

YOUR LOGO HERE

1901  
L STREET





YOUR  
LOGO  
HERE



Welcome to 1901 L Street. From the moment you arrive at your doorstep, you are surrounded by style and amenities. A striking first impression. Walls of floor-to-ceiling glass that flood your workday with light. Offices and collaboration spaces that propel productivity. A state-of-the-art fitness center that motivates. A vibrant penthouse terrace with meeting and conference spaces designed to inspire. And it's all located in an ideal location that eases your commute and enhances your lifestyle.

**Clearly, you've arrived.**

# BUILDING WITHIN A BUILDING OPPORTUNITY



# HYPOTHETICAL TEST FITS



**GROUND FLOOR**



**2<sup>ND</sup> FLOOR**

**17,640  
RSF**

- 23 windowed offices
- 9 interior offices
- 22 workstations
- 3 conference rooms
- 3 huddle rooms
- 1 pantry



**3<sup>RD</sup> FLOOR**

**19,675  
RSF**

- 33 windowed offices
- 9 interior offices
- 6 workstations
- 3 conference rooms
- 1 pantry

**CONTIGUOUS UP TO 40,000 RSF**

A PENTHOUSE

# WORTH PURSUING



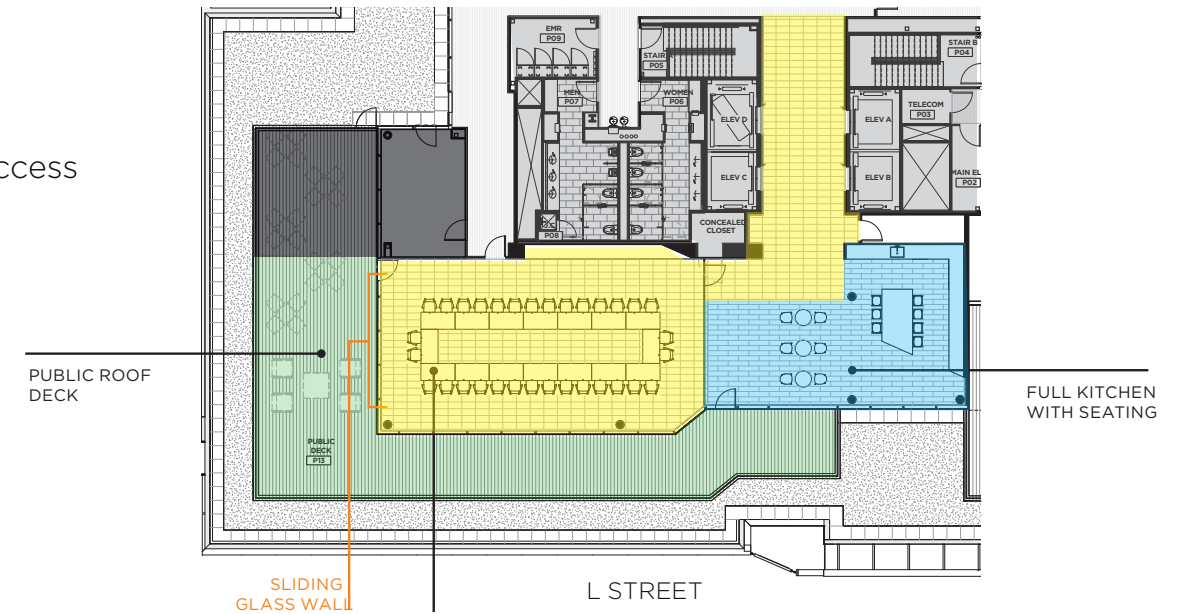
# THE PENTHOUSE

## PENTHOUSE FEATURES

- ↑ 11 foot finished ceiling height
- ↕ Full height glass fronting L Street
- ↓ Sliding glass nana-wall facing west with access to building terrace
- 5,000 SF of Rooftop Amenities

## B. The Big Meeting

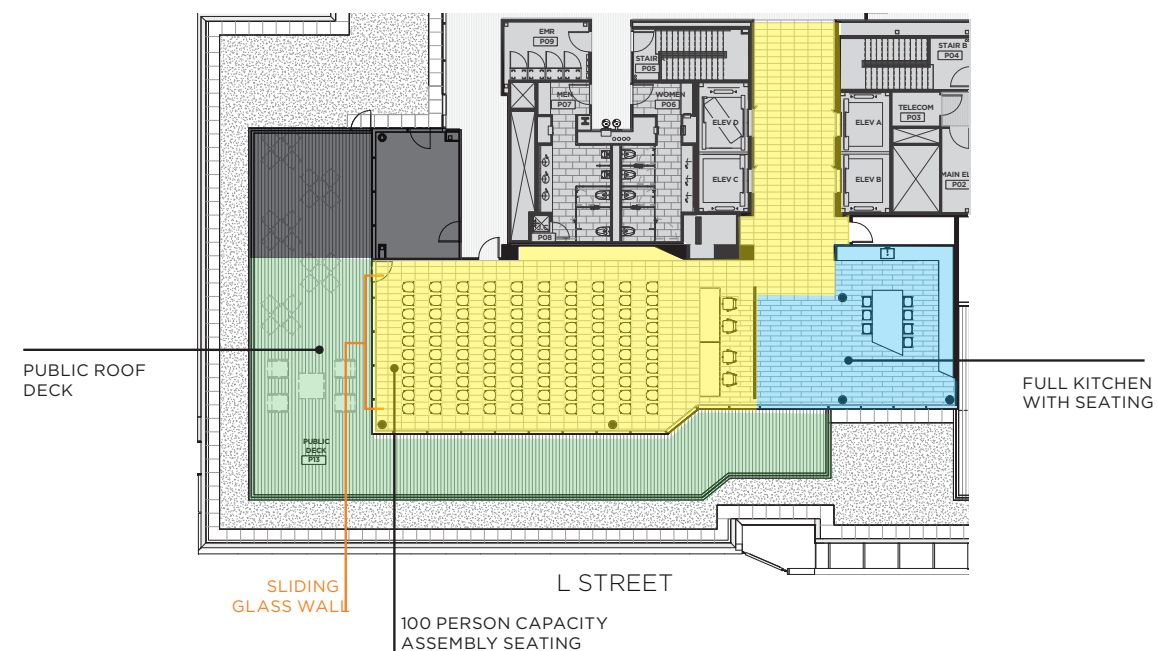
A conference room designed to impress visitors with huge ceiling height, customizable layout and unparalleled views across the city.



## THE PERFECT SPOT FOR:

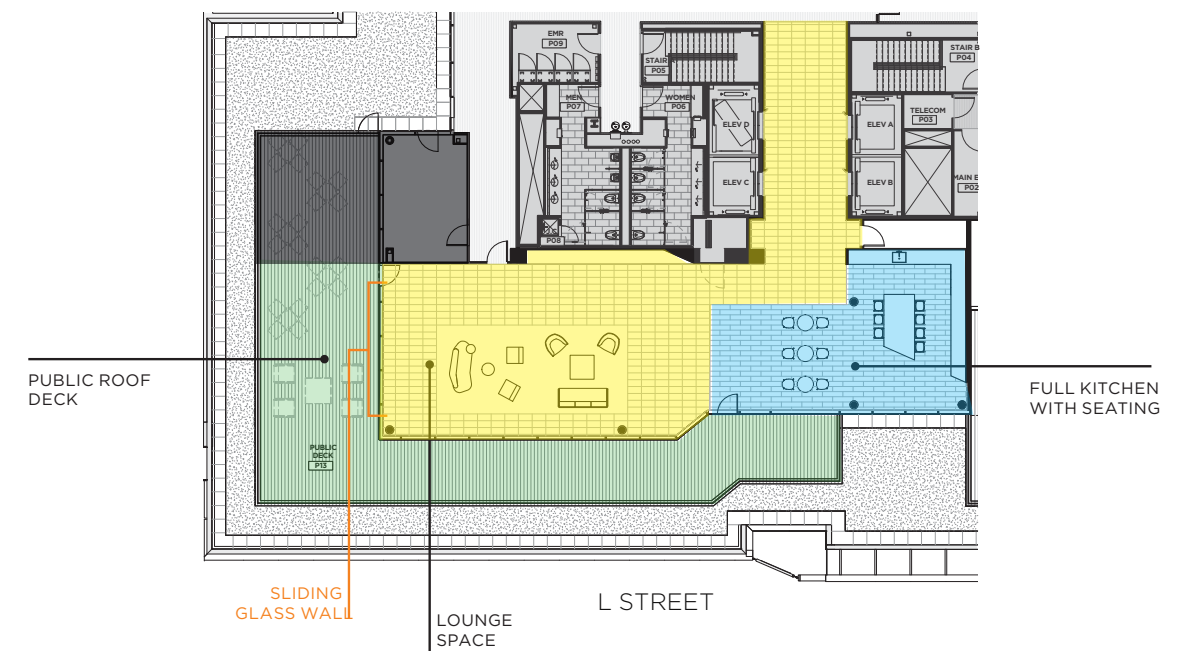
## A. The Big Crowd

The Penthouse at 1901 L provides a unique meeting space for large meetings. Our customizable logo screen will make it feel like it's all yours.



## C. The Big Celebration

Comfortable, casual lounge seating with a seamless connection to the roof terrace.







# THE FITNESS CENTER

- State of the art fitness center with spa quality locker rooms, the latest in cutting-edge fitness technology and equipment as well as a studio rooms for curated, on-site classes
- A secure bike room with ample storage and maintenance equipment, taking advantage of the major L Street bike thoroughfare at 1901 L's front door coupled with a direct connection into the locker rooms

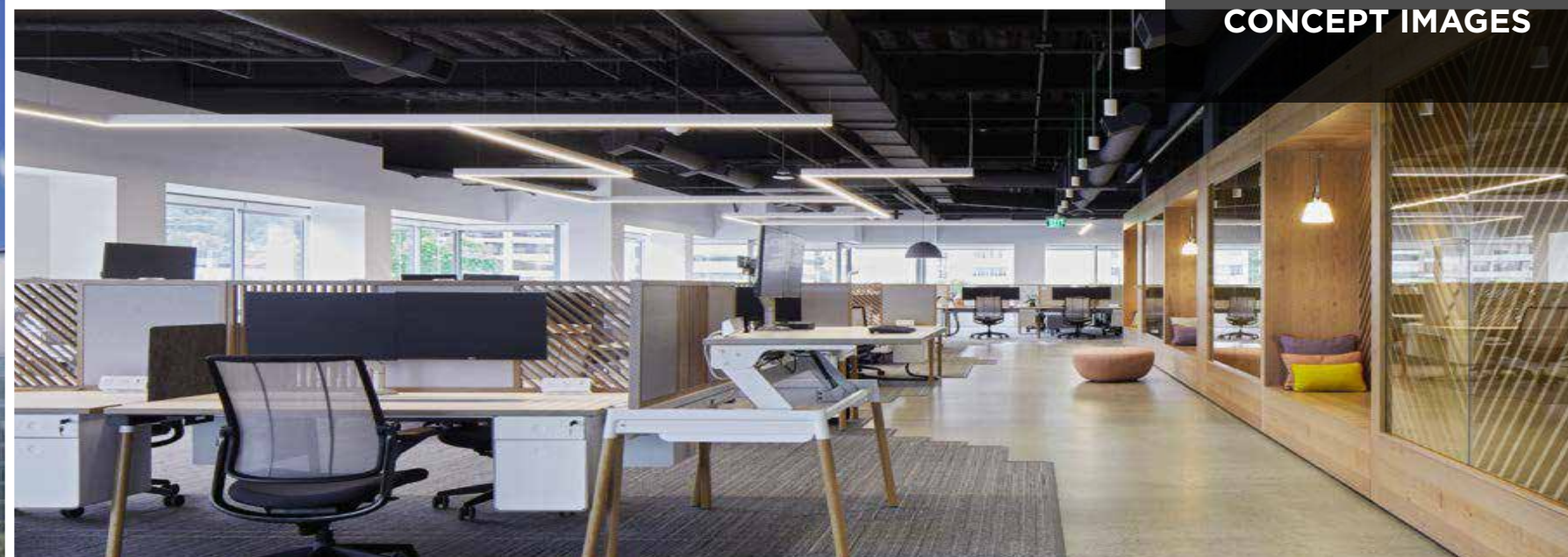


# 6<sup>TH</sup> FLOOR SPEC

1901



**SPEC SUITE**  
CONCEPT IMAGES



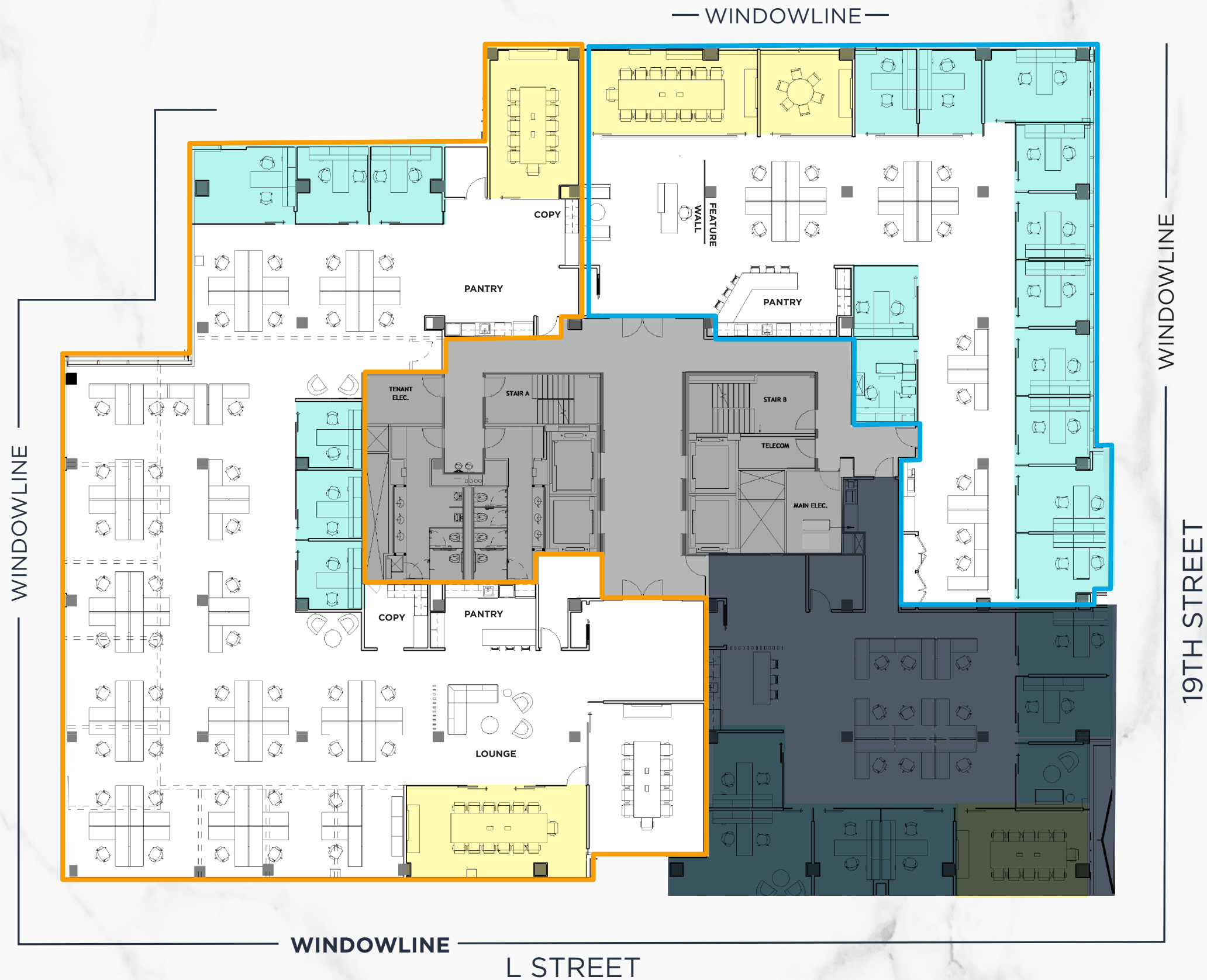
**CONFERENCE**



**FITNESS**



**LOUNGE**



## Suite A 10K SF

### DIVISIBLE

- 45 Workstations
- 6 Offices (ability to add up to 9 additional offices)
- 3 Conference



## Suite B 6.1K SF

- 10 Perimeter Offices
- 2 Interior Offices
- 12 Workstations
- 3 Conference/Huddle



## Combined 16.1K SF

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