



1212 New York Avenue, NW

New 6th Floor Fitness Center & Large Conference Center Open!



ALL MAJOR RENOVATIONS COMPLETED

- New Elevator / Elevator Cab Total Renovation -Modernization
- Electric Car Charging Stations
- **Certified LEED Silver**
- New Touch Screen Lobby Directory
- Restrooms Renovated

FEATURES

- One Block to Metro Center
- One Block to City Center
- Windows on 3 to 4 sides of building
- Short walk to Capital One Arena, restaurants & hotels
- Italian Deli plus Dry Cleaner in Building
- Concierge and Security
- Parking Garage in Building

Suite	Space Available (SF)	Comment	Rent (per SF)	Available
400	4,942	Front of Building, New York Avenue Views	\$44.00 - \$47.00	Now
500	4,514	Front of Building, New York Avenue Views	\$44.00 - \$47.00	Now
550	4,329	H Street Frontage, Great Views	\$44.00 - \$47.00	Now
520	1,408	3 windowed offices and upgraded buildout	\$42.50 - \$44.00	Now
600	2,593	Front of Building, Great New York Avenue Views	\$44.00 - \$47.00	Now
800	2,000-8,185	Great views - up to 20 windowed offices. Large windowed corner conference room	\$46.00 - \$47.00	12/1/2020
850	1,397	H Street Frontage, Great Views	\$44.00 - \$47.00	12/1/2020
825	697	H Street Frontage, Great Views	\$44.00 - \$47.00	12/1/2020

Can be combined up to 10,251 SF Full Floor

Can be combined up to 10,279 SF Full Floor

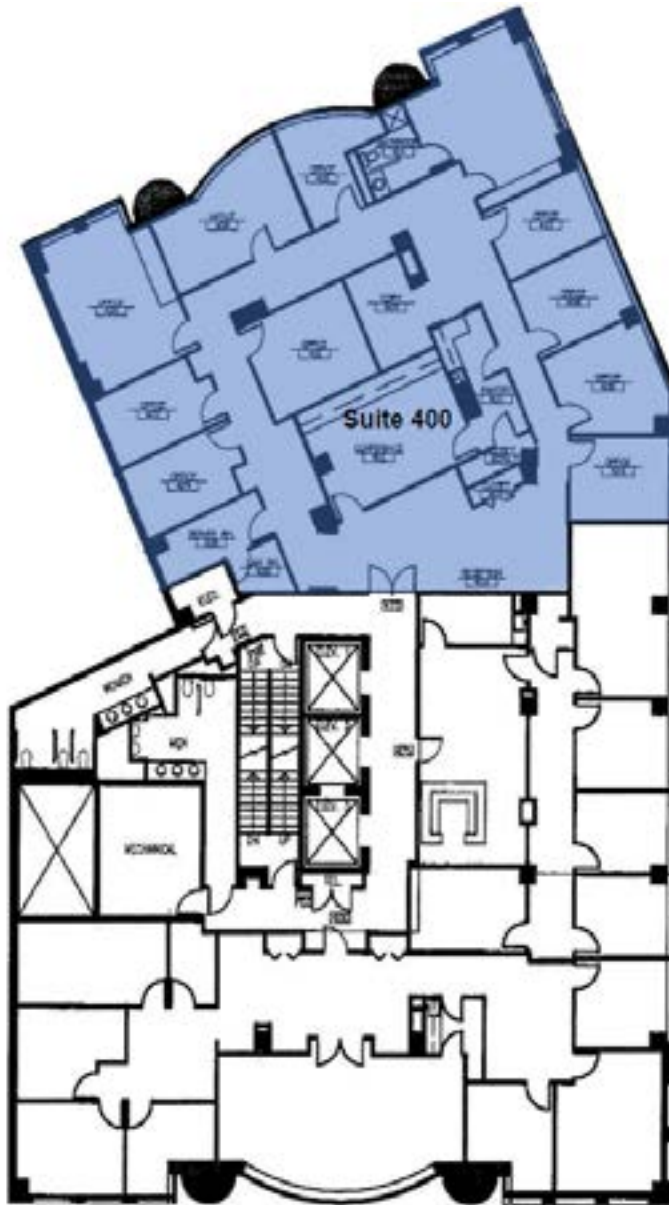
For Leasing Information:

Nathan Wilson
John Duffy
Paul DeFilippes

202.682.6260
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4th Floor - 4,942 rsf
Front of Building / New York Avenue Views

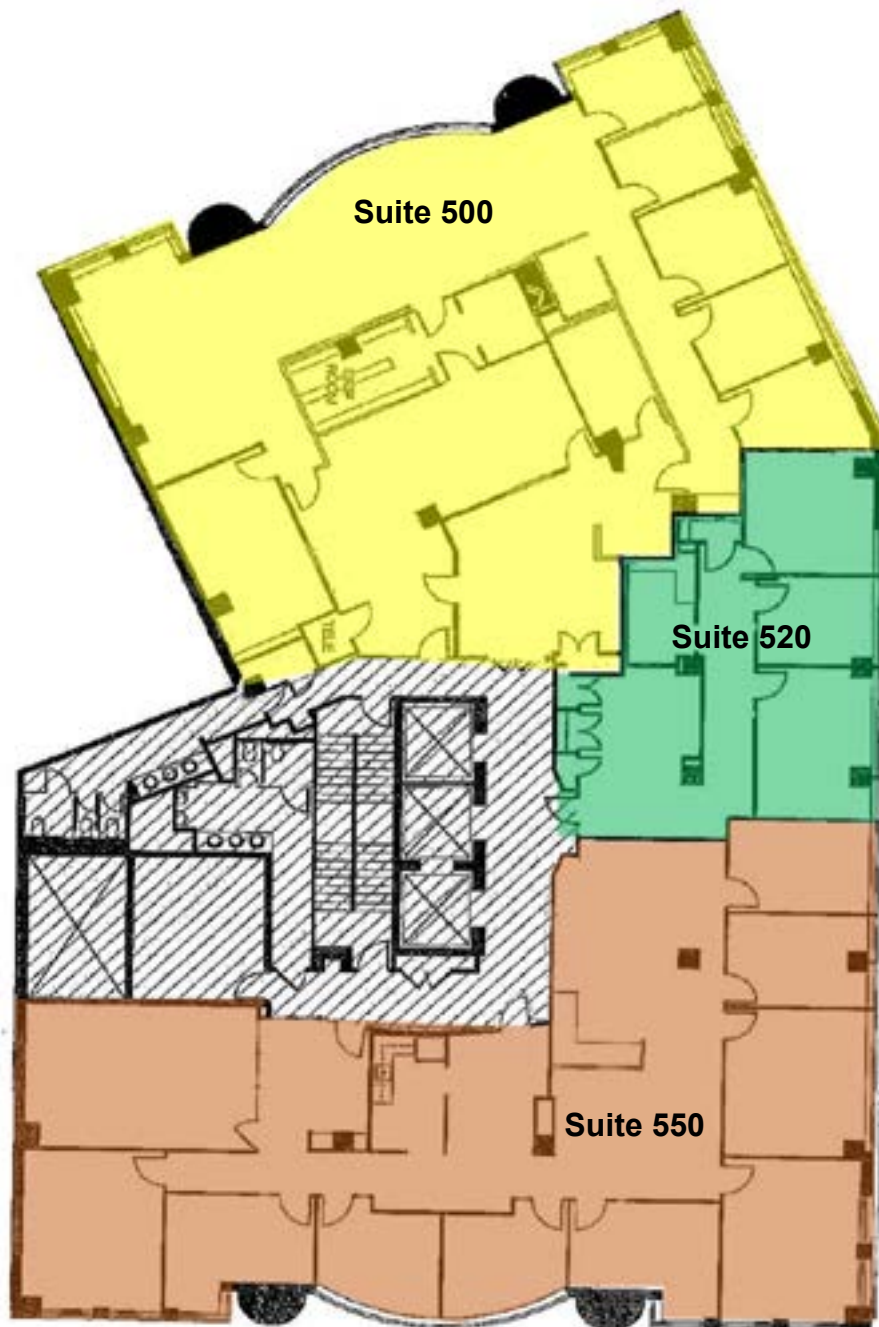


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**5th Floor - 1,408 and 4,514
H Street Frontage / Great Views**



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6th Floor - 2,593 rsf
Front of Building / New York Avenue Views



6th Floor -
Hypothetical Plan



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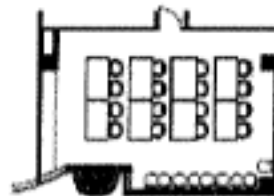
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8th Floor
2,000 - 8,185 rsf
H Street Frontage /Great Views



Sheet 1

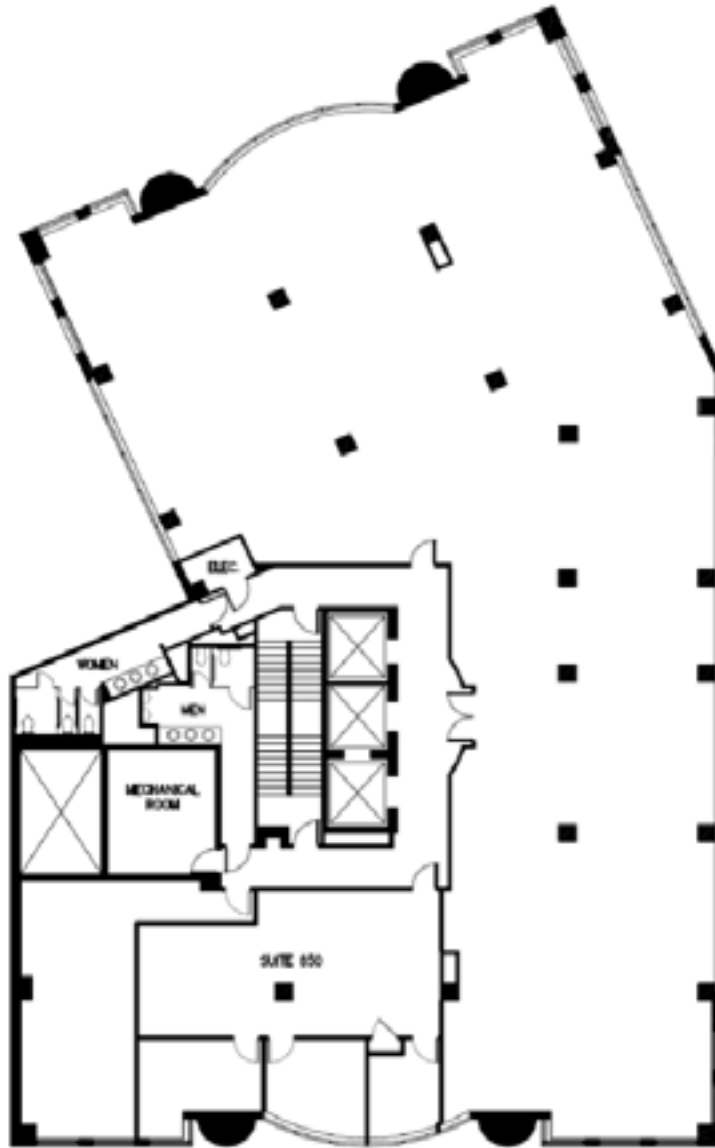


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8th Floor
1,397 rsf
H Street Frontage /Great Views



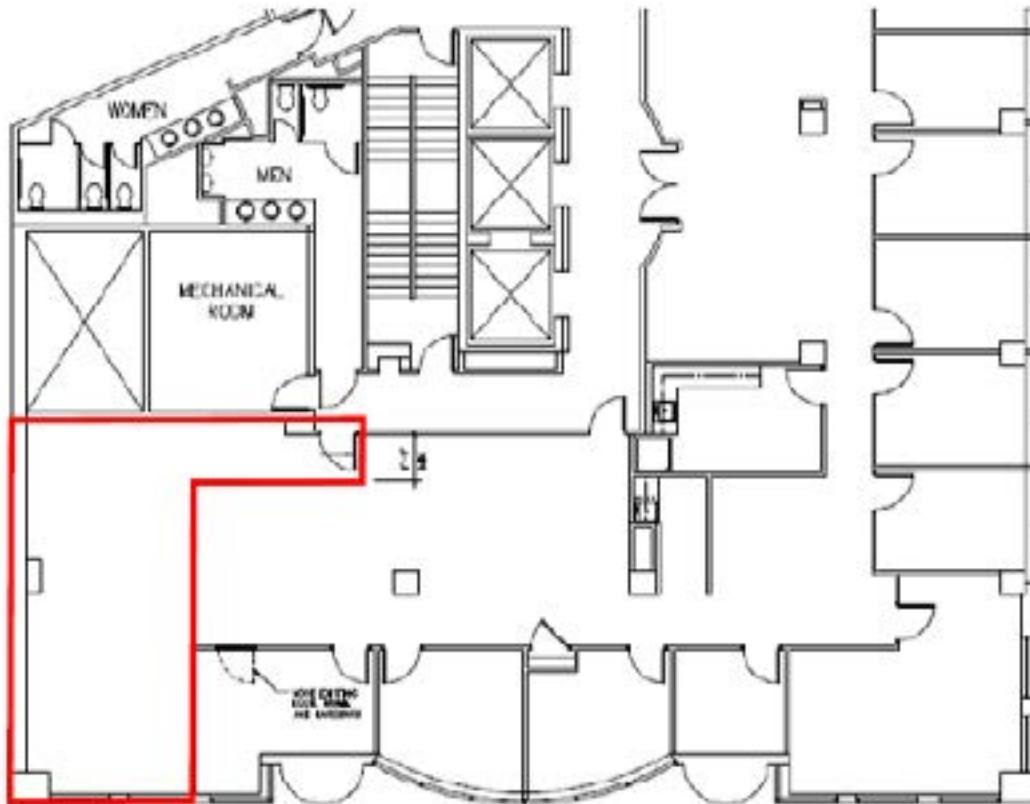
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**8th Floor - 697 rsf
H Street Frontage /Great Views**



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