

1100 17TH ST NW

Washington, DC

Office For Lease

1,500 - 12,493 SF



Leasing Information: 202.513.6700 | www.lpc.com

Lincoln

Merrill Turnbull
202.513.6713
mturnbull@lpc.com

Adam Biberaj
202.513.6736
abiberaj@lpc.com

Tim Whitebread
202.513.6712
twhitebread@lpc.com

McKay Elliott
202.513.6724
melliott@lpc.com

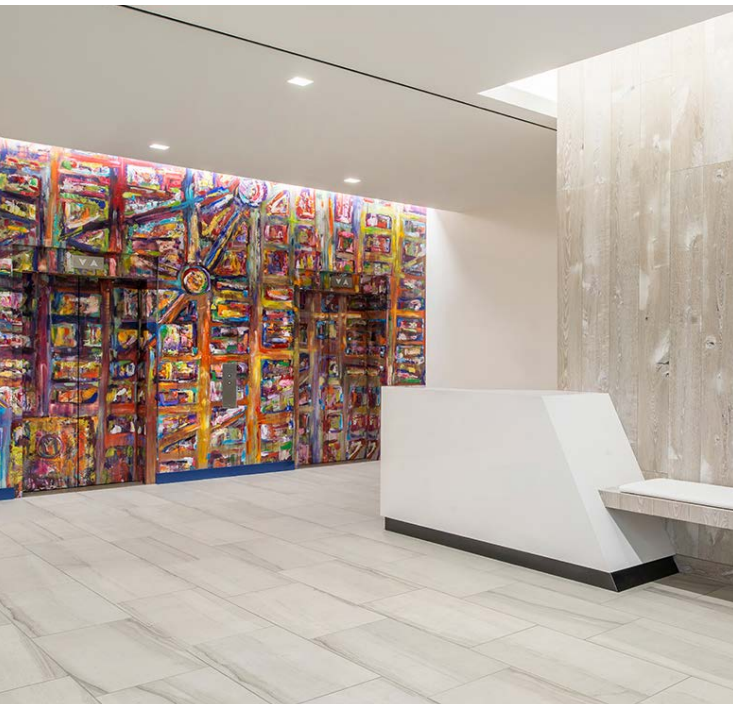
101 Constitution Ave. NW
Suite 325 East
Washington, DC 20001

1100 17TH ST NW

Washington, DC

Office For Lease

1,500 - 12,493 SF



Availabilities	SF	Date Available
Suite 1201	4,561	Immediately
Suite 1100	10,345	Immediately
Suite 1000	12,493	Immediately
Suite 801	6,636	Immediately
Spec Suite 800	5,741	Immediately
Spec Suite 600	5,588	Immediately
Suite 505	3,423	Immediately
Suite 500	3,091	Immediately
Suite 400	4,939	Immediately
Suite 350	4,135	Immediately
Suite 330	2,103	Immediately
Suite 300	4,384	Immediately
Suite 210	2,896	Immediately
Suite 100	1,500	Immediately
Suite R4	3,120	Immediately
Suite B2	2,009	Immediately

Property Highlights

- Premier CBD location with immediate access to Farragut North & West Metro stations
- Steps from premier dining, retail & Midtown Center amenities
- Extensive capital improvements featuring The Hive — a 3,000 RSF tenant lounge and café
- New state-of-the-art 16+ person conference facility along 17th Street
- Modernized fitness center with 13-foot ceilings, private showers & towel service
- Fully secured & expanded bike storage facility
- Renovated lobby featuring artwork by Maggie O'Neill
- Curated ground-floor retail experience
- Energy Star certified building

Leasing Information: 202.513.6700

Lincoln

Merrill Turnbull
202.513.6713
mturnbull@lpc.com

Adam Biberaj
202.513.6736
abiberaj@lpc.com

Tim Whitebread
202.513.6712
twhitebread@lpc.com

McKay Elliott
202.513.6724
melliott@lpc.com

1100 17TH ST NW

Washington, DC

Renovated Amenities



Leasing Information: 202.513.6700

Lincoln

Merrill Turnbull
202.513.6713
mturnbull@lpc.com

Adam Biberaj
202.513.6736
abiberaj@lpc.com

Tim Whitebread
202.513.6712
twhitebread@lpc.com

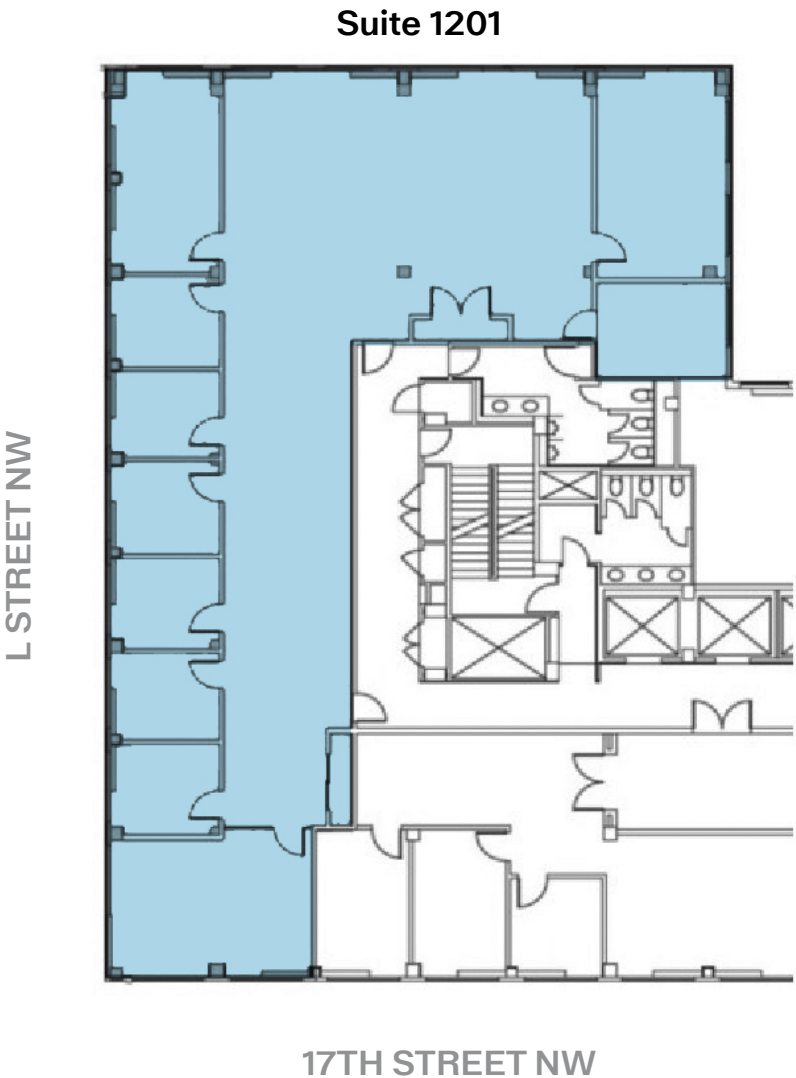
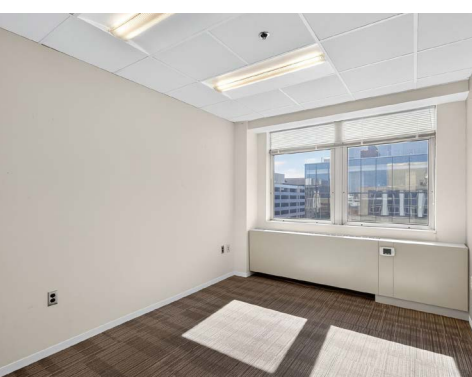
McKay Elliott
202.513.6724
melliott@lpc.com

1100 17TH ST NW

Washington, DC

Suite 1201

4,561 SF



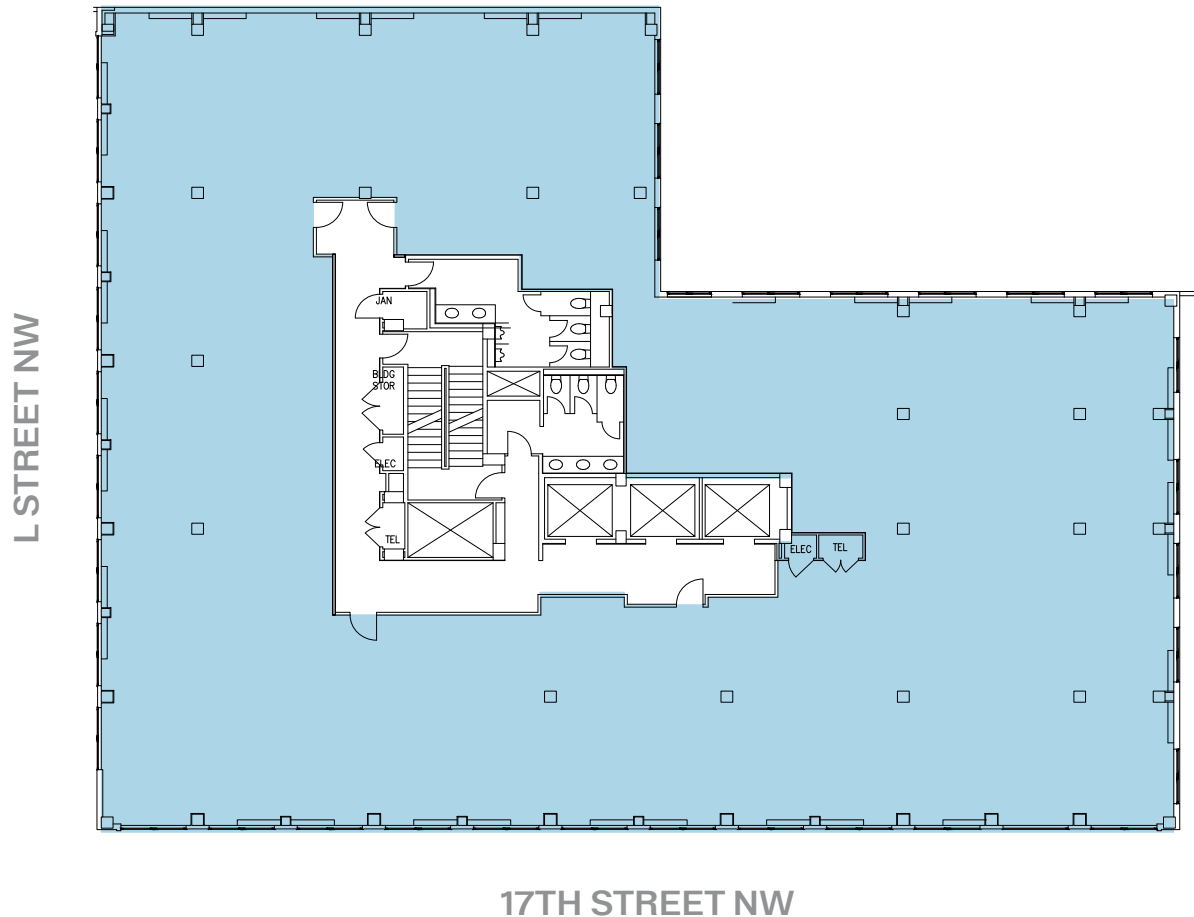
Suite	SF	Description
Suite 1201	4,561	Second-generation open/office space available immediately. Front corner location with three sides of glass, featuring a pantry & large conference room.

1100 17TH ST NW

Washington, DC

11th Floor

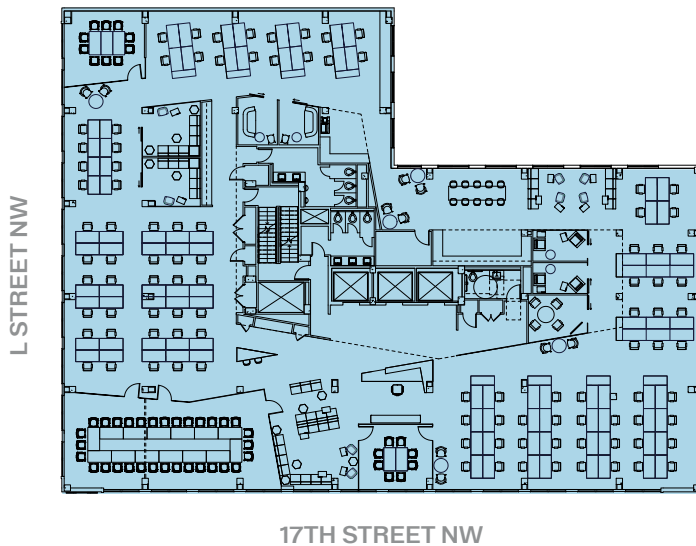
10,345 SF



Suite	SF	Description
Suite 1100	10,345	Full floor shell space available immediately, with furniture solutions available. Renovated common areas & restrooms, views overlooking 17th & L Streets, & incredible natural light on all sides. Demisable to 2,000+ RSF and can accommodate up to 32 interior offices & 20 windowed offices.

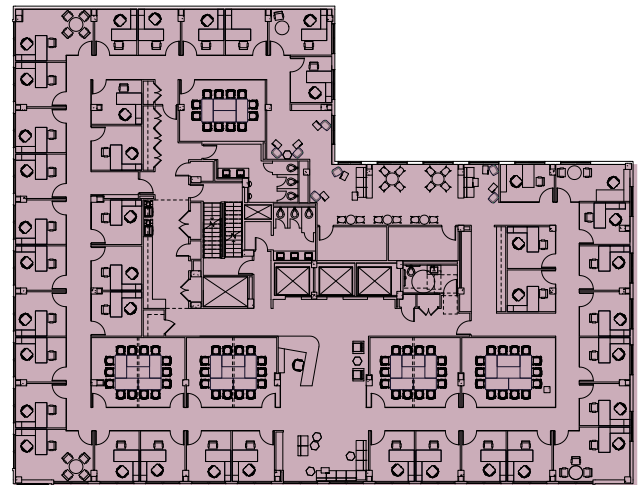
HYPOTHETICAL OPEN OFFICE

100 Workstations
7 Huddle rooms
3 Conference rooms



HYPOTHETICAL OFFICE INTENSIVE

39 Offices
5 Conference rooms



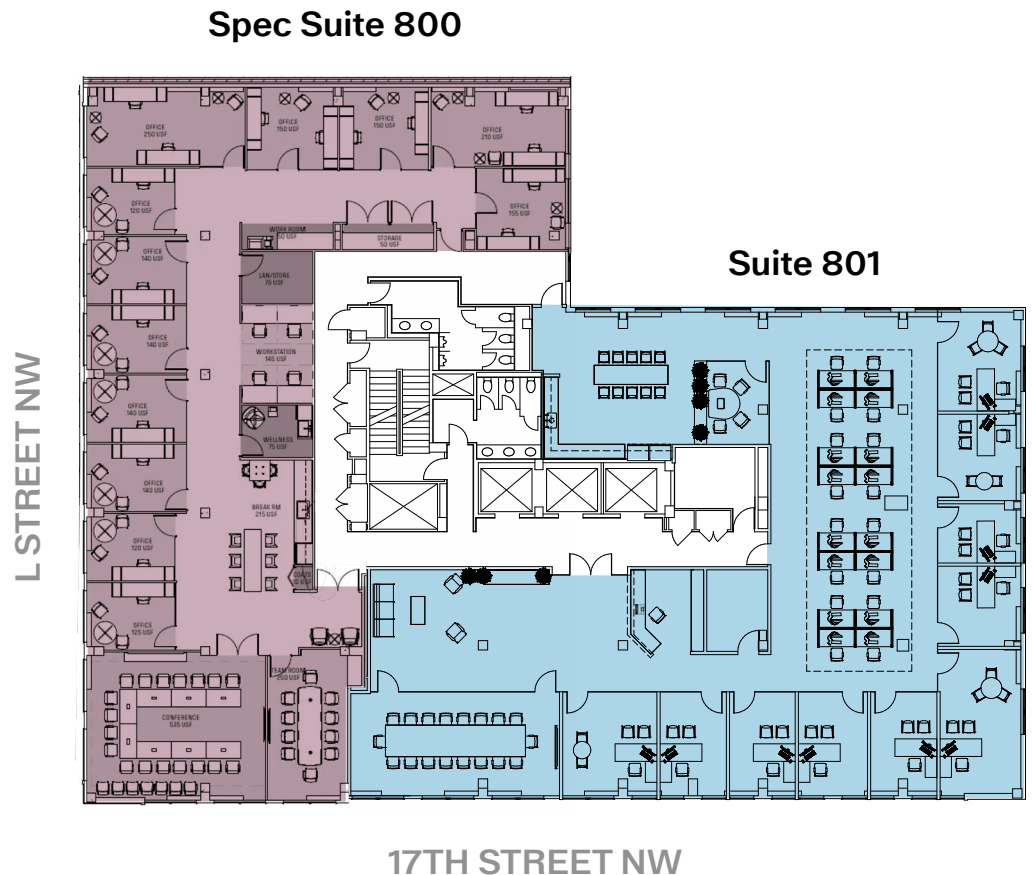
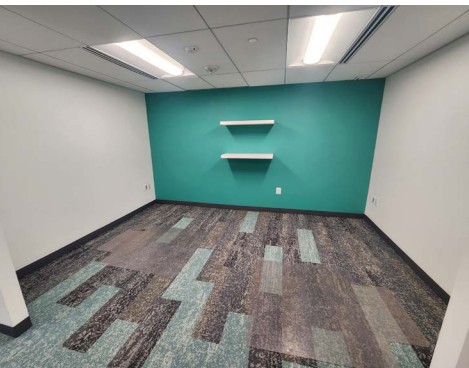
Suite	SF	Description
Suite 1000	12,493	Full floor shell space available immediately, with furniture solutions available. 10'8" slab-to-slab ceiling height, renovated common areas & restrooms, & views overlooking 17th & L Streets.

1100 17TH ST NW

Washington, DC

8th Floor

5,741 - 6,636 SF



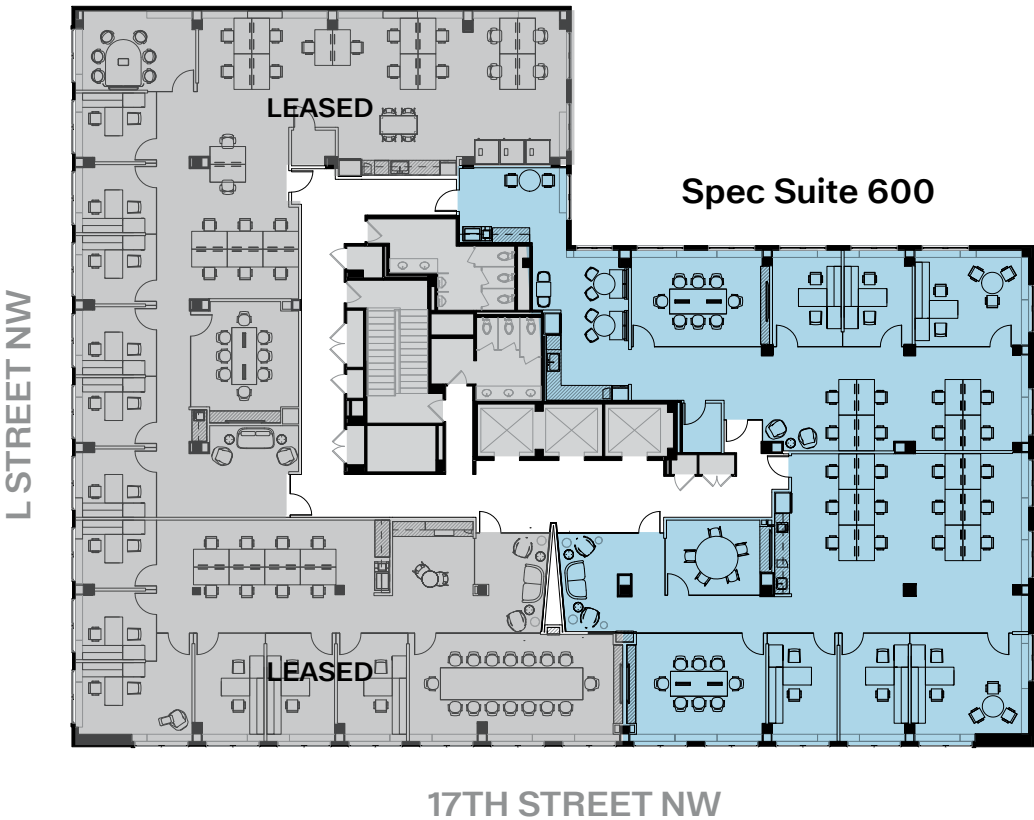
Suite	SF	Description
Suite 801	6,636	Front-of-building shell space available immediately, with furniture solutions available. Direct elevator exposure, renovated common areas & restrooms, three sides of window line & can accommodate up to 20 windowed offices.
Spec Suite 800	5,741	Brand new front corner spec suite available immediately. Direct elevator exposure & three sides of glass.

1100 17TH ST NW

Washington, DC

6th Floor

5,588 SF



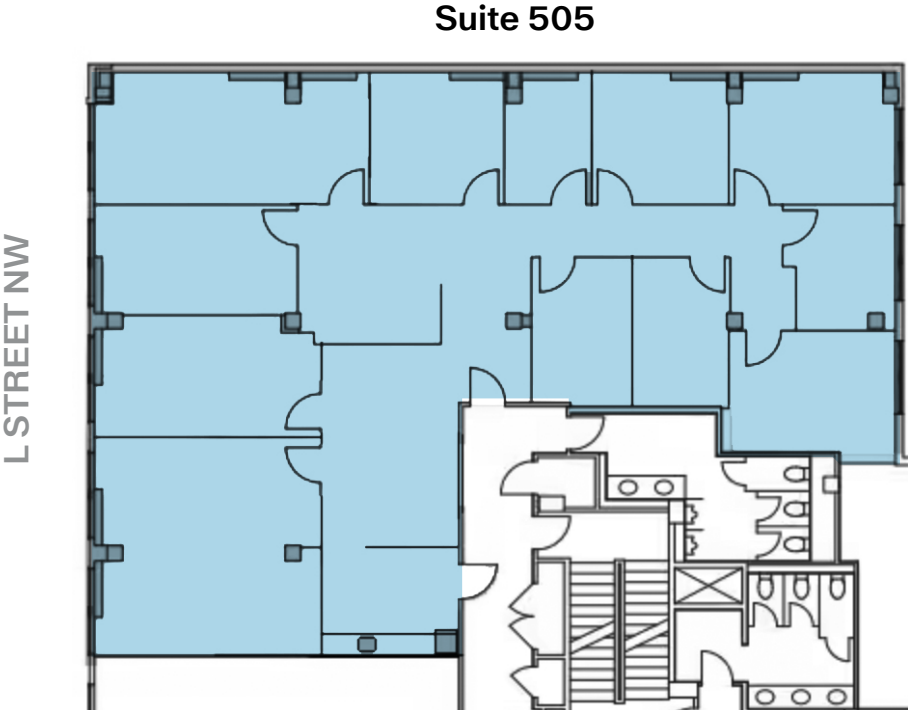
Suite	SF	Description
Spec Suite 600	5,588	Brand new front-of-building spec suite available immediately. Direct elevator exposure, three sides of glass & views overlooking 17th Street.

1100 17TH ST NW

Washington, DC

Suite 505

3,423 SF



Suite	SF	Description
Suite 505	3,423	Second-generation, office-intensive layout available immediately with views facing L Street.

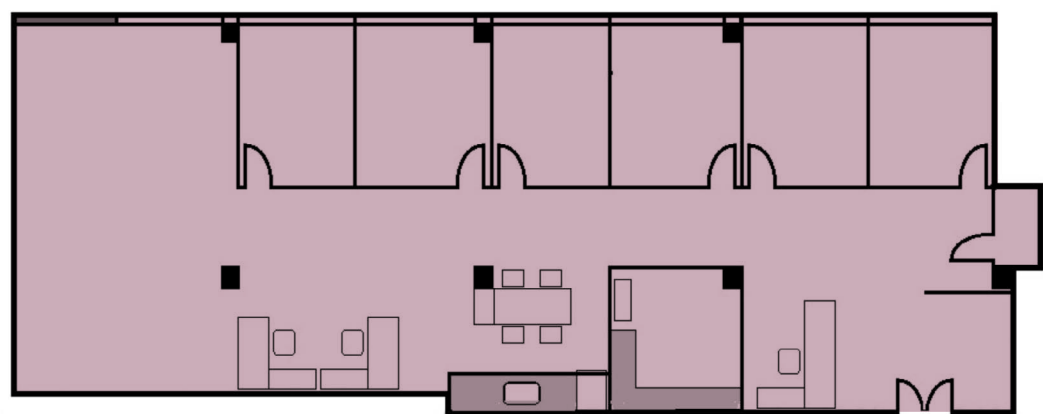
1100 17TH ST NW

Washington, DC

Suite 500

3,091 SF

Suite 500



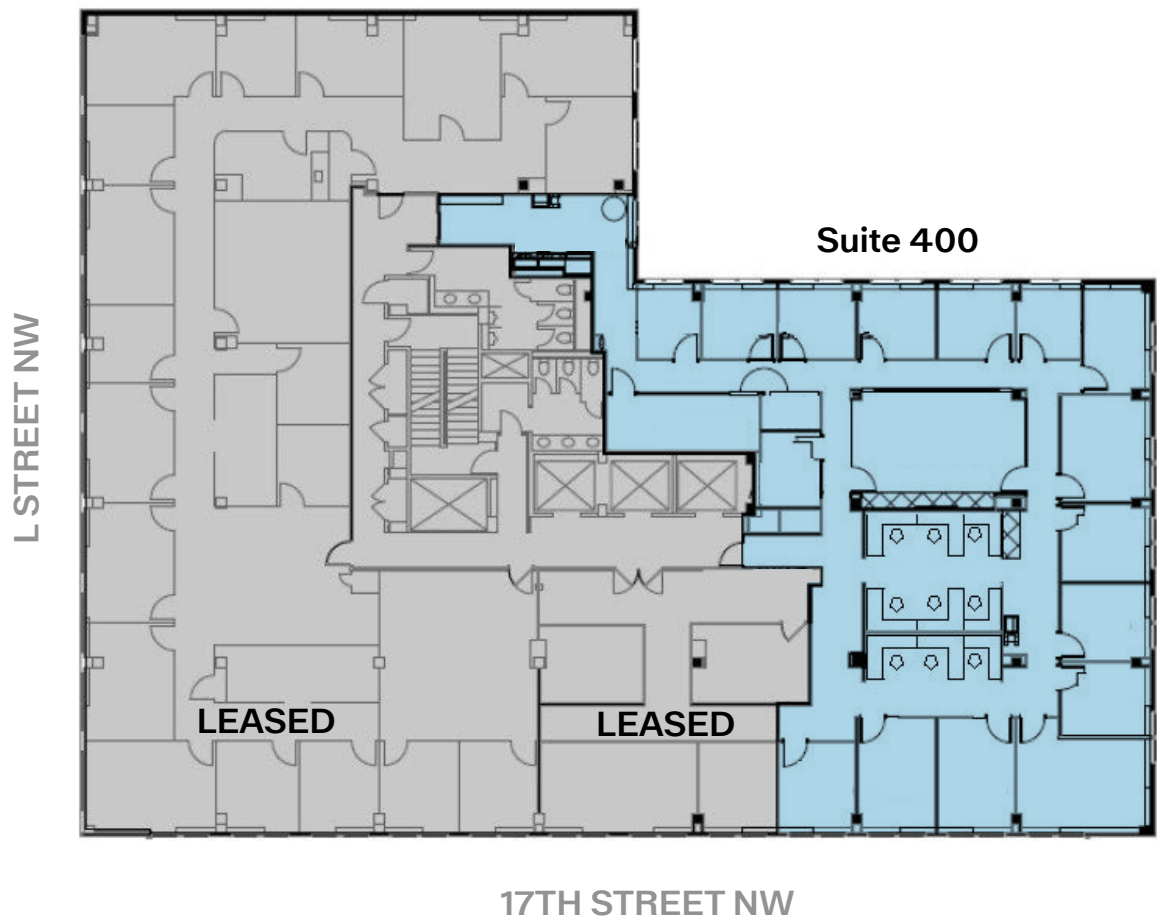
Suite	SF	Description
Suite 500	3,091	Second-generation space available immediately with direct elevator exposure. Combination of open area & offices, great natural light & views of 17th street.

1100 17TH ST NW

Washington, DC

4th Floor

4,939 SF



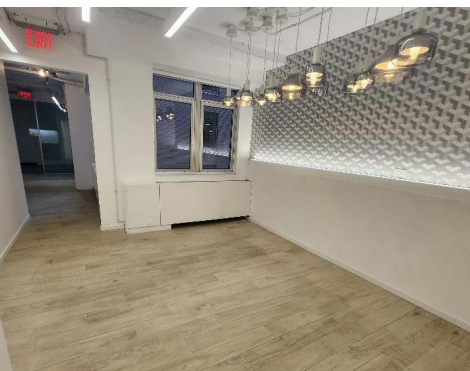
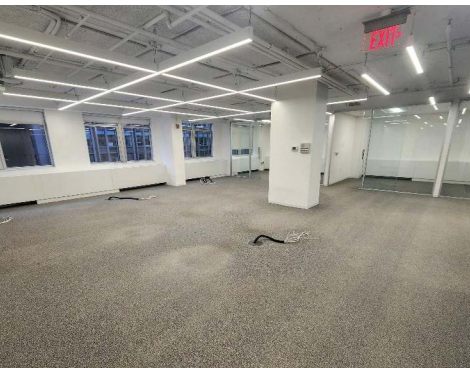
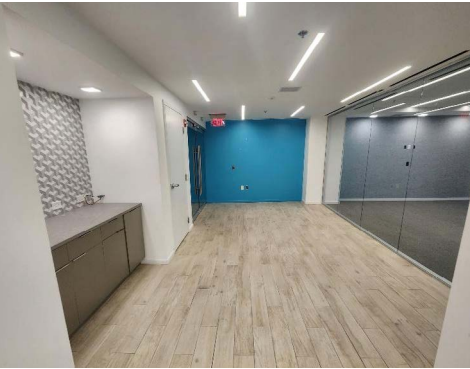
Suite	SF	Description
Suite 400	4,939	Second-generation, office-intensive build out available immediately with views overlooking 17th Street.

1100 17TH ST NW

Washington, DC

Suite 350

4,135 SF



Suite 350



Suite	SF	Description
Suite 350	4,135	Corner suite available immediately with L Street frontage. Second-generation space with six offices, conference, kitchen & reception.

1100 17TH ST NW

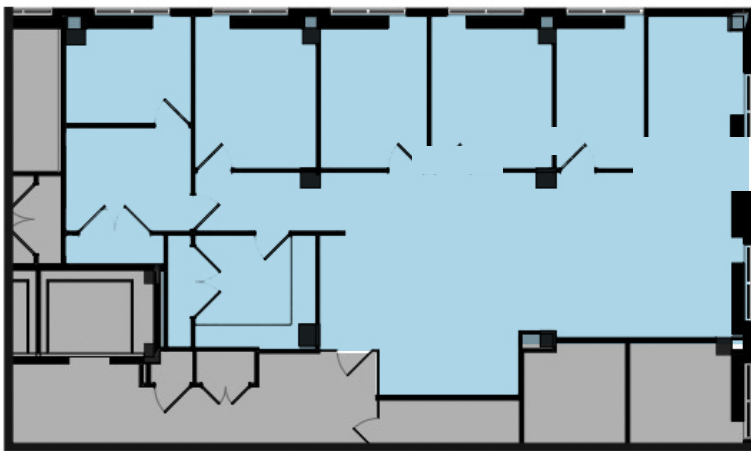
Washington, DC

Suite 330

2,103 SF



Suite 330



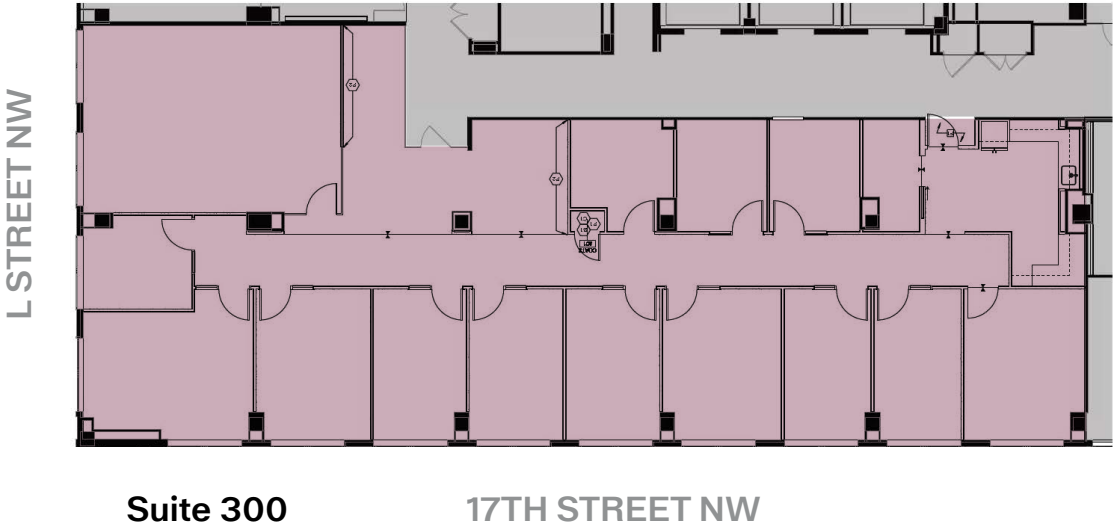
Suite	SF	Description
Suite 330	2,103	Second-generation office-intensive space available immediately.

1100 17TH ST NW

Washington, DC

Suite 300

4,384 SF



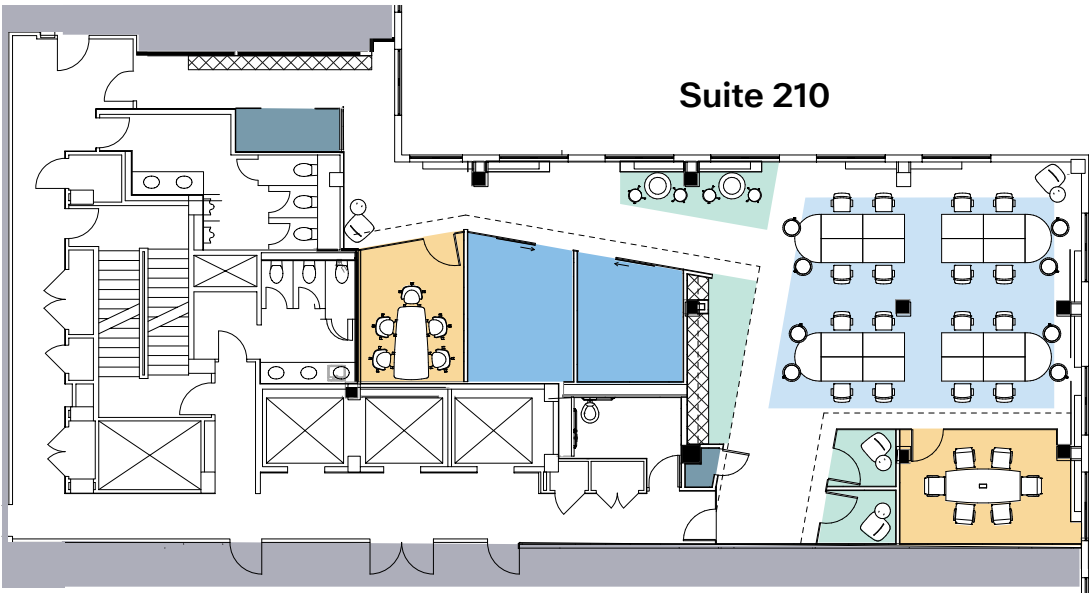
Suite	SF	Description
Suite 300	4,384	Second-generation office-intensive space in excellent condition, available immediately. Front corner overlooking 17th & L Streets.

1100 17TH ST NW

Washington, DC

Suite 210

2,896 SF



Suite	SF	Description
Suite 210	2,896	Shell condition space with turnkey & furniture potential available immediately. Brand-new common areas & restrooms.

1100 17TH ST NW

Washington, DC

Suite 100

1,500 SF

Suite 100



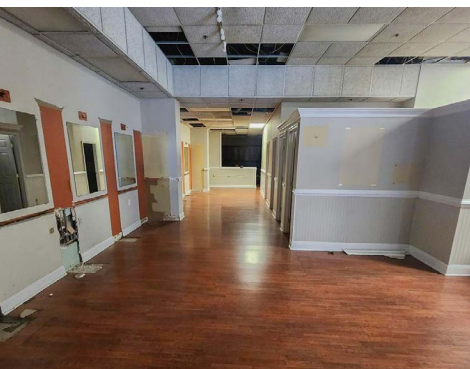
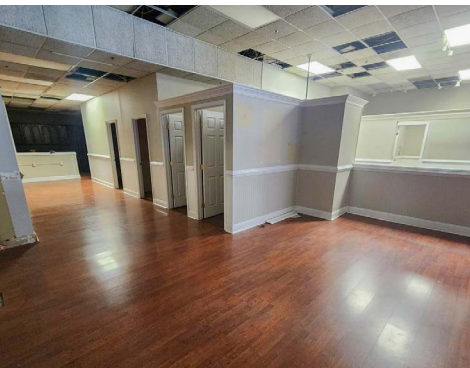
Suite	SF	Description
Suite 100	1,500	Ground floor retail space available immediately.

1100 17TH ST NW

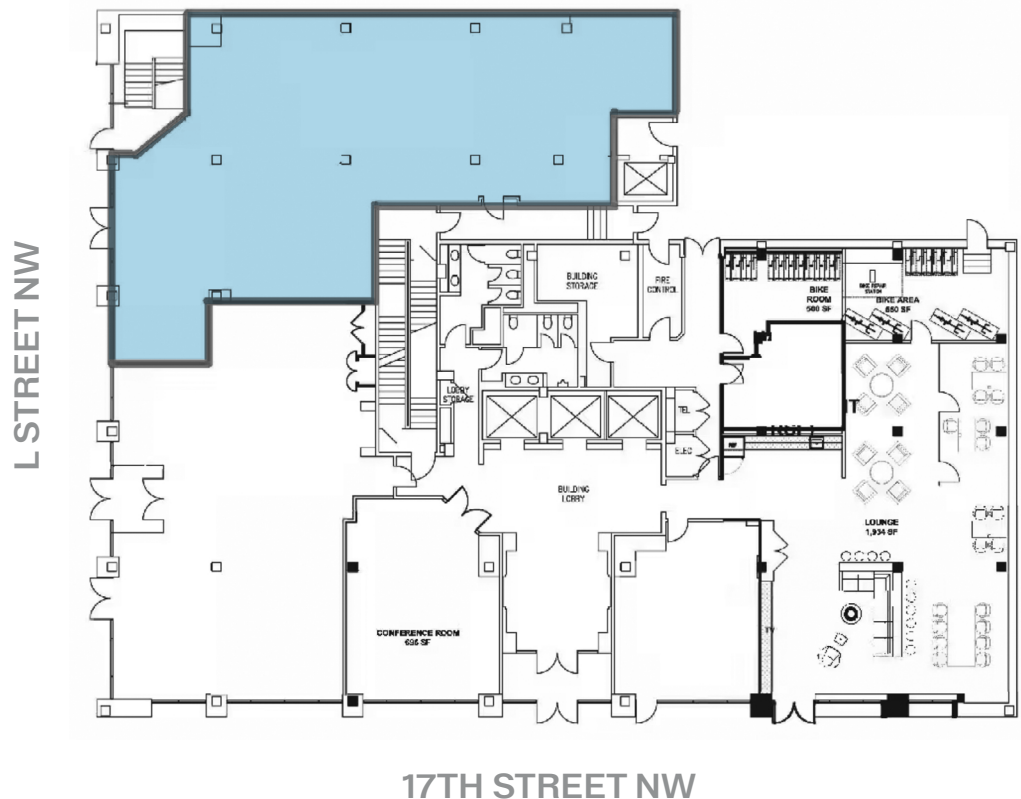
Washington, DC

Ground Floor

3,120 SF



Suite R4



17TH STREET NW

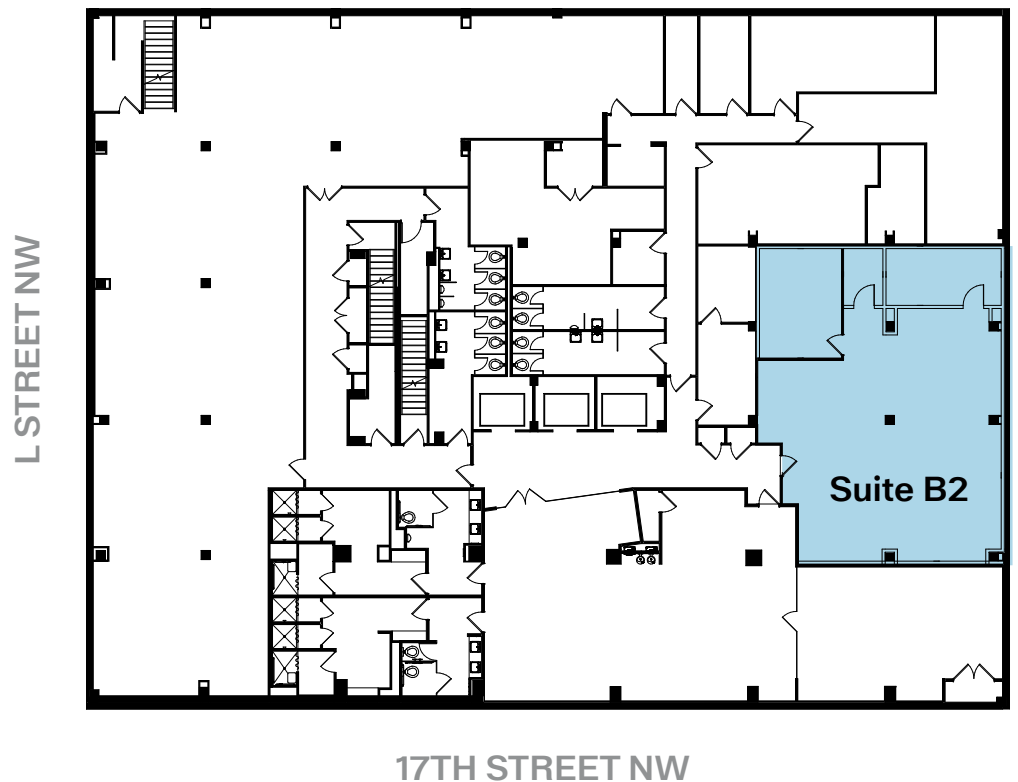
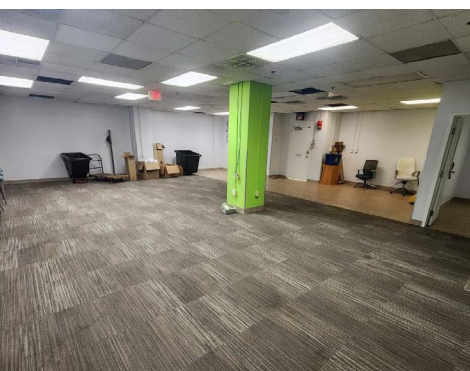
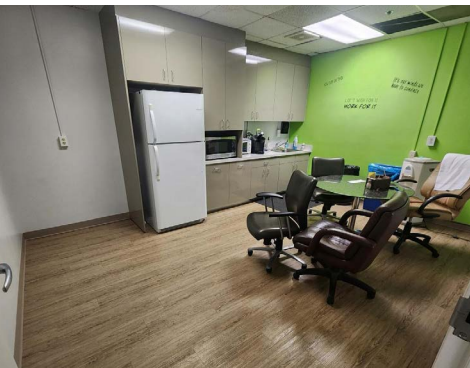
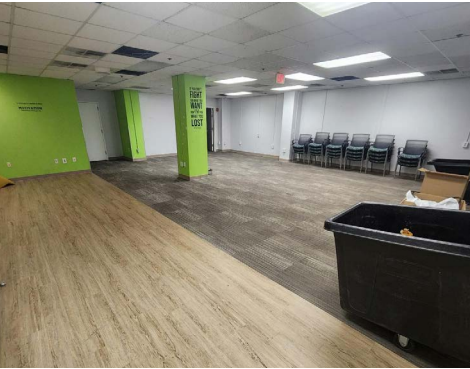
Suite	SF	Description
Suite R4	3,120	Second generation ground floor retail space available immediately facing L Street.

1100 17TH ST NW

Washington, DC

Lower Level

2,009 SF

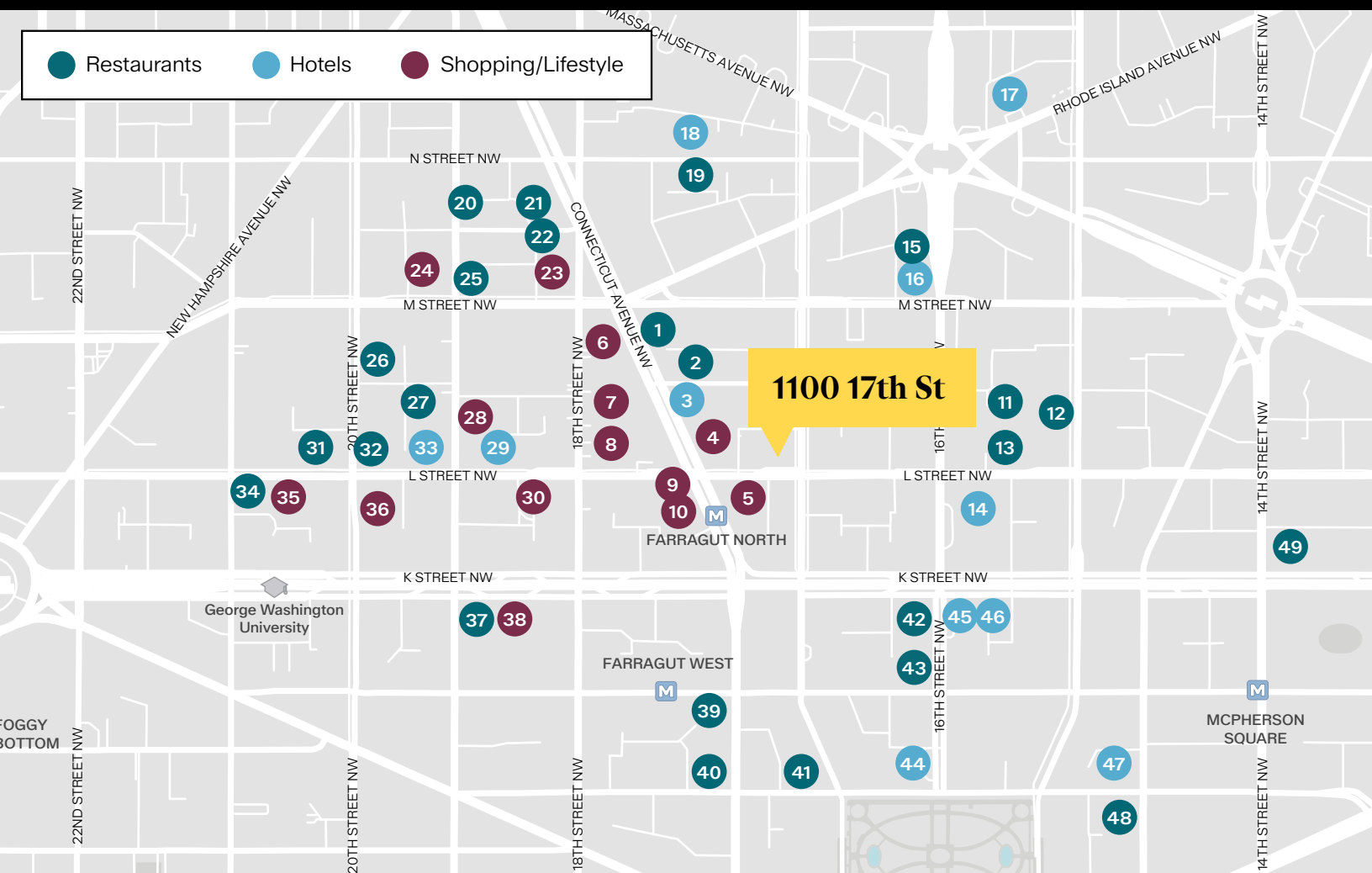


Suite	SF	Description
Suite B2	2,009	Open plan space available immediately with large kitchen & suite entry adjacent to fitness center.

1100 17TH ST NW

Washington, DC

Nearby Amenities



NEARBY RETAIL

- | | | | |
|---|--|-----------------------------|---|
| 1. Darvish Kitchen | 14. Capital Hilton | 27. Nooshi | 40. Luke's Lobster |
| 2. Le DeSales | 15. The Greenhouse | 28. Wawa | 41. Teatism |
| 3. The Mayflower Hotel (Autograph Collection) | 16. The Jefferson | 29. The Quincy | 42. P.J. Clarke's |
| 4. Gold's Gym | 17. The Darcy Hotel | 30. Nordstrom Rack | 43. Il Piatto |
| 5. Allen Edmonds | 18. Tabard Inn | 31. Panera Bread | 44. The Hay-Adams |
| 6. CorePower Yoga | 19. Iron Gate Restaurant | 32. Moxies | 45. Hyatt Place |
| 7. Brooks Brothers | 20. The Palm | 33. AC Hotel | 46. St. Regis |
| 8. Charles Tyrwhitt | 21. Cava | 34. Ruth's Chris Steakhouse | 47. Sofitel Lafayette Square |
| 9. Sephora | 22. Shake Shack, Chick-fil-A & Nando's PERi-PERi | 35. Wells Fargo | 48. Joe's Seafood, Prime Steak & Stone Crab |
| 10. Men's Wearhouse | 23. Chase Bank | 36. PNC Bank | 49. Via Sophia |
| 11. Grazie Nonna | 24. Jos A. Banks | 37. The Square | |
| 12. Dauphine's | 25. Boqueria | 38. Bank of America | |
| 13. Shōtō | 26. Uma Nori | 39. Sweetgreen | |

1100 17TH ST NW

Washington, DC

Leasing Information:
202.513.6700

Merrill Turnbull

202.513.6713
mturnbull@lpc.com

Adam Biberaj

202.513.6736
abiberaj@lpc.com

Tim Whitebread

202.513.6712
twhitebread@lpc.com

McKay Elliott

202.513.6724
melliott@lpc.com

101 Constitution Avenue NW
Suite 325 East
Washington, DC 20001

www.lpc.com

Lincoln

The information contained herein has been obtained through sources deemed reliable but neither Owner nor Lincoln Property Company makes guarantees, warranties or representations to its completeness or accuracy.

