

DUPONT
CIRCLE
WASHINGTON
D.C.





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1333 NEW HAMPSHIRE AT DUPONT CIRCLE



1333 New Hampshire Avenue is located in the heart of the Dupont Circle neighborhood and is across the street from the Dupont Circle Metro.

The neighborhood's restaurant scene is both diverse and expansive, providing great food and beverage opportunities for the quick lunch-goer and the white tablecloth businessperson.

The 350,000 square foot office building was originally built in 1979 and underwent a significant renovation to include a modern new lobby, retail streetscapes, new rooftop indoor/outdoor spaces and state-of-the-art amenities including a fitness center and bike room. The expanded rooftop has incredible views, a large outdoor terrace, a cafe and indoor lounge.



1333 NEW HAMPSHIRE AVENUE

WASHINGTON D.C.: MONUMENTS, MUSEUMS, DIVERSE NEIGHBORHOODS, FOODIE DESTINATIONS AND WORLD-CLASS EVENTS.



AERIAL VIEW

Northwest perspective view of 1333
New Hampshire Avenue



UNITED STATES
CAPITOL
2.7 MILES

WASHINGTON
MONUMENT
1.7 MILES

NATIONAL
MALL
2.0 MILES

LINCOLN
MEMORIAL
1.4 MILES

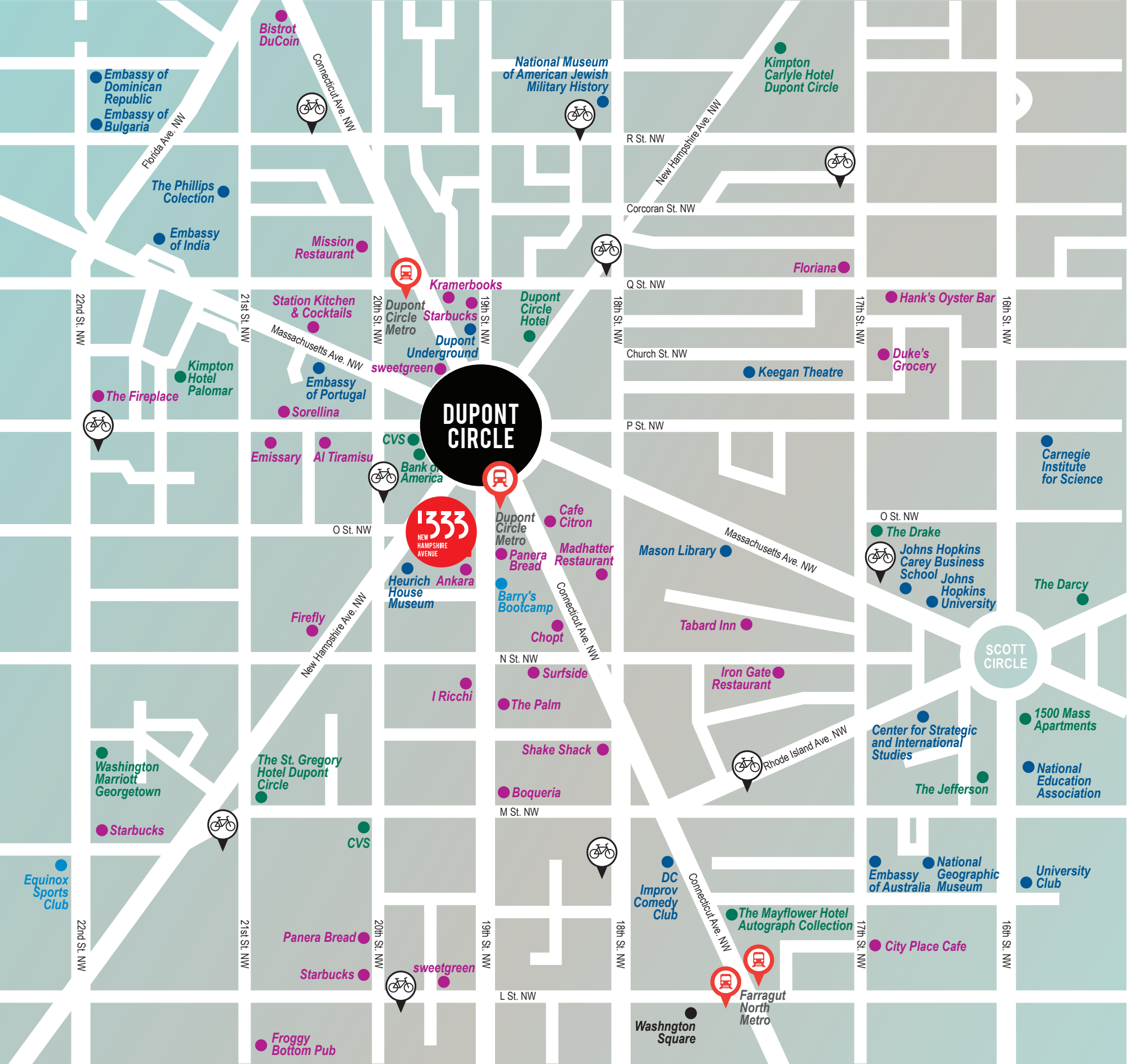
THE WHITE HOUSE
1.0 MILE

1333
NEW
HAMPSHIRE
AVENUE

EMBASSY
ROW

DUPONT
CIRCLE

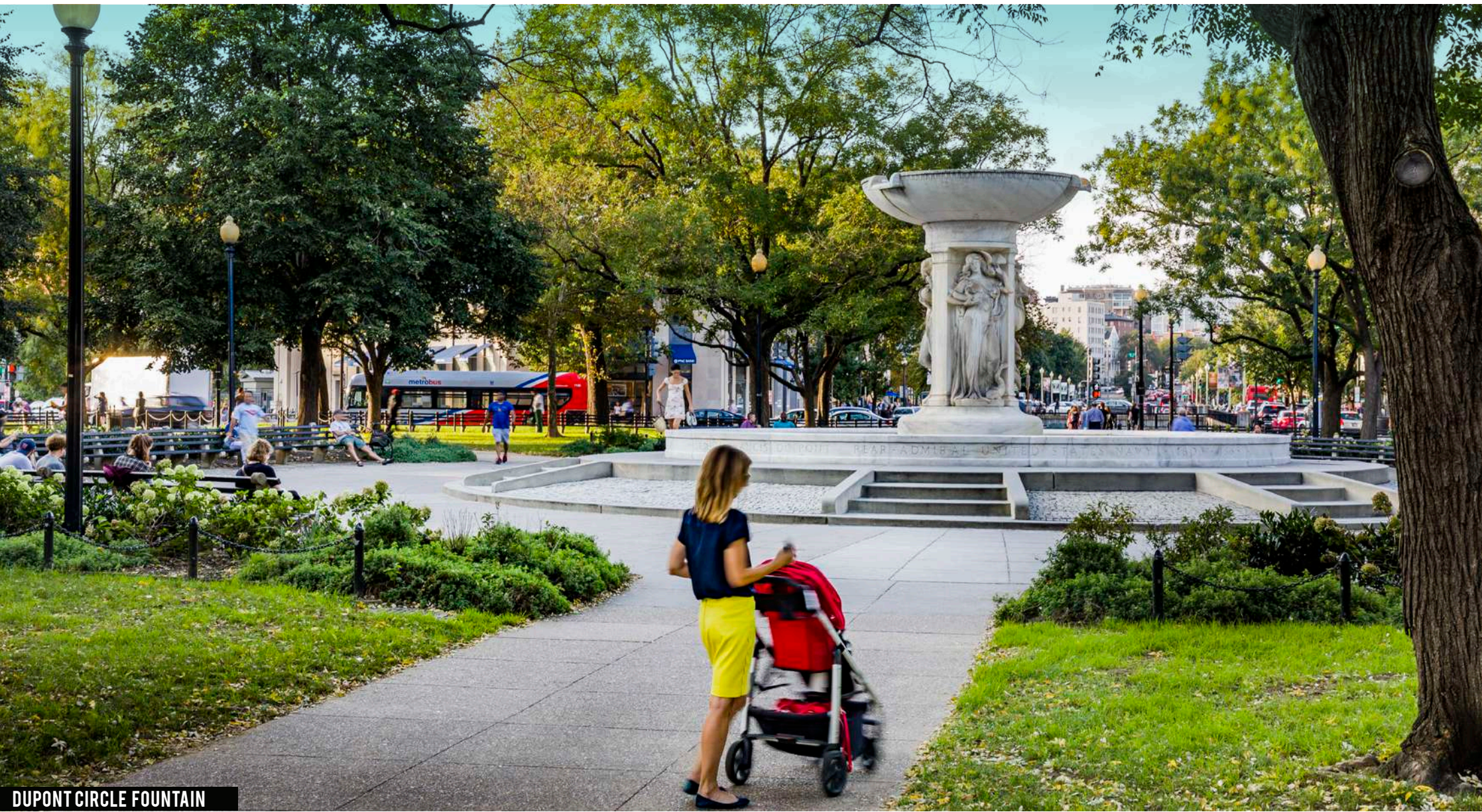
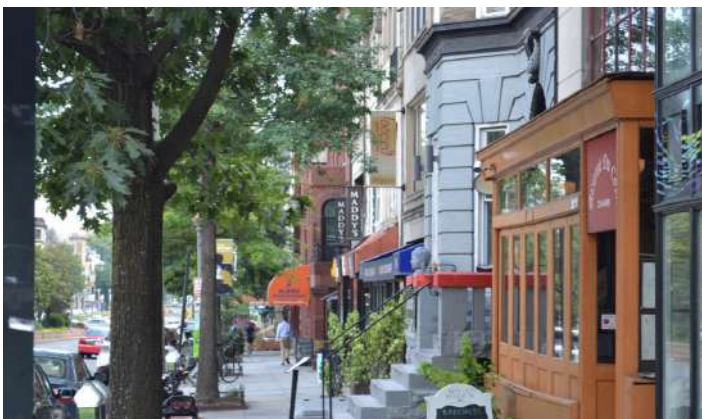
EMBASSY
ROW



DUPONT CIRCLE



EMBASSY ROW



DUPONT CIRCLE FOUNTAIN

02 LOCATION



An eclectic, historical neighborhood with social locals and savvy visitors who enjoy the bistros, bars, boutiques and cultural institutions.

The neighborhood has something for everyone with farmer's markets, yoga in the circle, pick up games of chess, diverse and international restaurants with food choices from all over the globe.

1333 NEW HAMPSHIRE AVENUE

DUPONT CIRCLE

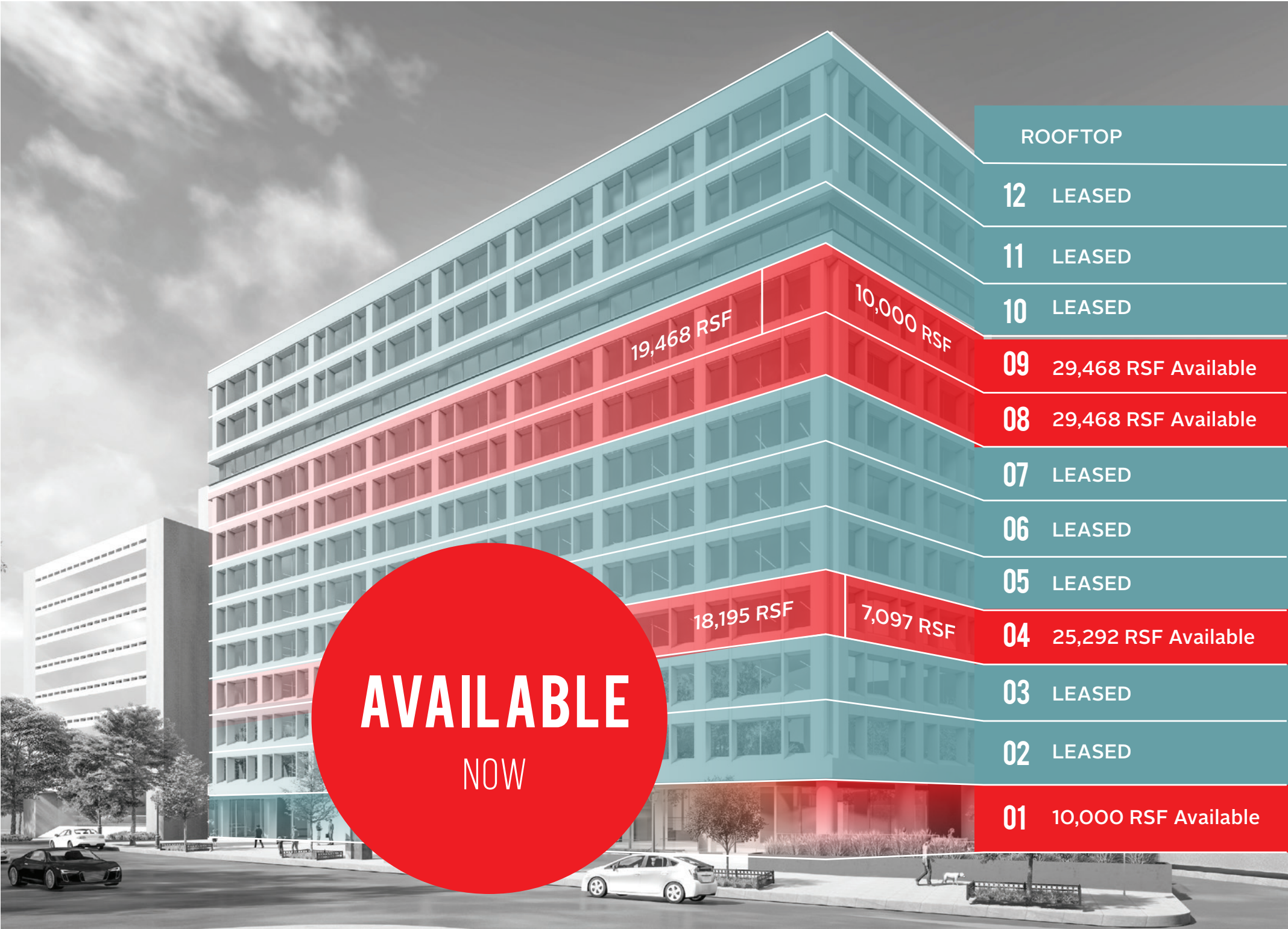


ENTRANCE
TO THE
METRO



NEWLY DELIVERED RENOVATIONS

- ROOFTOP TERRACE
With Shared Rooftop Conferencing & Lounge
- FITNESS CENTER
- SECURE BIKE ROOM
- HVAC UPGRADES
Completely modernized central plant
New digital EMS systems
New VAV's and DDC controls
MERV 13 Filtration



1333 NEW HAMPSHIRE AVENUE

UNPARALLELED VIEWS OF WASHINGTON D.C.

ACTUAL
VIEW FROM
THE ROOFTOP
LEVEL



1333 NEW HAMPSHIRE AVENUE

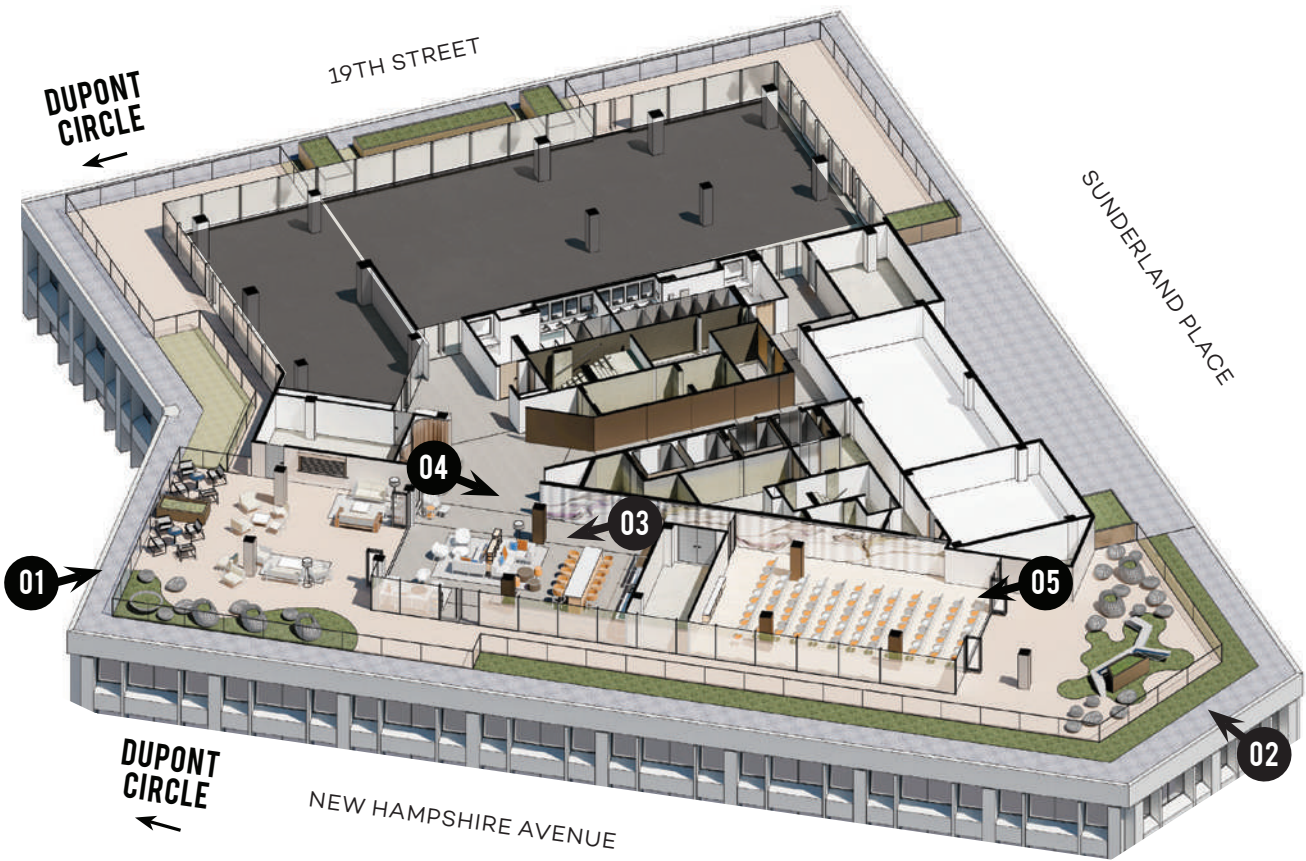
THE ROOFTOP

A BRAND NEW ROOFTOP EXPERIENCE, FEATURING
A LOUNGE AND CAFE, CONFERENCE CENTER AND
OUTDOOR TERRACE.

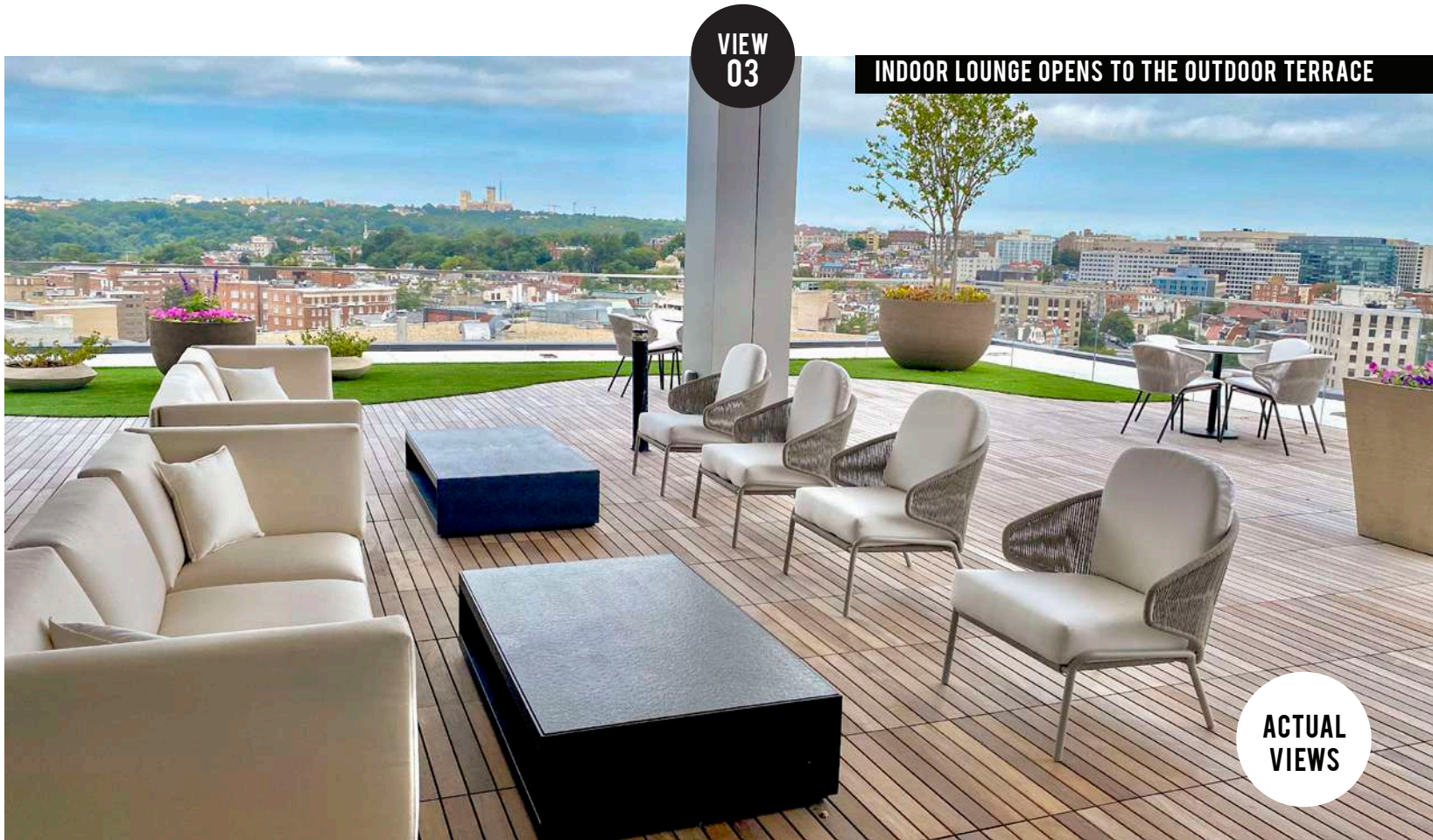
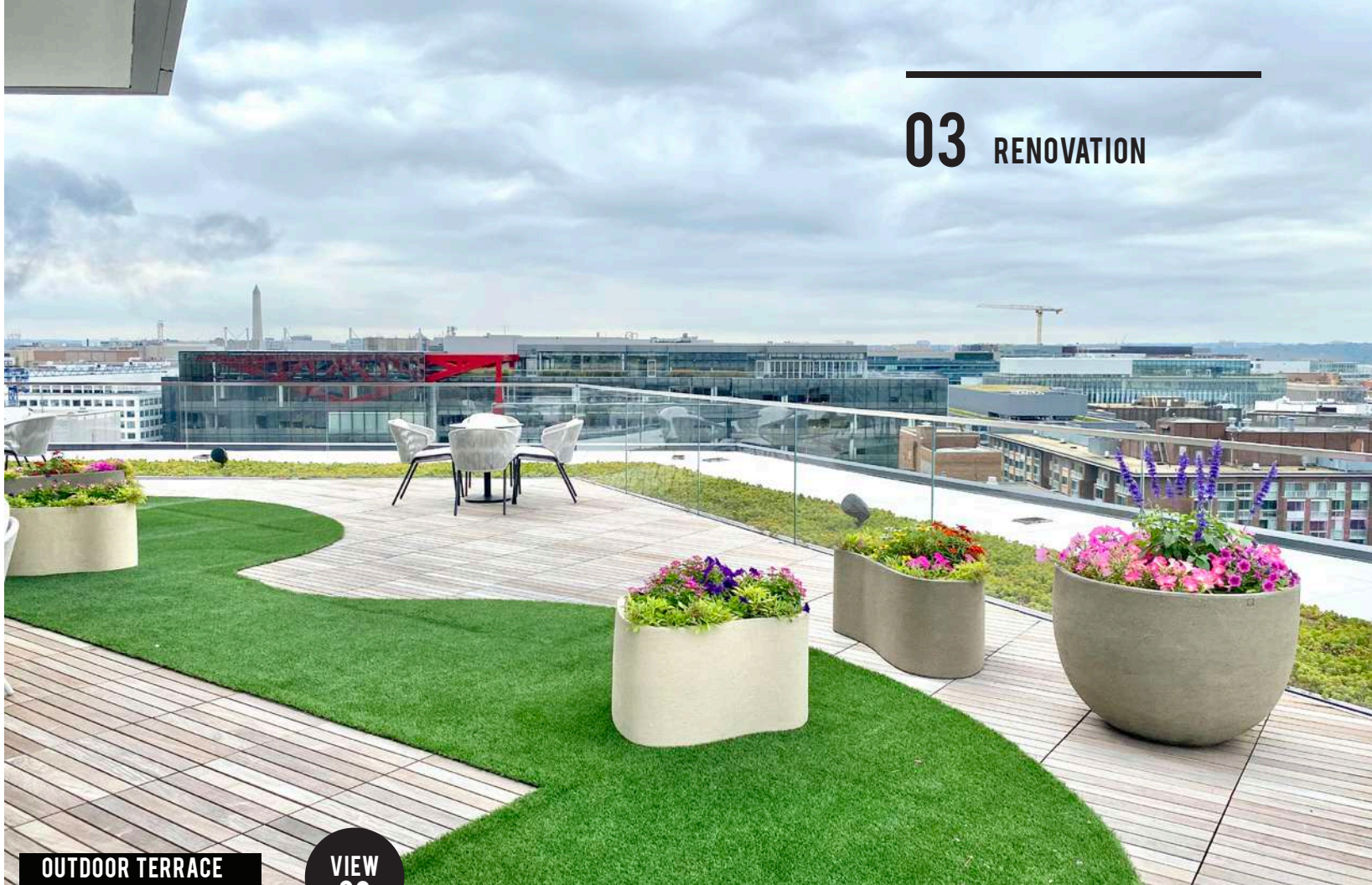
VIEW
01

1333 NEW HAMPSHIRE AVENUE

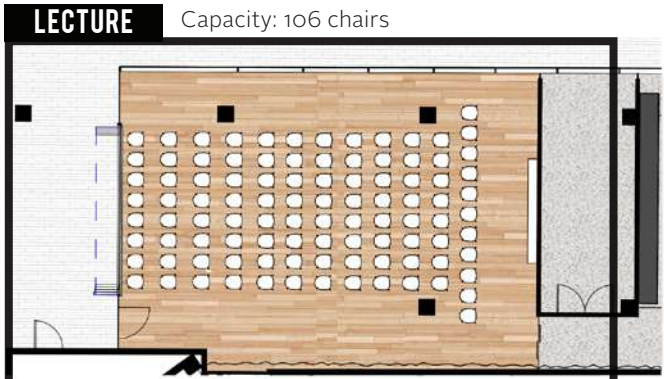
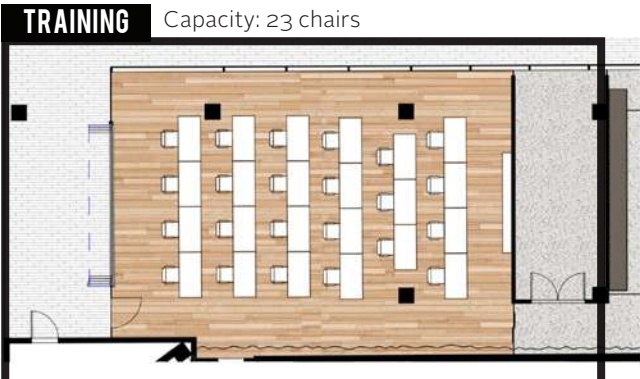
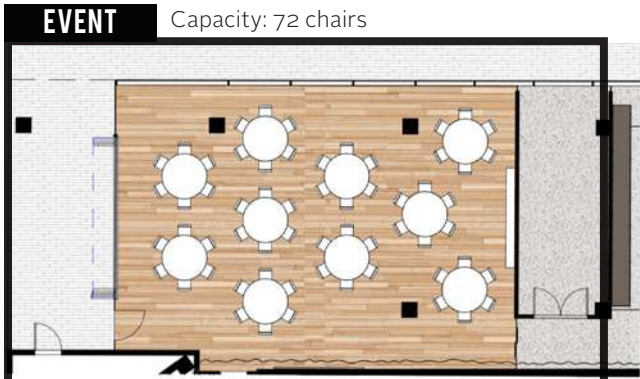
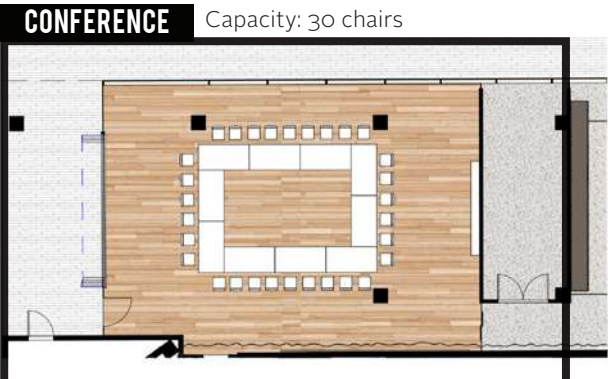
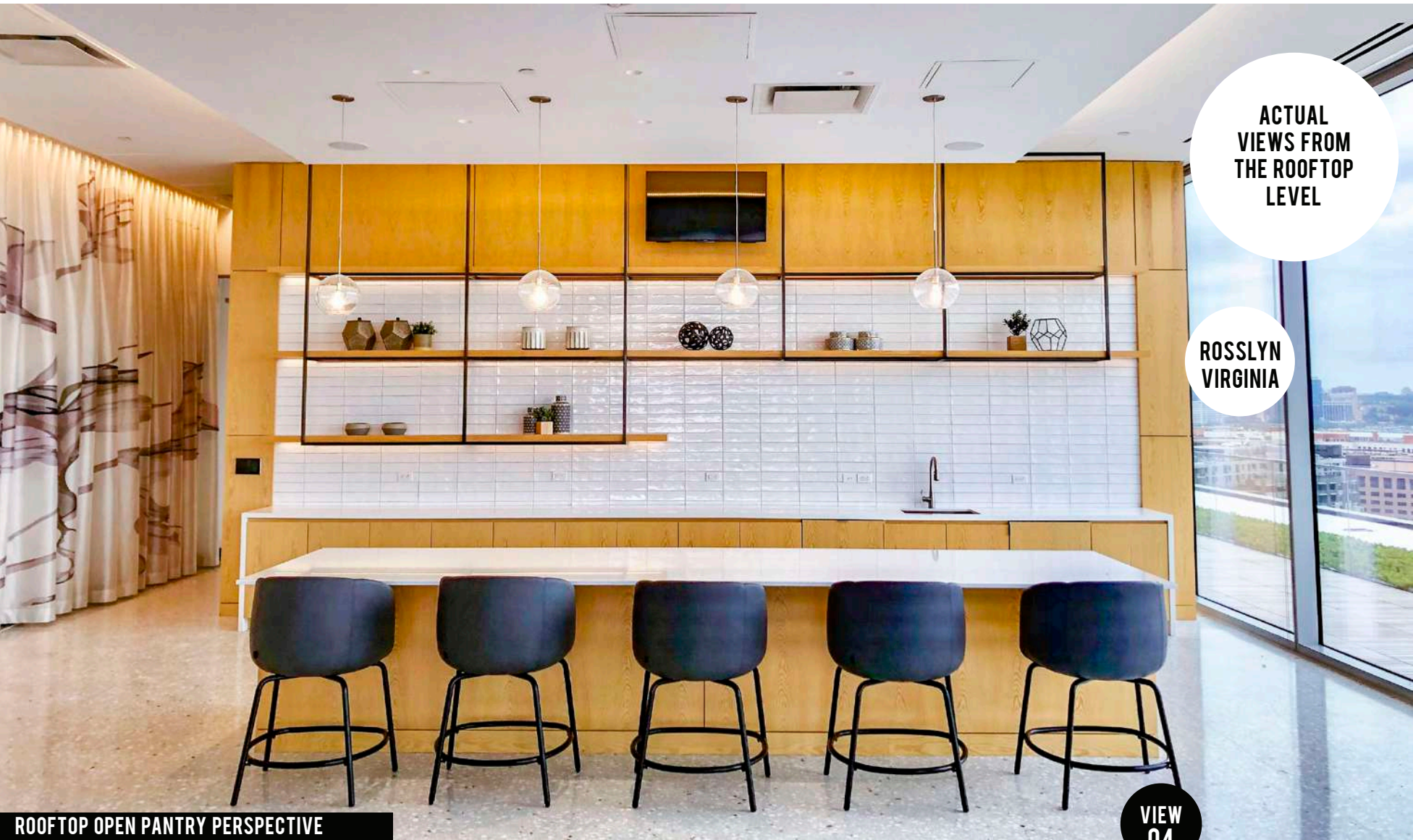
THE ROOFTOP



03 RENOVATION



THE ROOFTOP



1333 NEW HAMPSHIRE AVENUE

FITNESS CENTER



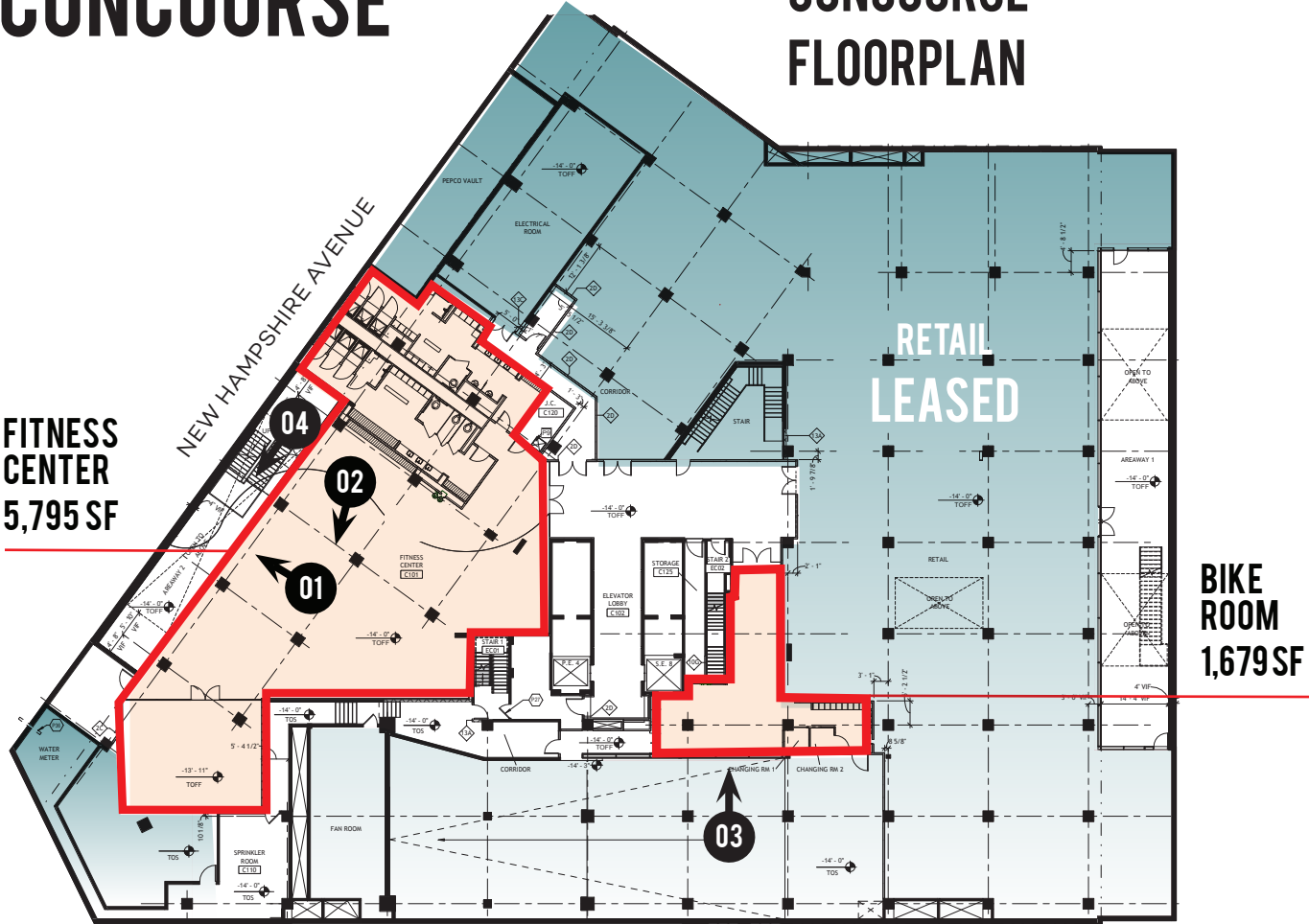
Expansive fitness center with light-filled stairwell access

03 RENOVATION

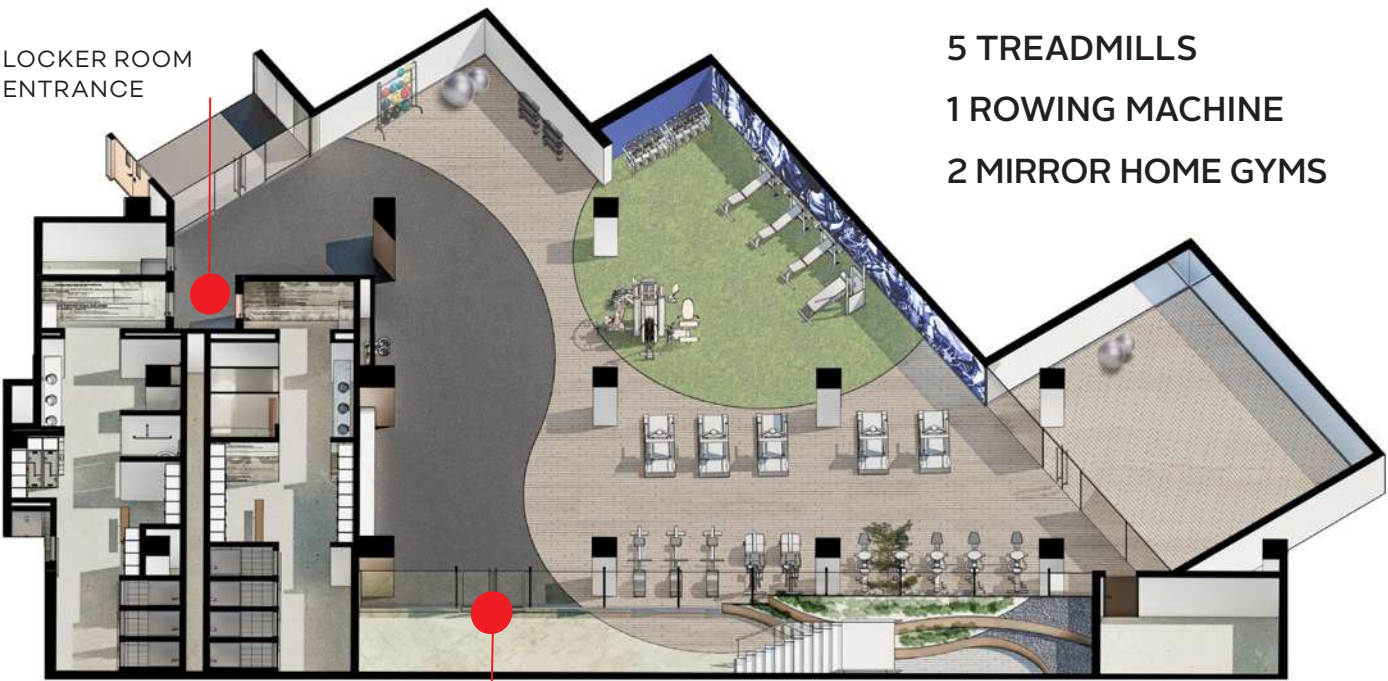


CONCOURSE

CONCOURSE FLOORPLAN



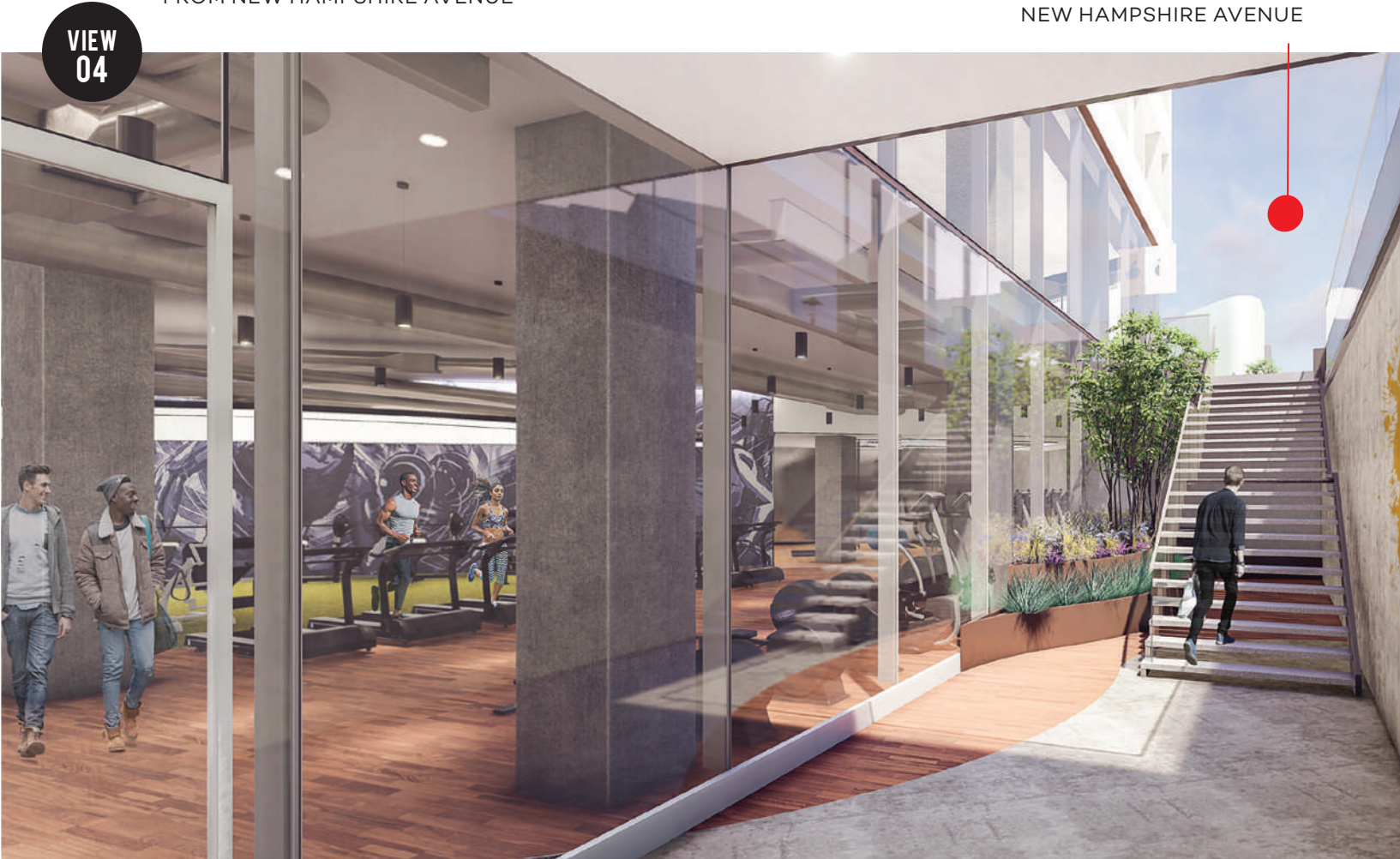
FITNESS CENTER AXON VIEW



- 2 PELOTON BIKES
- 5 TREADMILLS
- 1 ROWING MACHINE
- 2 MIRROR HOME GYMS

ENTRANCE TO FITNESS VIA STAIRWELL LIGHT VESTIBULE FROM NEW HAMPSHIRE AVENUE

NEW HAMPSHIRE AVENUE



GROUND FLOOR



LOBBY

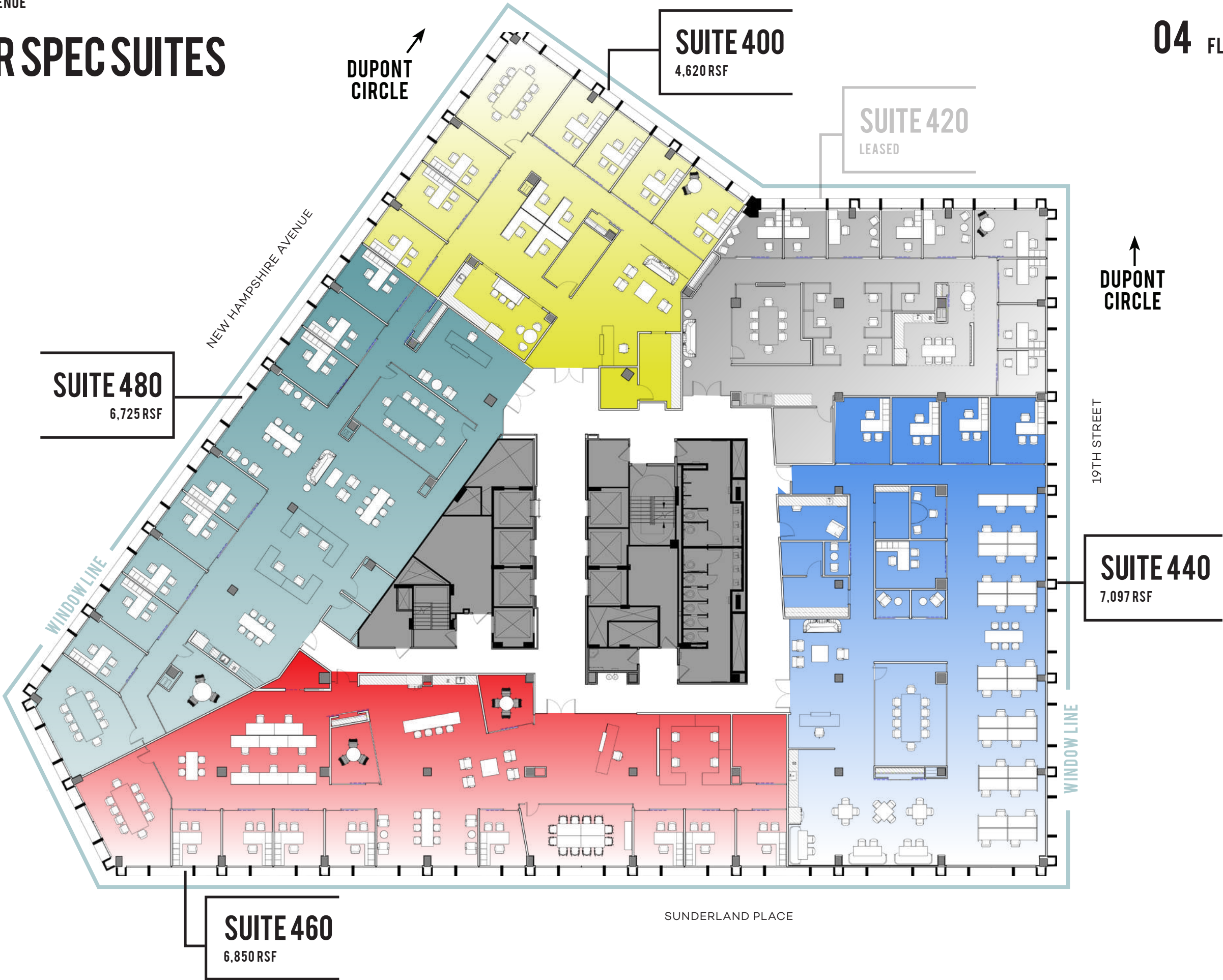


NEW HAMPSHIRE AVENUE LOBBY RENDERING

VIEW
04

4TH FLOOR SPEC SUITES

AVAILABLE NOW



HYPOTHETICAL OPEN LAYOUT



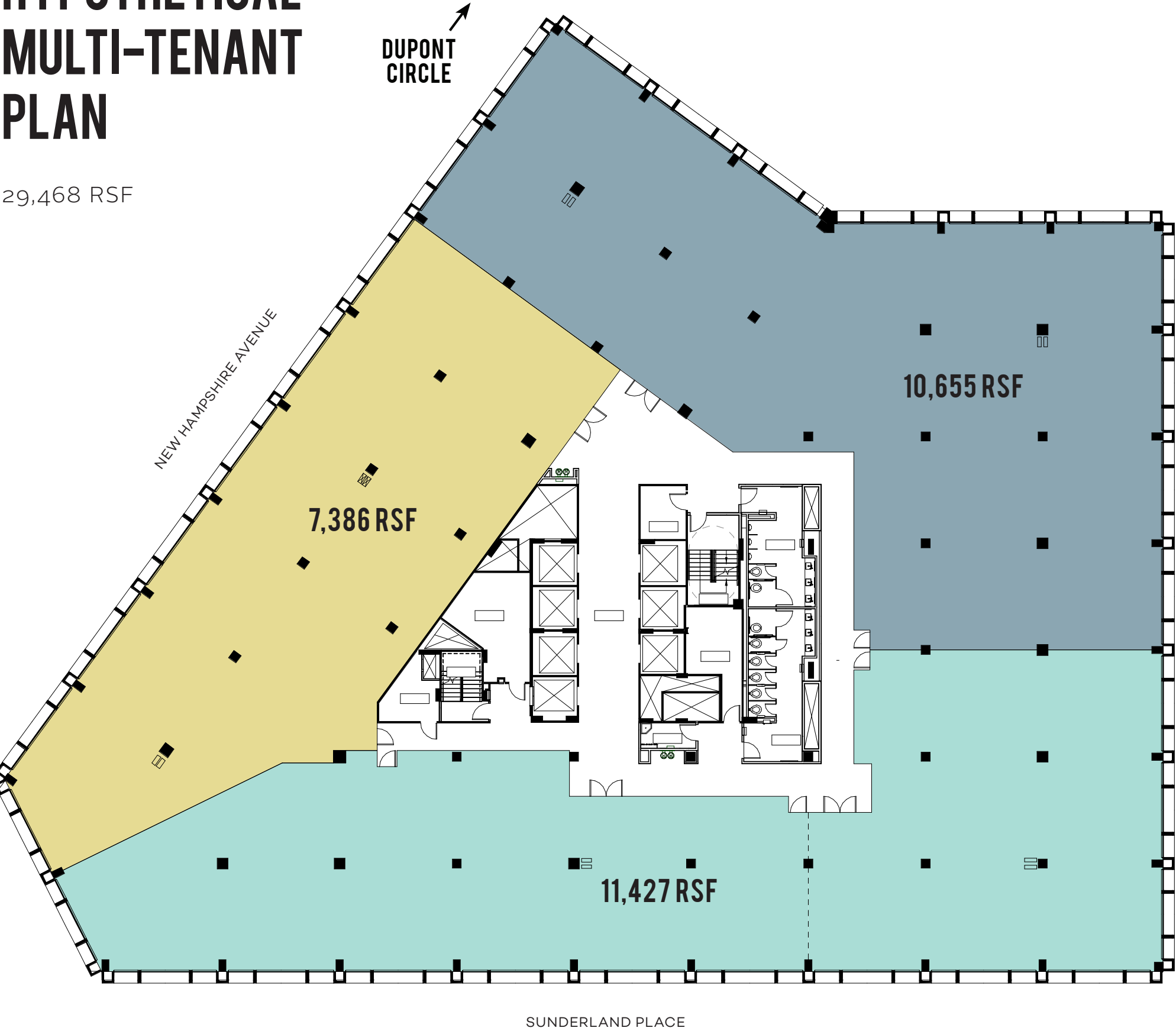
04 FLOOR PLANS

HYPOTHETICAL SPACE RENDERINGS



HYPOTHETICAL MULTI-TENANT PLAN

29,468 RSF



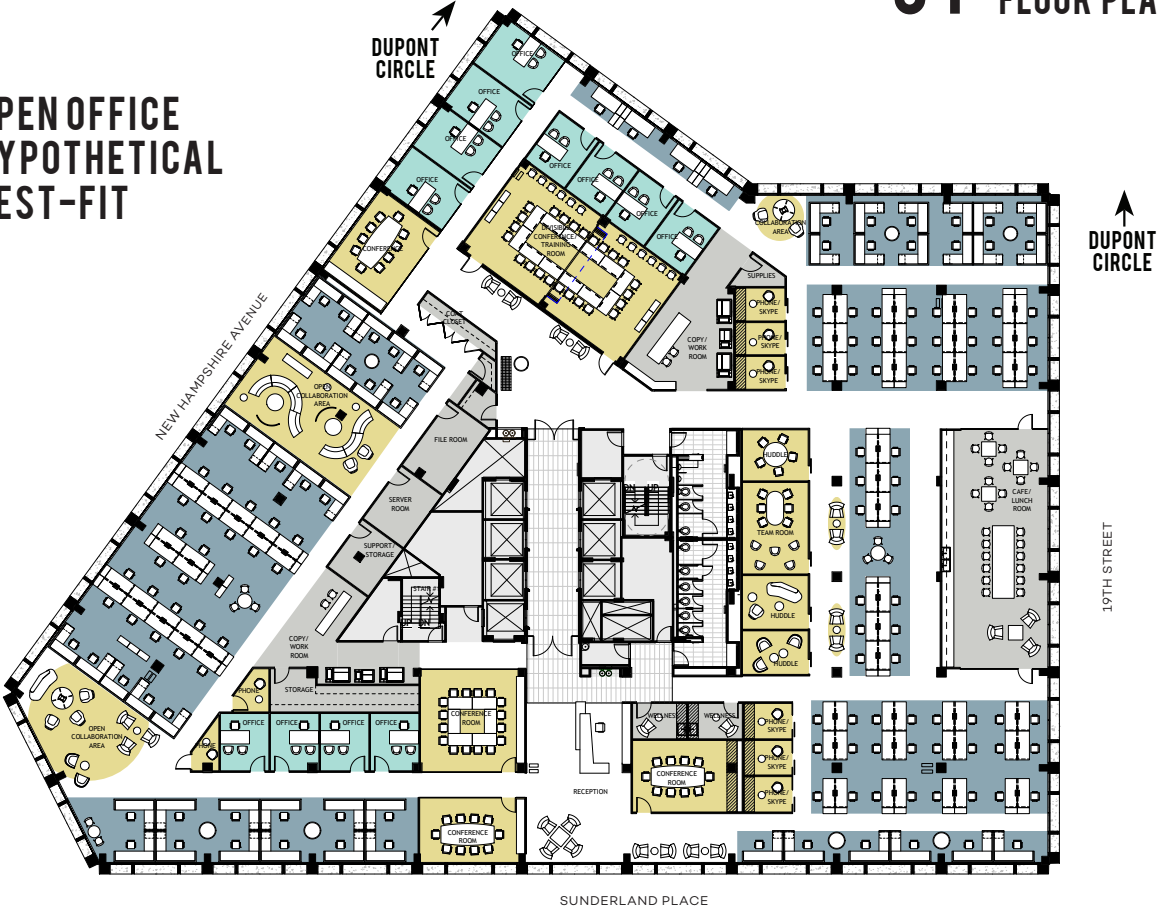
04 FLOOR PLANS



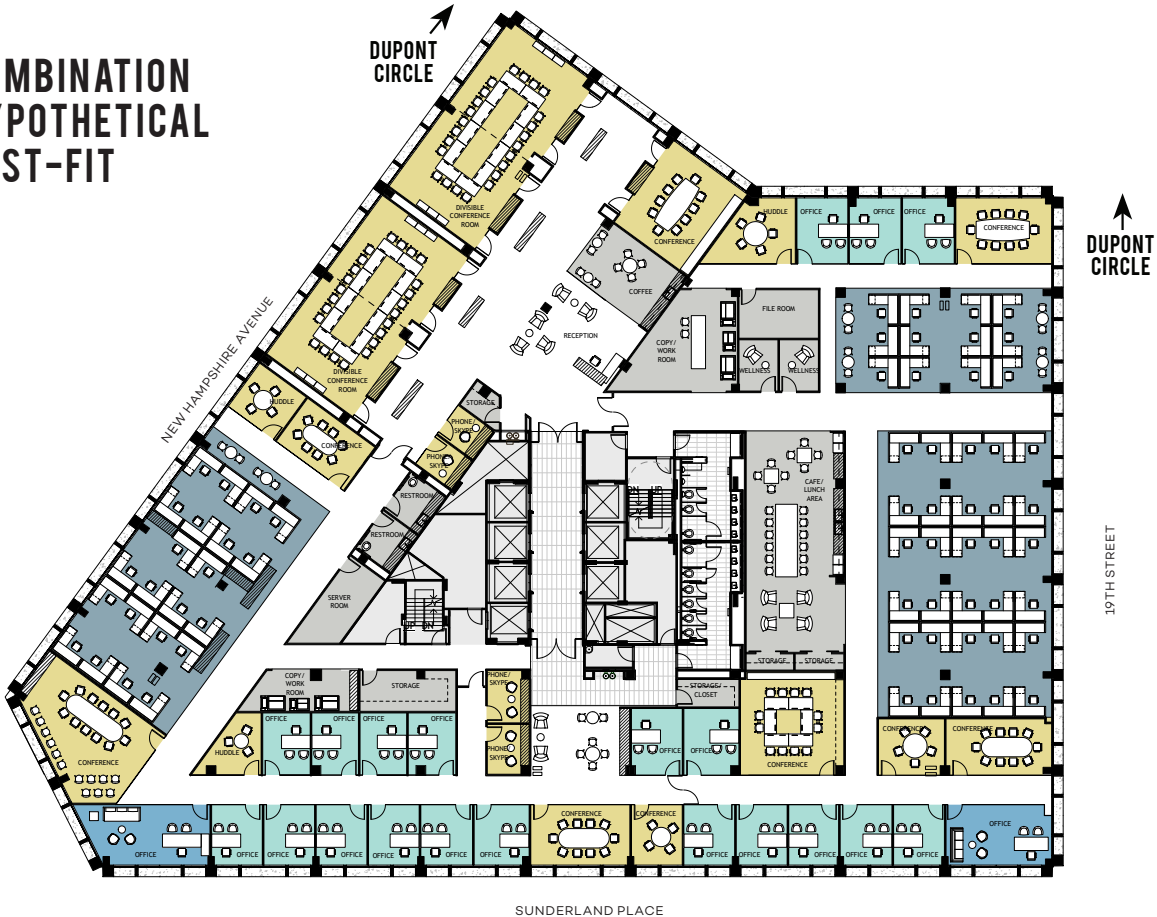
FULL FLOOR HYPOTHETICAL TEST-FITS

29,338 RSF

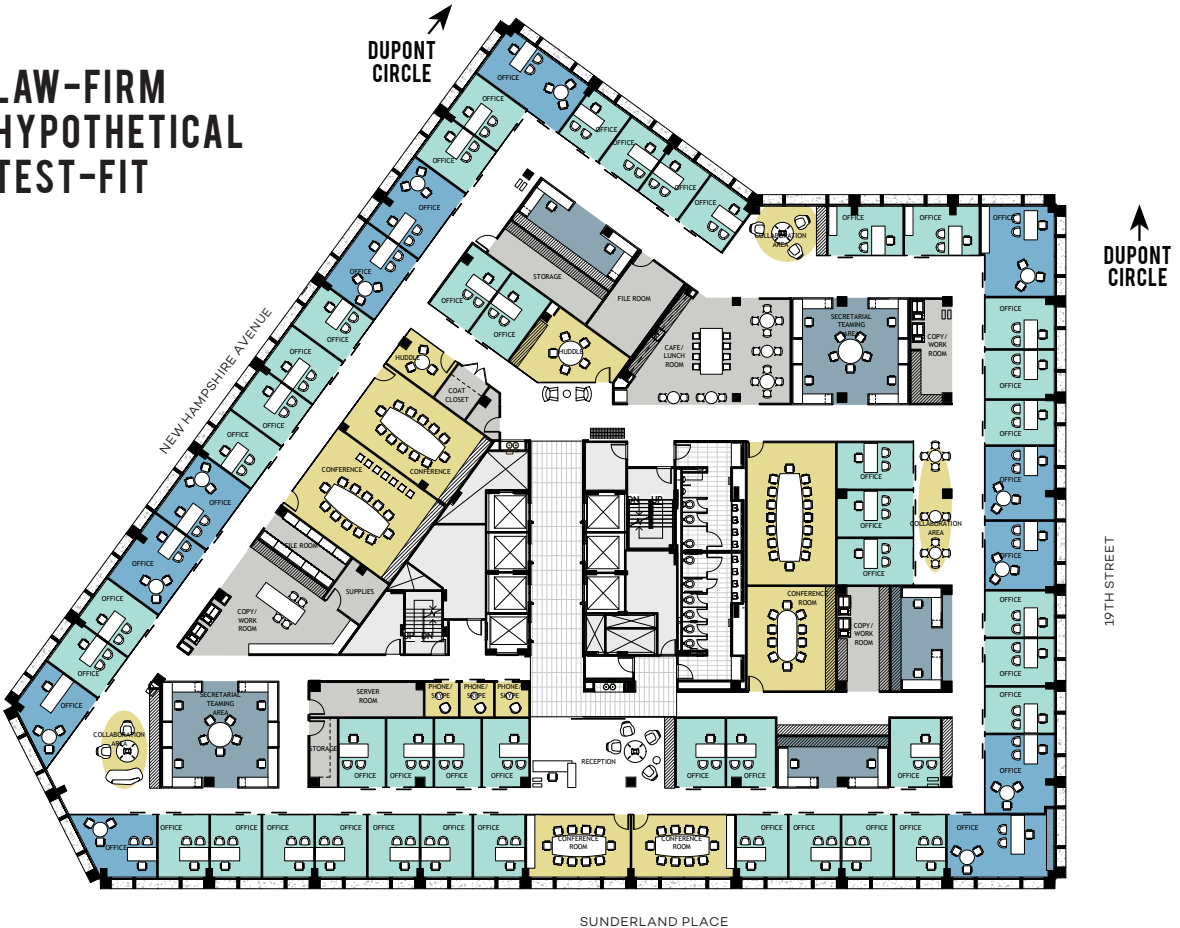
OPEN OFFICE
HYPOTHETICAL
TEST-FIT



COMBINATION
HYPOTHETICAL
TEST-FIT



LAW-FIRM
HYPOTHETICAL
TEST-FIT



1333 NEW HAMPSHIRE AVENUE

INCREDIBLE VIEWS OF DUPONT CIRCLE

ACTUAL
VIEW FROM
THE ROOFTOP
LEVEL



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THE
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