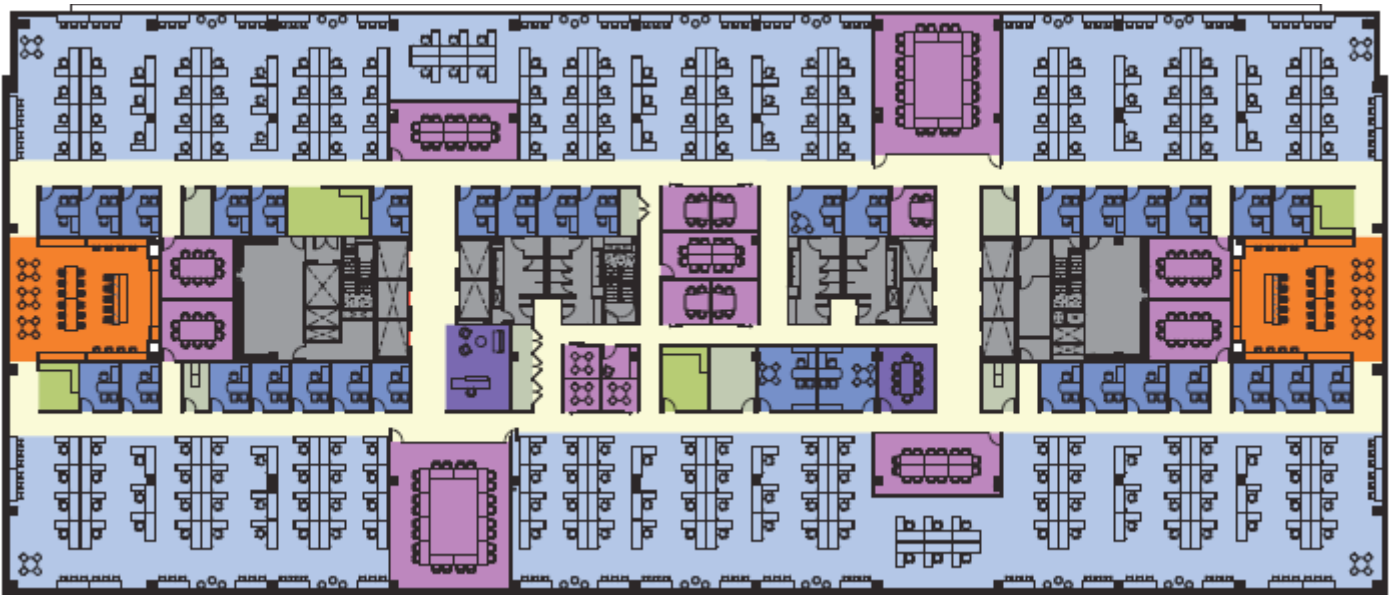
CURRENT AVAILABILITIES

2ND FLOOR



- UP TO 22,559 RSF
- SAMPLE 2 TENANT SCENARIO TEST FIT
- DIRECT EXPOSURE TO BOTH ELEVATOR LOBBIES
- OVERLOOKING L STREET
- 10' FINISHED CEILINGS
- APPROXIMATELY 370 LINEAR FEET OF WINDOW LINE

11TH FLOOR



- UP TO 50,264 RSF
- SAMPLE SINGLE TENANT TEST FIT
- FREE-STANDING
- 10' FINISHED CEILINGS
- TOP FLOOR OPPORTUNITY





Please contact the leasing team for information:

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CBRE

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