



Hall of the States

400 - 444 NORTH CAPITOL STREET, NW

OFFICE AVAILABLE



PROPERTY HIGHLIGHTS

- Immediate access to Union Station retail and transportation hub
- Beautiful rooftop with views of the Capitol Building, Union Station, and the Washington Monument
- Large conference facilities available to tenants
- Renovated tenant-only fitness center
- Amenity-rich neighborhood
- Located steps away from the Senate offices
- In-building food & beverage retail, and Wells Fargo Bank availability.
- Flexible lease terms

AVAILABILITIES	SF	DATE AVAILABLE
Suite 700	11,512 SF	Available 2/1/2024
Suite 249	5,000 - 21,788 SF	Immediately
Suite 650	5,872 SF	Available 11/1/2023
Suite 495	3,470 SF	Immediately
Suite 846	2,944 SF	Immediately
Suite 603	2,939 SF	Immediately
Suite 349	2,544 SF	Immediately
Suite 292	1,580 SF	Immediately
Suite 388	1,451 SF	Available 7/1/2023
Suite 382	1,293 SF	Available 7/1/2023
Suite 397	1,173 SF	Immediately
Suite 532	996 SF	Immediately
Suite 638	929 SF	Immediately
Suite 730	845 - 2,773 SF	Immediately
Suite 203	651 SF	Immediately
Suite 640	606 SF	Immediately
Suite 413	340 SF	Immediately
Suite 612	129 SF	Immediately

For more information, please contact your account manager or call 202.513.6700

Adam Biberaj
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Beth Wilzbach
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Merrill Turnbull
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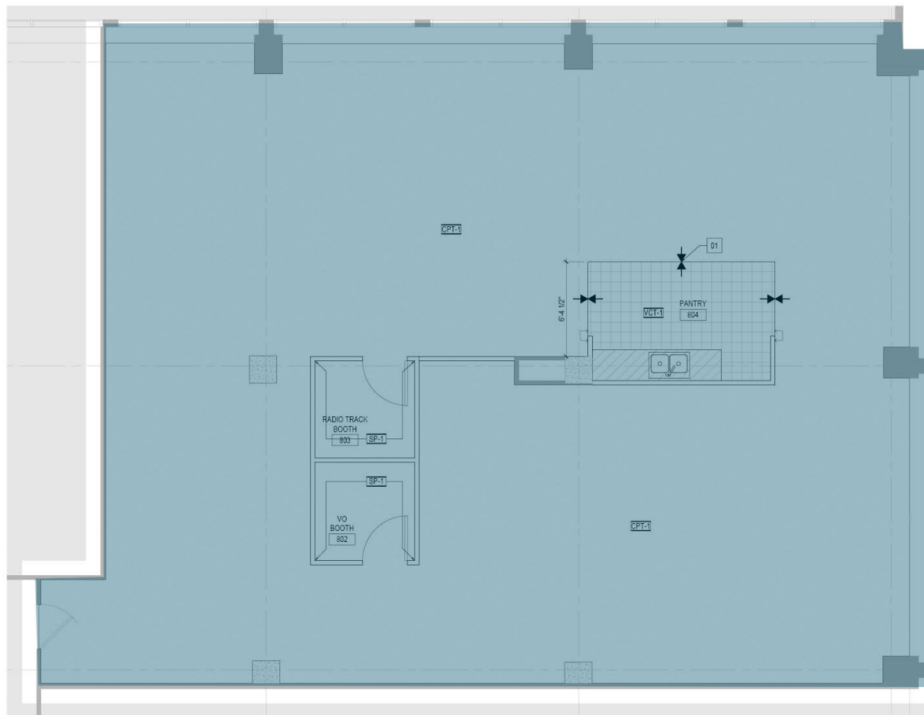


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400 - 444 NORTH CAPITOL STREET, NW

SUITE 846

WINDOWS



SUITE	SIZE	LEASE RATE	DESCRIPTION
Suite 846	2,944 SF	Negotiable	Available Immediately

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 abiberaj@lpc.com

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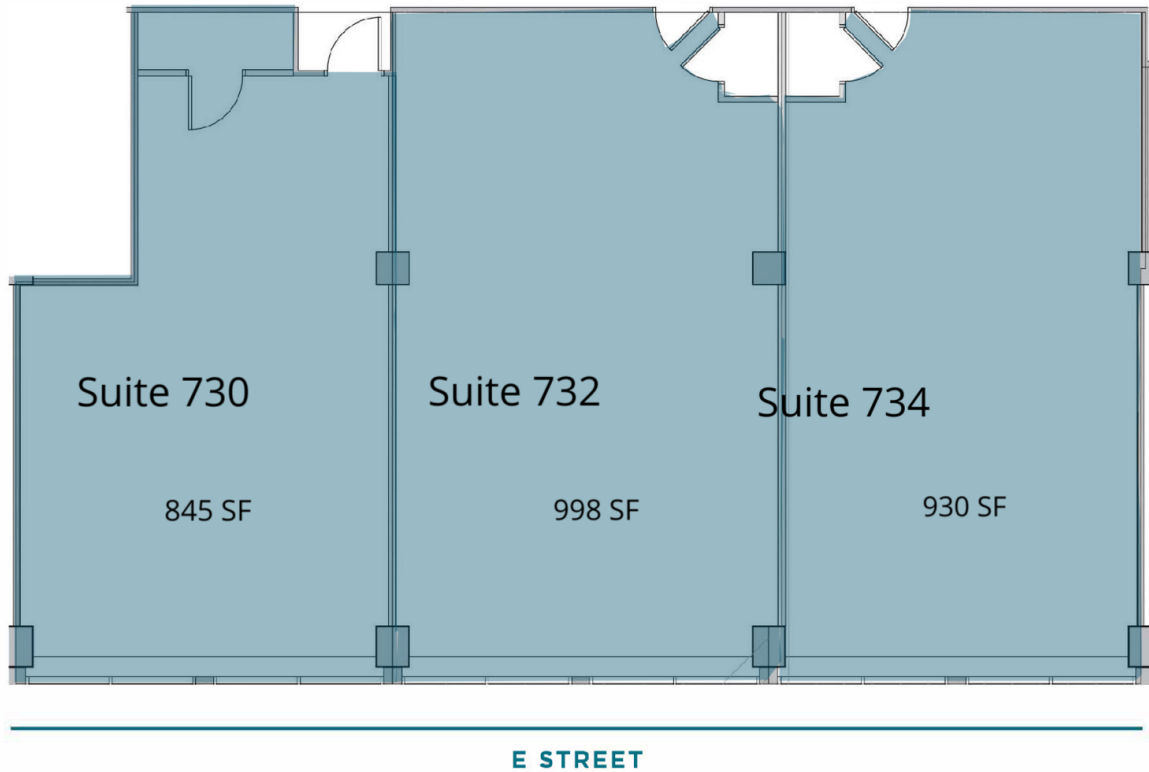




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SUITES 730-734



SUITE	SIZE	LEASE RATE	DESCRIPTION
Suite 730	845 - 2,773 SF	Negotiable	Available Immediately
Suite 734	930 - 2,773 SF	Negotiable	Available Immediately
Suite 732	998 - 2,773 SF	Negotiable	Available Immediately

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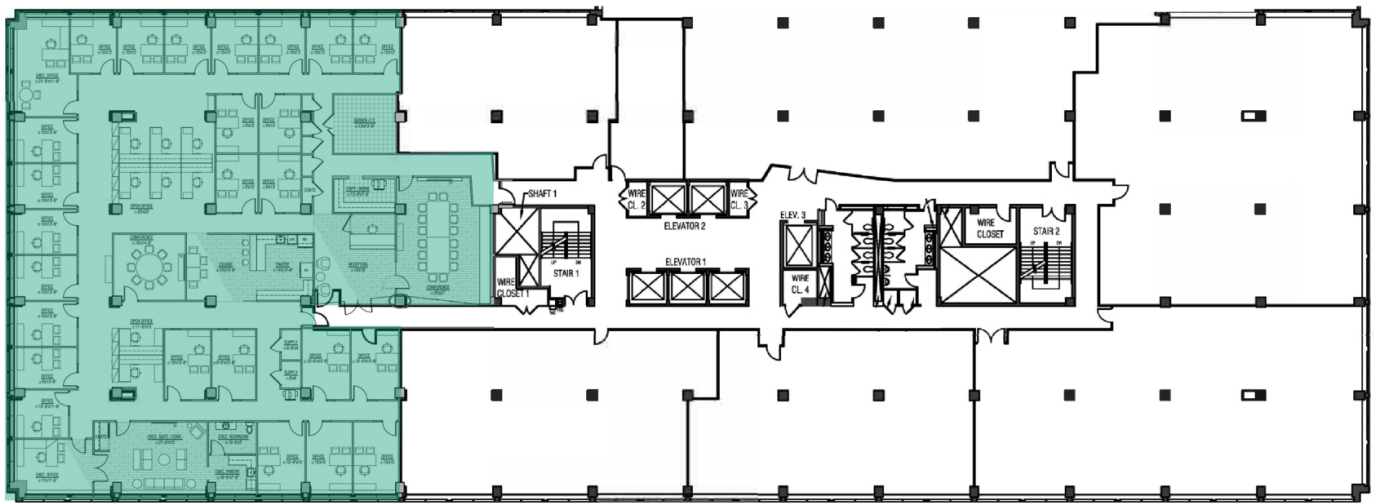
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400 - 444 NORTH CAPITOL STREET, NW

SUITE 700

Hall of the States Plaza

North Capitol Street



E Street

SUITE	SIZE	LEASE RATE	DESCRIPTION
Suite 700	11,512 SF	Negotiable	Available 2/1/2024

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400 - 444 NORTH CAPITOL STREET, NW

6TH FLOOR



SUITE	SIZE	LEASE RATE	DESCRIPTION
Suite 650	5,872 SF	Withheld	Available 11/1/2023
Suite 603	2,939 SF	Negotiable	Available Immediately
Suite 638	929 SF	Negotiable	Available Immediately
Suite 640	606 SF	Negotiable	Available Immediately
Suite 612	129 SF	Negotiable	Available Immediately

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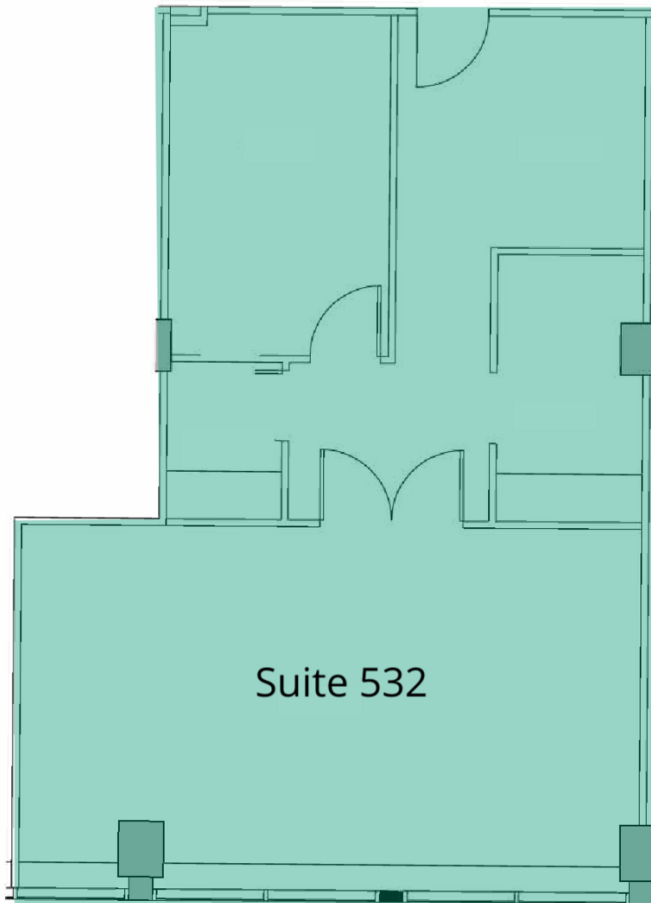
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400 - 444 NORTH CAPITOL STREET, NW

SUITE 532



E Street

SUITE	SIZE	LEASE RATE	DESCRIPTION
Suite 532	996 SF	Negotiable	Available Immediately

Adam Biberaj
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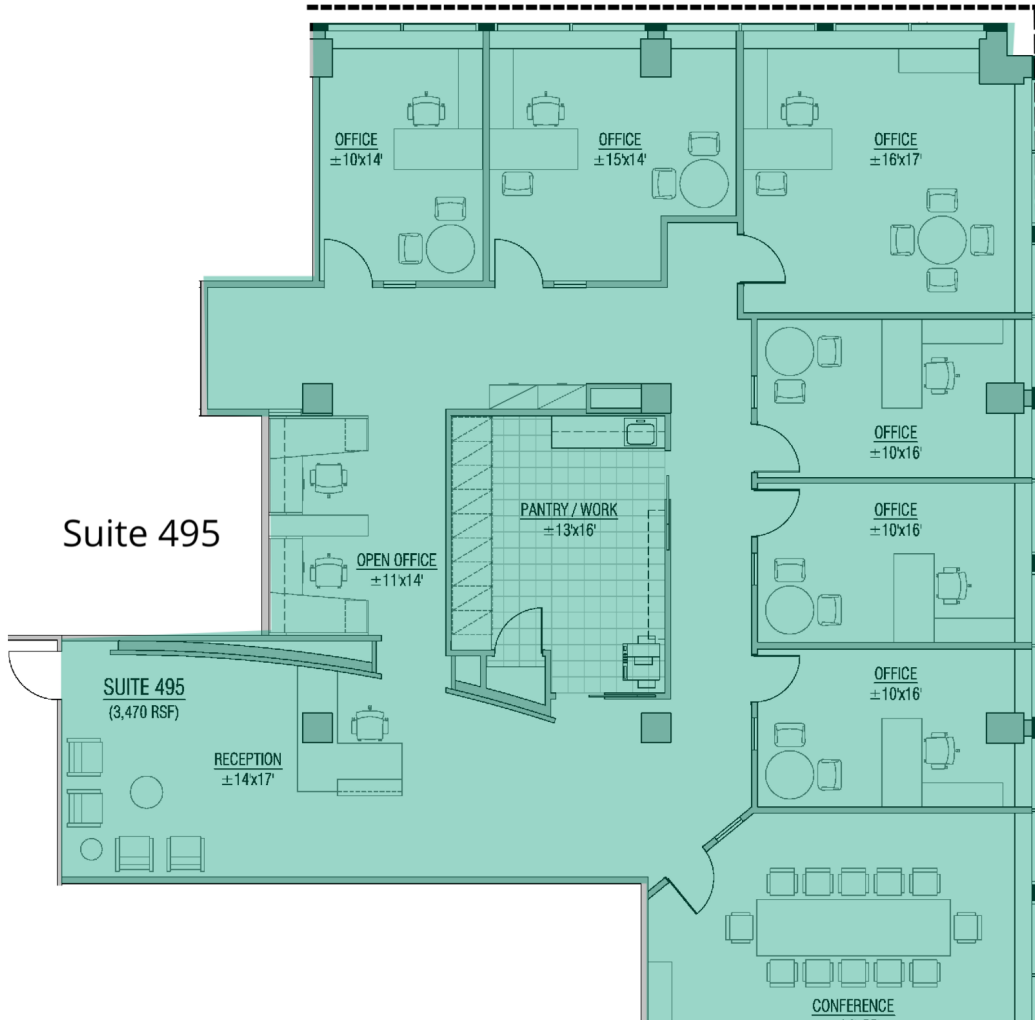


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400 - 444 NORTH CAPITOL STREET, NW

SUITE 495

Windows



SUITE	SIZE	LEASE RATE	DESCRIPTION
Suite 495	3,470 SF	Negotiable	Available Immediately

Adam Biberaj
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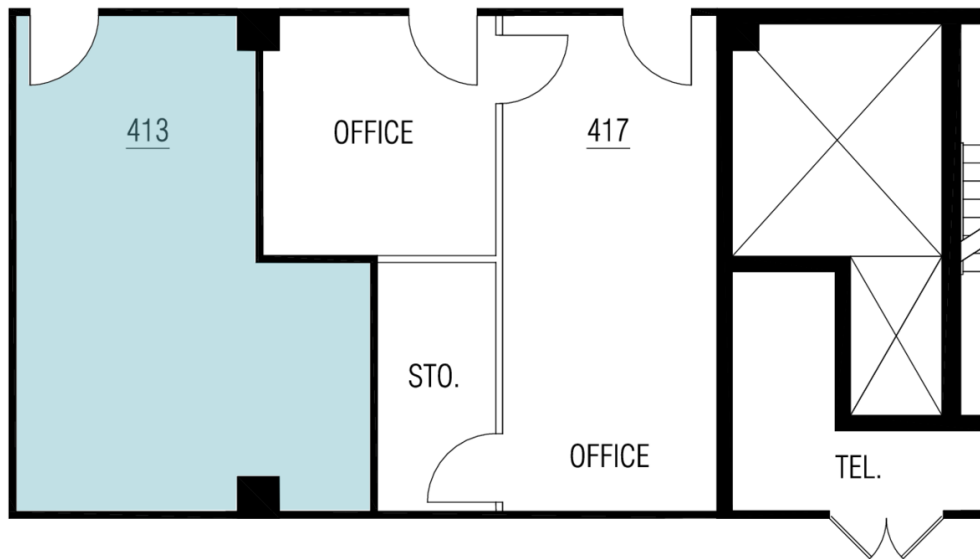




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400 - 444 NORTH CAPITOL STREET, NW

SUITE 413



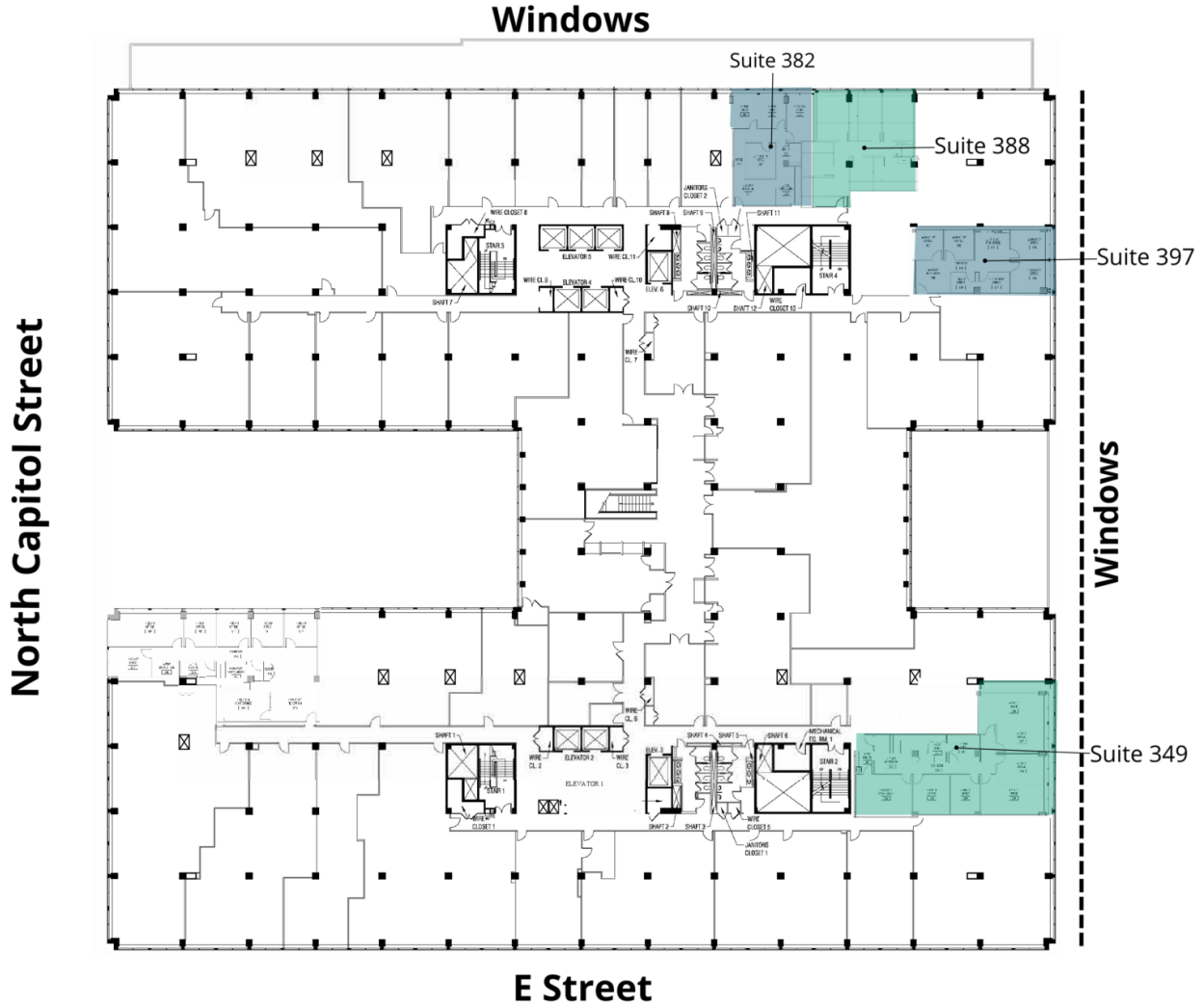
SUITE	SIZE	LEASE RATE	DESCRIPTION
Suite 413	340 SF	Negotiable	Interior office

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SUITE	SIZE	LEASE RATE	DESCRIPTION
Suite 349	2,544 SF	Negotiable	Available Immediately
Suite 388	1,451 SF	Negotiable	Available 7/1/2023
Suite 382	1,293 SF	Negotiable	Available 7/1/2023
Suite 397	1,173 SF	Negotiable	Available Immediately

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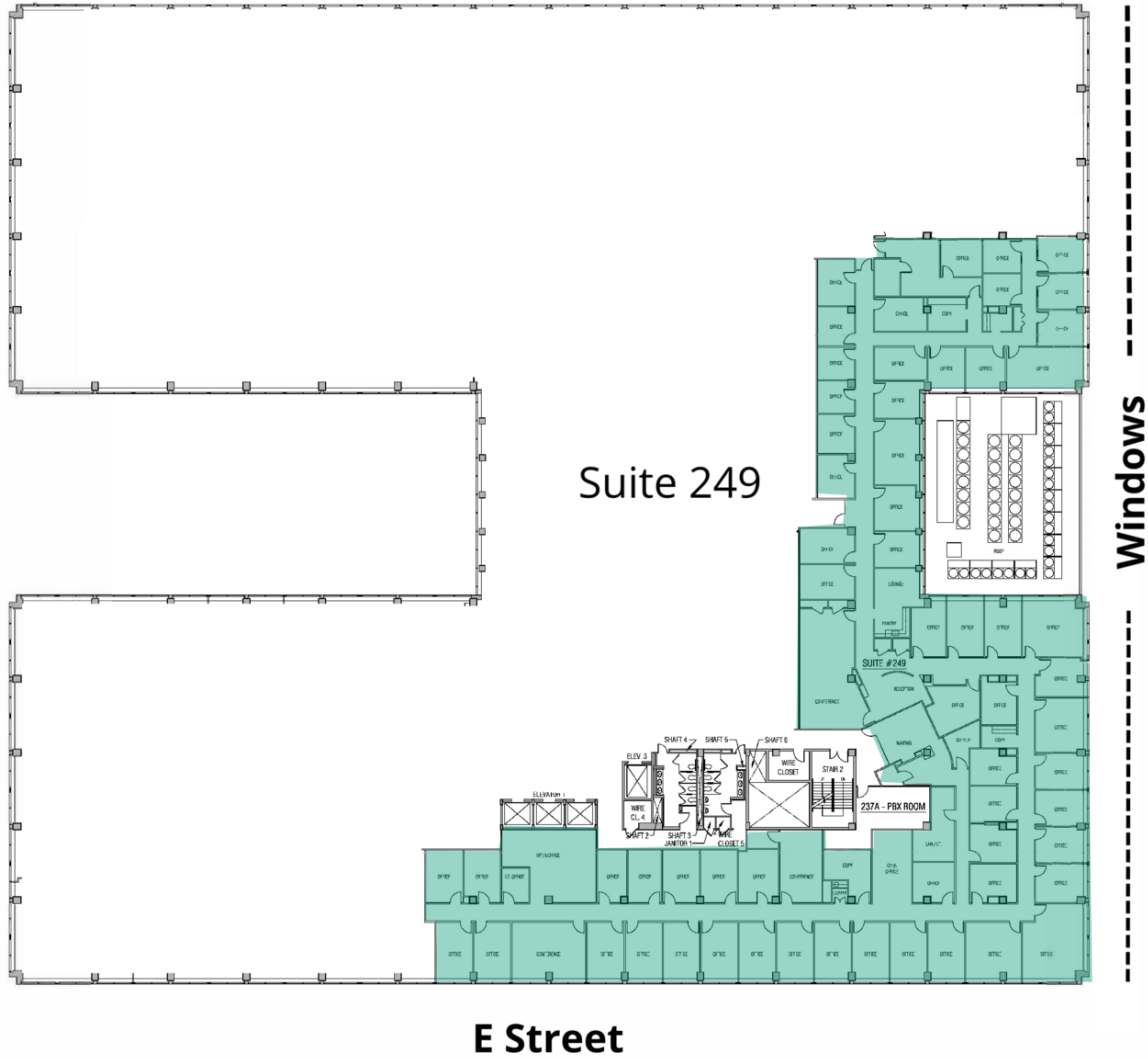




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SUITE 249



SUITE	SIZE	LEASE RATE	DESCRIPTION
Suite 249	5,000 - 21,788 SF	Negotiable	Available Immediately

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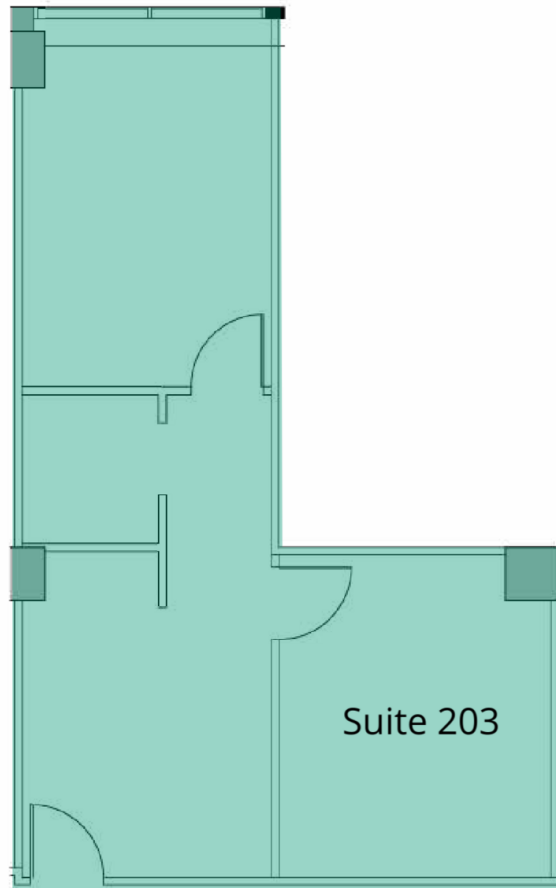
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Hall of the States Plaza



SUITE	SIZE	LEASE RATE	DESCRIPTION
Suite 203	651 SF	Negotiable	Available Immediately

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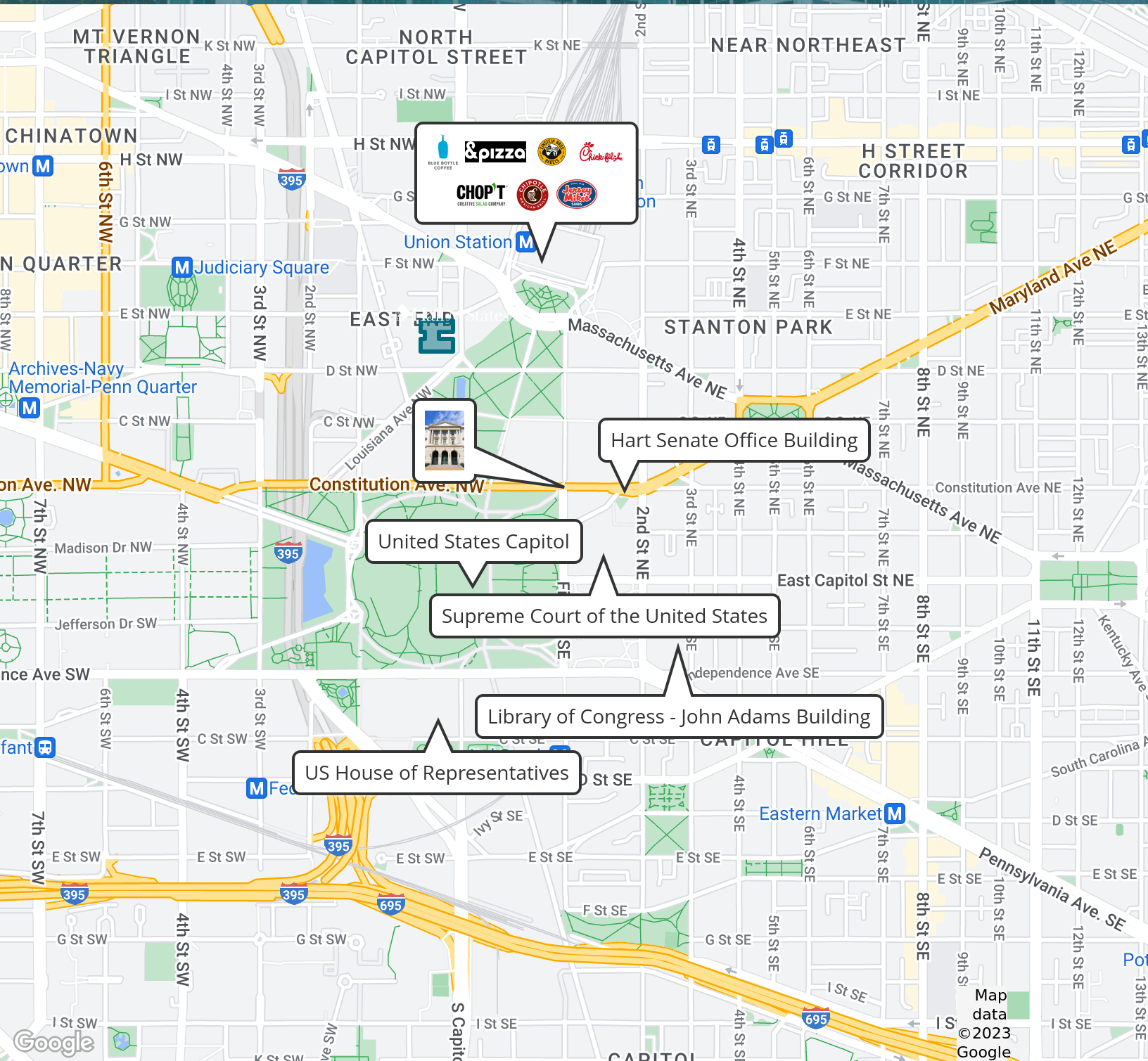




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CAPITOL HILL



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FOR MORE LEASING INFORMATION: 202.513.6700

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