



1940

DUKE



Renovations: Lobby Level Arrival + Amenities



Fitness

Boutique style fitness with separate all-purpose room + individual restrooms/lockers



Conferencing

Divisible conferencing center with A/V, flexible seating





Renovations: 6th Floor Town Hall



Town Hall

Versatile space with areas to meet, work, socialize and entertain



Renovations: Penthouse Rooftop



Rooftop Terrace

Open air amenity with sweeping views of the Masonic Temple, Washington Monument and Capitol



World Class Amenities



Old Town's most inspiring rooftop terrace with monument views



Flexible and expansive on-site conferencing



Unparalleled visibility



Spa quality fitness and locker-rooms



Exceptional vehicular access to National Airport, and the Pentagon to the north and Fort Belvoir to the south



Framing the entrance of Carlyle District



2.0/1,000 parking at metro



Close proximity to Capital Beltway (I-495), I-395, the George Washington Parkway, and I-95

It's All About Location



**Access through
the Duke Street
Pedestrian Tunnel**



Walk to King Street Metro Station
(Yellow and Blue lines)



Walk to Virginia Railway Express
(VRE) and Amtrak

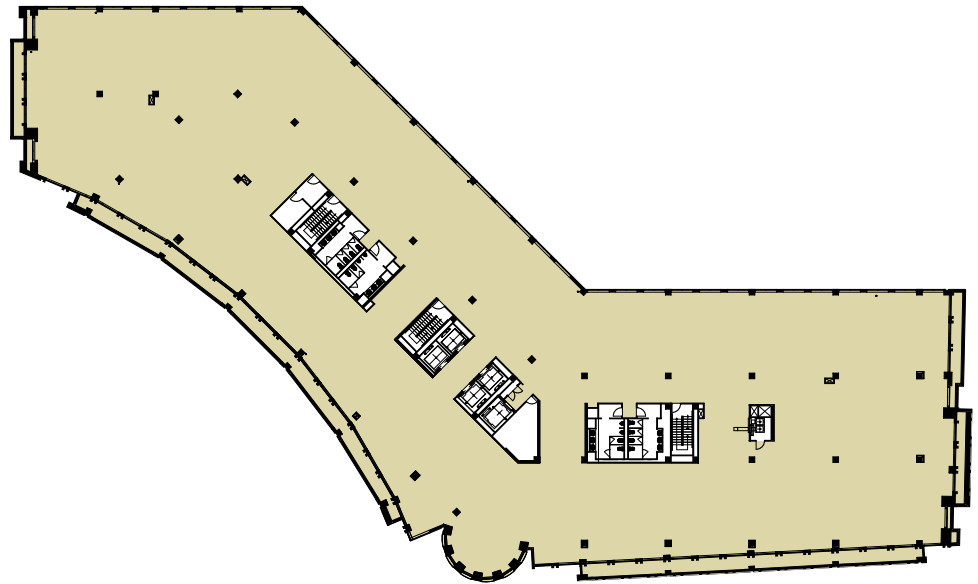


Everybody's Welcome

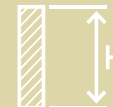
3,279 RSF to 90,000 RSF Available

7	ROOF DECK
6	TOWN HALL + SPEC SUITES 7,934 RSF
5	LEASED
4	5,000 - 27,593 SF AVAILABLE
3	40,740 SF AVAILABLE
2	LEASED
1	PANERA BREAD LOBBY FITNESS

Typical Floor Plan



Expansive, flexible floor plates
with few columns



9' typical finished ceilings;
10' on Floor 6



2 sets of restrooms per floor
for added convenience

6th Floor Spec Suites + Town Hall

3,008 SF - 4,655 SF Available



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4th Floor Spec Suite

5,000 - 27,593 SF Available



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1st Floor Tenant - Exclusive Amenities



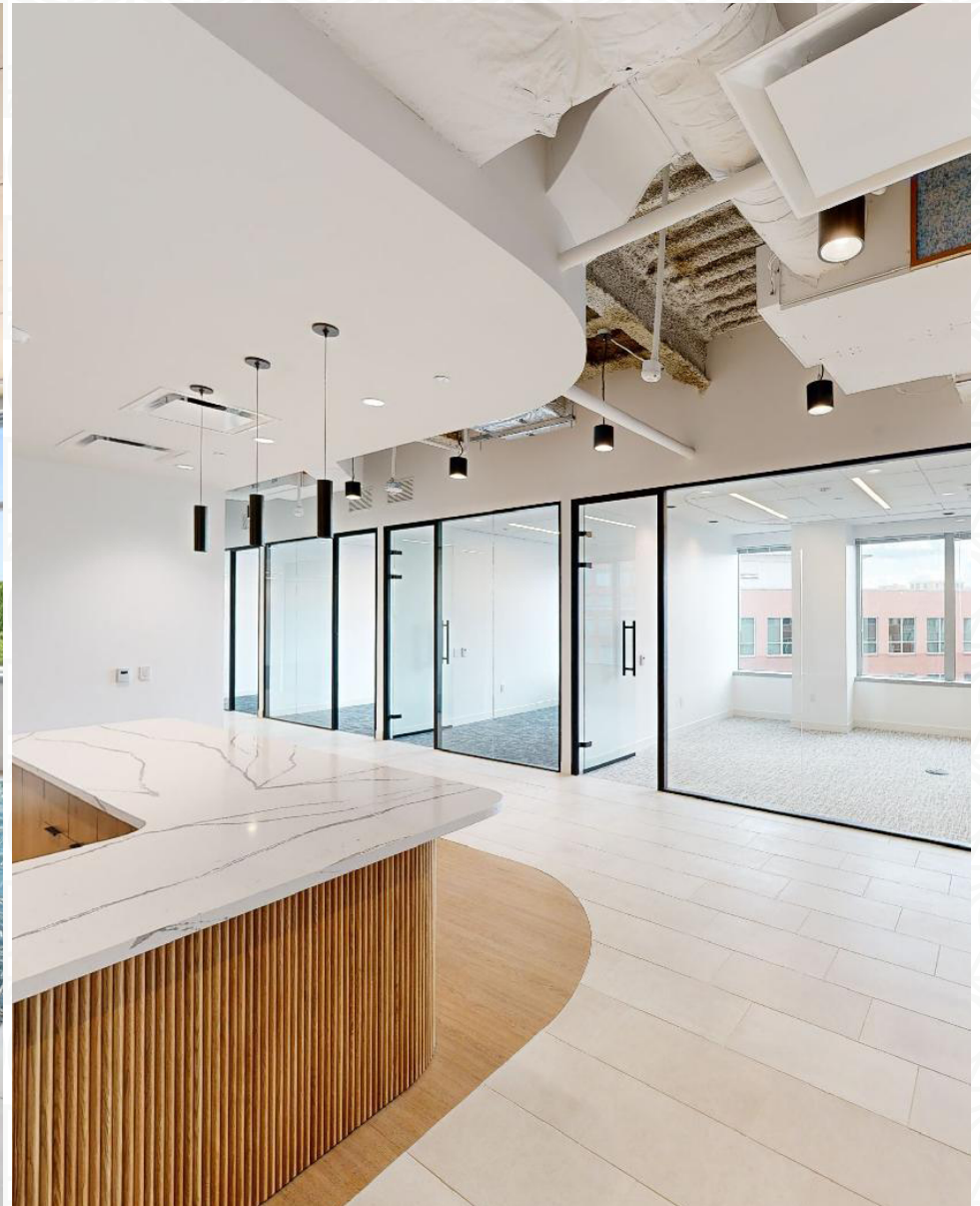
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Town Hall



Suite 650 | 4,655 SF





At Heyday, our objective is to change the workplace experience by putting people first.

We're changing everything...

SERVICE EXCELLENCE

Thoughtful service is the biggest driver of an exceptional experience – we think people should expect innovation in service from their workplace.

MAKE IT EASY

Leasing space or booking a conference room, we keep processes simple on our end so you can concentrate on what matters to you.

LOOK TO THE FUTURE

We're leading with tech by bringing amenity booking, building access, food and beverage orders, and more into the Heyday App.

WE'RE FLEXIBLE

Plans change, businesses grow or shrink, and needs evolve. We think your workspace should evolve as you do.





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