



PH

THE PORTRAIT
BUILDING

SUITES FROM

1,746 – 24,911 RSF

AVAILABLE NOW

SUITE 700

PRIVATE TERRACE

6TH FLOOR | SUITE 630
3,525 RSF

6TH FLOOR | SUITE 610
6,219 RSF

7TH FLOOR | SUITE 700 | 8,554 RSF

ENTIRE 5TH FLOOR
24,911 RSF

SUITE 410
2,614 RSF

SUITE 450
4,972 RSF

2ND FLOOR
10,170 RSF

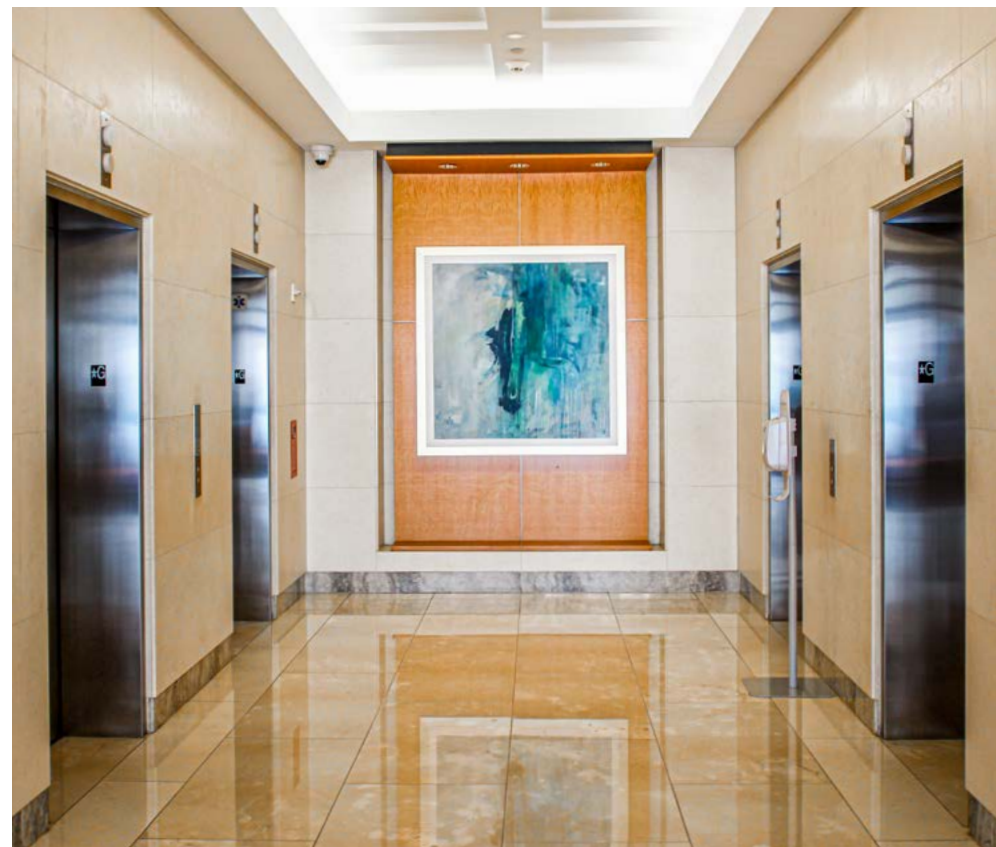
1ST FLOOR
1,746 RSF

NEW 2ND FLOOR
CONFERENCE FACILITY





**LIGHT-FILLED LOBBY
WITH 24/7 SECURITY**





**BRAND NEW
TENANT LOUNGE
& EVENT SPACE**



DIRECT ACCESS FROM LOBBY



**BRAND NEW 1ST FLOOR
FITNESS CENTER WITH SPA
QUALITY LOCKER ROOMS**

RUNNING DOOR ACCESS TO G STREET

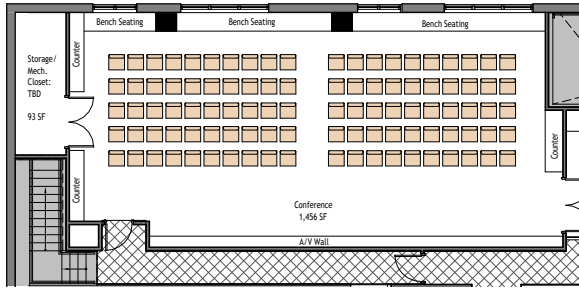


CLASSROOM SPACE

TOWEL SERVICE

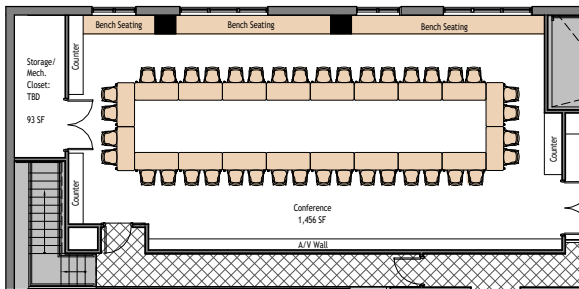
PRESENTATION

123 Seats



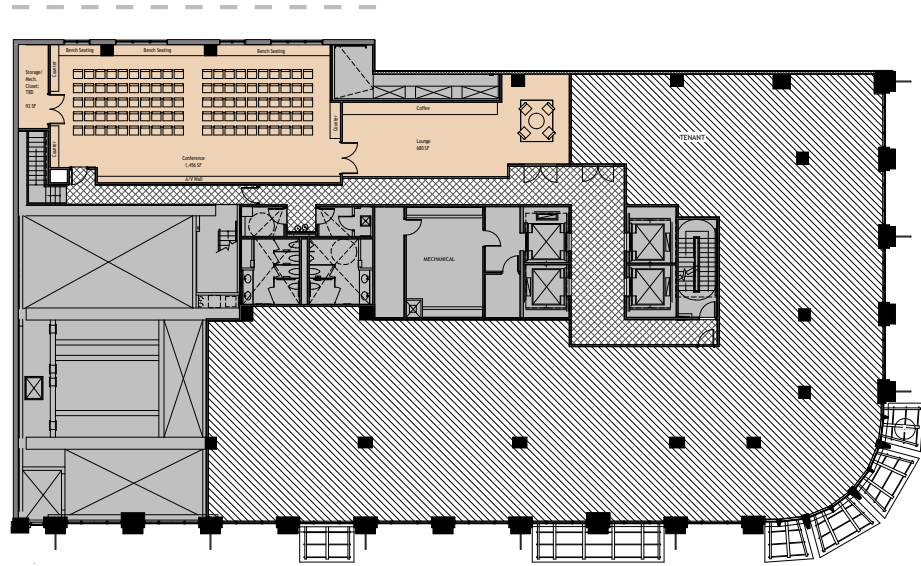
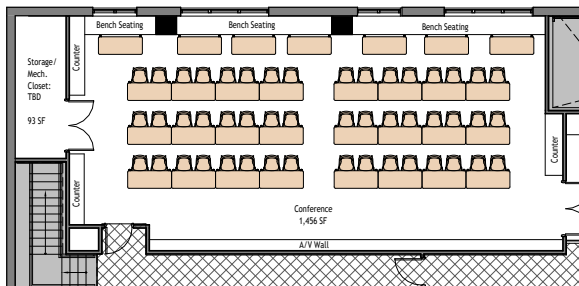
BOARD MEETING

40 Seats



TRAINING

62 Seats



BRAND NEW 2ND FLOOR CONFERENCE FACILITY

Coming Soon
with Capacity for Over 100 People





THE PORTRAIT
BUILDING

AVAILABILITY

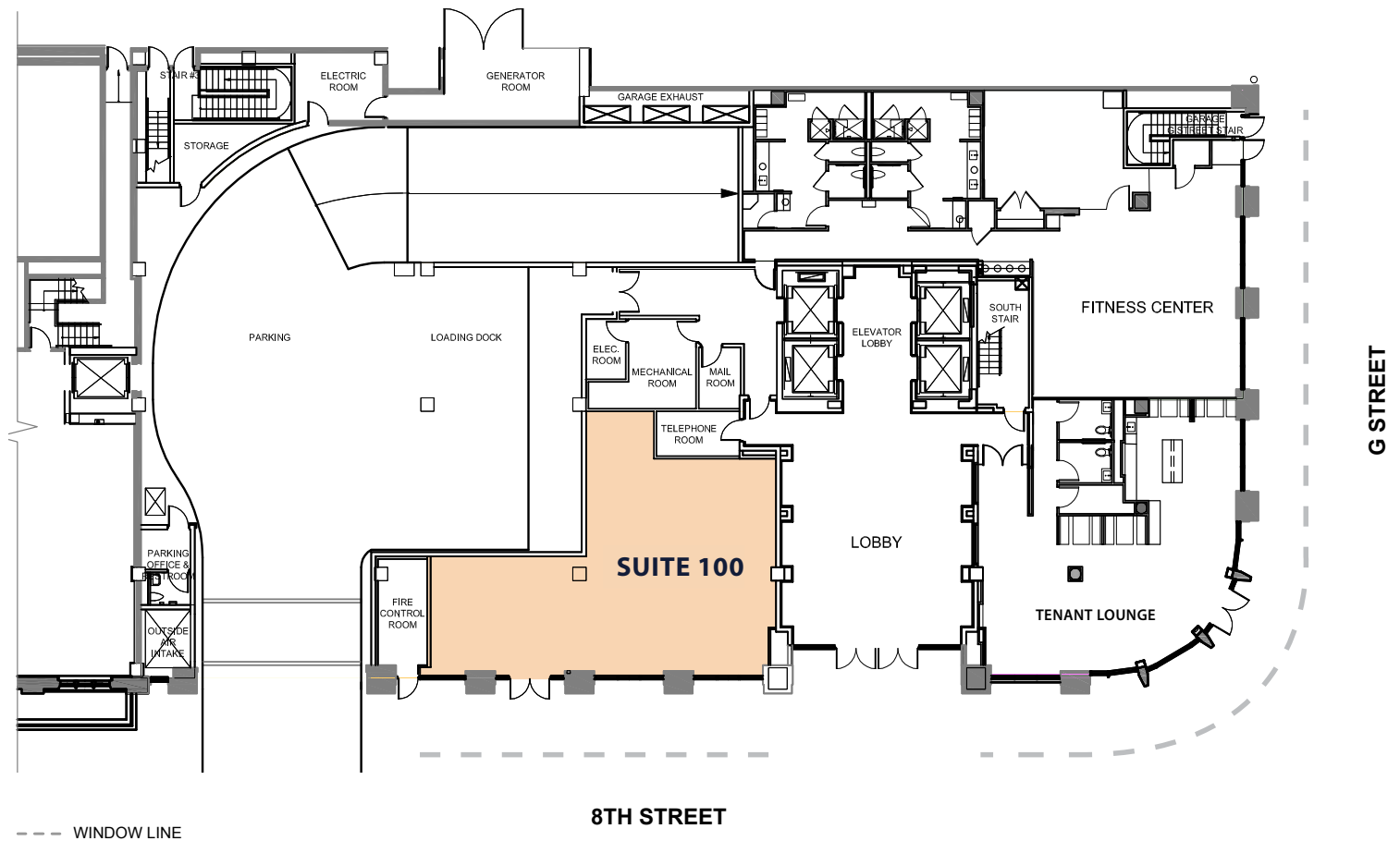


THE PORTRAIT
BUILDING

PARTIAL 1ST FLOOR

1,746 RSF

Available Now | Blocking Plan



--- WINDOW LINE

8TH STREET

G STREET

AVISON
YOUNG

 **Douglas
Development**
CORPORATION

--- WINDOW LINE

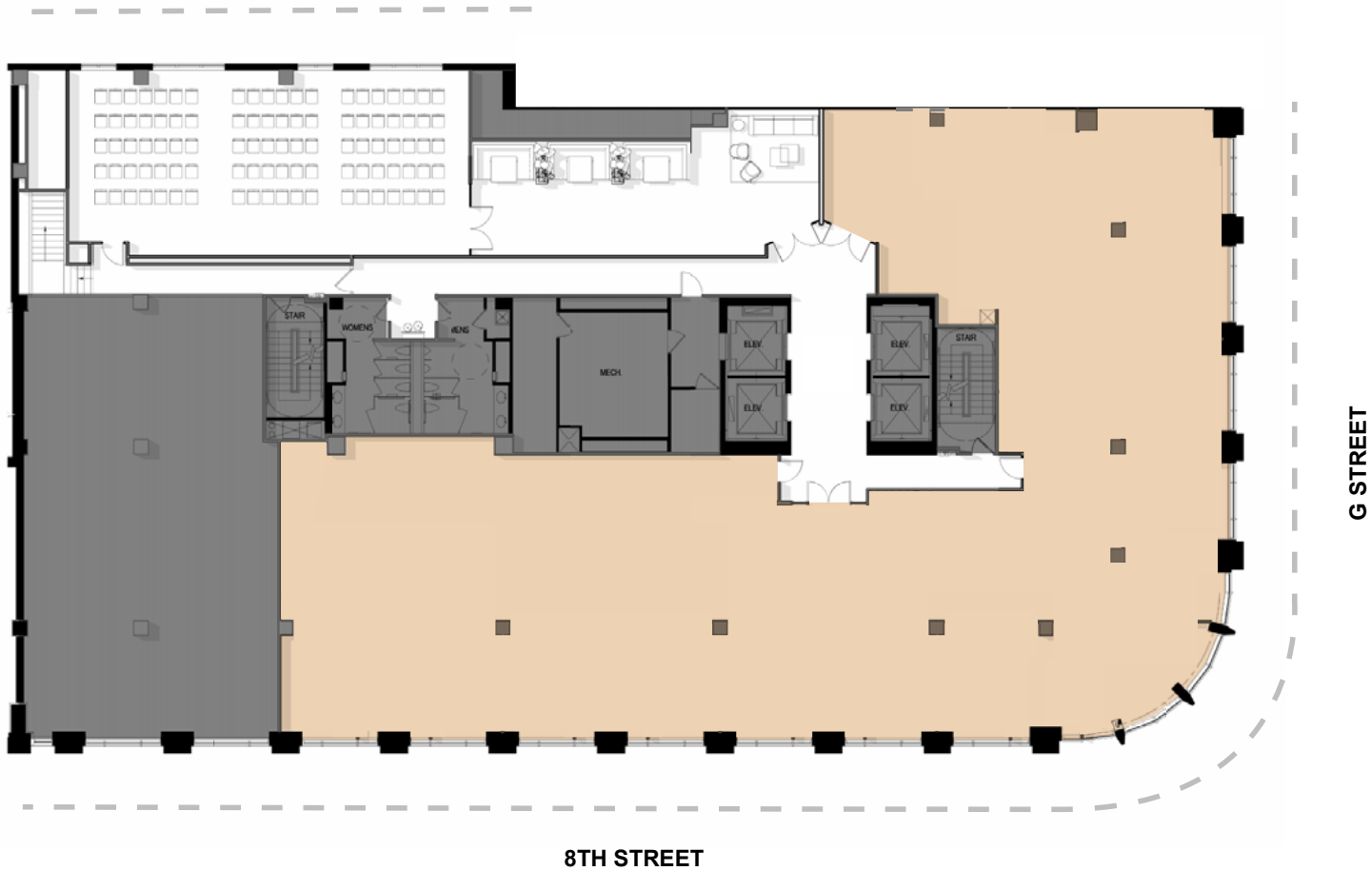


THE PORTRAIT
BUILDING

2ND FLOOR

10,170 RSF

AT LEASE



AVISON
YOUNG

 **Douglas
Development**
CORPORATION

--- WINDOW LINE

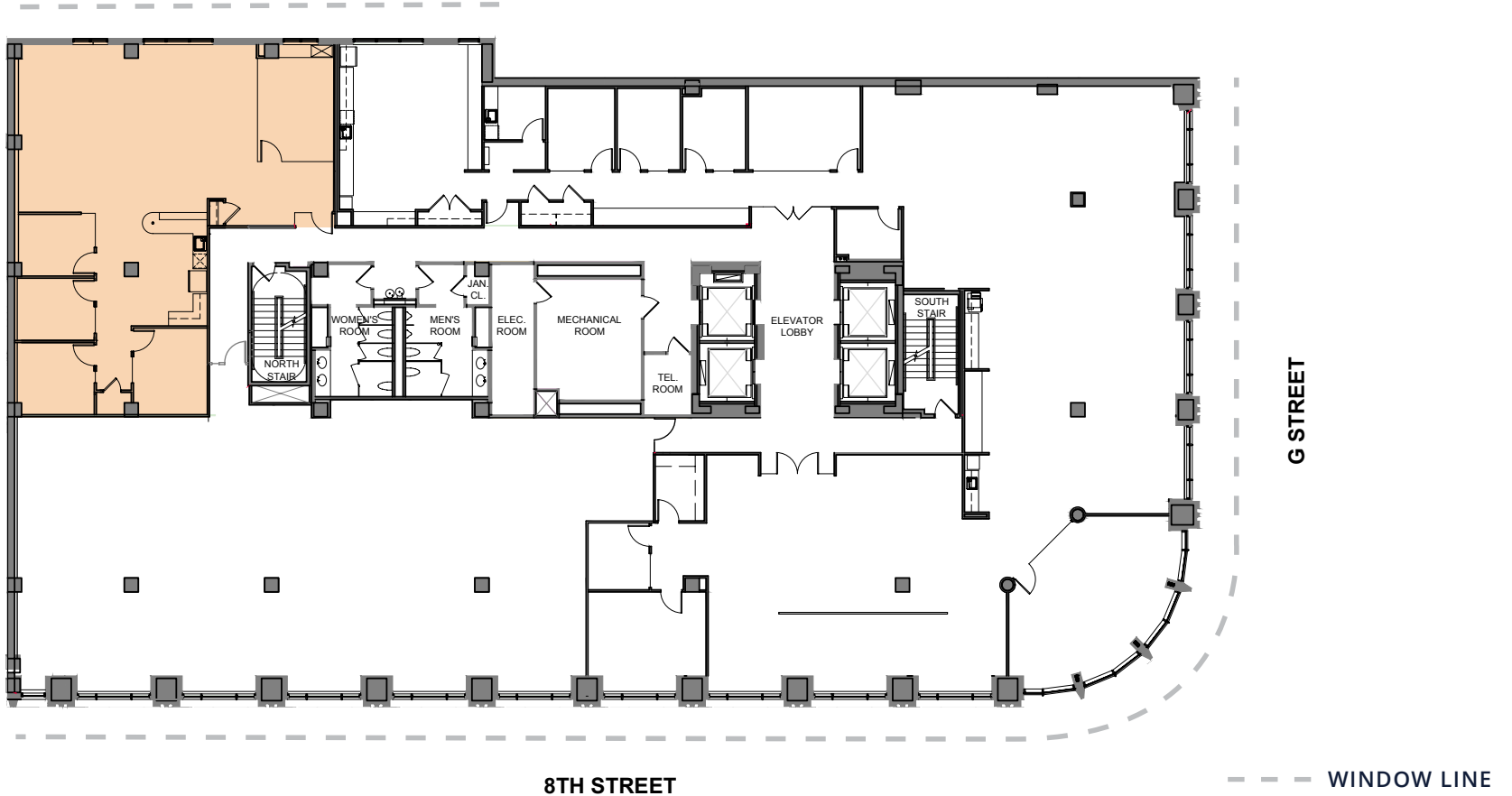


THE PORTRAIT
BUILDING

4TH FLOOR | SUITE 410

2,614 RSF

Available Now | As-Built Plan



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YOUNG

 **Douglas
Development**
CORPORATION

SCAN / CLICK

VIEW 360°
TOUR





THE PORTRAIT
BUILDING

4TH FLOOR | SUITE 410

Furnished Plan



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 **Douglas
Development**
CORPORATION

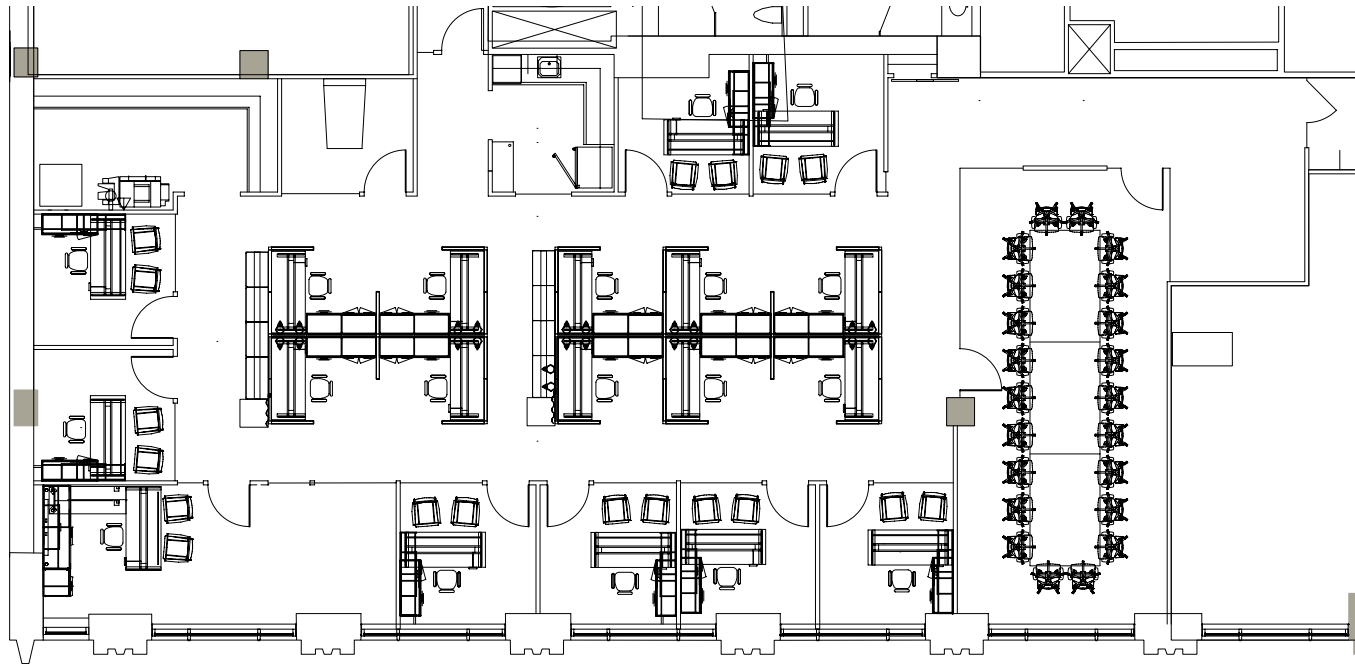


THE PORTRAIT
BUILDING

4TH FLOOR | SUITE 450

4,972 RSF

Available Now | As-Built Plan



8TH STREET

--- WINDOW LINE

KEY PLAN



AVISON
YOUNG

 **Douglas
Development**
CORPORATION

SCAN / CLICK

VIEW 360°
TOUR





THE PORTRAIT
BUILDING

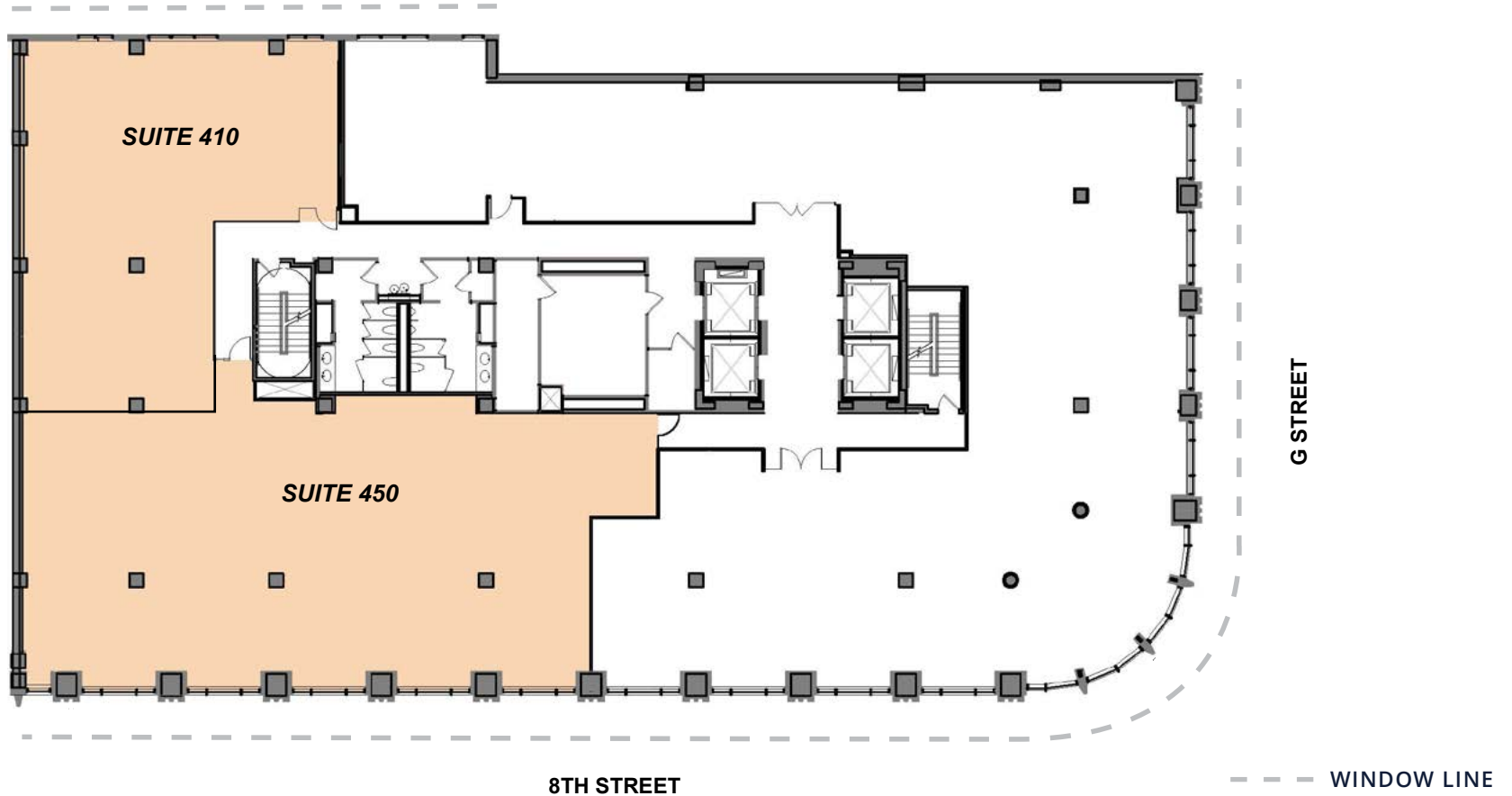
4TH FLOOR

SUITE 410 & 450

COMBINED

7,586 RSF

Available Now



AVISON
YOUNG

 **Douglas
Development**
CORPORATION

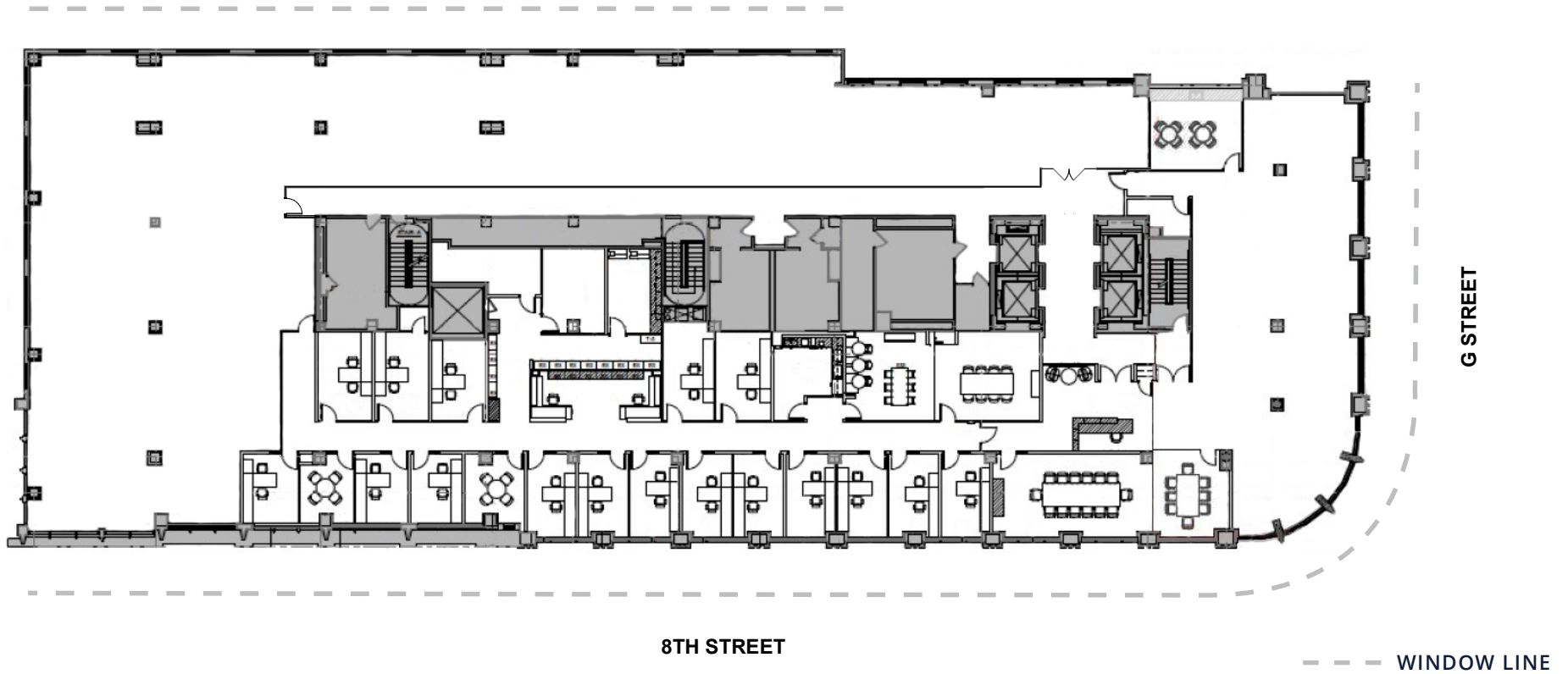


THE PORTRAIT
BUILDING

ENTIRE 5TH FLOOR

24,911 RSF

Available Now | As-Built Plan



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Development**
CORPORATION

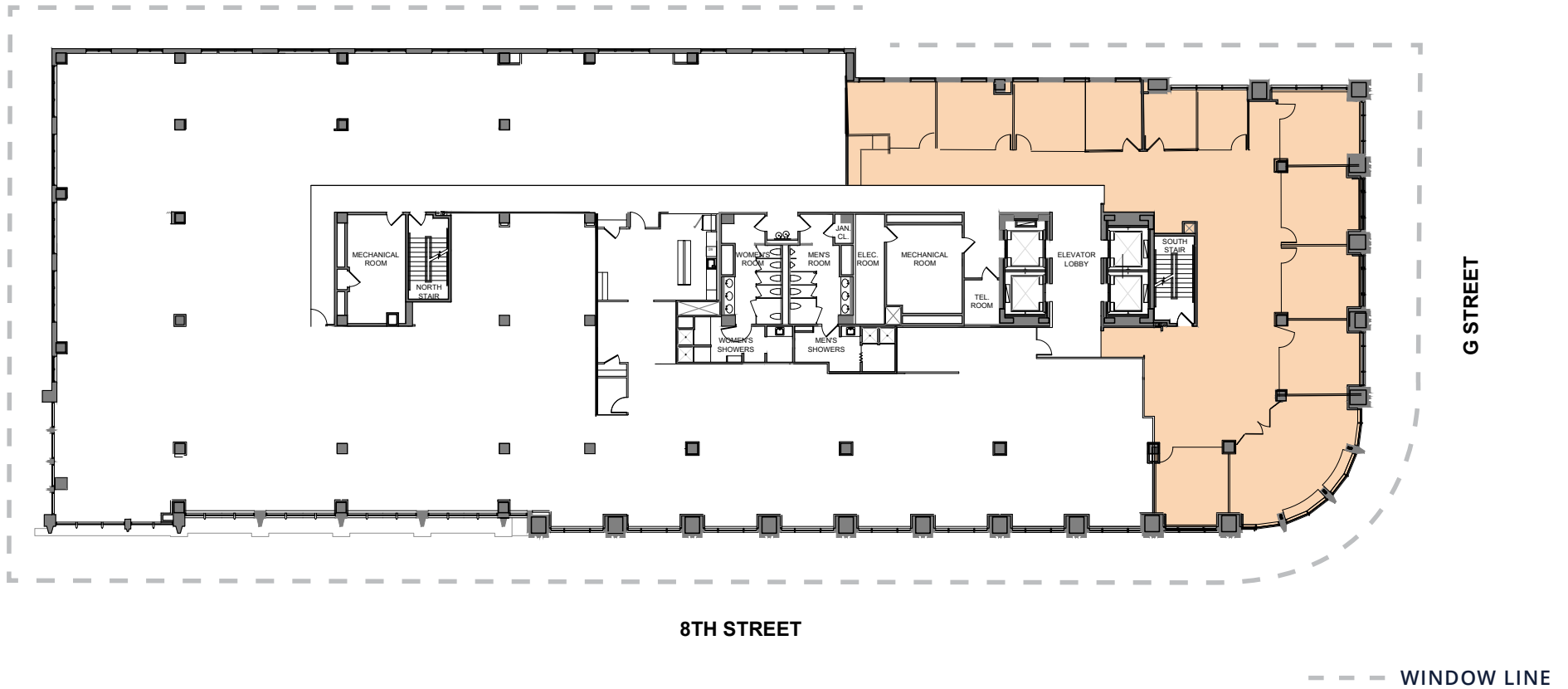


THE PORTRAIT
BUILDING

6TH FLOOR | SUITE 610

6,219 RSF

Available 2/1/2026 | High End Build-Out



AVISON
YOUNG

 **Douglas
Development**
CORPORATION



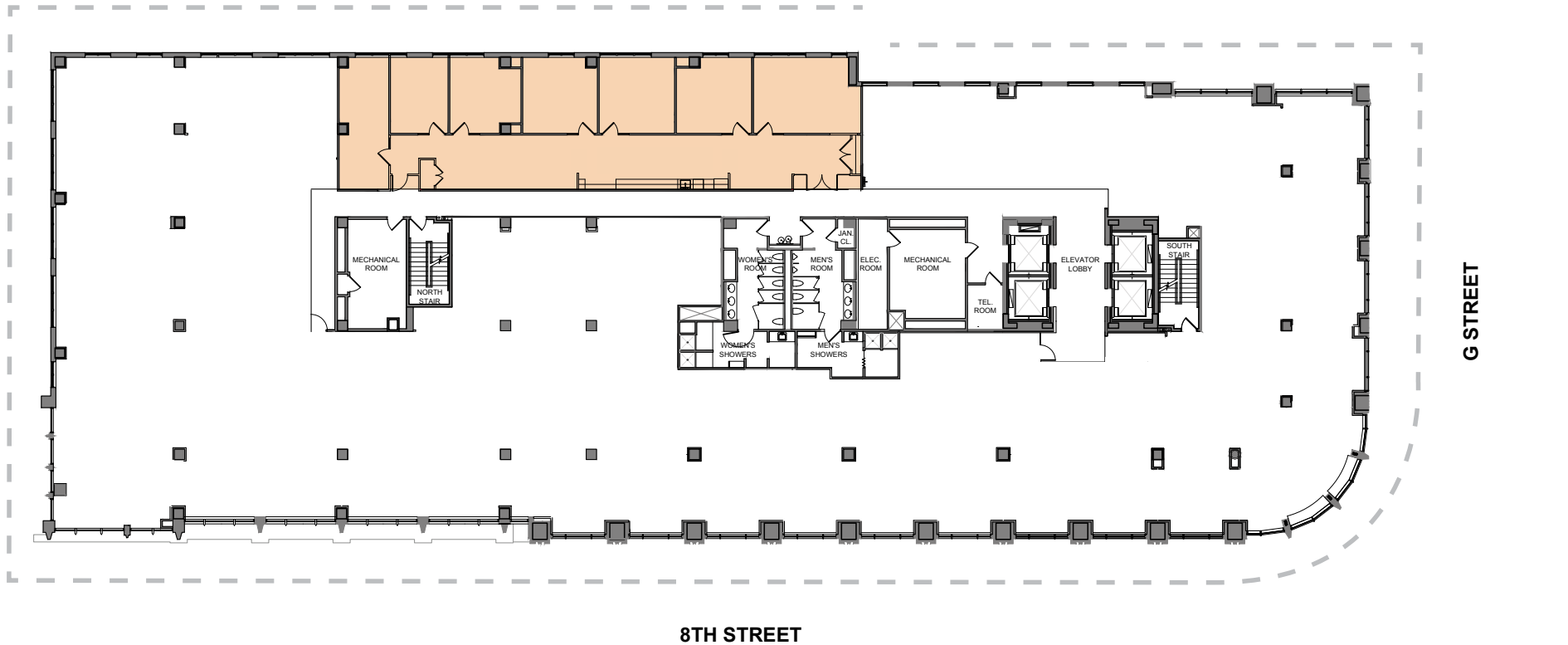
THE PORTRAIT
BUILDING

6TH FLOOR | SUITE 630

3,525 RSF

Available Now | As-Built Condition

FURNISHED



--- WINDOW LINE

AVISON
YOUNG

 **Douglas
Development**
CORPORATION

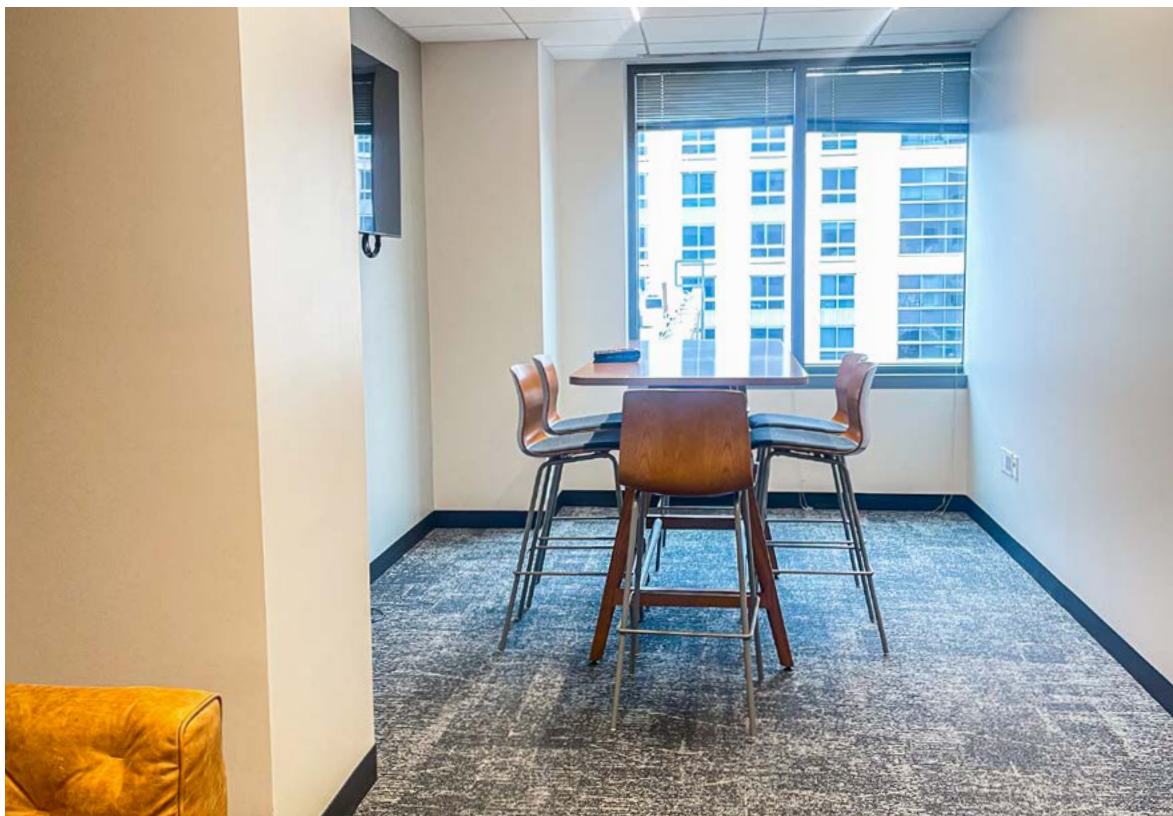
SCAN / CLICK

VIEW VIDEO
TOUR





SUITE 630 | 3,525 RSF



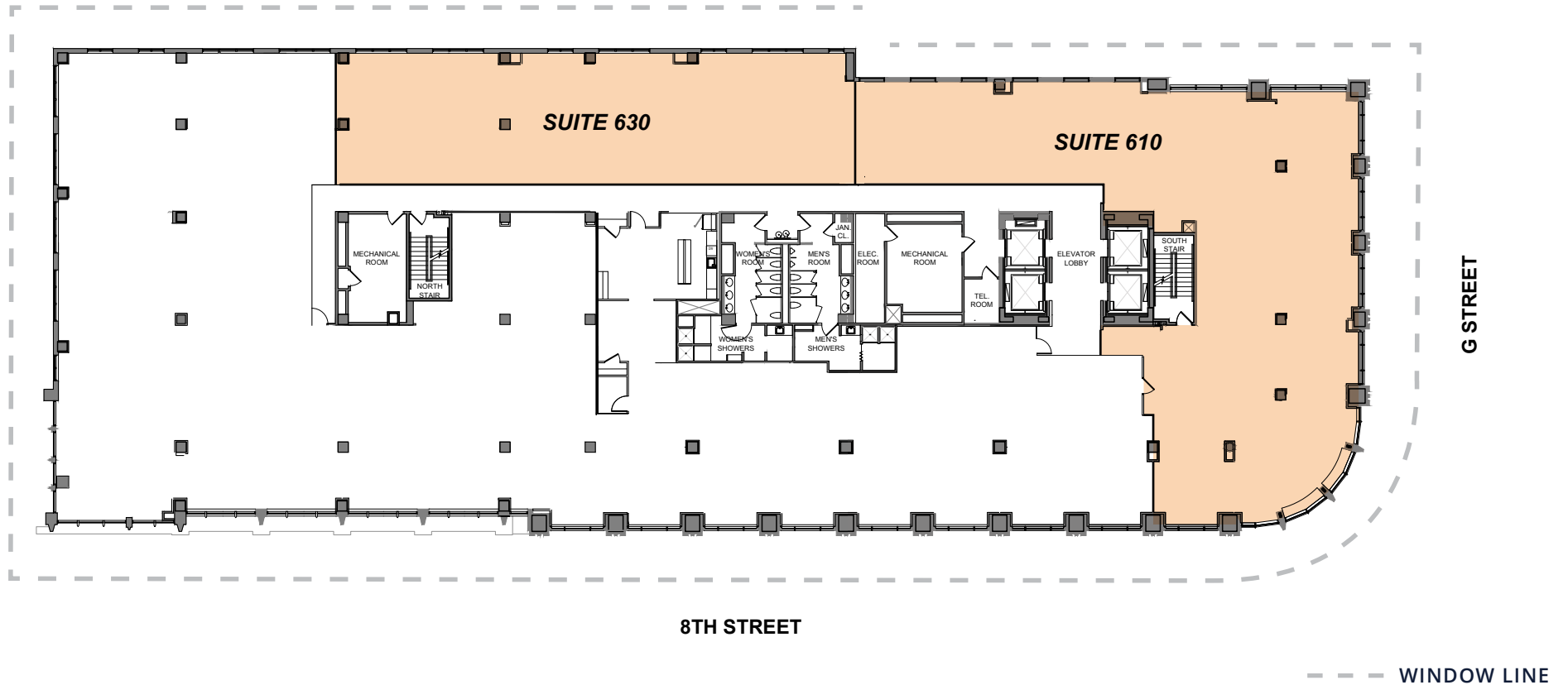


THE PORTRAIT
BUILDING

6TH FLOOR | SUITE 610 & 630

COMBINED | 9,744 RSF

Available 2/1/2026 | Blocking Plan



AVISON
YOUNG

 **Douglas
Development**
CORPORATION

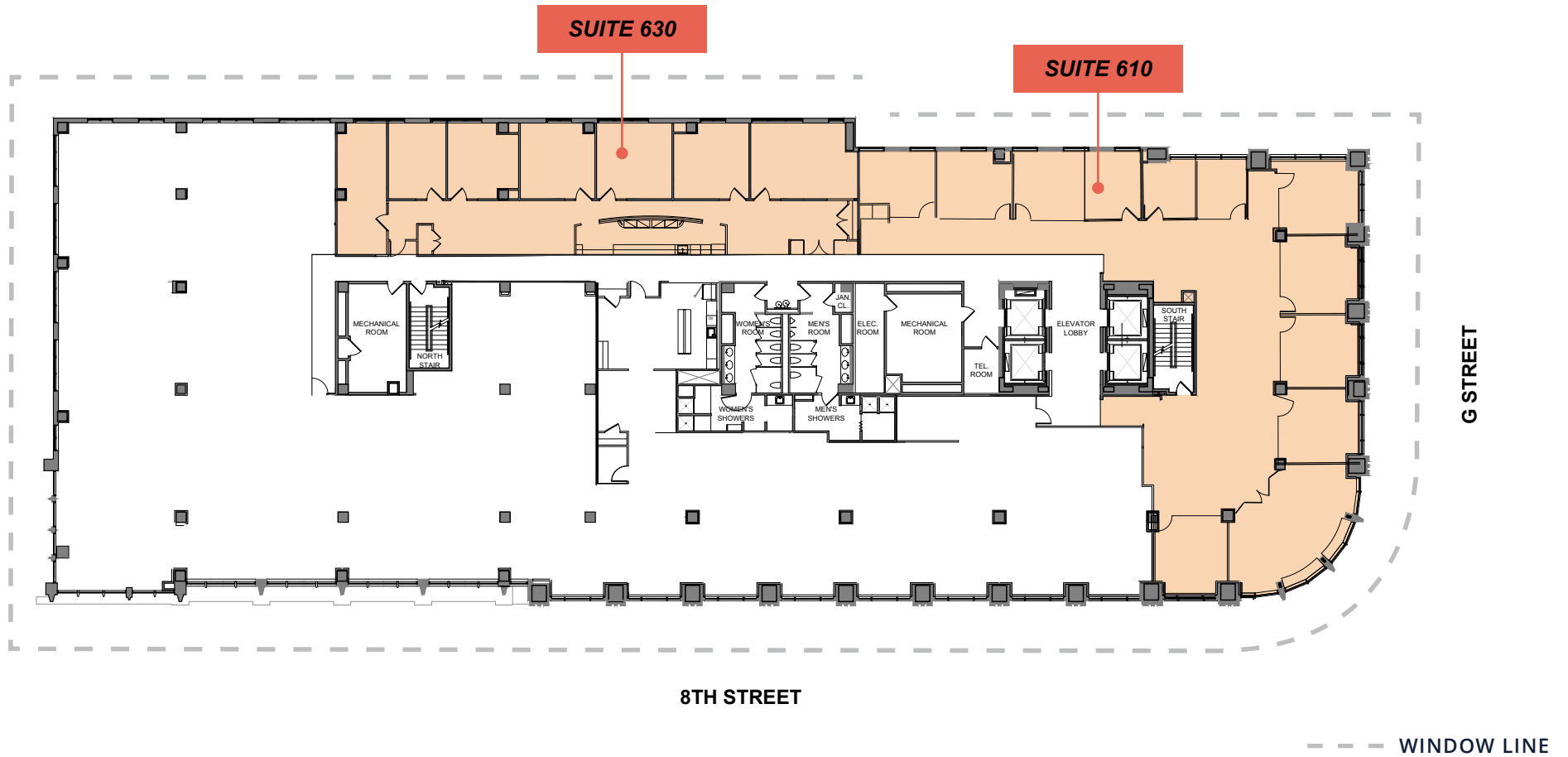


THE PORTRAIT
BUILDING

6TH FLOOR | SUITE 610 & 630

COMBINED | 9,744 RSF

Available 2/1/2026 | As-Built Condition



AVISON
YOUNG

 **Douglas
Development**
CORPORATION



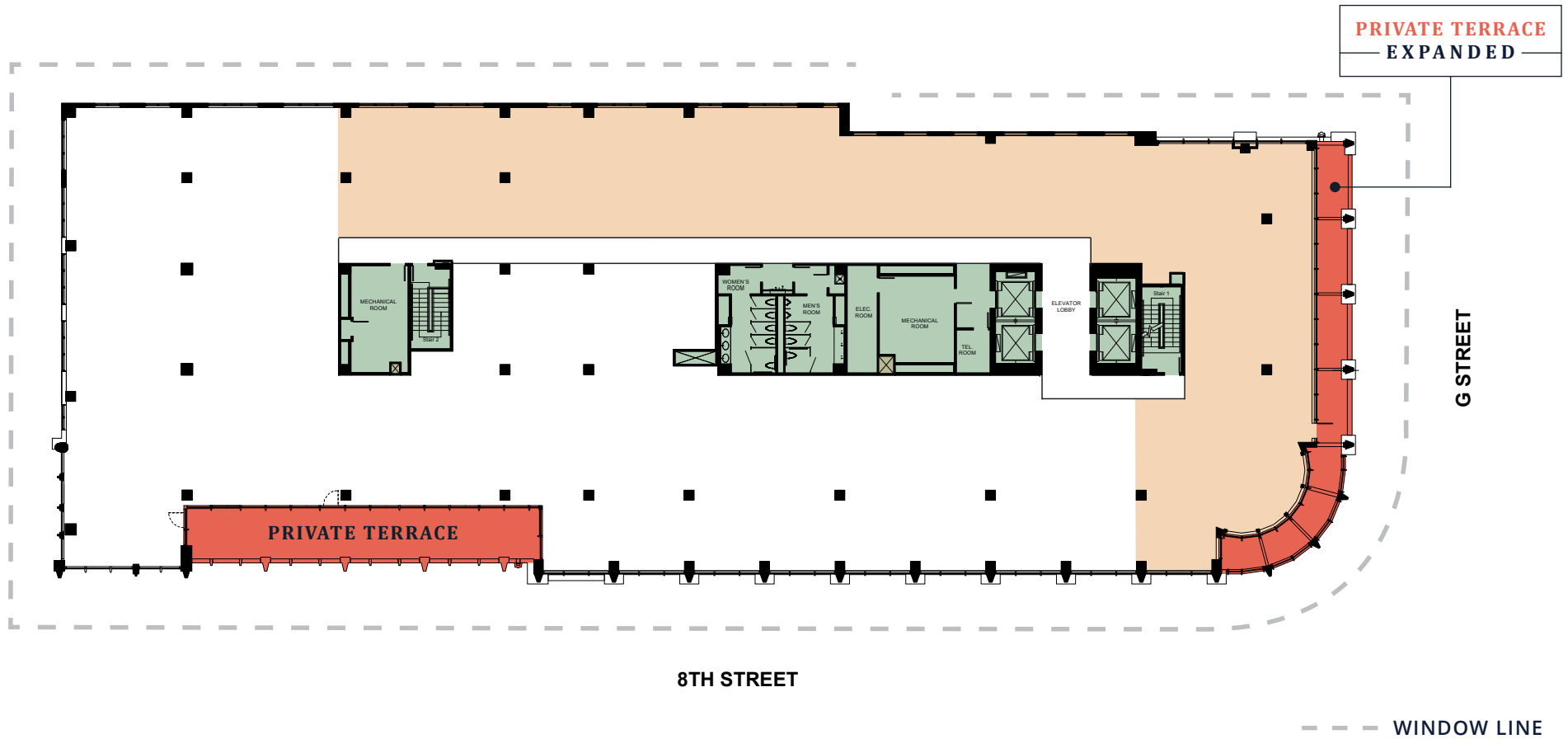
THE PORTRAIT
BUILDING

7TH FLOOR

SUITE 700

8,554 RSF

Available Now | Blocking Plan



AVISON
YOUNG

 **Douglas
Development**
CORPORATION

SCAN / CLICK

VIEW 360°
TOUR





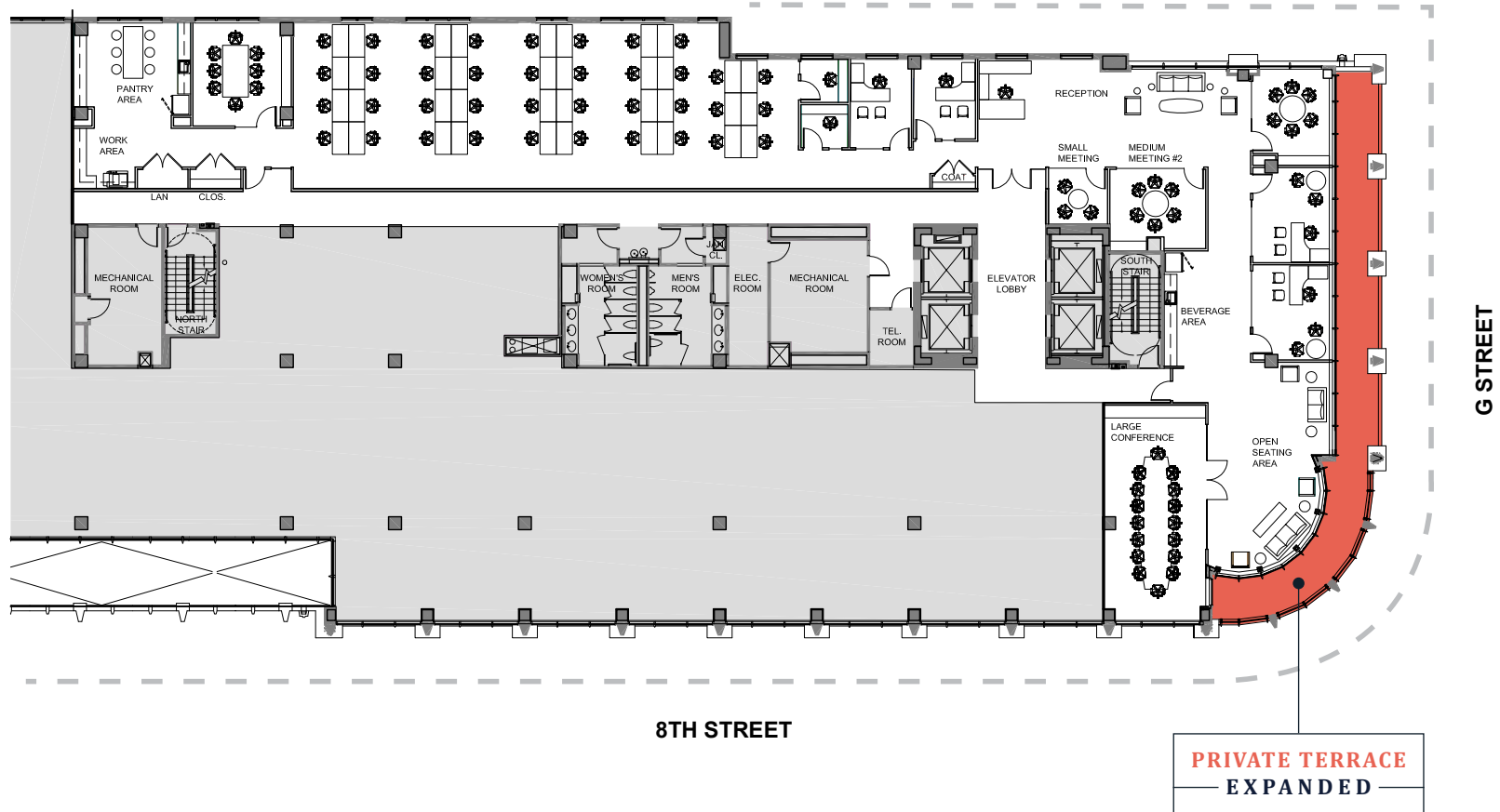
THE PORTRAIT
BUILDING

7TH FLOOR

SUITE 700

8,554 RSF

Available Now | Open Hypothetical Plan



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--- WINDOW LINE



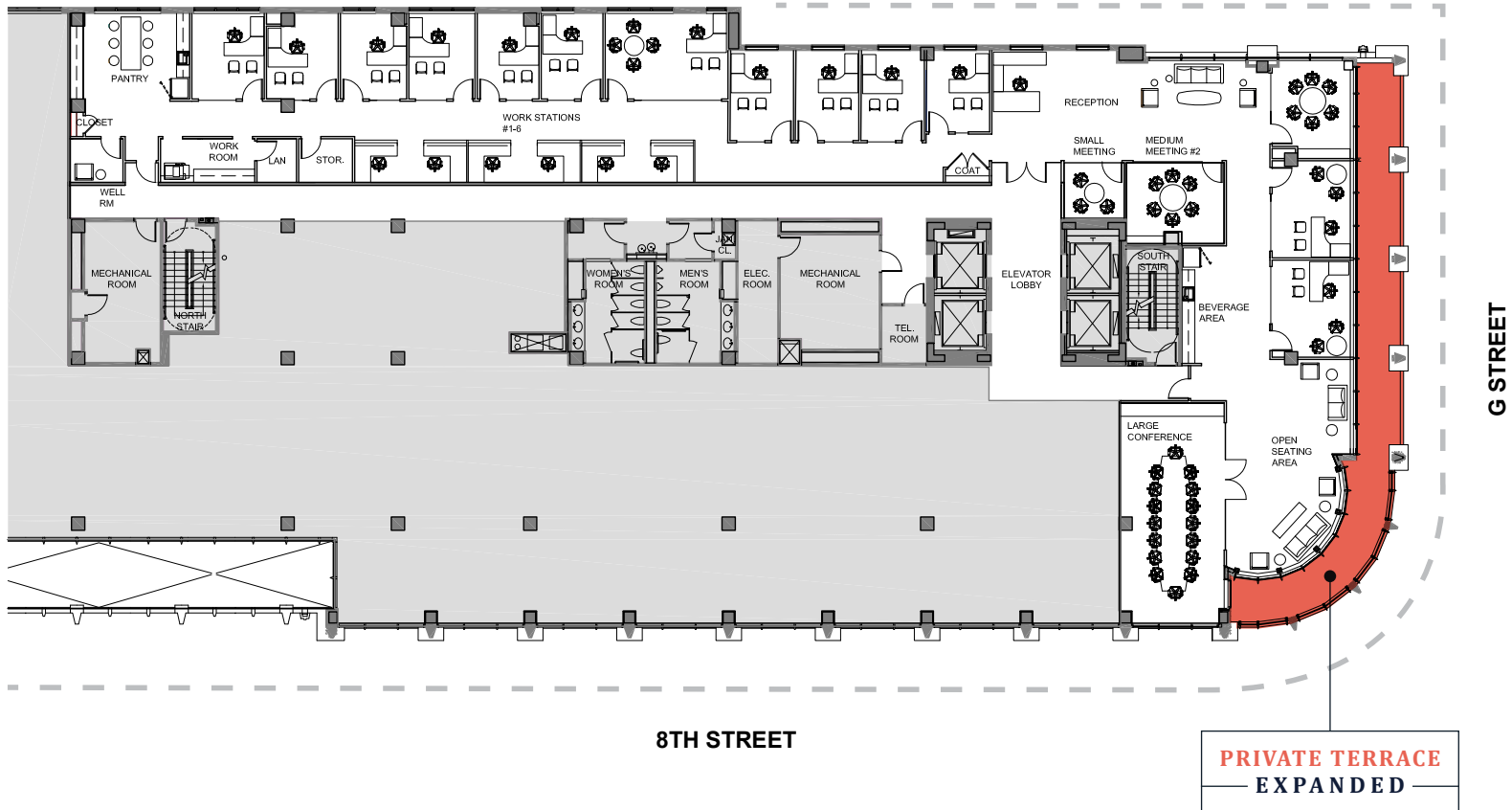
THE PORTRAIT
BUILDING

7TH FLOOR

SUITE 700

8,554 RSF

Available Now | Office Intensive Hypothetical Plan



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CORPORATION

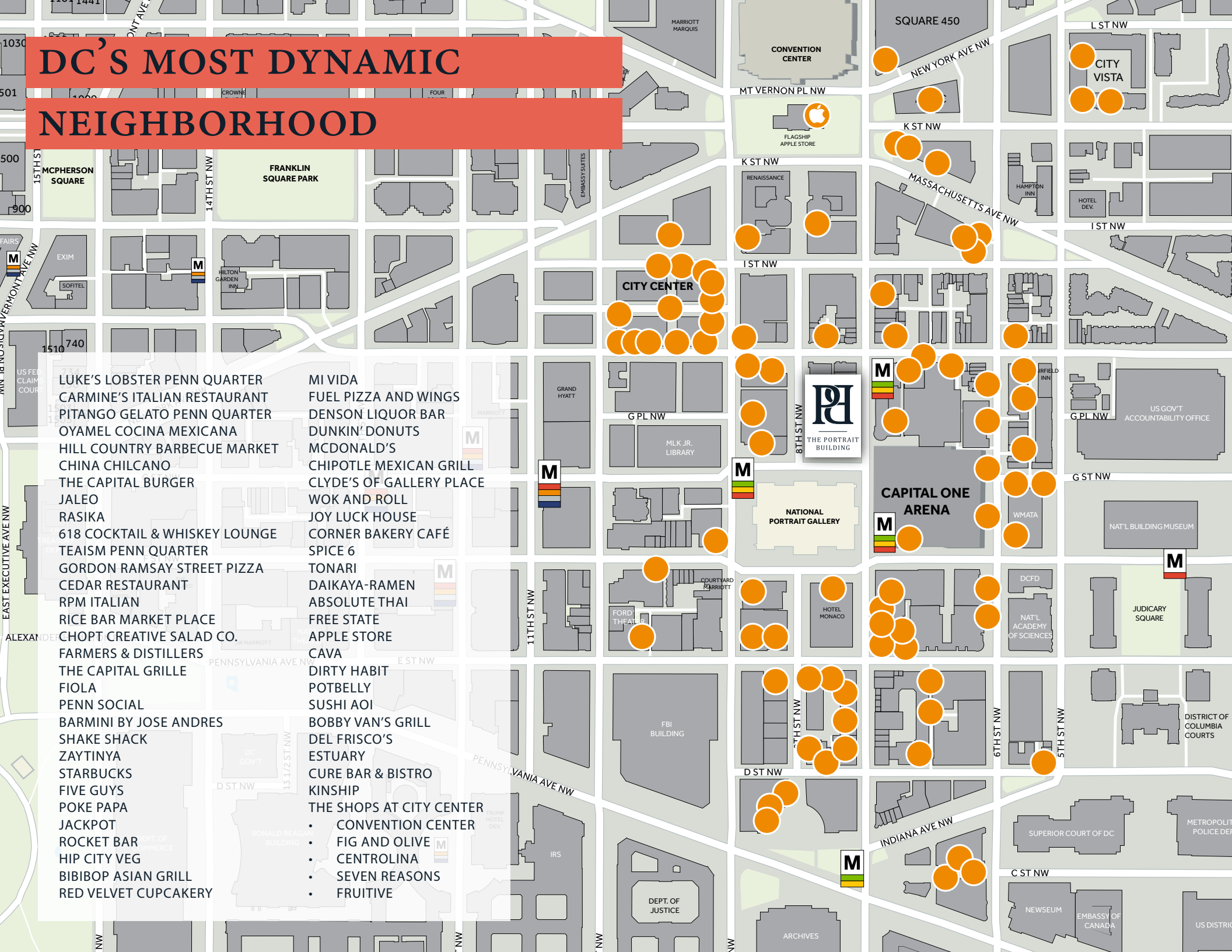
--- WINDOW LINE



ROOFTOP TERRACE EXPANSION RENDERING



DC'S MOST DYNAMIC NEIGHBORHOOD



- LUKE'S LOBSTER PENN QUARTER
- CARMINE'S ITALIAN RESTAURANT
- PITANGO GELATO PENN QUARTER
- OYAMEL COCINA MEXICANA
- HILL COUNTRY BARBECUE MARKET
- CHINA CHILCANO
- THE CAPITAL BURGER
- JALEO
- RASIKA
- 618 COCKTAIL & WHISKEY LOUNGE
- TEAISM PENN QUARTER
- GORDON RAMSAY STREET PIZZA
- CEDAR RESTAURANT
- RPM ITALIAN
- RICE BAR MARKET PLACE
- CHOPT CREATIVE SALAD CO.
- FARMERS & DISTILLERS
- THE CAPITAL GRILLE
- FIOLA
- PENN SOCIAL
- BARMINI BY JOSE ANDRES
- SHAKE SHACK
- ZAYTINYA
- STARBUCKS
- FIVE GUYS
- POKE PAPA
- JACKPOT
- ROCKET BAR
- HIP CITY VEG
- BIBIBOP ASIAN GRILL
- RED VELVET CUPCAKERY

- MI VIDA
- FUEL PIZZA AND WINGS
- DENSON LIQUOR BAR
- DUNKIN' DONUTS
- MCDONALD'S
- CHIPOTLE MEXICAN GRILL
- CLYDE'S OF GALLERY PLACE
- WOK AND ROLL
- JOY LUCK HOUSE
- CORNER BAKERY CAFÉ
- SPICE 6
- TONARI
- DAIKAYA-RAMEN
- ABSOLUTE THAI
- FREE STATE
- APPLE STORE
- CAVA
- DIRTY HABIT
- POTBELLY
- SUSHI AOI
- BOBBY VAN'S GRILL
- DEL FRISCO'S
- ESTUARY
- CURE BAR & BISTRO
- KINSHIP
- THE SHOPS AT CITY CENTER
 - CONVENTION CENTER
 - FIG AND OLIVE
 - CENTROLINA
 - SEVEN REASONS
 - FRUITIVE

CITY CENTER

CAPITAL ONE ARENA

CONVENTION CENTER
 FLAGSHIP APPLE STORE
 RENAISSANCE
 I ST NW
 THE PORTRAIT BUILDING
 NATIONAL PORTRAIT GALLERY
 HOTEL MONACO
 FBI BUILDING
 DEPT. OF JUSTICE
 ARCHIVES
 CITY VISTA
 HOTEL DEV.
 US GOV'T ACCOUNTABILITY OFFICE
 NAT'L BUILDING MUSEUM
 JUDICIARY SQUARE
 DISTRICT OF COLUMBIA COURTS
 SUPERIOR COURT OF DC
 METROPOLITAN POLICE DEPT.
 US DISTRICT





THE PORTRAIT
BUILDING

FOR LEASING

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