



1201 CONNECTICUT AVE

Novel CALL FOR CONSTRUCTION
877.301.6217
www.novell.com

BROOKS BROTHERS

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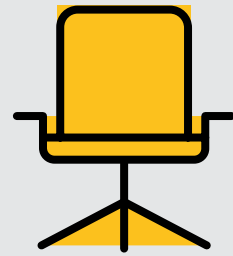
M 1700



Taking a scalable approach

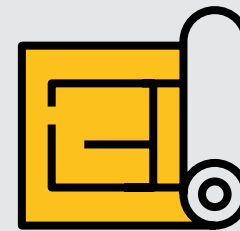
Scalable office opportunity in a prime location that has all the options for you. Transitioning from co-working to suites or to full floor opportunities couldn't be easier at 1201 Connecticut. Combining the convenience of Dupont Circle with the ability to grow within a single building, 1201 Connecticut has an option for any company.

The 1201 Connecticut Experience



Plug in to our space and energize your work.

Create your ideal work space to fit your identity. We have furnished spaces ready for your every need.



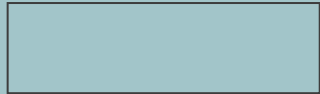
Flexible spaces to grow with your business.

Scale your space to fit your ever-changing business needs.



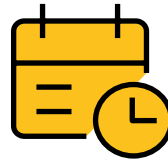
Adjustable economics that make sense for you.

We have flexible terms and prices tailored to your specific needs. Short term deals available.



1201 Connecticut has the option for you.

COWORKING OFFICES



Flexible lease terms

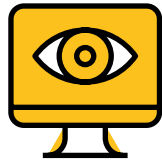


Scalable suites



Engaging amenities

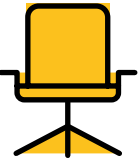
TRADITIONAL OFFICES



Private suites or floors



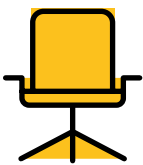
Custom buildouts



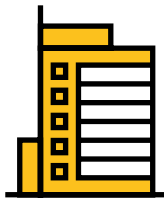
Pride of having your own space



Amenities



Furnished suite options



24/7 secure building access



Direct fiber internet and WiFi



Brand new bike room



Brand new lobby

9' 11"

Slab-to-slab



**Walkers paradise (99)
Riders paradise (96)**



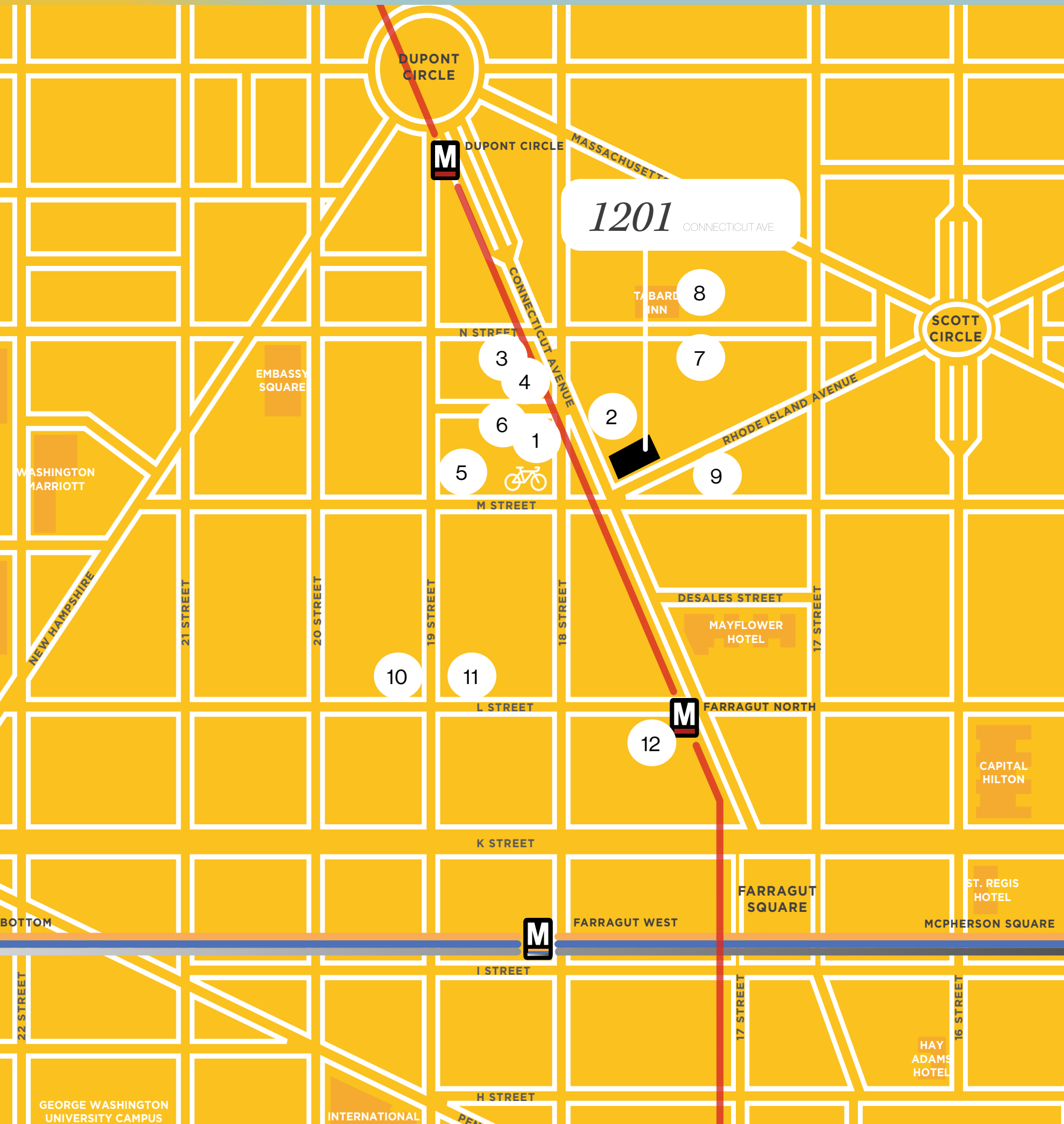
**Dupont Circle, Farragut
North and Farragut West stations**

**4 Blocks to Farragut Square
2 Blocks to Dupont Circle**

4 Blocks to White House

**Easy Access to Embassies
& Government Offices**




Restaurants, Bars, Hotels



Amenities

1. Shake Shack
2. &pizza
3. Surfside
4. Cava
5. Chipotle
6. Nando's Peri Peri
7. Iron Gate
8. Tabard Inn
9. The Coffee Bar
10. Sweetgreen
11. The Palm
12. Mortons

Transit

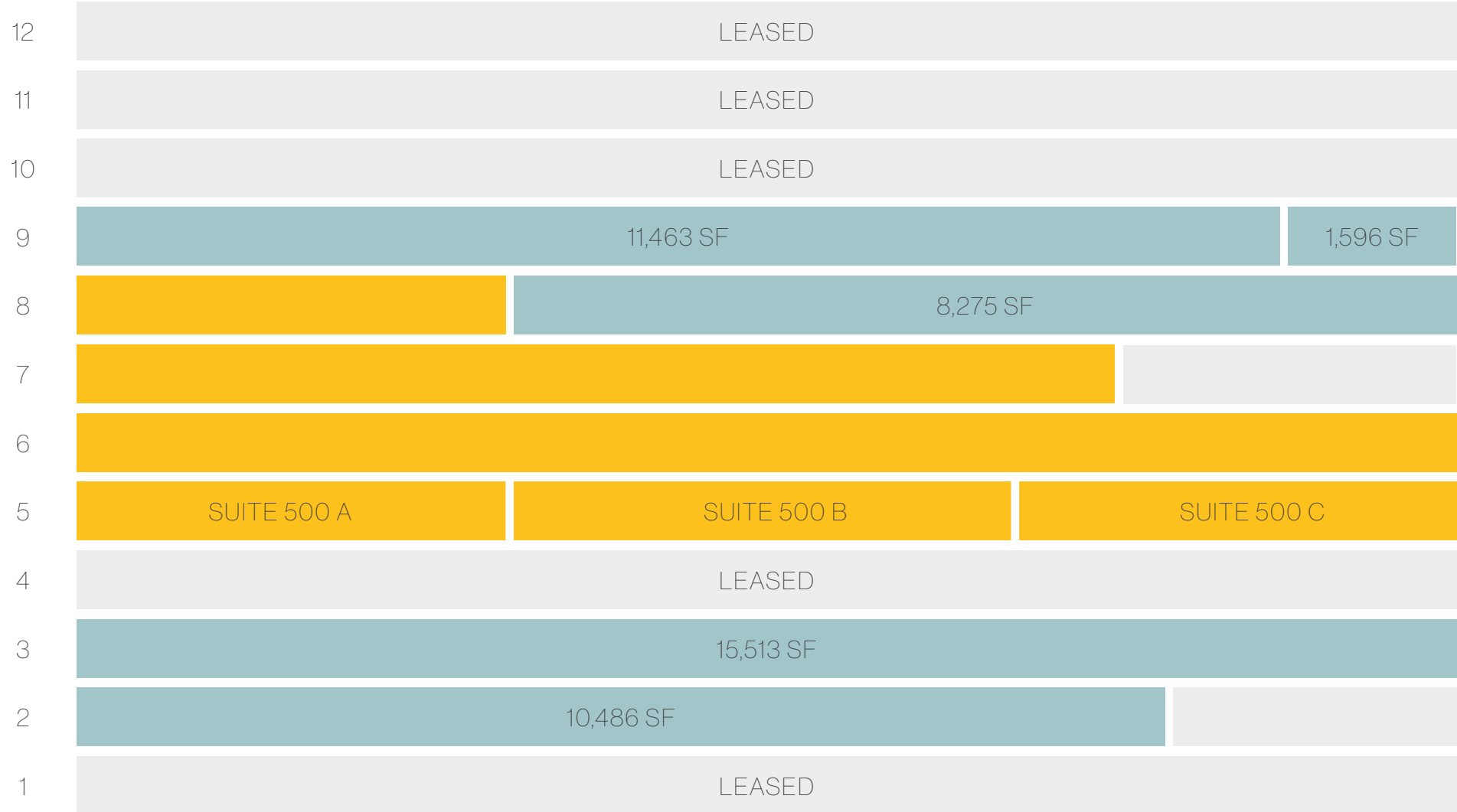
-  Dupont circle metro (red line)
-  Farragut North (red)
-  Farragut West (Blue Orange Silver)



Tour the 5th floor:

Stacking Plan

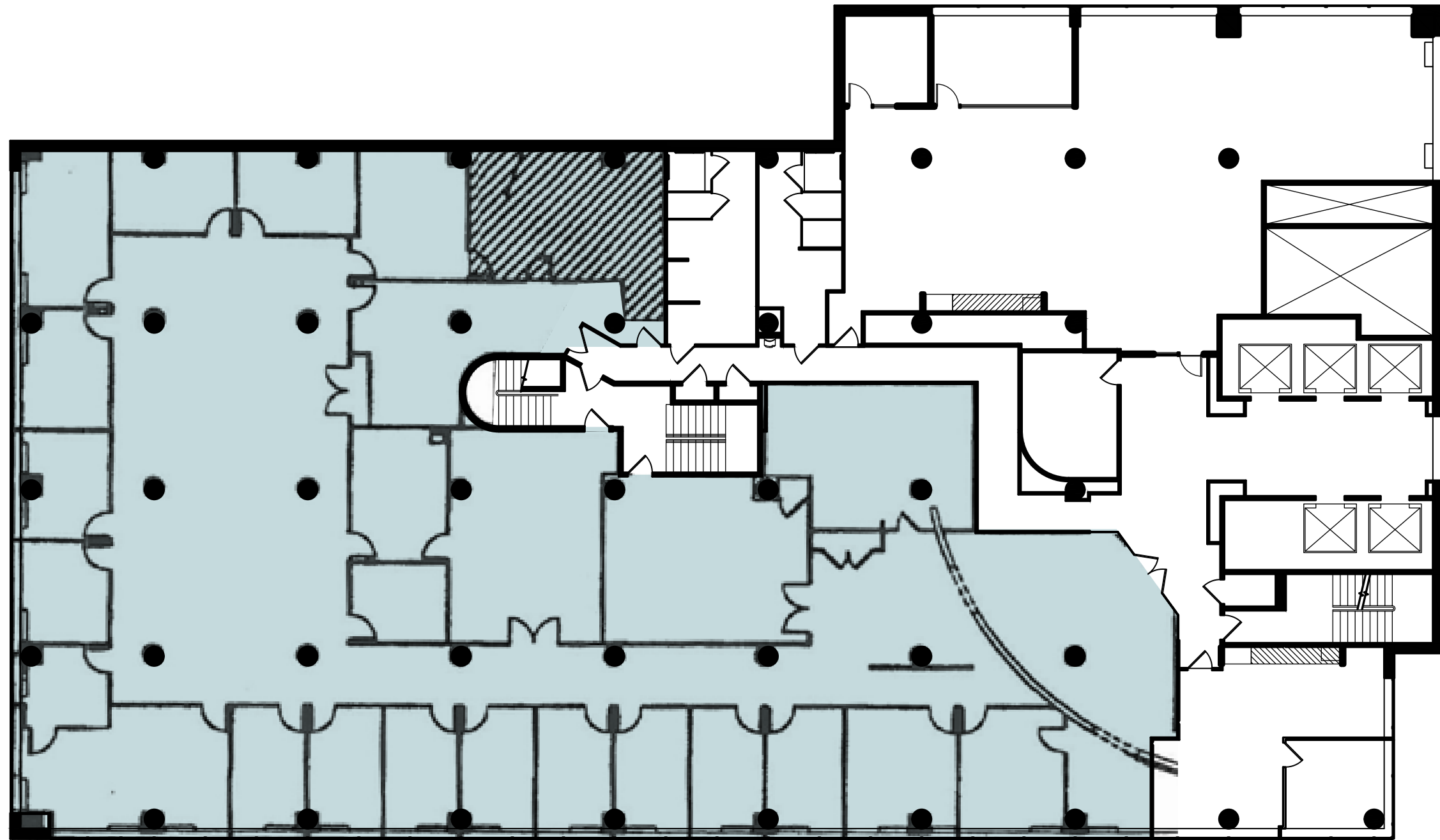
From large contiguous suites, to small and move in ready PLUS the option of coworking space, 1201 Connecticut has it all.



■ AVAILABLE ■ LEASED ■ **Novel** COWORKING

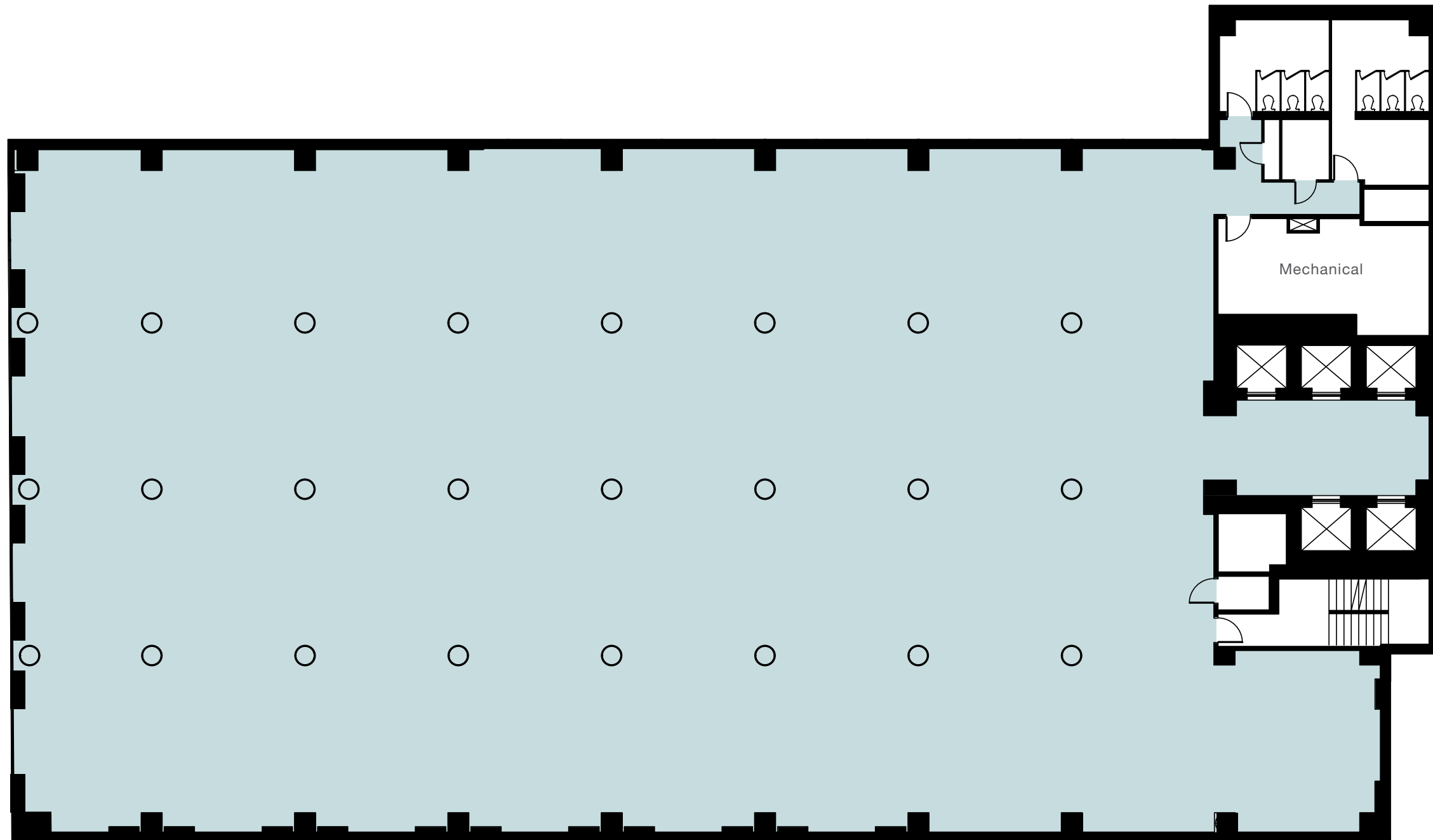
2nd Floor

10,486 SF



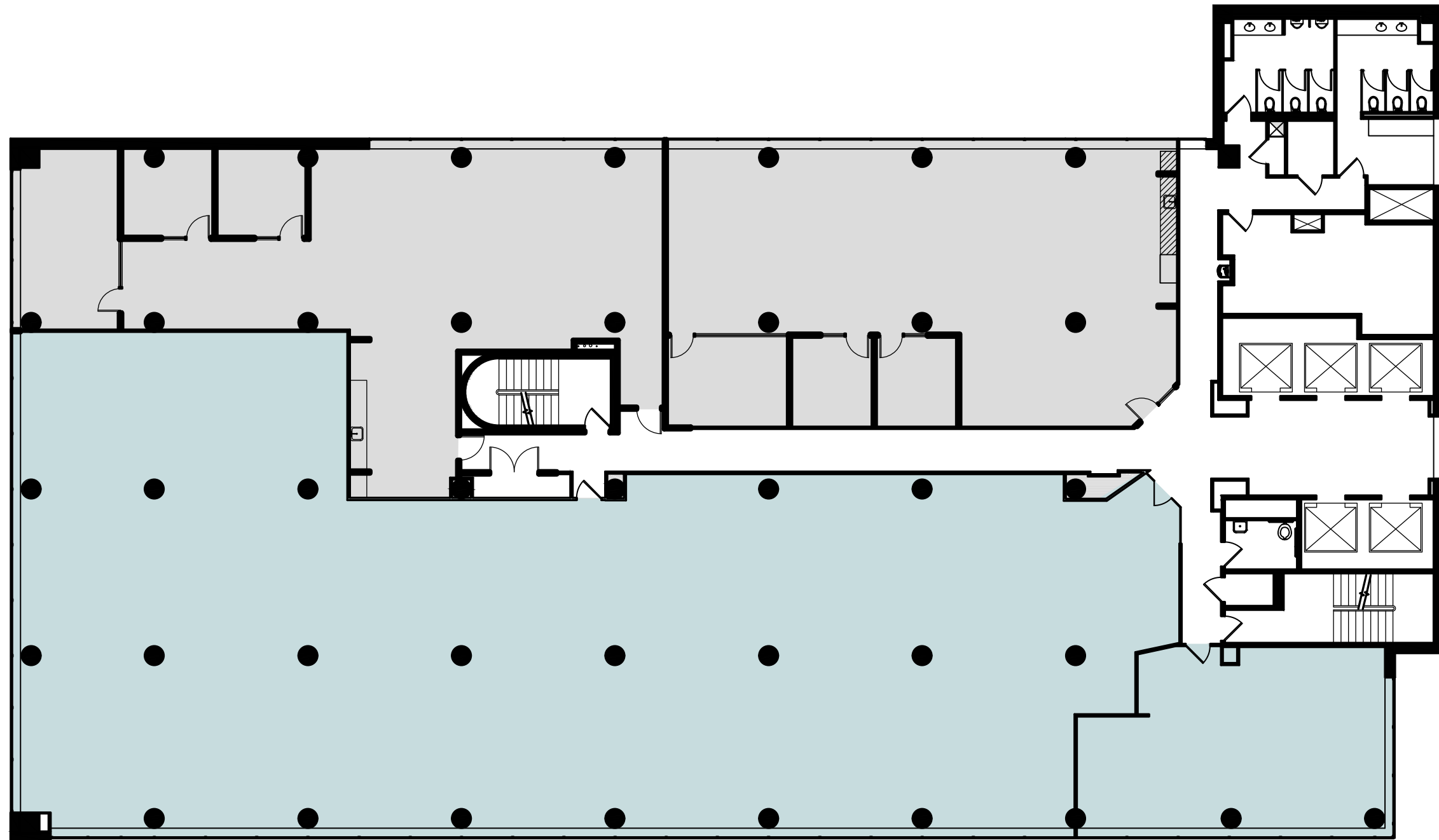
3rd Floor

15,513 SF



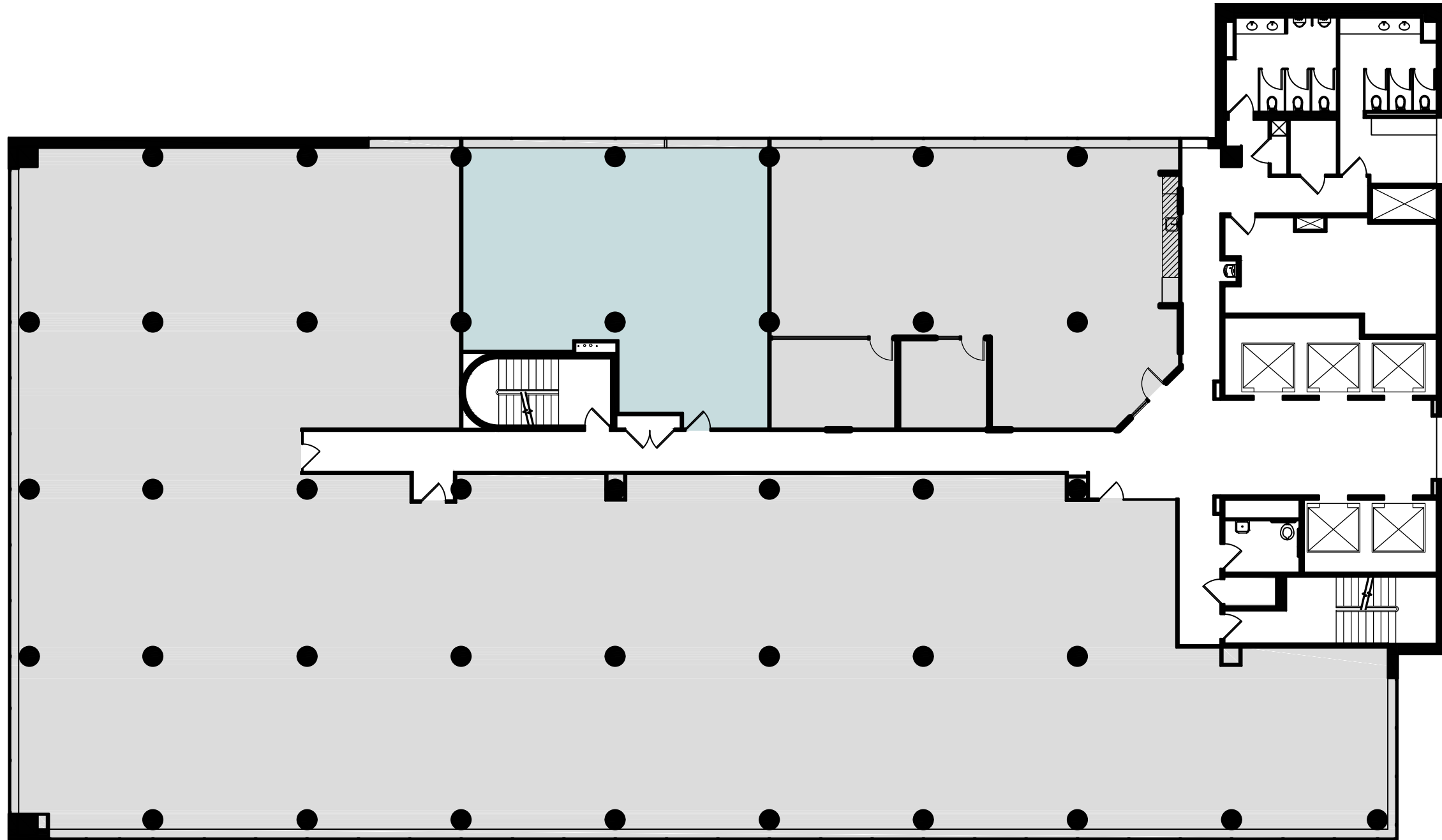
8th Floor

8,275 SF



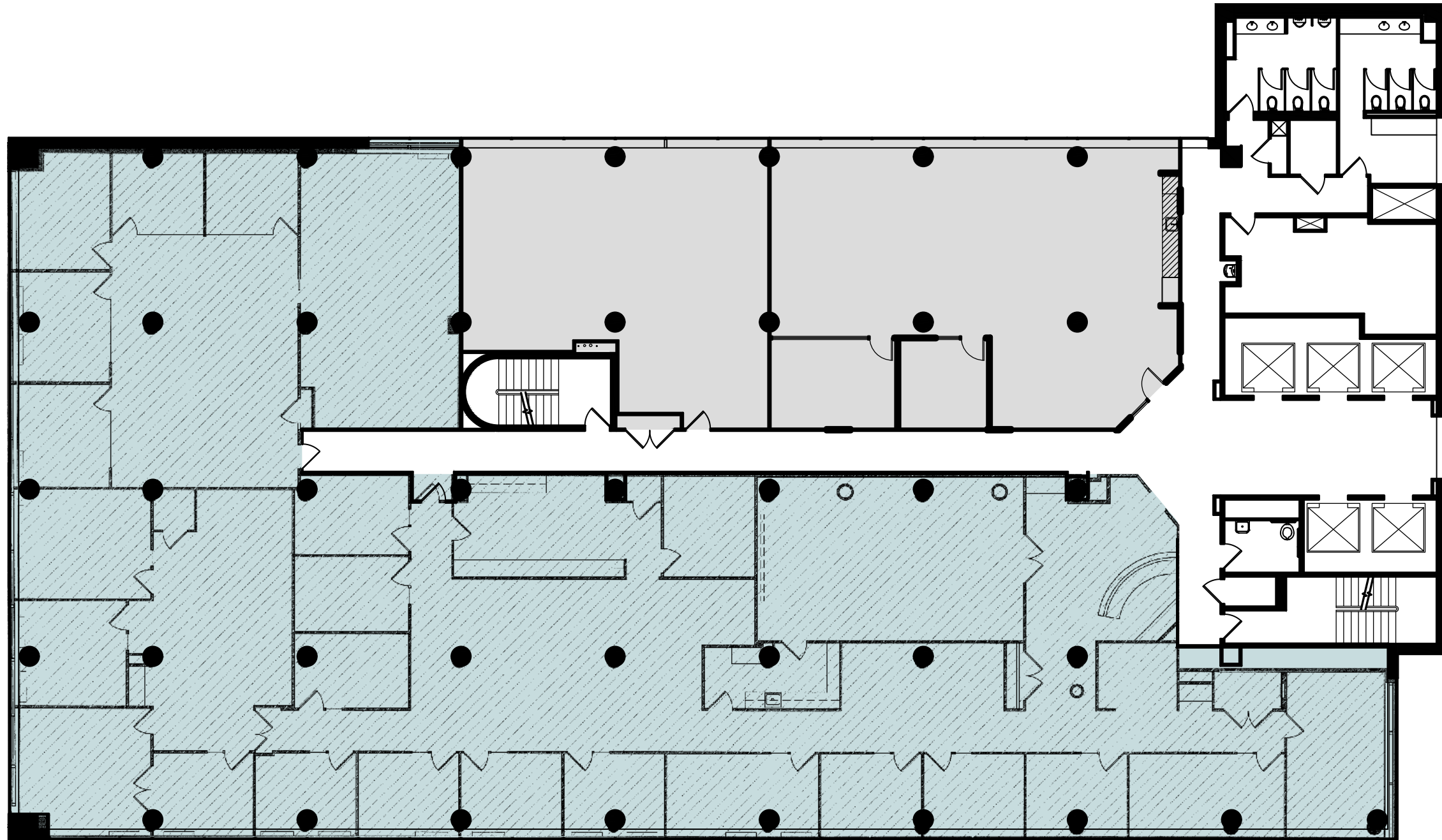
9th Floor

1,596 SF



9th Floor

11,463 SF





For leasing information, please contact:

Amy Bowser

202.719.5600

amy.bowser@am.jll.com

Melissa Byrd

202.719.5858

melissa.byrd@am.jll.com

Brooks Brown

202.719.6244

brooks.brown@am.jll.com

Will Donohue

202.719.5739

will.donohue@am.jll.com

For more information on coworking spaces:

www.novelcoworking.com

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