



1100 Vermont Ave, Washington DC



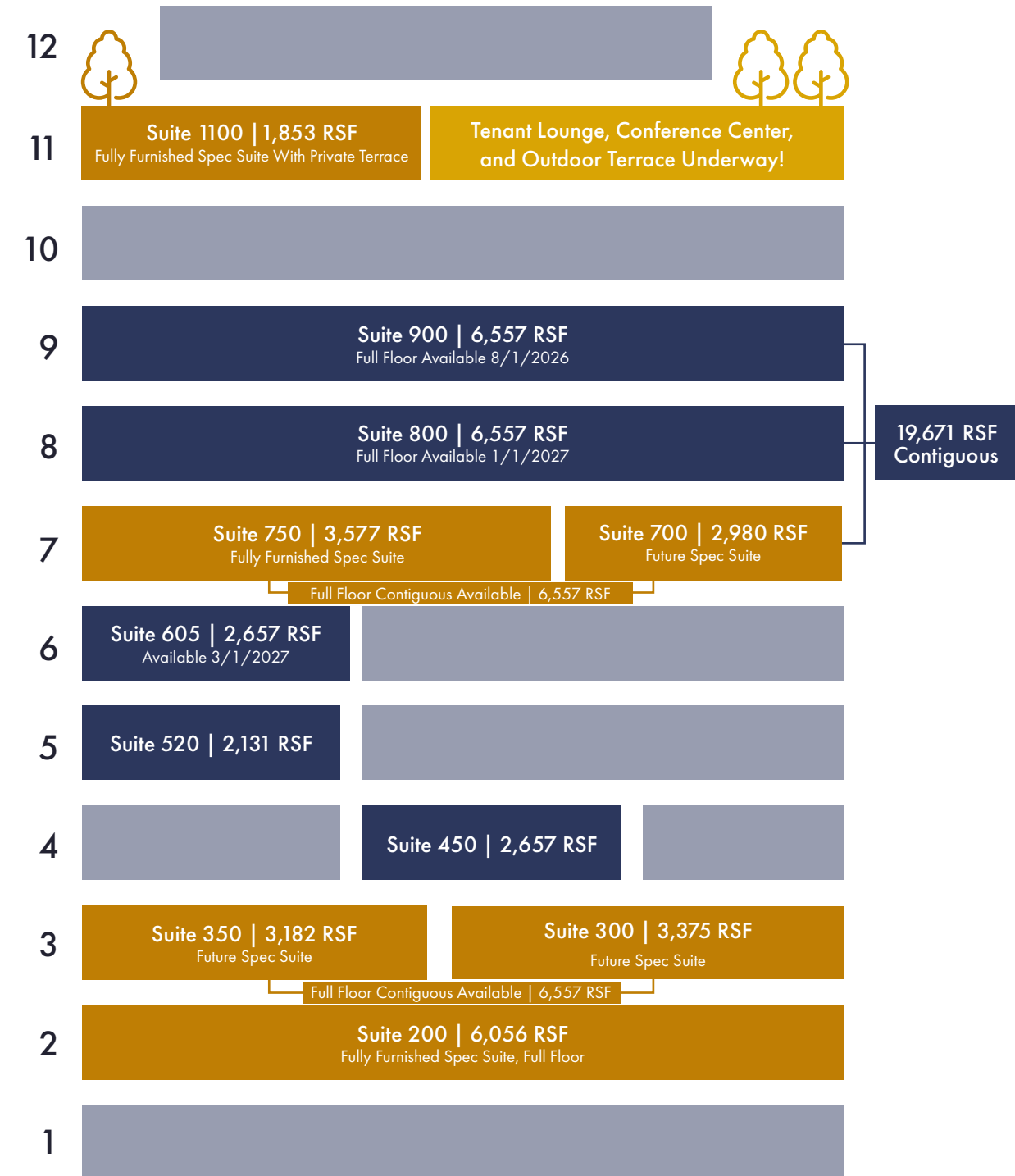
## Building Highlights

- Building renovation underway to include tenant lounge, conference center, and outdoor terrace!
- Corner office location with park + monument views
- One block from Midtown Center
- Walkable distance to all six metro lines
- 19 windowed offices possible on typical full floor



1100 Vermont Ave, Washington DC

## Availabilities



# Major Renovations Underway



Lobby Rendering



Exterior Rendering



Lobby Rendering

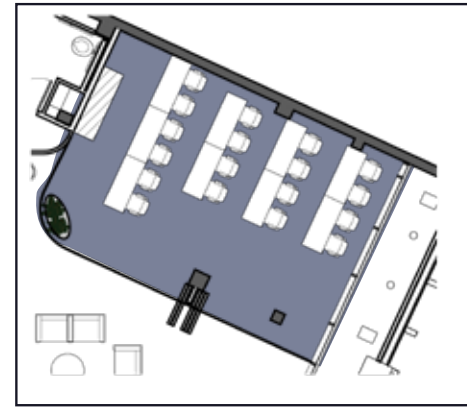


Lobby Rendering

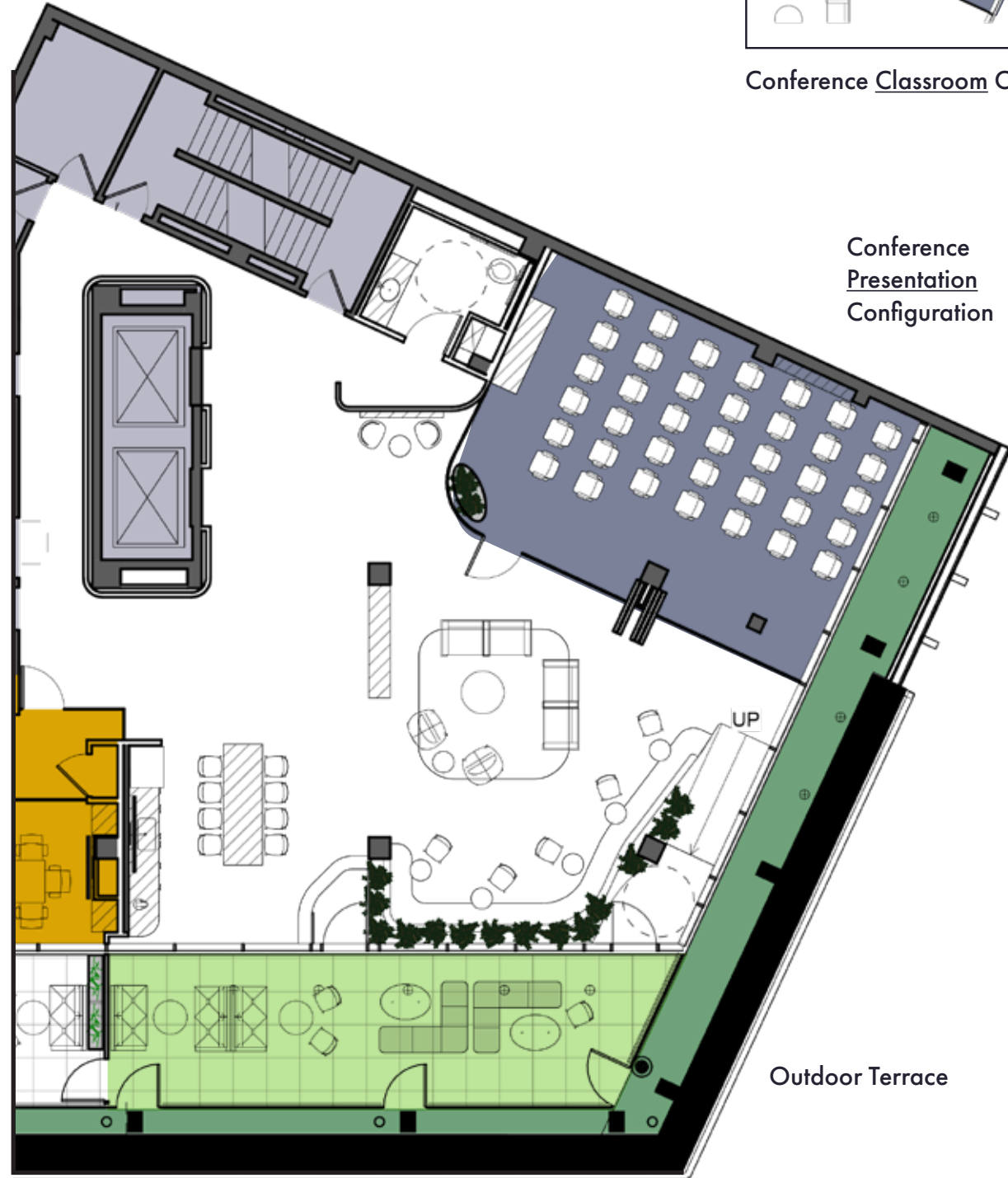
# Brand-New Outdoor Terrace Coming Soon!



# 11<sup>th</sup> Floor Amenity



Conference Classroom Configuration



Conference Presentation Configuration

Outdoor Terrace

L Street

Conference Rendering



Lounge Rendering



Lounge Rendering





# Under Construction: New Amenity Zone

# 11<sup>th</sup> Floor

Suite 1100 | 1,853 RSF

Brand New Spec Suite Underway!

Programming:

- 4 Offices
- 1 Conference
- Pantry



Opportunity For Private Terrace!

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Spec Suite Rendering



Spec Suite Rendering

# 9<sup>th</sup> Floor

Suite 900 | 6,557 RSF

Full floor opportunity with Monument views!

Contiguous with 8<sup>th</sup>+7<sup>th</sup> floor for 19,671 RSF

Programming:

- 6 Offices
- 1 Large Conference Room
- 2 Small Conference Rooms
- 29 Workstations
- Pantry



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Vermont Street

# 8<sup>th</sup> Floor

Suite 800 | 6,557 RSF

Full floor opportunity with Monument views!

Contiguous with 9<sup>th</sup>+7<sup>th</sup> floor for 19,671 RSF

Programming:

- 1 Large Conference Room
- 2 Private Offices
- 29 Workstations
- Pantry



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Vermont Street

# 7<sup>th</sup> Floor

Can be made contiguous for 6,557 RSF for a full floor opportunity  
 Contiguous with 9<sup>th</sup>+8<sup>th</sup> floor for 19,671 RSF

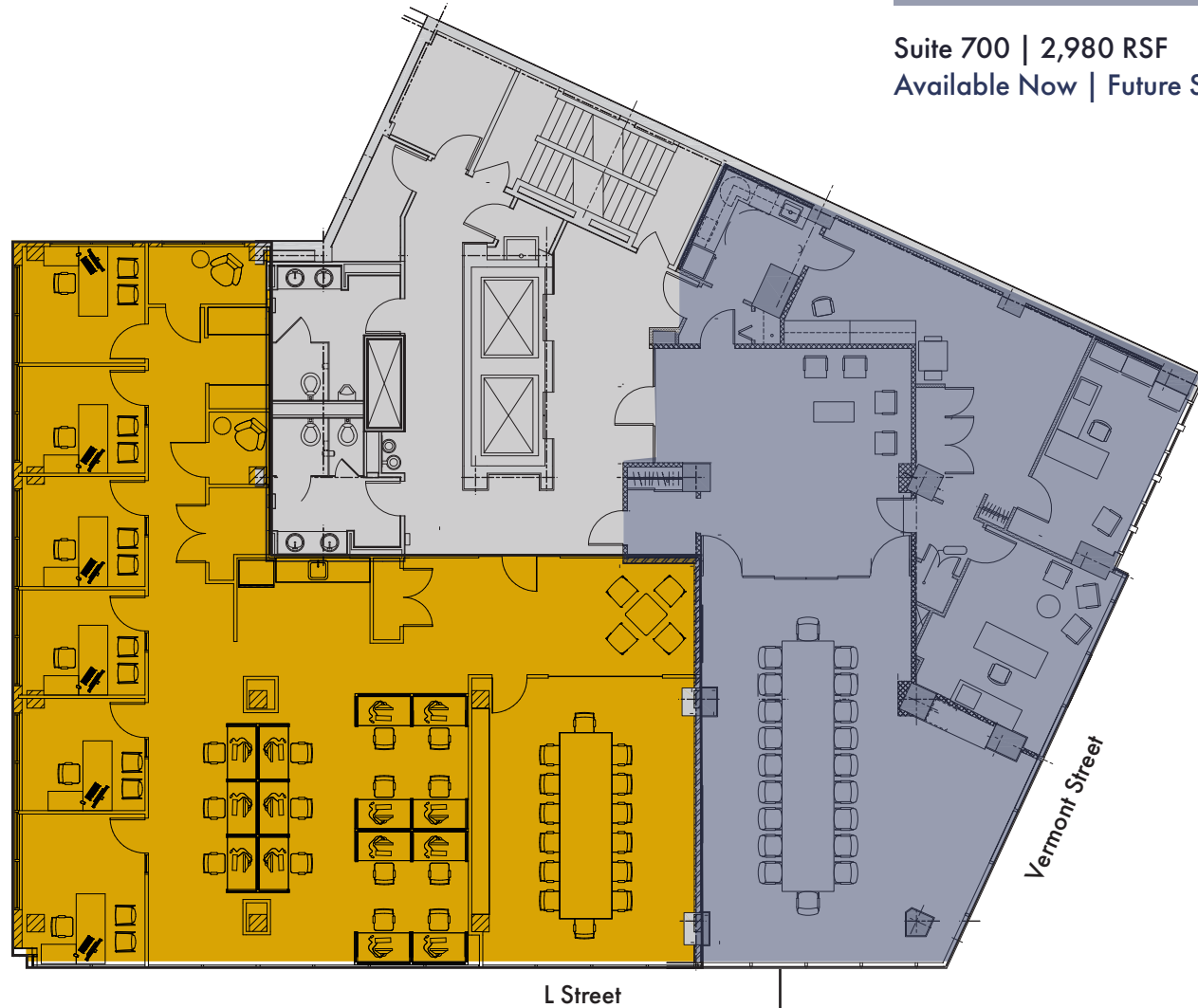
Programming:  
 2 perimeter offices  
 Large Conference room  
 Open seating  
 Pantry

# 6<sup>th</sup> Floor

Suite 650 | 2,657 RSF  
 Available 3/1/27

Programming:  
 6 Offices  
 Pantry

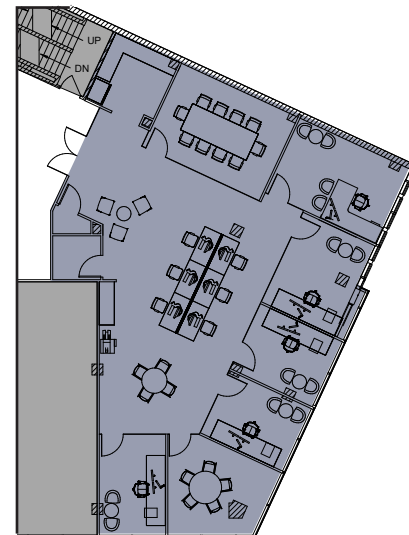
Suite 700 | 2,980 RSF  
 Available Now | Future Spec Suite!



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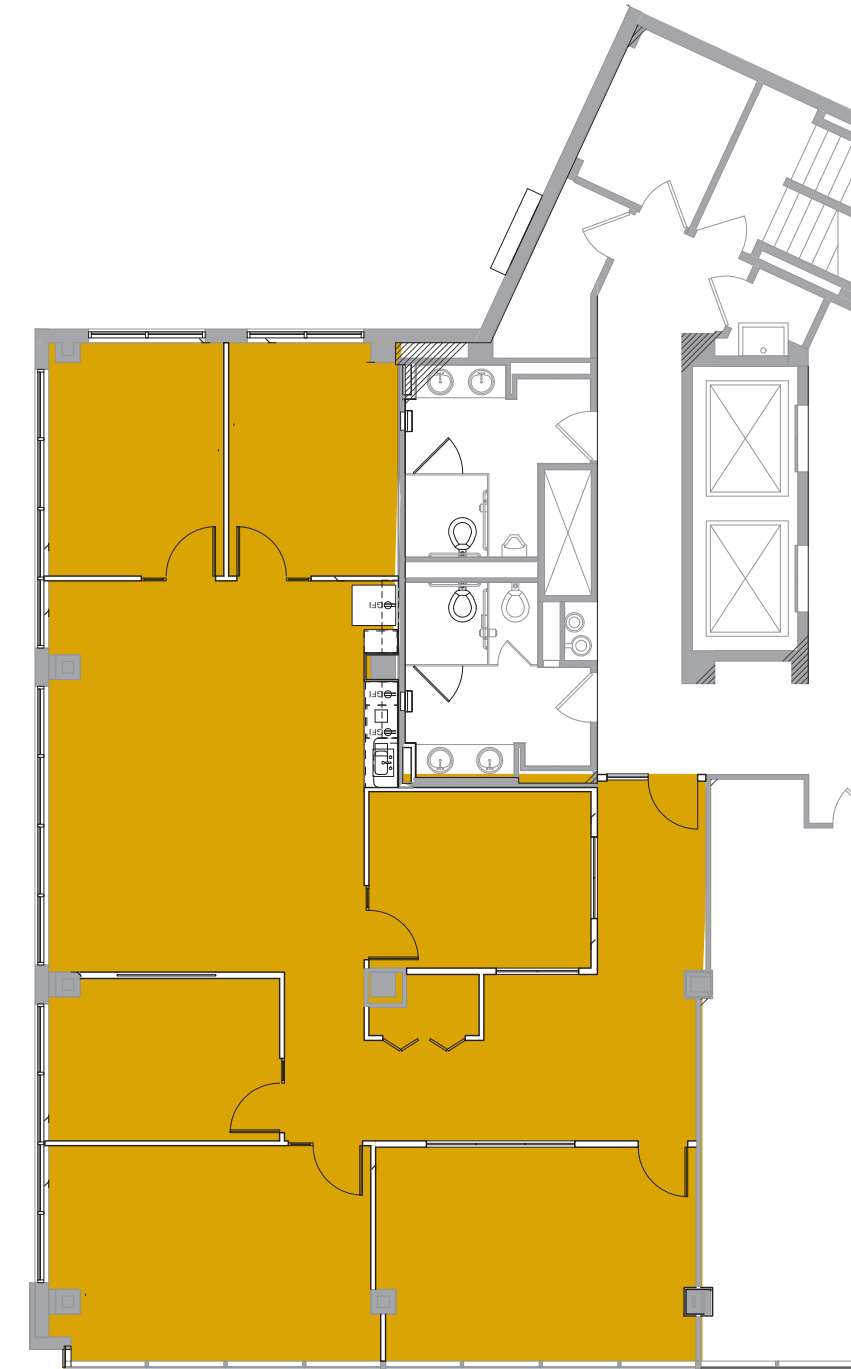
Vermont Street

SPEC SUITE PLAN  
 COMING SOON!



Suite 750 | 3,577 RSF  
 Available Now  
 Brand new fully furnished spec suite

Programming:  
 1 executive office  
 5 perimeter offices  
 Conference room  
 14 Workstations  
 Pantry



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# 5<sup>th</sup> Floor

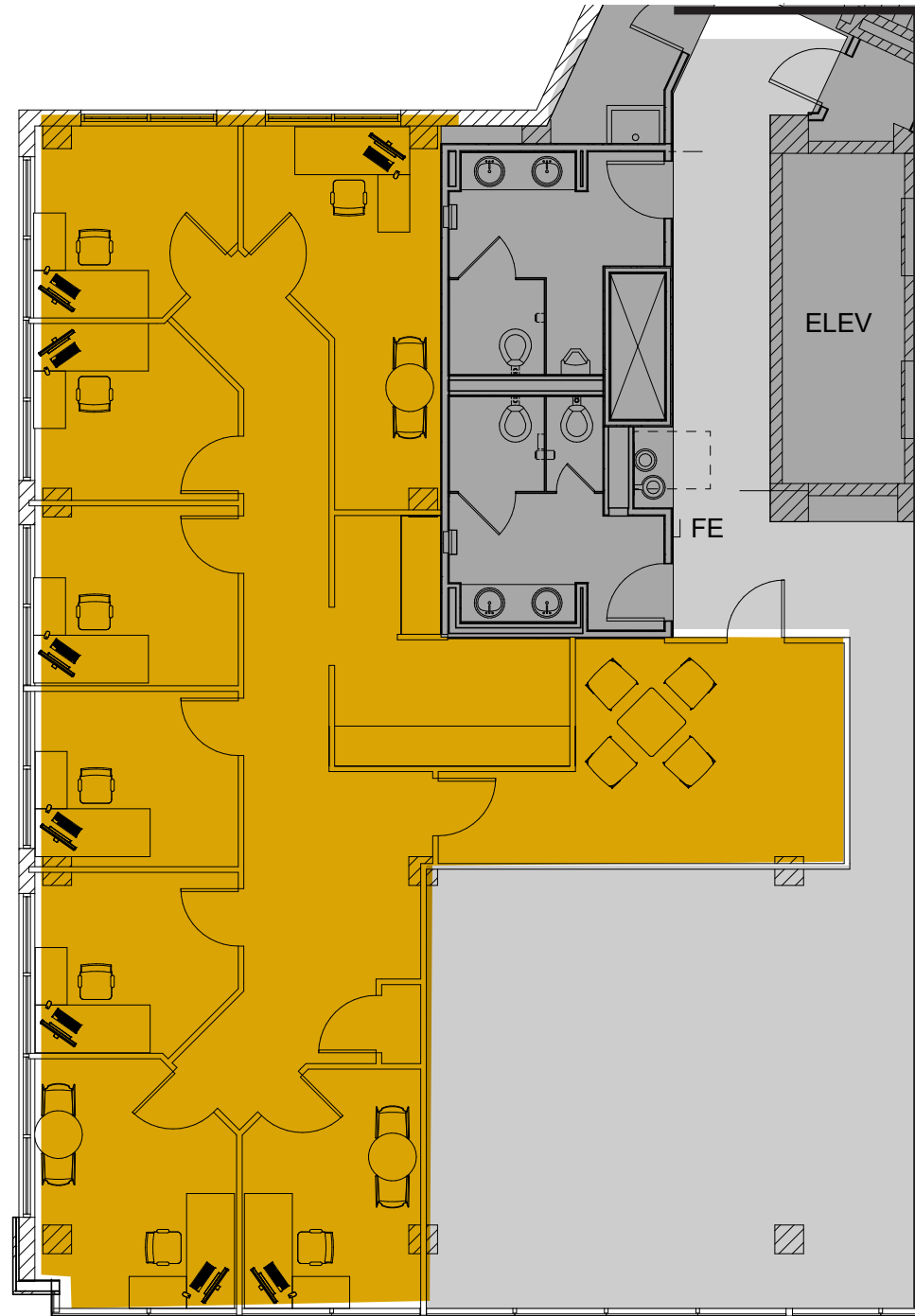
Suite 520 | 2,131 RSF

Available Now

Pre-Built therapist/ light medical suite

Programming:

- 8 Treatment rooms
- Secure waiting room
- Pantry



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# 4<sup>th</sup> Floor

Programming:

- 6 Windowed offices
- 1 Conference room
- 6 Workstations
- Pantry



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Suite 350 Programming:

- 1 Conference
- 4 Offices
- 8 Workstations
- Pantry

Suite 350 | 3,182 RSF  
Pre-Built

Suite 300 Programming:

- 2 Conferences
- 3 Windowed offices
- Open space
- Pantry

Suite 300 | 3,375 RSF

# 2<sup>nd</sup> Floor

Suite 200 | 6,056 RSF  
Fully Furnished Spec Suite

Programming:

- 12 Windowed offices
- 3 Interior offices
- Large Conference room
- Pantry
- Workroom
- Furnished Shower Room



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HYPOTHETICAL PLAN  
SUITE 300

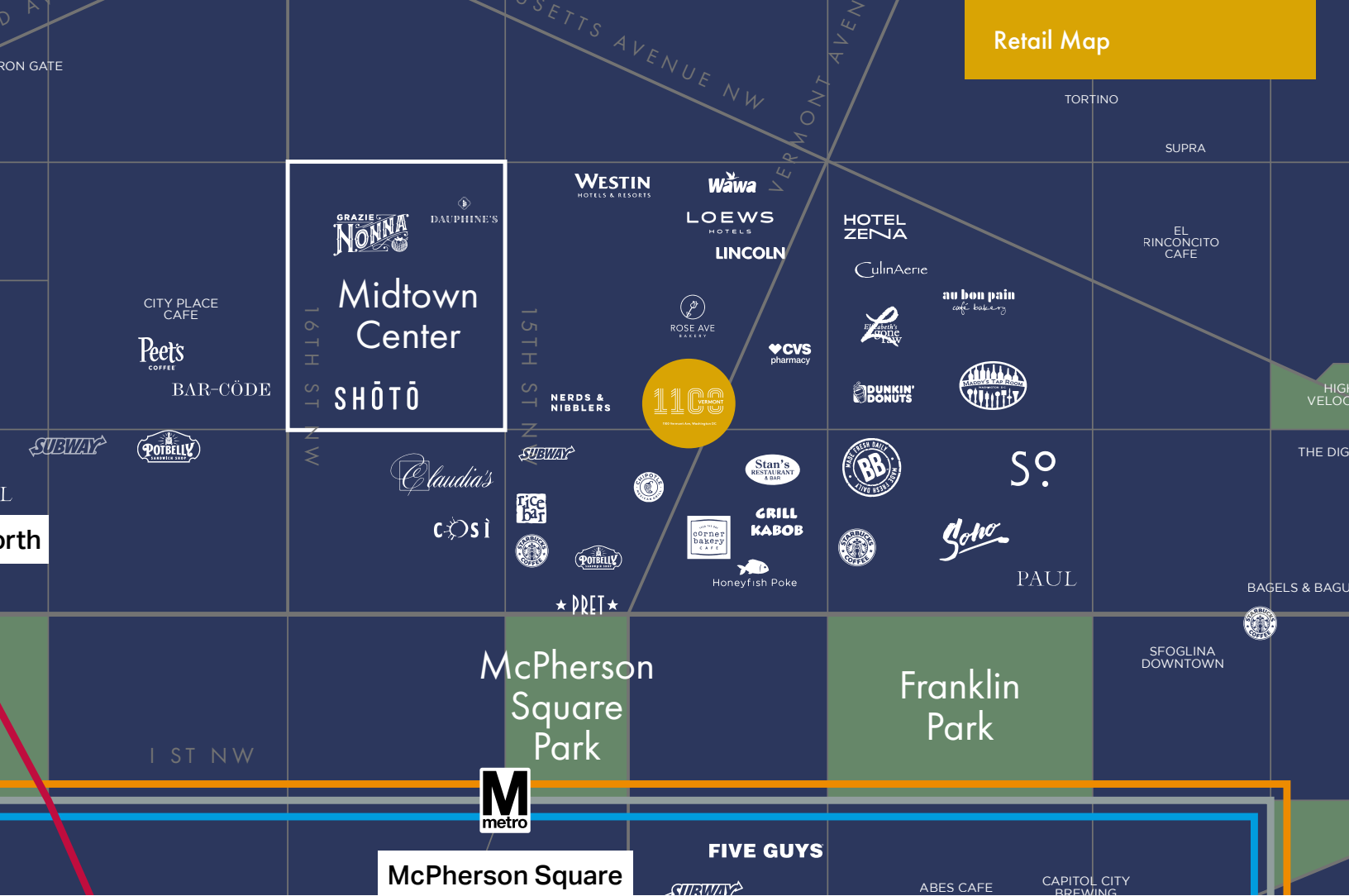


# 3<sup>rd</sup> Floor

Can be made contiguous at 6,557 RSF  
for a full floor opportunity

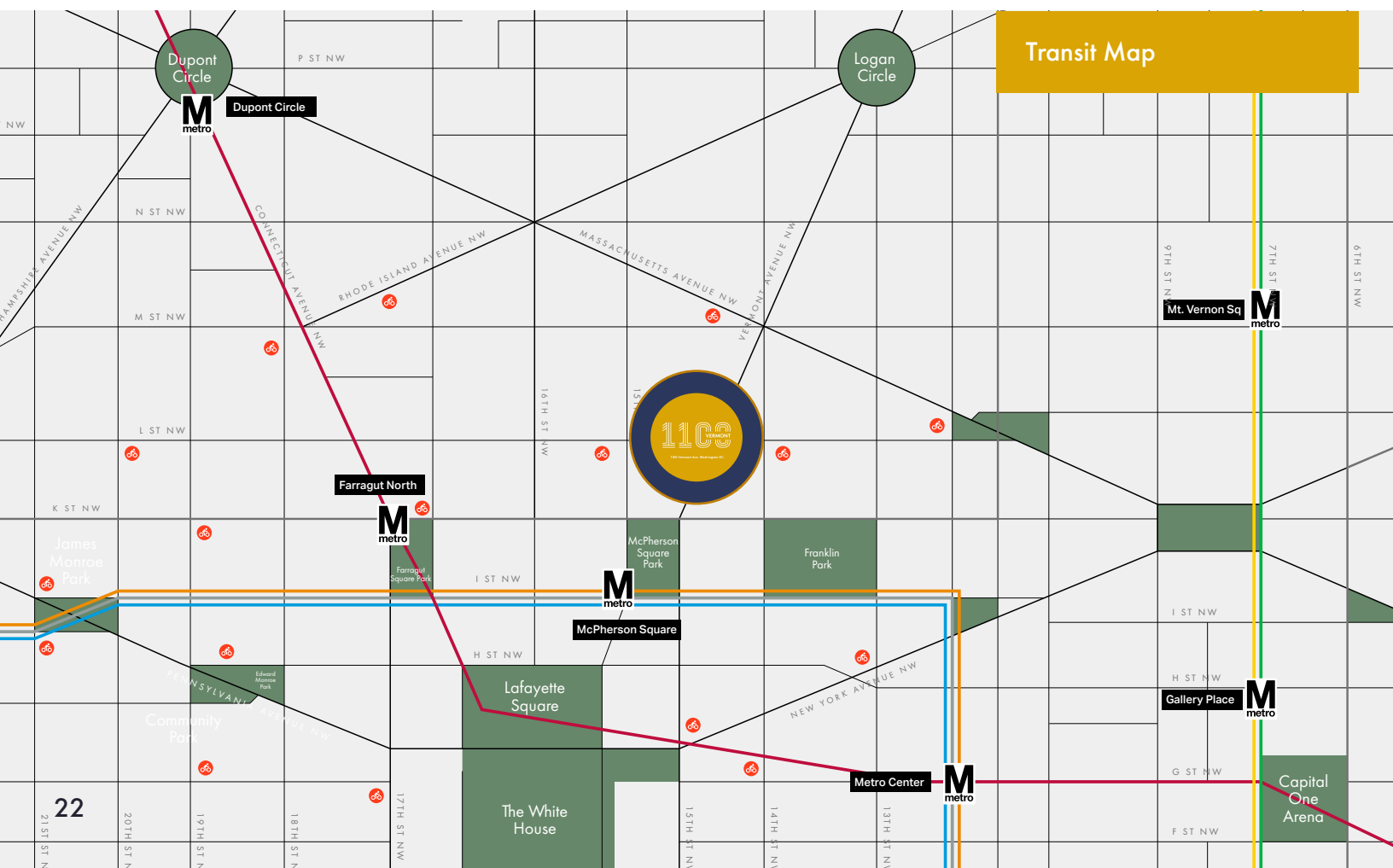
Scan to view  
Suite 200!





## SITUATED AT THE NEXUS OF WHERE WASHINGTON LIVES, WORKS, AND PLAYS

- One block from Midtown Center – featuring 44,000 SF of engaging restaurants, cafes, and markets.
- Easily walkable to downtown Washington DC’s most popular residential neighborhoods: the 14th Street Corridor, Logan Circle, Dupont, and Shaw
- Walkable access to all six metro line





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## FOR LEASING INFORMATION, CONTACT US

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