

Hall of the States

400 - 444 NORTH CAPITOL STREET, NW

Office For Lease

651 - 17,445 SF



Leasing Information:
202.513.6700

Lincoln

Adam Biberaj
202.513.6736
abiberaj@lpc.com

Merrill Turnbull
202.513.6713
mturnbull@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



Availabilities	SF	Lease Rate	Date Available
Suite 837	3,197 SF	\$70.00 FS	Immediately
Spec Suite 730	2,811 SF	\$72.50 FS	Immediately
Suite 715	1,893 SF	\$70.00 FS	1/1/2027
Suite 705	3,249 SF	\$72.00 FS	Immediately
Suite 642	4,632 SF	\$70.00 FS	1/1/2027
Suite 642-1	2,381 SF	Negotiable	1/1/2027
Suite 630	1,860 SF	\$75.00 FS	1/1/2027
Suite 622	1,565 SF	\$70.00 FS	Immediately
Suite 590	1,796 SF	\$70.00 FS	Immediately
Suite 515	12,114 SF	Negotiable	1/1/2027
Spec Suite 495	3,470 SF	\$72.50 FS	Immediately
Suite 445A	1,678 SF	\$70.00 FS	1/1/2027
Suite 438	6,711 SF	Negotiable	1/1/2027
Suite 434	2,308 SF	\$70.00 FS	Immediately
Suite 422	915 SF	Negotiable	1/1/2027
Suite 390	683 SF	\$60.00 FS	Immediately
Suite 388	1,451 SF	\$64.00 FS	Immediately
Suite 370	973 SF	\$65.00 FS	Immediately
Suite 368	1,068 SF	\$65.00 FS	Immediately
Suite 363	8,063 SF	\$80.00 FS	Immediately
Suite 349	2,544 SF	\$65.00 FS	Immediately
Suite 322	1,149 SF	Negotiable	10/1/2026
Suite 300	6,944 SF	Negotiable	1/1/2027
Suite 249	1,872 - 17,445 SF	\$60.00 FS	Immediately
Suite 216	3,547 SF	\$70.00 FS	Immediately
Suite 209	666 SF	\$70.00 FS	1/1/2027
Suite 207	1,424 SF	Negotiable	1/1/2027
Suite 203	651 SF	\$70.00 FS	11/1/2026
Suite 200	2,531 SF	\$73.00 FS	1/1/2027

Property Highlights

- Four recently delivered spec suites on multiple floors ranging from 2,773 SF-3,470 SF
- Immediate access to Union Station retail and transportation hub
- Beautiful rooftop with views of the US Capitol Building, Union Station and the Washington Monument
- Renovated tenant-only fitness center & large conference facilities
- Amenity-rich neighborhood located steps away from the Senate offices
- In-building convenience store and Wells Fargo Bank
- Flexible lease terms
- 1/1,000 SF parking ratio

Adam Biberaj

202.513.6736
abiberaj@lpc.com

Merrill Turnbull

202.513.6713
mturnbull@lpc.com

Tim Whitebread

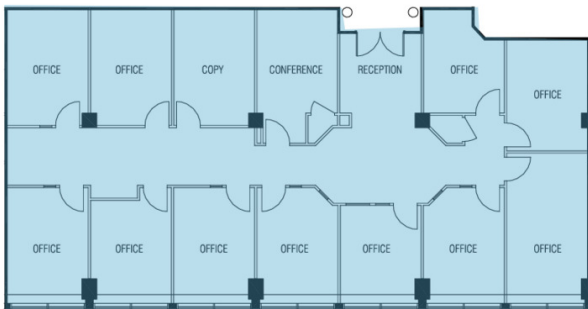
202.513.6712
twhitebread@lpc.com

McKay Elliott

202.513.6724
melliott@lpc.com



Suite 837



Suite	Size	Lease Rate	Description
■ Suite 837	3,197 SF	\$70.00 FS	Available Immediately

Adam Biberaj
202.513.6736
abiberaj@lpc.com

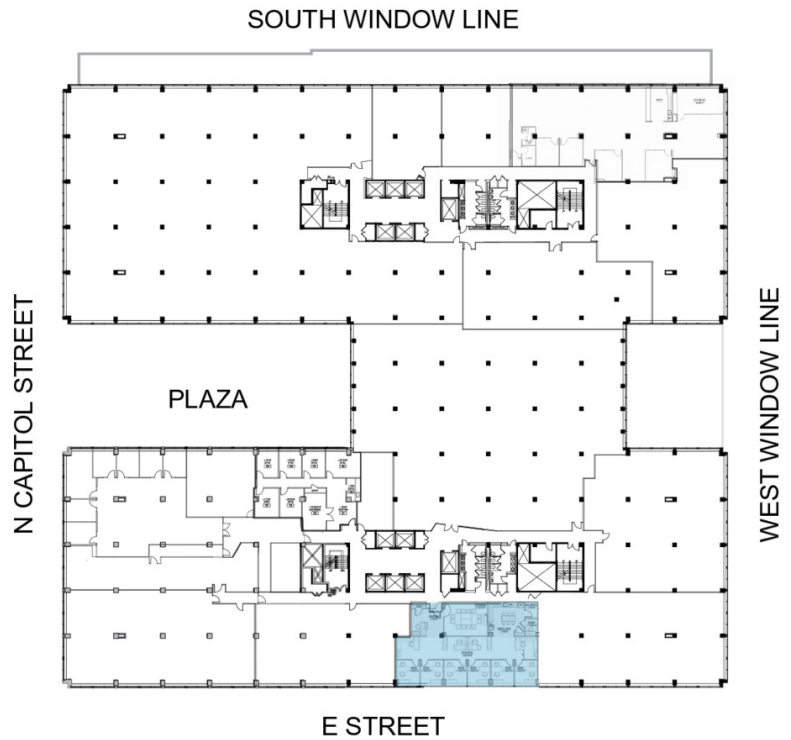
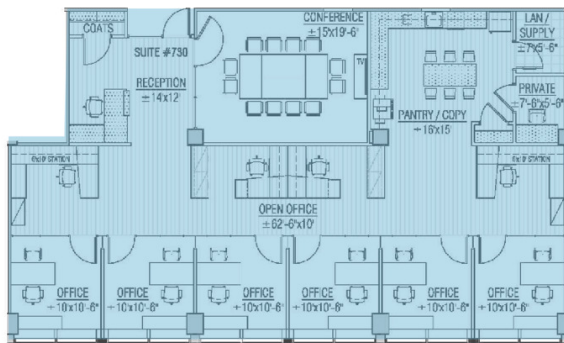
Merrill Turnbull
202.513.6713
mturnbull@lpc.com

Tim Whitebread
202.513.6712
twhitebread@lpc.com

McKay Elliott
202.513.6724
melliott@lpc.com



Spec Suite 730



Suite	Size	Lease Rate	Description
■ Spec Suite 730	2,811 SF	\$72.50 FS	Brand-new spec suite just delivered. Five windowed offices, conference room, and pantry. Abundant glass and natural light.

Adam Biberaj
202.513.6736
abiberaj@lpc.com

Merrill Turnbull
202.513.6713
mturnbull@lpc.com

Tim Whitebread
202.513.6712
twhitebread@lpc.com

McKay Elliott
202.513.6724
melliott@lpc.com





Adam Biberaj
202.513.6736
abiberaj@lpc.com

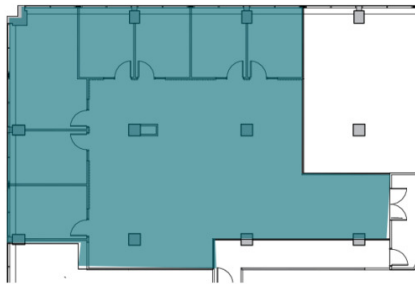
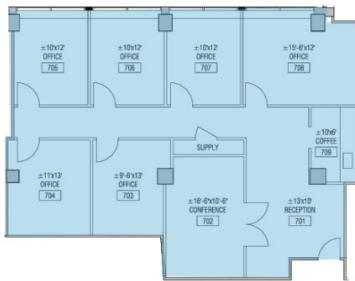
Merrill Turnbull
202.513.6713
mturnbull@lpc.com

Tim Whitebread
202.513.6712
twhitebread@lpc.com

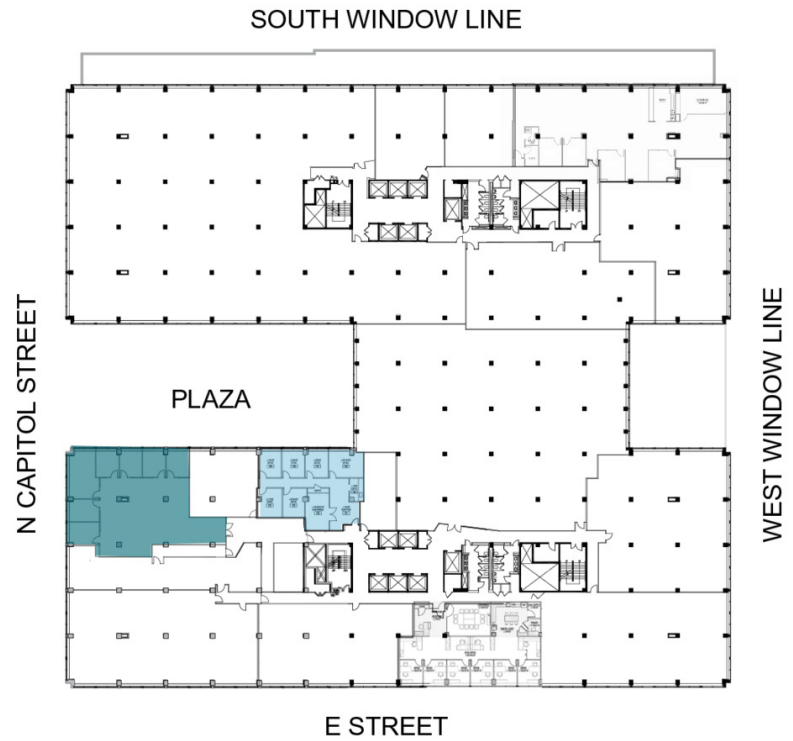
McKay Elliott
202.513.6724
melliott@lpc.com

Lincoln

Suite 715



Suite 705



Suite	Size	Lease Rate	Description
■ Suite 715	1,893 SF	\$70.00 FS	Available 1/2027. Office intensive layout with 4 windowed offices, 2 interior offices, conference, reception, and pantry.
■ Suite 705	3,249 SF	\$72.00 FS	Available immediately

Adam Biberaj
202.513.6736
abiberaj@lpc.com

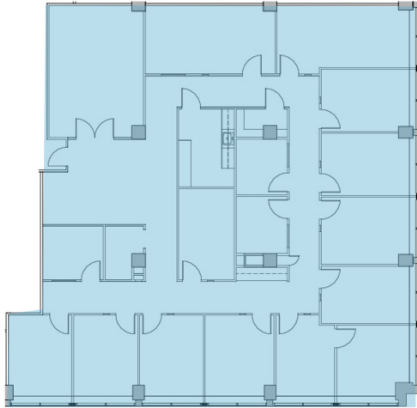
Merrill Turnbull
202.513.6713
mturnbull@lpc.com

Tim Whitebread
202.513.6712
twhitebread@lpc.com

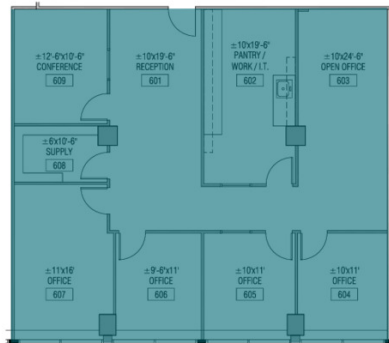
McKay Elliott
202.513.6724
melliott@lpc.com



Suite 642



Suite 630



Suite	Size	Lease Rate	Description
■ Suite 642	4,632 SF	\$70.00 FS	Available 1/1/2027
■ Suite 630	1,860 SF	\$75.00 FS	Available 1/2027. Great layout with 4 windowed offices, open space, conference, reception, and pantry.

Adam Biberaj
202.513.6736
abiberaj@lpc.com

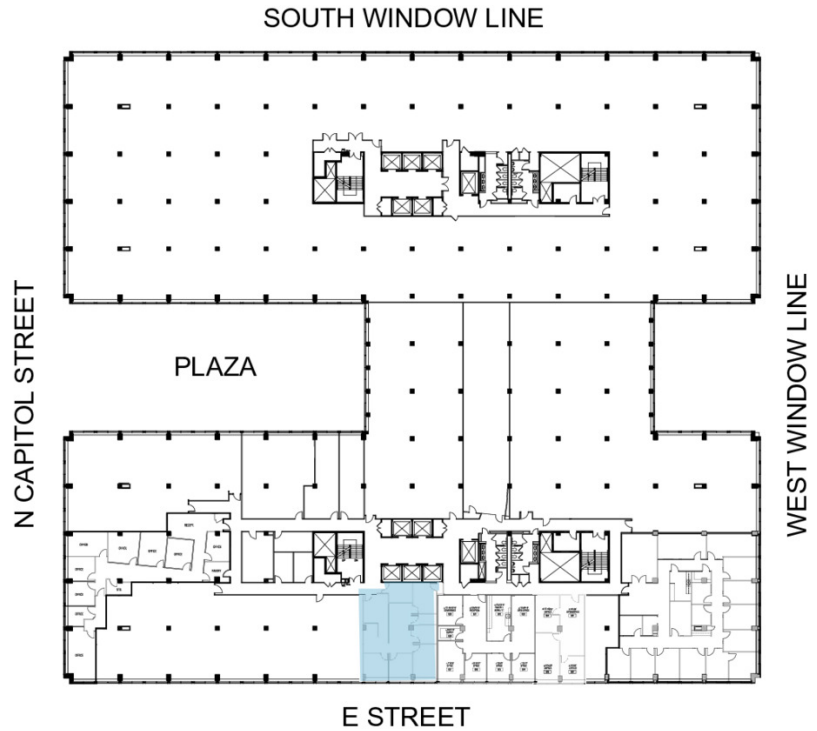
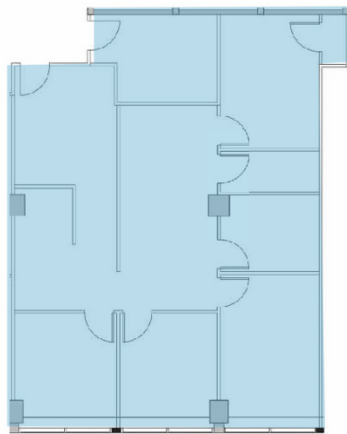
Merrill Turnbull
202.513.6713
mturnbull@lpc.com

Tim Whitebread
202.513.6712
twhitebread@lpc.com

McKay Elliott
202.513.6724
melliott@lpc.com



Suite 622



Suite	Size	Lease Rate	Description
■ Suite 622	1,565 SF	\$70.00 FS	Available immediately

Adam Biberaj
202.513.6736
abiberaj@lpc.com

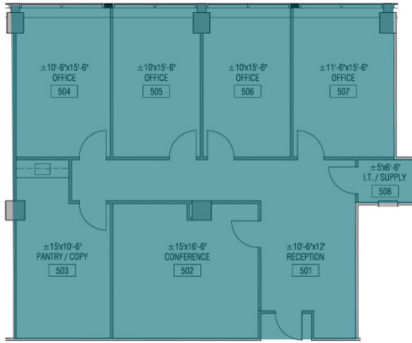
Merrill Turnbull
202.513.6713
mturnbull@lpc.com

Tim Whitebread
202.513.6712
twhitebread@lpc.com

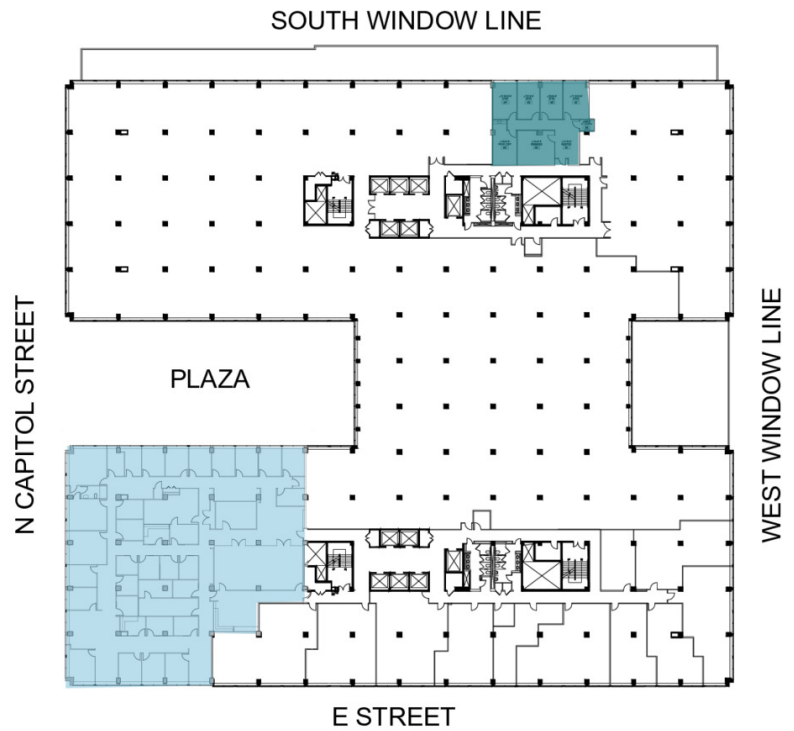
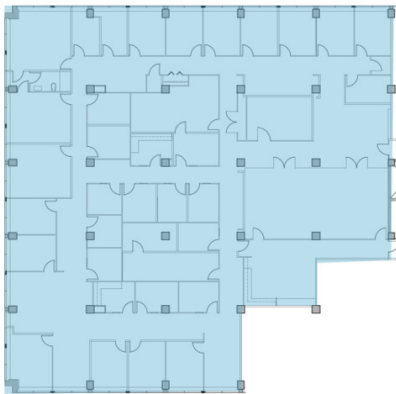
McKay Elliott
202.513.6724
melliott@lpc.com



Suite 590



Suite 515



Suite	Size	Lease Rate	Description
■ Suite 590	1,796 SF	\$70.00 FS	Available immediately
■ Suite 515	12,114 SF	Negotiable	Available 1/1/2027

Adam Biberaj
202.513.6736
abiberaj@lpc.com

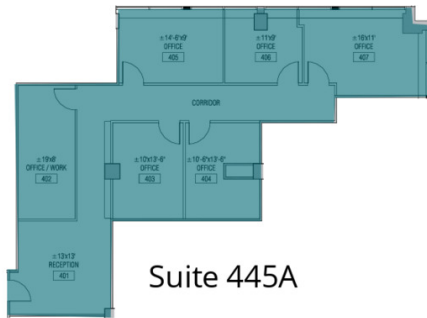
Merrill Turnbull
202.513.6713
mturnbull@lpc.com

Tim Whitebread
202.513.6712
twhitebread@lpc.com

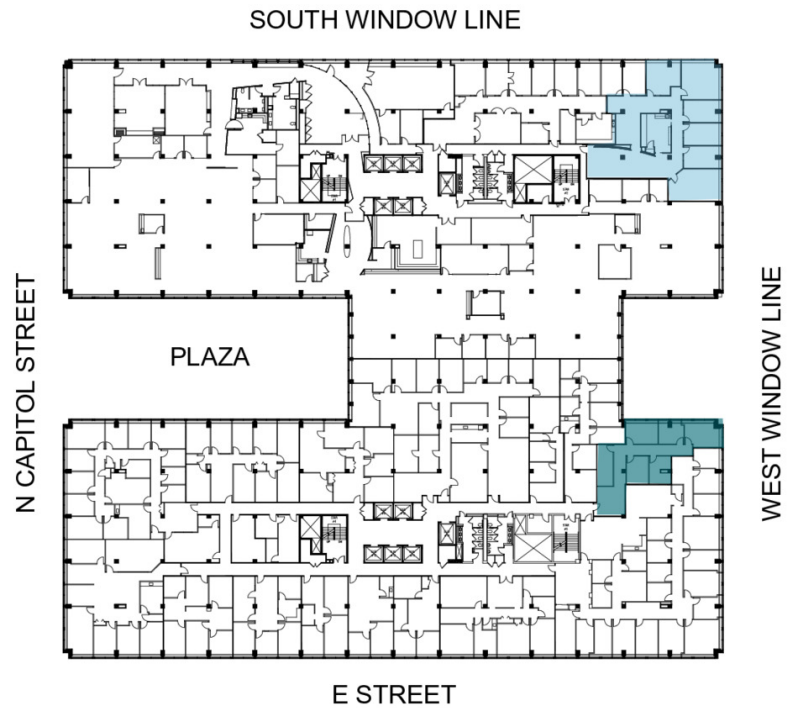
McKay Elliott
202.513.6724
melliott@lpc.com



Spec Suite 495



Suite 445A



Suite	Size	Lease Rate	Description
■ Spec Suite 495	3,470 SF	\$72.50 FS	Brand-new spec suite just delivered. Corner suite with five windowed offices and high-end finishes.
■ Suite 445A	1,678 SF	\$70.00 FS	Available 1/2027. Office intensive layout with 3 windowed offices, 3 interior offices, and reception

Adam Biberaj
202.513.6736
abiberaj@lpc.com

Merrill Turnbull
202.513.6713
mturnbull@lpc.com

Tim Whitebread
202.513.6712
twhitebread@lpc.com

McKay Elliott
202.513.6724
melliott@lpc.com





Adam Biberaj
202.513.6736
abiberaj@lpc.com

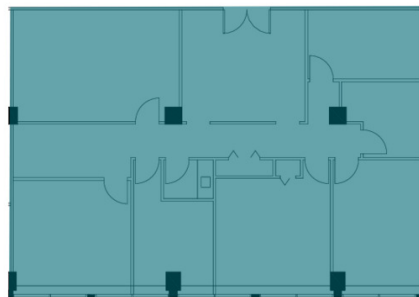
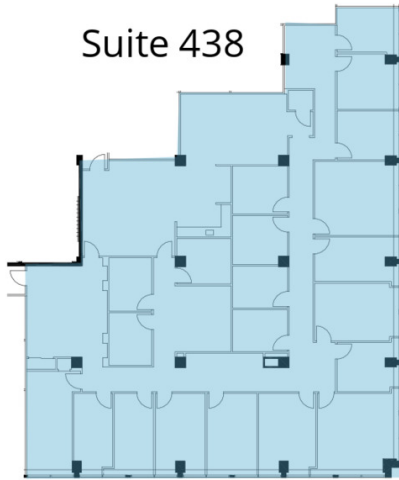
Merrill Turnbull
202.513.6713
mturnbull@lpc.com

Tim Whitebread
202.513.6712
twhitebread@lpc.com

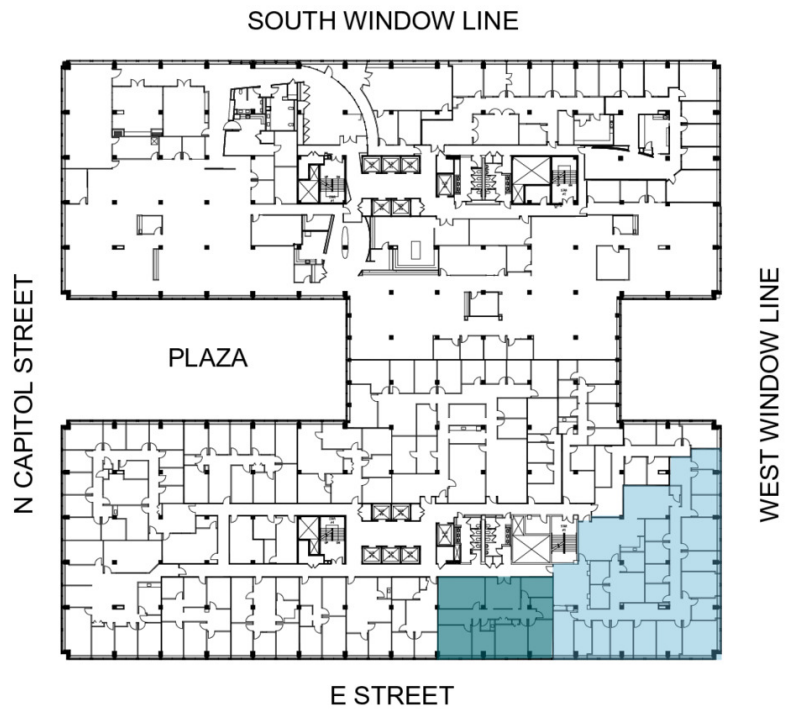
McKay Elliott
202.513.6724
melliott@lpc.com

Lincoln

Suite 438



Suite 434



Suite	Size	Lease Rate	Description
■ Suite 438	6,711 SF	Negotiable	Available 1/1/2027
■ Suite 434	2,308 SF	\$70.00 FS	Second generation space available immediately with front of building window line.

Adam Biberaj
202.513.6736
abiberaj@lpc.com

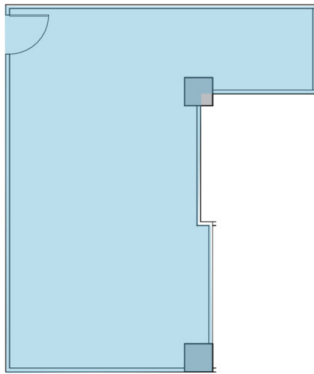
Merrill Turnbull
202.513.6713
mturnbull@lpc.com

Tim Whitebread
202.513.6712
twhitebread@lpc.com

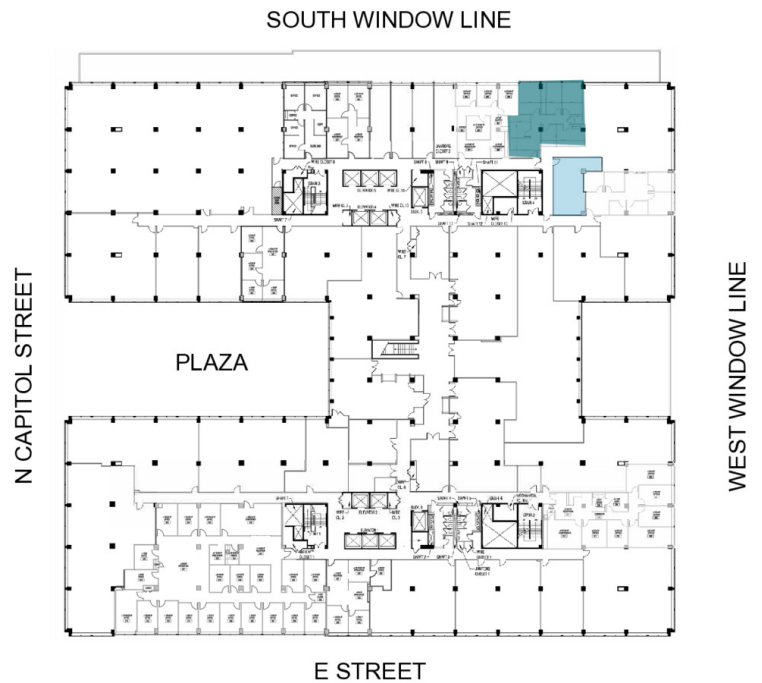
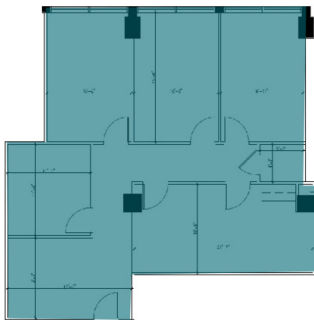
McKay Elliott
202.513.6724
melliott@lpc.com





Suite 390



Suite 388



Suite	Size	Lease Rate	Description
 Suite 390	683 SF	\$60.00 FS	Built-out interior office suite available immediately.
 Suite 388	1,451 SF	\$64.00 FS	Available immediately

Adam Biberaj
202.513.6736
abiberaj@lpc.com

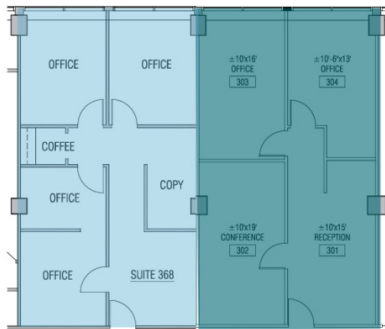
Merrill Turnbull
202.513.6713
mturnbull@lpc.com

Tim Whitebread
202.513.6712
twhitebread@lpc.com

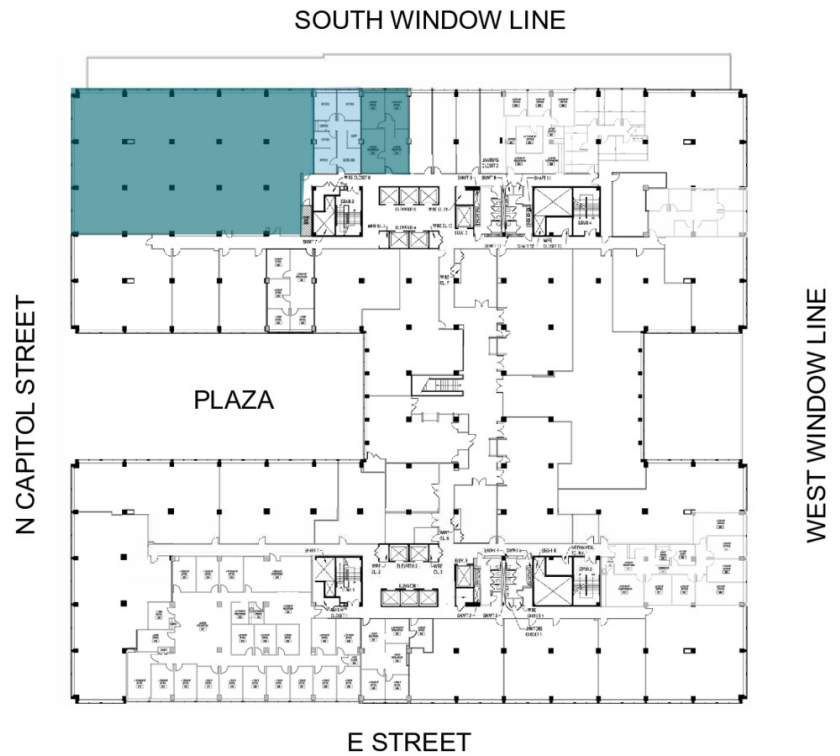
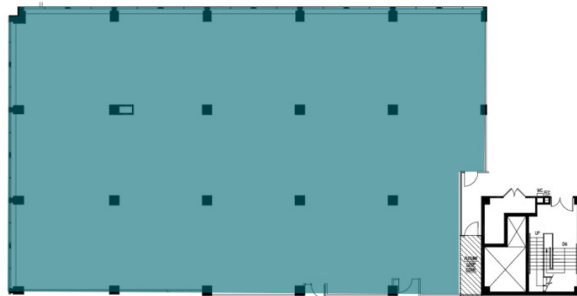
McKay Elliott
202.513.6724
melliott@lpc.com



Suite 368 Suite 370



Suite 363



Suite	Size	Lease Rate	Description
■ Suite 370	973 SF	\$65.00 FS	Available Immediately
■ Suite 368	1,068 SF	\$65.00 FS	Available immediately
■ Suite 363	8,063 SF	\$80.00 FS	Located on the front corner of the building, with views of North Capitol Street, Union Station and the Capitol Building. Available immediately.

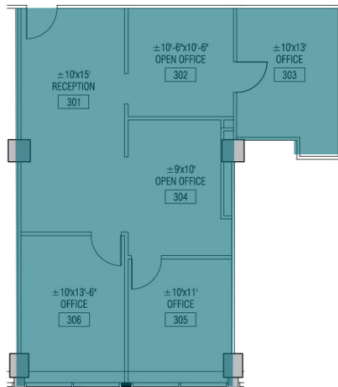
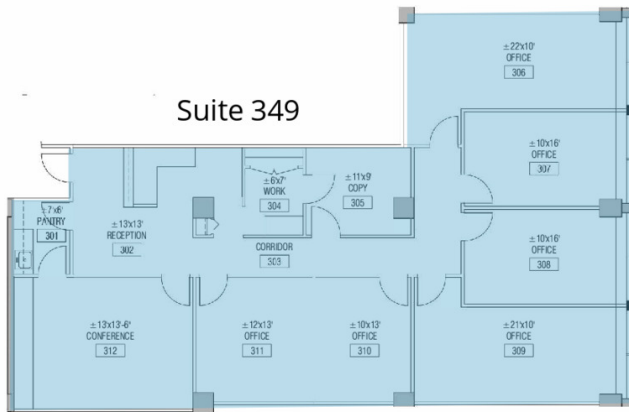
Adam Biberaj
202.513.6736
abiberaj@lpc.com

Merrill Turnbull
202.513.6713
mturnbull@lpc.com

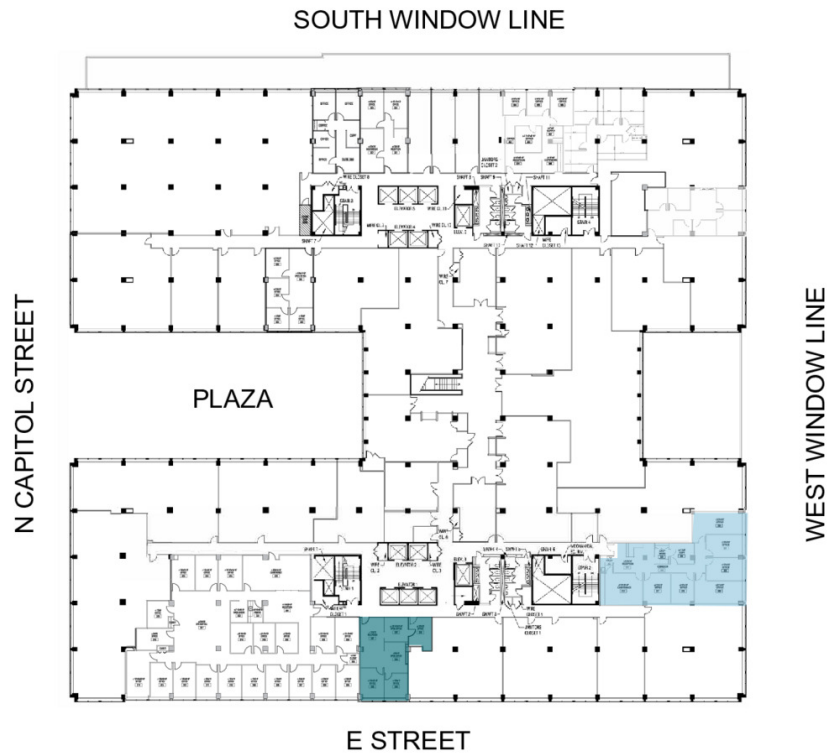
Tim Whitebread
202.513.6712
twhitebread@lpc.com

McKay Elliott
202.513.6724
melliott@lpc.com





Suite 322



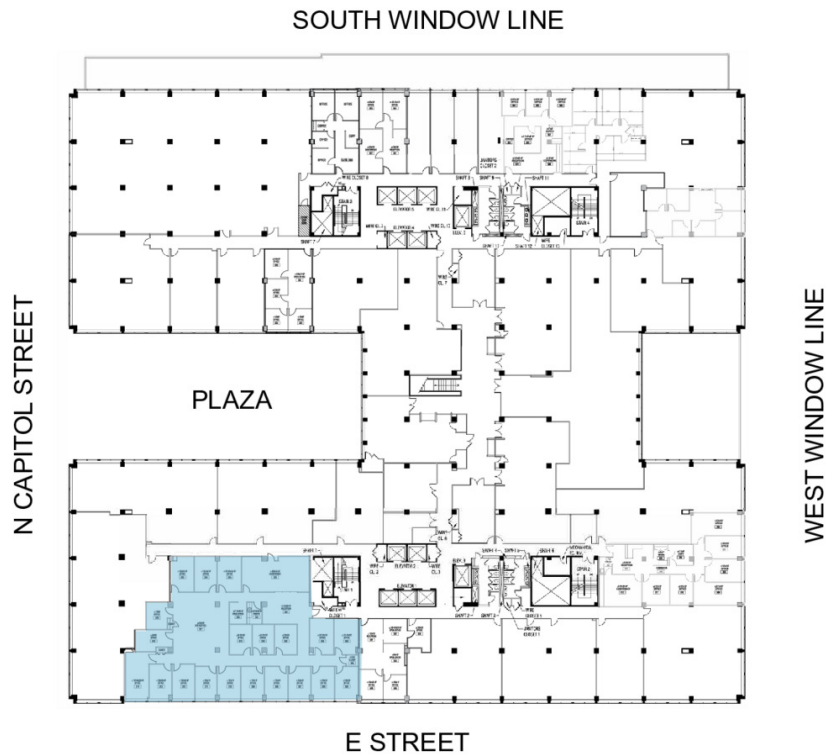
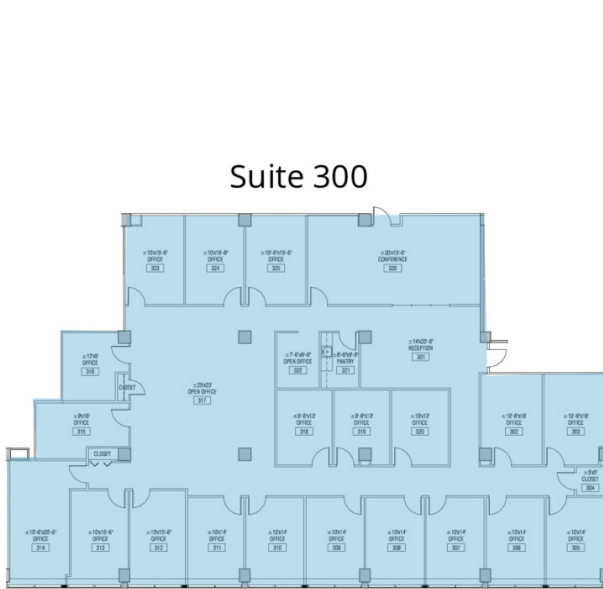
Suite	Size	Lease Rate	Description
■ Suite 349	2,544 SF	\$65.00 FS	Available immediately
■ Suite 322	1,149 SF	Negotiable	Available 10/1/2026

Adam Biberaj
 202.513.6736
 abiberaj@lpc.com

Merrill Turnbull
 202.513.6713
 mturnbull@lpc.com

Tim Whitebread
 202.513.6712
 twhitebread@lpc.com

McKay Elliott
 202.513.6724
 melliott@lpc.com



Suite	Size	Lease Rate	Description
■ Suite 300	6,944 SF	Negotiable	Available 1/1/2027

Adam Biberaj
202.513.6736
abiberaj@lpc.com

Merrill Turnbull
202.513.6713
mturnbull@lpc.com

Tim Whitebread
202.513.6712
twhitebread@lpc.com

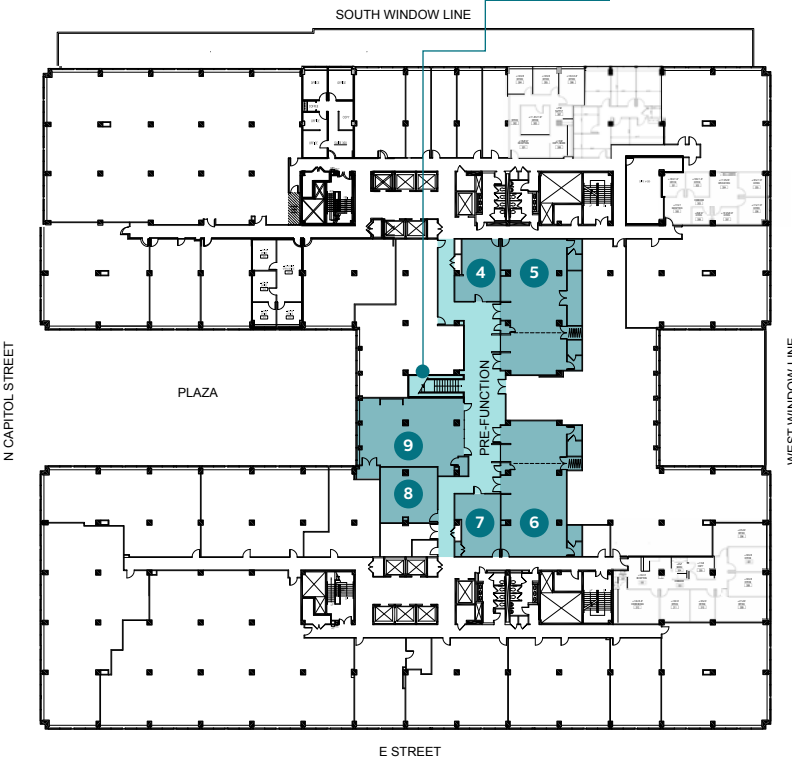
McKay Elliott
202.513.6724
melliott@lpc.com





Second Floor

Conference Room	Capacity
1	120
2	73
3	34



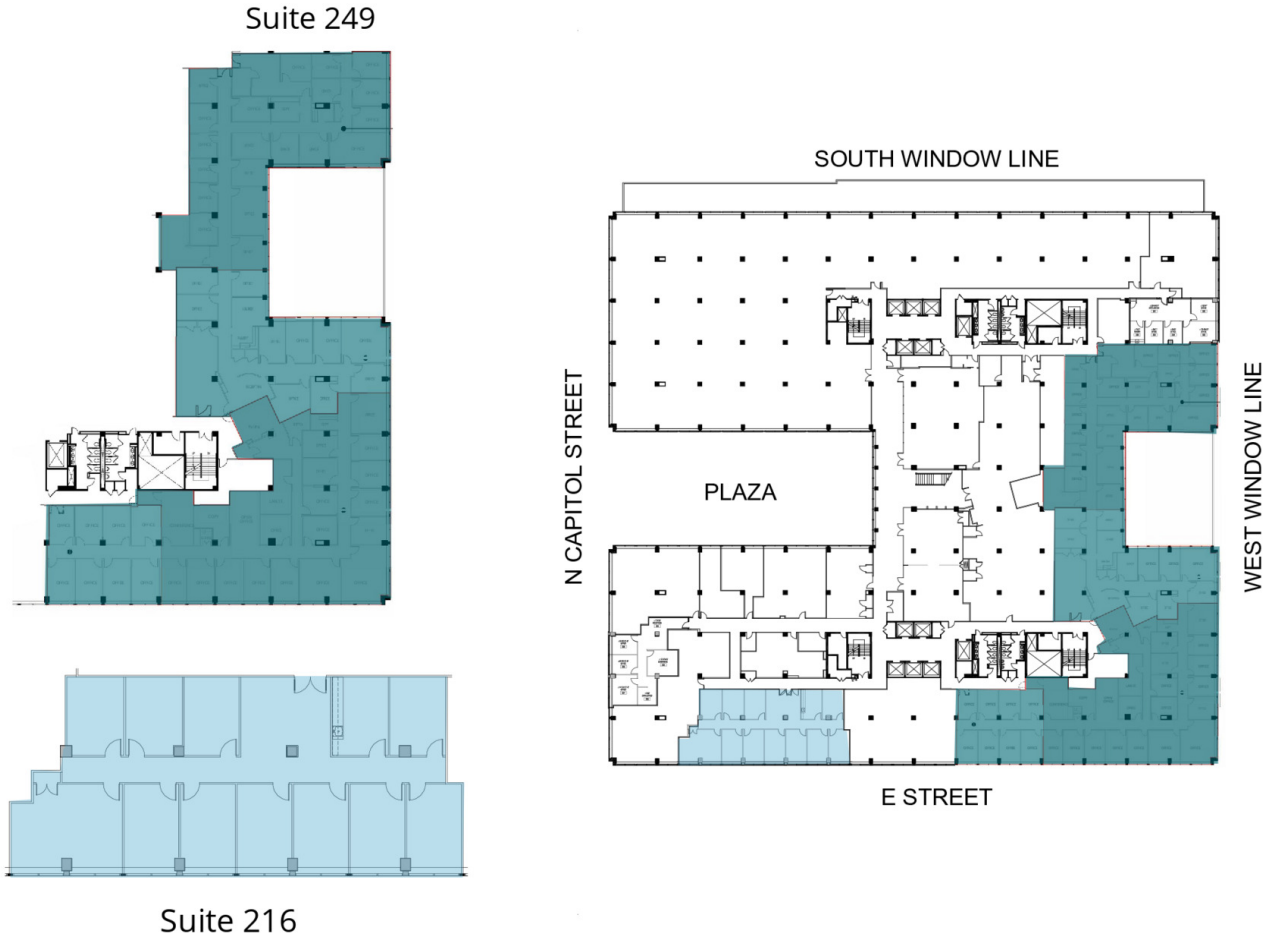
Third Floor

Conference Room	Capacity
4	10
5	75
6	75
7	14
8	26
9	34



Space Highlights

- Nine separate conference rooms
- On-site management staff
- Conference facilities span two floors connected via stairwell
- Catering pantry



Suite	Size	Lease Rate	Description
■ Suite 249	1,872 - 17,445 SF	\$60.00 FS	Hypothetical blocking plan shown.
■ Suite 216	3,547 SF	\$70.00 FS	Second generation space available immediately with front of building window line.

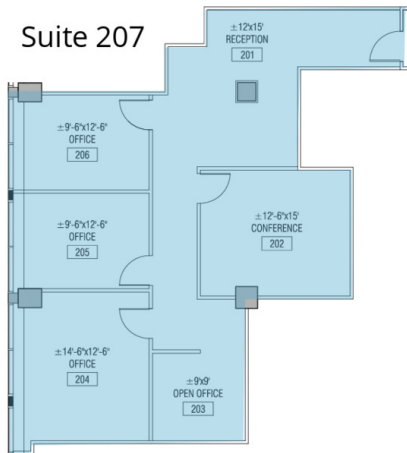
Adam Biberaj
202.513.6736
abiberaj@lpc.com

Merrill Turnbull
202.513.6713
mturnbull@lpc.com

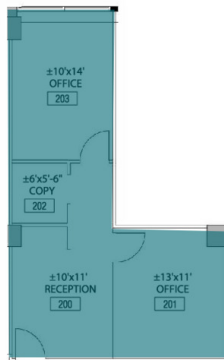
Tim Whitebread
202.513.6712
twhitebread@lpc.com

McKay Elliott
202.513.6724
melliott@lpc.com





Suite 203



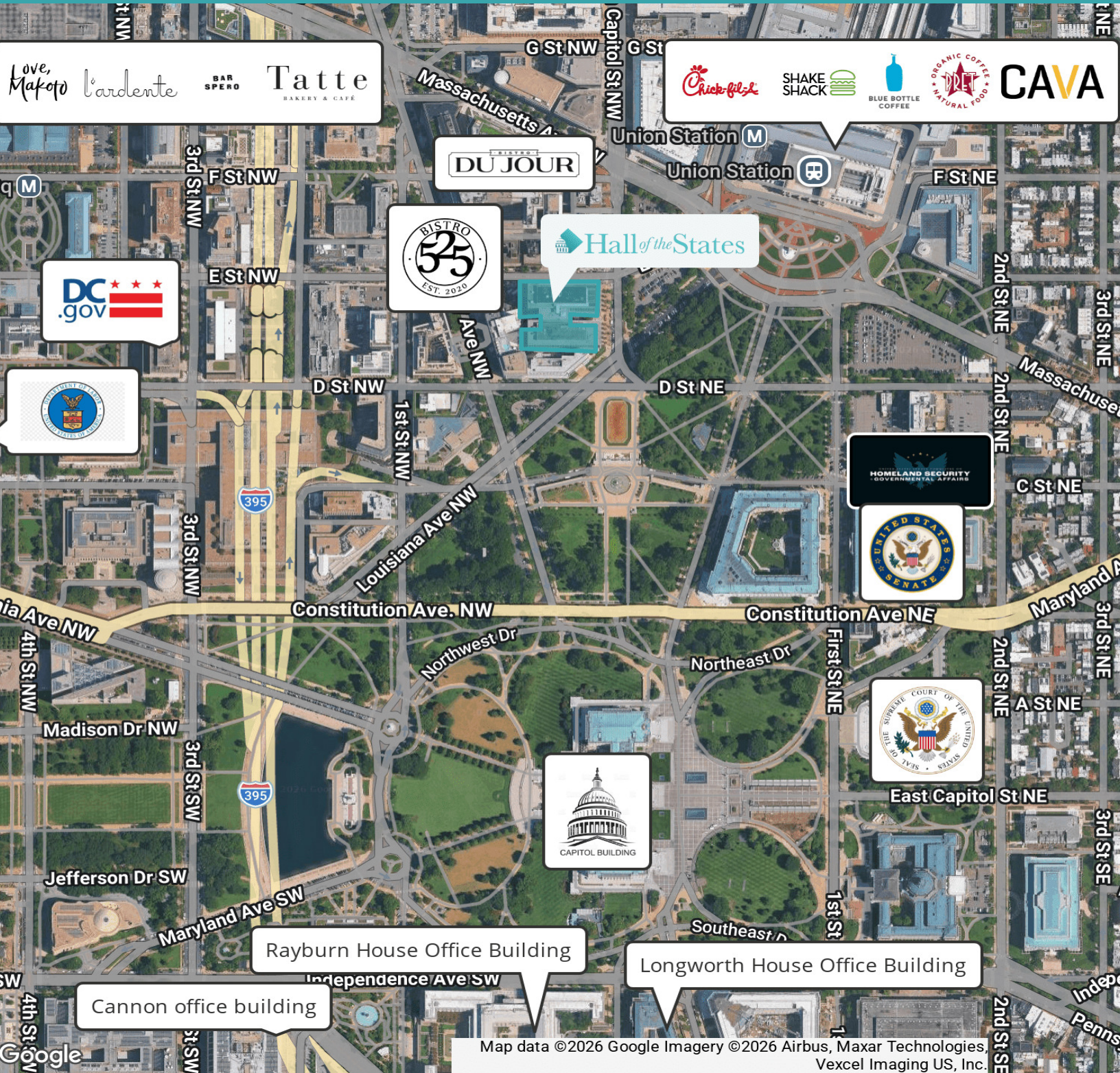
Suite	Size	Lease Rate	Description
■ Suite 207	1,424 SF	Negotiable	Available 1/1/2027
■ Suite 203	651 SF	\$70.00 FS	Available 11/2026. Interior office with reception.

Adam Biberaj
202.513.6736
abiberaj@lpc.com

Merrill Turnbull
202.513.6713
mturnbull@lpc.com

Tim Whitebread
202.513.6712
twhitebread@lpc.com

McKay Elliott
202.513.6724
melliott@lpc.com



Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

Adam Biberaj
202.513.6736
abiberaj@lpc.com

Merrill Turnbull
202.513.6713
mturnbull@lpc.com

Tim Whitebread
202.513.6712
twhitebread@lpc.com

McKay Elliott
202.513.6724
melliott@lpc.com

Lincoln



Hall of the States

400 - 444 NORTH CAPITOL STREET, NW

Leasing Information:
202.513.6700

Adam Biberaj
202.513.6736
abiberaj@lpc.com

Merrill Turnbull
202.513.6713
mturnbull@lpc.com

Tim Whitebread
202.513.6712
twhitebread@lpc.com

McKay Elliott
202.513.6724
melliott@lpc.com

Lincoln

101 Constitution Avenue NW
Suite 325 East
Washington, DC 20001

www.lpc.com