



1666

CONNECTICUT

Claim Your Corner.
Create Your Space.

1666 CONNECTICUT AVENUE NW, WASHINGTON, DC 20009

Defining the Corner of Connecticut Avenue

Spec Suites, Conference Facility & Lounge Coming Soon

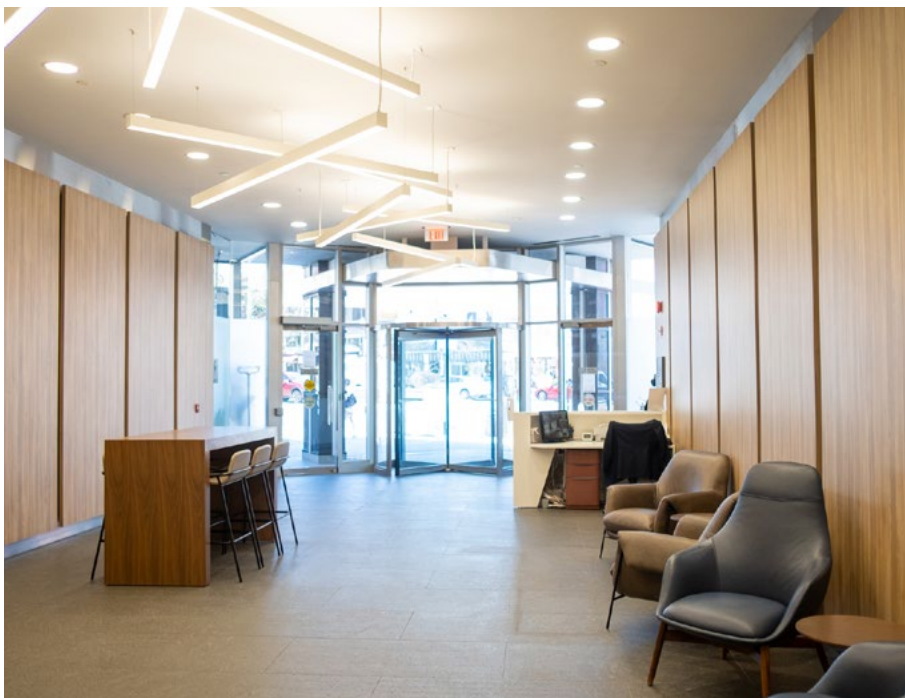
KEY FEATURES

- New spec suites delivering Spring 2026 — ranging from 1,700-3,700 RSF
- New conference facility + tenant lounge coming soon
- Iconic presence on the Connecticut Avenue corridor — two blocks from Dupont Metro Station
- Boutique floor plate with great setbacks and windowline in all directions
- Three levels of below-grade parking – 1/1,500 SF ratio
- Sette Osteria on-site & exciting new retail coming soon



Availabilities





The renovated lobby elevates the arrival experience for a first-class first impression.

Second Floor

SUITE 200 | 1,875 SF

- Unique opportunity for discounted rental if space is taken as-is
- Space on the front corner of the building with prominent elevator exposure
- Turnkey possible and can be combined with Suite 201 for larger users

SUITE 201 | 4,524 SF

- Available 4/2026 and can be combined with Suite 200
- Space overlooks Connecticut Avenue
- Direct elevator exposure



CONNECTICUT AVE NW

Third Floor

SUITE 300 | 1,700-3,700 SF

SPEC SUITE A: 3,700 SF

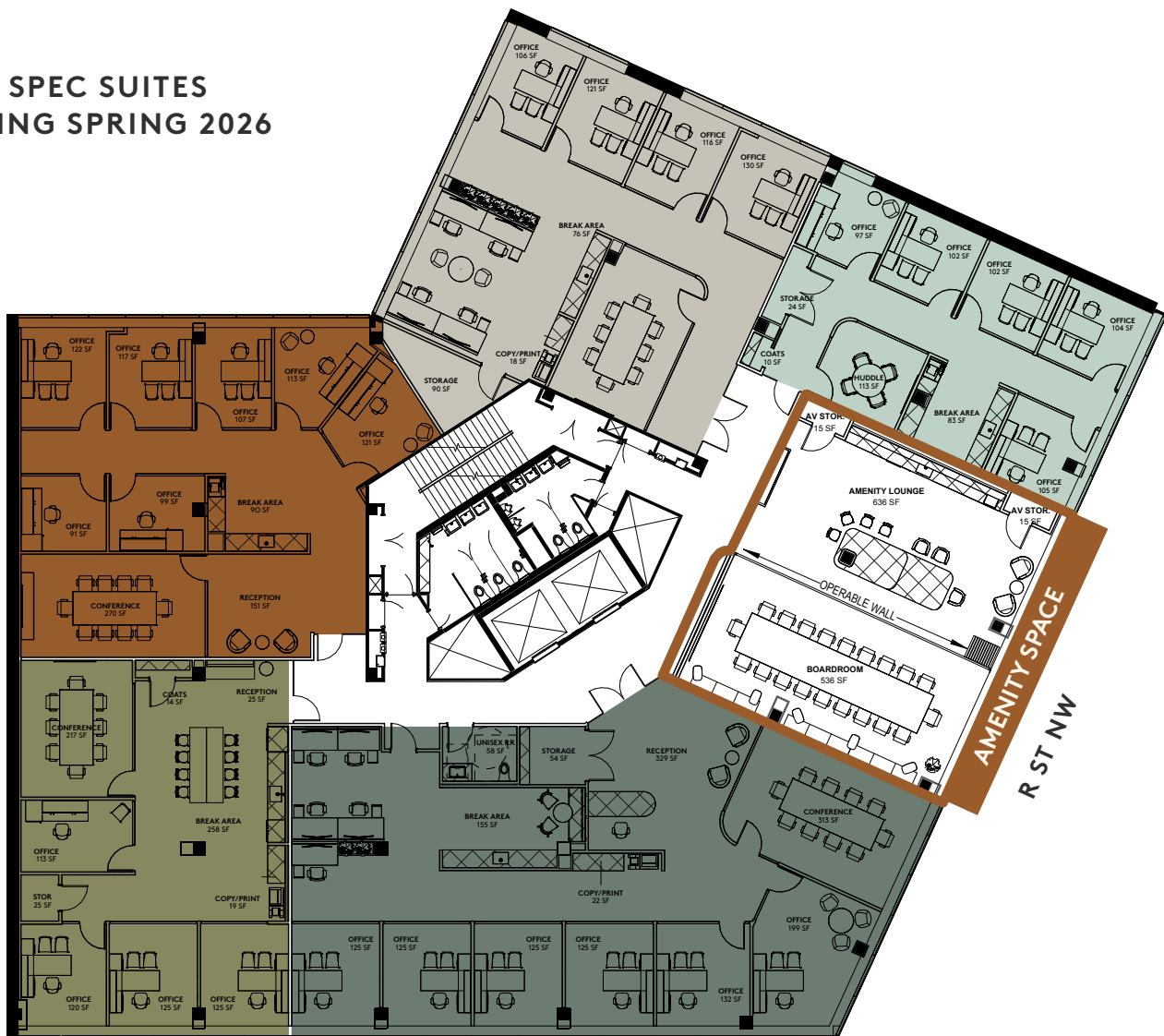
SPEC SUITE D: 2,500 SF

SPEC SUITE B: 1,700 SF

SPEC SUITE E: 2,200 SF

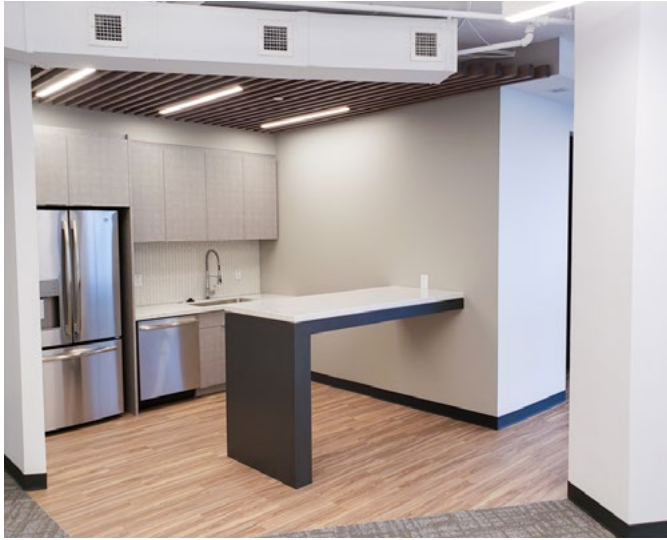
SPEC SUITE C: 2,500 SF

SPEC SPEC SUITES
COMING SPRING 2026



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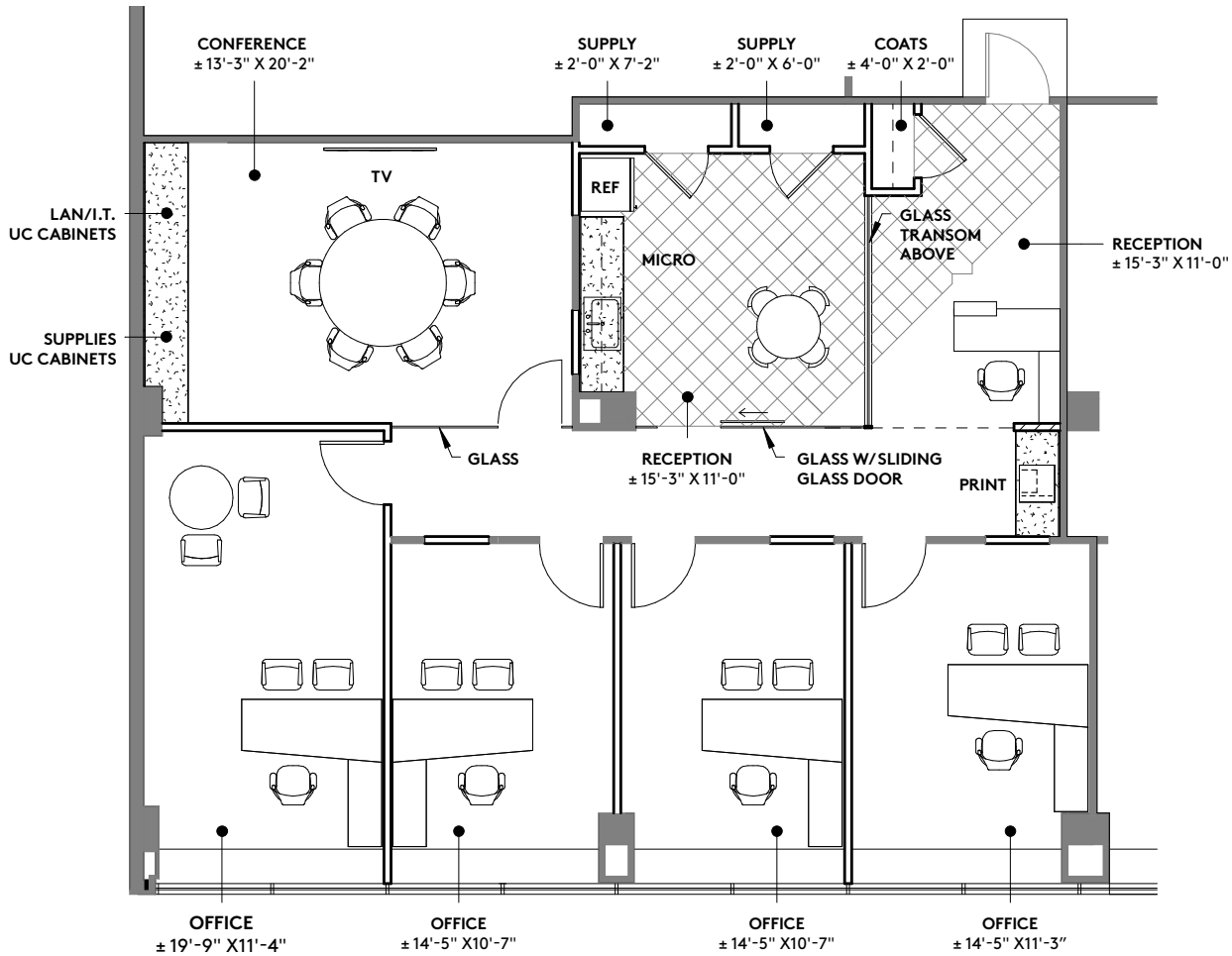
**SAMPLE FINISH
QUALITY**



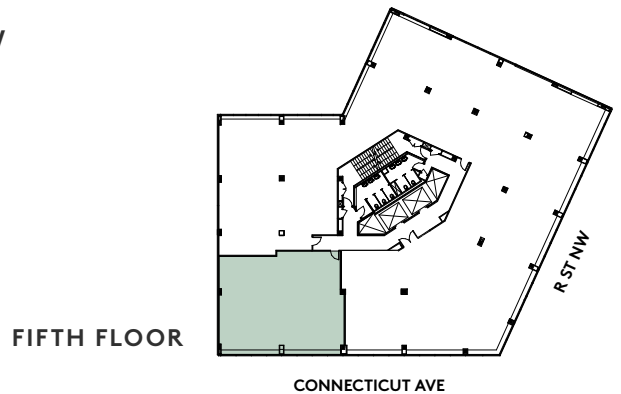
Fifth Floor

SPEC SUITE 500 | 1,866 SF

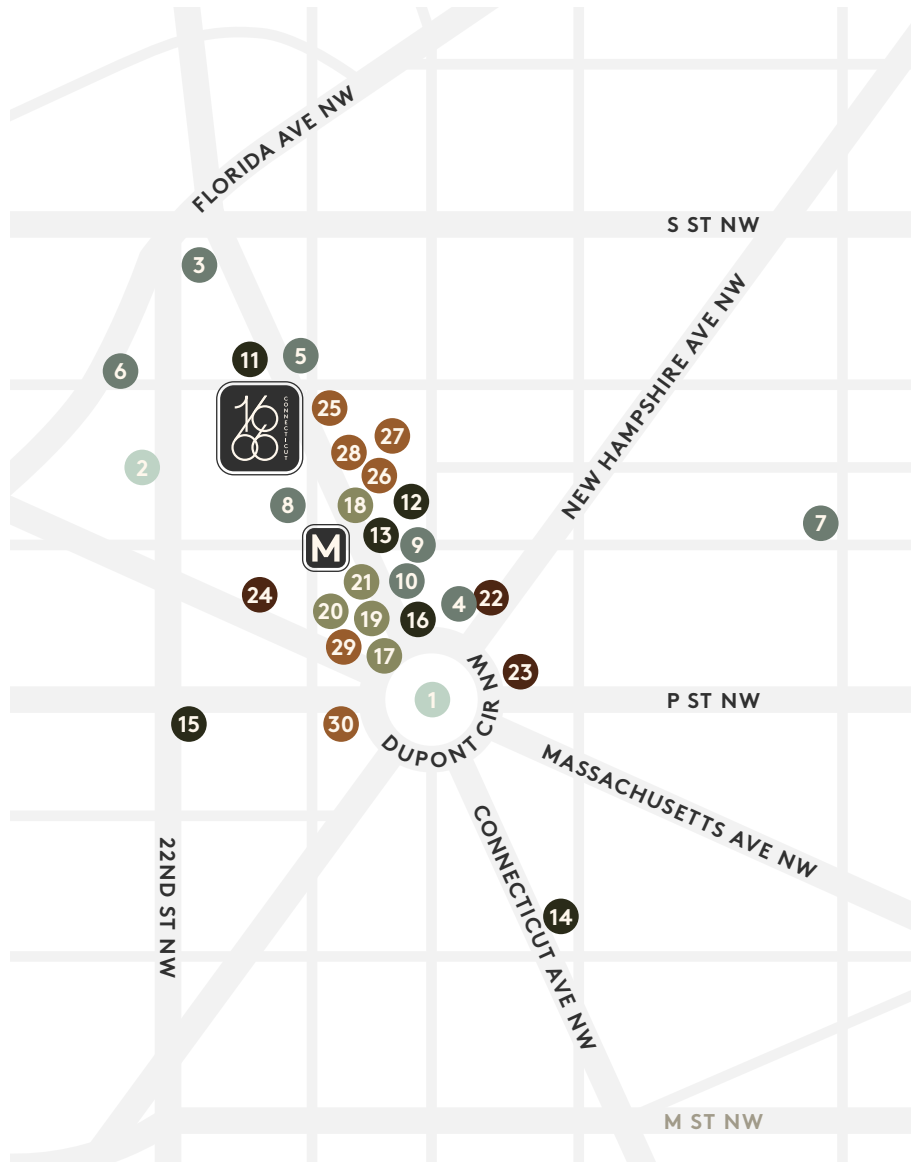
- Planned spec suite to be built in conjunction with third floor. Custom turnkey construction also possible.
- Great windowline overlooking Connecticut Avenue



CONNECTICUT AVE NW



Where Dupont Works, Dines, and Unwinds



Neighborhood Attractions

- 1 Dupont Circle Fountain
- 2 The Phillips Collection

Dining

RESTAURANTS

- 3 Bistro du Coin
- 4 The Pembroke
- 5 La Tomate
- 6 Annabelle
- 7 Floriana
- 8 Mission Dupont
- 9 Kramers All Day Restaurant
- 10 Rakuya

CAFES

- 11 Dolcezza Gelato & Coffee
- 12 Dupont Coffee Collective
- 13 Daily Provisions
- 14 Tatte Bakery & Café
- 15 Emissary
- 16 Starbucks

FAST CASUAL

- 17 Sweetgreen
- 18 Zeleno
- 19 Taim Mediterranean Kitchen
- 20 Bibibop Asian Grill
- 21 Panera Bread

Hospitality

- 22 The Dupont Circle Hotel
- 23 Placemark Dupont Circle
- 24 The Ven at Embassy Row

Retail & Services

- 25 U.S. Post Office
- 26 Yoga District – Dupont
- 27 Toolbox Pilates
- 28 Bluemercury
- 29 PNC Bank
- 30 CVS

Transit & Access

METRO Steps from the Dupont Circle Metro Station (Red Line)

BUS Multiple Metrobus routes along Connecticut Avenue and surrounding streets

DRIVING Convenient access to major DC thoroughfares

Walkability & Commuting Scores

WALK SCORE® 99

TRANSIT SCORE® 82

BIKE SCORE® 98

Make your mark in
Dupont: where modern
workspace meets
neighborhood charm.



C O N N E C T I C U T

LEASING INFORMATION 202.513.6700



MERRILL TURNBULL

mturnbull@lpc.com

202.513.6713

TIM WHITEBREAD

twhitebread@lpc.com

202.513.6712

MCKAY ELLIOTT

melliott@lpc.com

202.513.6724



Lincoln

Lincoln Property Company
101 Constitution Avenue NW
Suite 325 East,
Washington, DC 20001
www.lpc.com

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