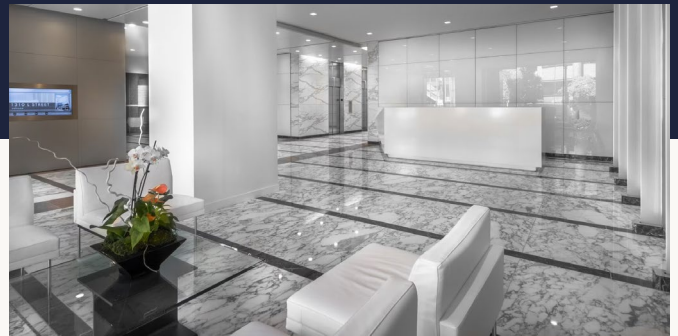


Move-in Ready East-End Sublease

1310 L STREET NW, WASHINGTON, DC 20005



TURNKEY FULL FLOOR BOUTIQUE OFFICE IN PRIME DOWNTOWN LOCATION — WALKABLE TO METRO

SPACE

16,043 SF (Full 9th Floor)

AVAILABILITY

Immediately

RATE

\$38.00/SF

TERM

Through May 31, 2032

FEATURES



12–50 Person
Conference facility



Fully Furnished,
Plug-&-Play Opportunity



Tenant
Lounge



4 Min walk to
McPherson Square Metro

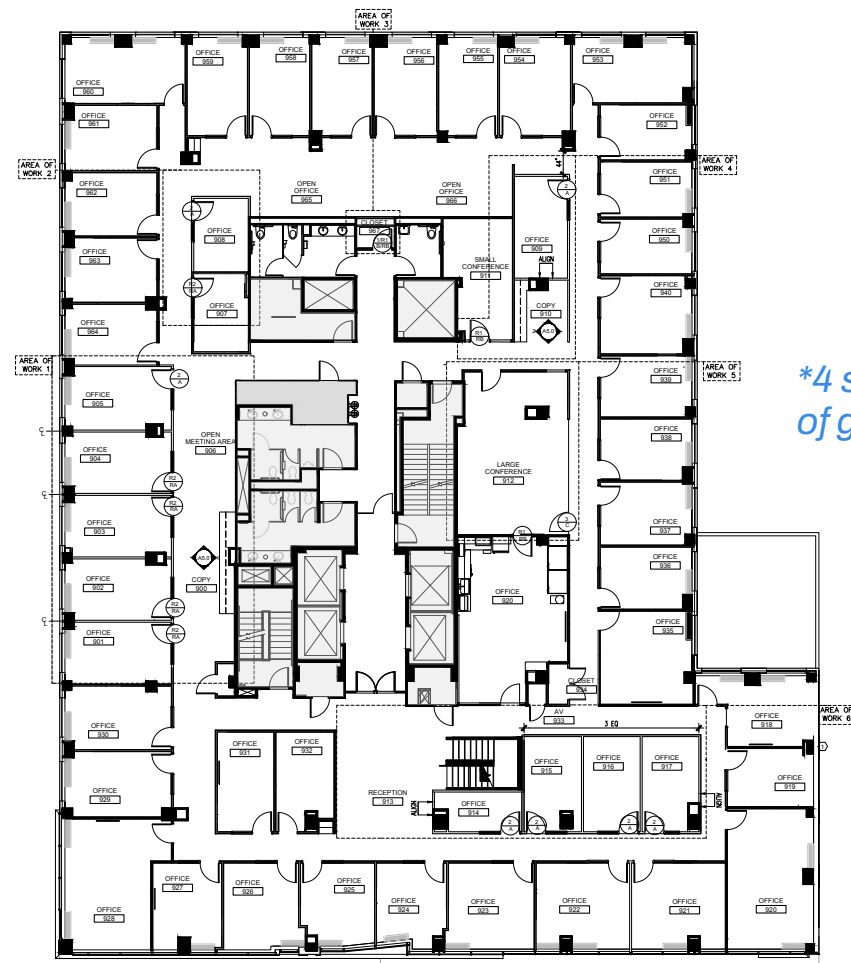


Fitness
Facility



Tenant Rooftop
Amenity Space

9th Floor 16,043 RSF



*4 sides
of glass

L STREET

PREMISE HIGHLIGHTS

- **Double-Glass Reception directly off the elevator**
- **47 Private Offices with 3' Glass Sidelights**
 - » 38 Windowed / 9 Interior
 - » 9' Finished Ceilings
 - » Excellent Natural Light
- **Conferecing in the Space:**
 - » Large Conference / Training Room (14–26 seats)
 - » Small Conference Room (6–8 seats)
 - » Interior Multipurpose Room
- **Eat-In Kitchen**

BUILDING AMENITIES

- 45-Person Conference Center
- Tenant Lounge
- On-Site Fitness Center
- Rooftop Terrace
- Bike Storage
- **Parking Ratio:** 2.08 / 1,000 RSF
 - » Secured, under-building parking with EV charging stations
- On-Site Lobby Security
- **Nino's Bakery Located in the Building**



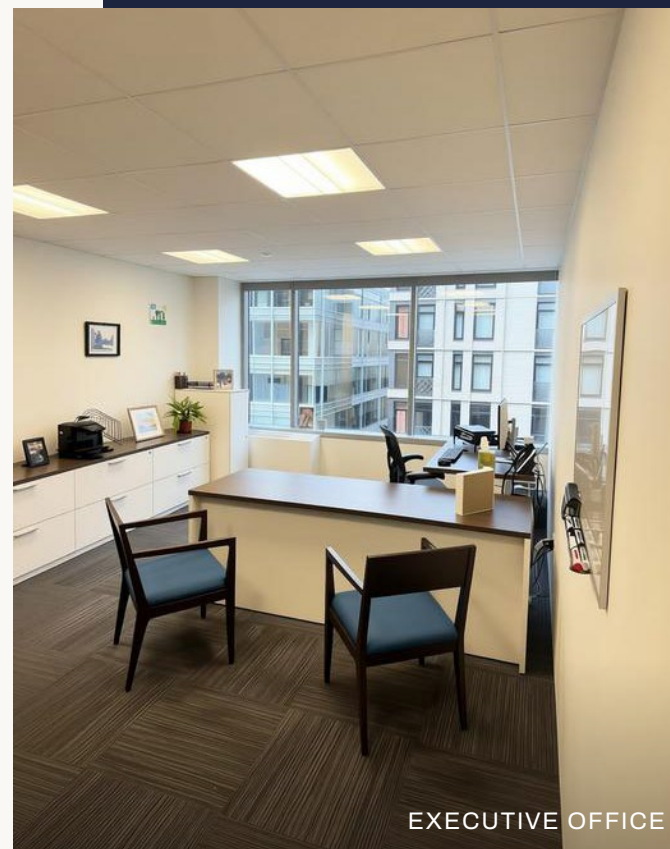
PRIVATE OFFICES



KITCHEN



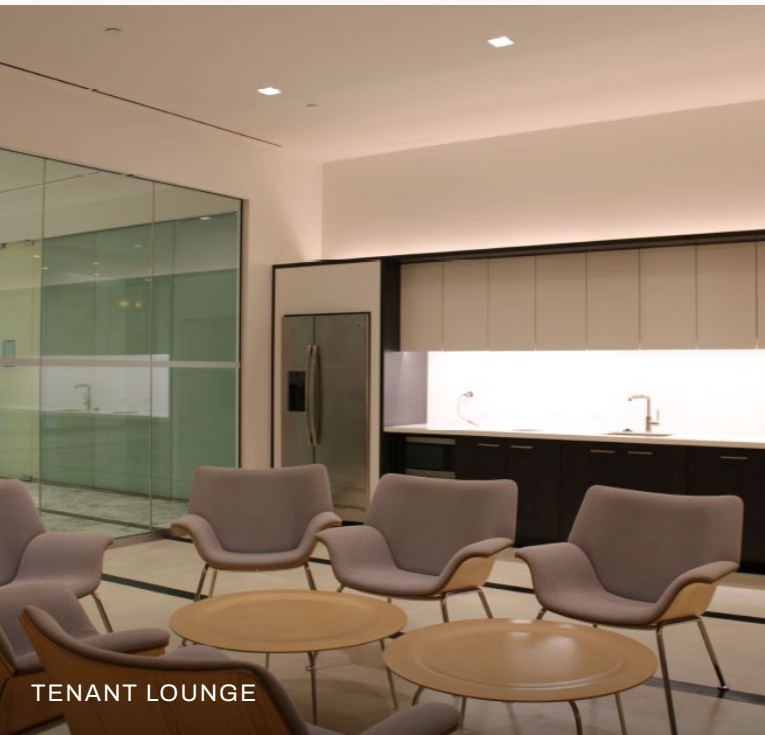
SMALL CONFERENCE



EXECUTIVE OFFICE



LOBBY RECEPTION



TENANT LOUNGE



CONFERENCE CENTER



FITNESS CENTER



ROOFTOP

FOR MORE INFORMATION OR INQUIRIES:

Chris Cocco

chris.cocco@
transwestern.com
301.651.5935

Michael Goldman

michael.goldman
@transwestern.com
202.706.6201

Colby Rich

colby.rich@
transwestern.com
301.214.5034