

Built to Perform

1152 15TH STREET NW, WASHINGTON DC

1152 15th Street NW



1152 15th Street is repositioned to give ambitious teams a measurable edge. A new generation of hospitality-driven amenities and flexible, future-ready floor plates support focus, momentum and performance—backed by the proven ownership and operational strength of Beacon Capital Partners.



Welcome to the new 1152.

THE LOBBY The bright, open lobby activates the building's amenity experience and sets the tone for the workday. Refined design and concierge coordination create a hospitality moment between agenda items.



Fuel the grind and reset the mind.

THE GROUND-FLOOR CAFÉ With access from both the street and the lobby, the café provides a flexible change of scenery and a welcome boost to the workday—ideal for coffee runs or informal huddles.



Transition spaces with built-in momentum.

THE GALLERY Teams can sharpen their strategy in this lounge-like space before sessions in the Executive Boardroom or Conference Hall. Natural light, a fireplace and purposeful seating encourage conversation and preparation.



A room with real authority.

THE EXECUTIVE BOARDROOM Tall ceilings, a commanding central table and expansive windows create a powerful setting for high-stakes discussions and leadership-level strategy sessions.



Big ideas. Bigger capacity.

THE CONFERENCE HALL With seating for 180, the Conference Hall is a true extension of the workplace, supporting all-hands meetings, trainings and hosted events. Plug-and-play capabilities make every session seamless.



Shift into after-hours mode.

THE BACKSTAGE LOUNGE As the day winds down, teams can transition to this intimate lounge behind the Conference Hall. Entertain clients, connect off the clock or celebrate the day's wins—speakeasy style.



Wellness engineered for the long run.

THE PERFORMANCE ZONE With private rooms and open training areas, this fitness offering flexes with the workday. Infrared sauna, salt and cryo rooms make recovery part of the routine.



Enjoy an open-air advantage.

THE NORTH TERRACE Step outside without stepping off-site. This elevated outdoor amenity has flexible seating zones for networking or checking the score between sessions.



Penthouse positioning for peak performance.

THE TOP FLOOR COLLECTION Crowning the tower's top four floors, this rare build-to-suit offering features a private penthouse and roofdeck for a continuous indoor-outdoor experience.

NEIGHBORHOOD

Midtown Central

Next to Midtown Center and just off K Street, with convenient access to multiple Metro stations and D.C. landmarks, 1152 15th Street anchors a district attracting new residents, restaurants and retail.

RESTAURANTS ●

- Blue Bottle
- Dauphine's
- Grazie Nonna
- Shōtō
- Mazi
- Sweet Leaf Cafe
- The Greenhouse
- Subway
- Bozzelli's Italian Deli
- Dua DC
- Le Diplomate
- Arepa Zone

SHOPPING ●

- Brooks Brothers
- Whole Foods
- Top Shelf Liquor
- Jenni Bick
- A-1 Wines & Liquor

LANDMARKS

- Midtown Center
- The White House
- Franklin Park
- K Street Corridor
- Dupont Circle

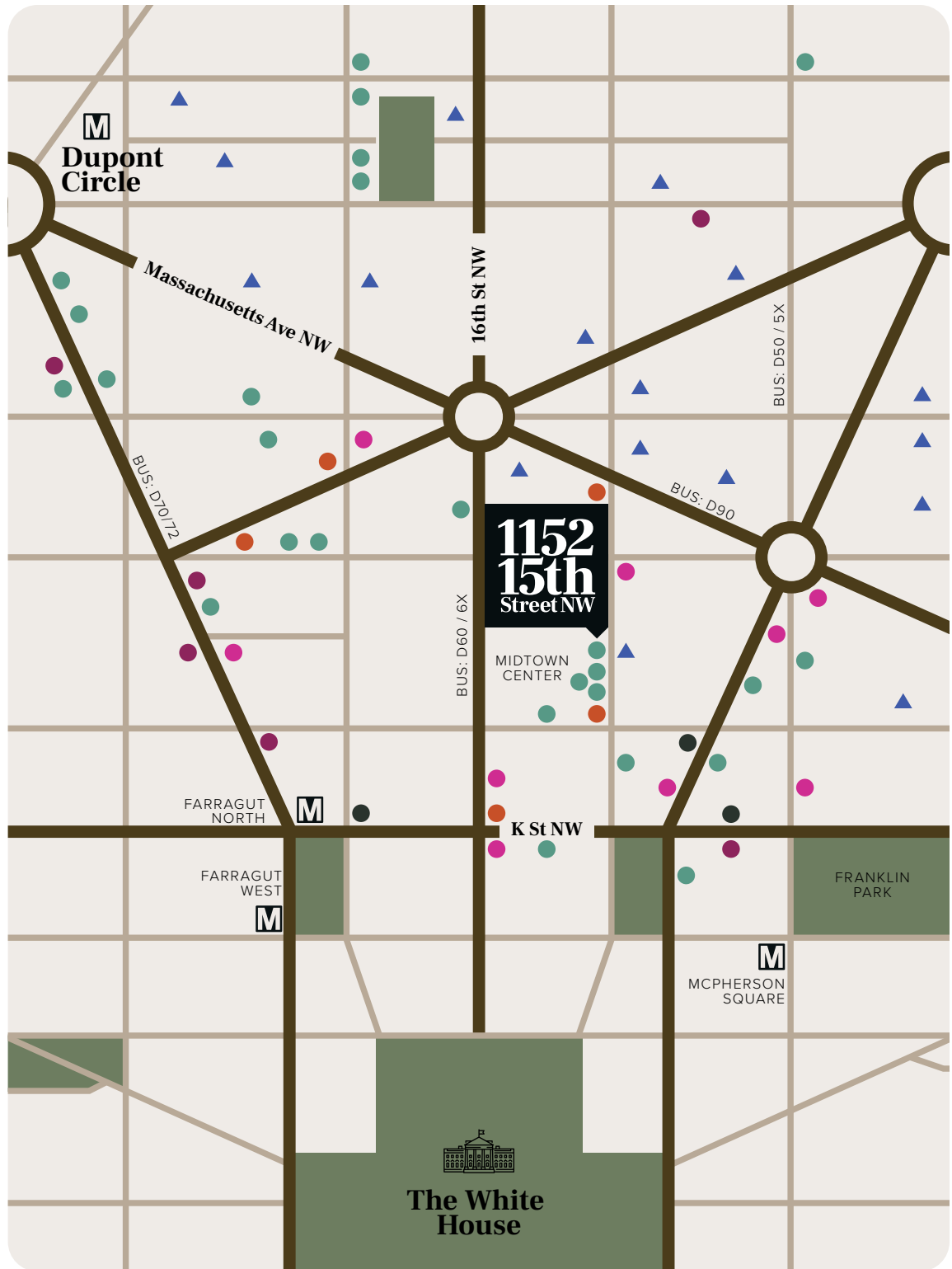
HOTELS ●

- Hamilton Hotel
- Mint House
- Le Méridien
- Capital Hilton
- The St. Regis
- Residence Inn
- Hotel Zena

BANKS ●

- Bank of America
- Eagle Bank
- Chase Bank

- Capital Bikeshare
- ▲ Multifamily Building



BEACON

CAPITAL PARTNERS

At Beacon Capital Partners, our workplaces go beyond work. We look to the leading edge of hospitality to inspire our amenities and experience programming, drawing the best from high-end hotels, social clubs and restaurants. The result? A workplace that puts you at ease and keeps things interesting, so it never feels like just a day at the office.

LEARN MORE AT [BEACONCAPITAL.COM](https://beaconcapital.com)

75

YEARS IN
BUSINESS

\$19B

RAISED
EQUITY

100+

TEAM
MEMBERS

55M

SF LEED
CERTIFICATIONS



1152
15th
Street NW

The Amenities Collection

THE LOBBY

Light-filled lobby with concierge

THE GROUND-FLOOR CAFÉ

Integrated retail coffee shop

THE GALLERY

Fireplace lounge with pre-function areas

THE EXECUTIVE BOARDROOM

Private meeting & Zoom suite

THE CONFERENCE HALL

Venue for 180 with intuitive AV

THE BACKSTAGE LOUNGE

Post-function speakeasy

THE PERFORMANCE ZONE

Full-spectrum fitness & recovery studio

THE NORTH TERRACE

Shared rooftop with mix of seating areas

SPEC SUITE AVAILABILITY

Move-in ready spec suites.

Located on Floors 4 and 5 around a townhall-style common area, the spec suites at 1152 15th Street are designed to maintain your momentum. Property management, 24/7 access and exciting amenities are included across the offering.

NEW TOWN HALL

Conference rooms
Phone rooms
Library pods
Podcast studio
Pantry
Coffee bar
Lounges

MECHANICAL

Modern VAV-HVAC system

PARKING

Covered parking garage
Secure bike storage

ACCESS & SECURITY

24/7
Property manager on-site

CERTIFICATIONS

LEED Gold and WELL

SPEC SUITES

4th Floor	Suite 460	4,567 SF	Delivers Oct '26
4th Floor	Suite 480	4,876 SF	Delivers Oct '26
5th Floor	Suite 510	7,667 SF	Delivers Oct '26
5th Floor	Suite 530	4,121 SF	Delivers Oct '26
5th Floor	Suite 540	3,595 SF	Delivers Oct '26
5th Floor	Suite 550	3,640 SF	Delivers Oct '26
5th Floor	Suite 560	2,951 SF	Delivers Oct '26
5th Floor	Suite 570	3,281 SF	Delivers Oct '26
5th Floor	Suite 580	2,358 SF	Delivers Oct '26

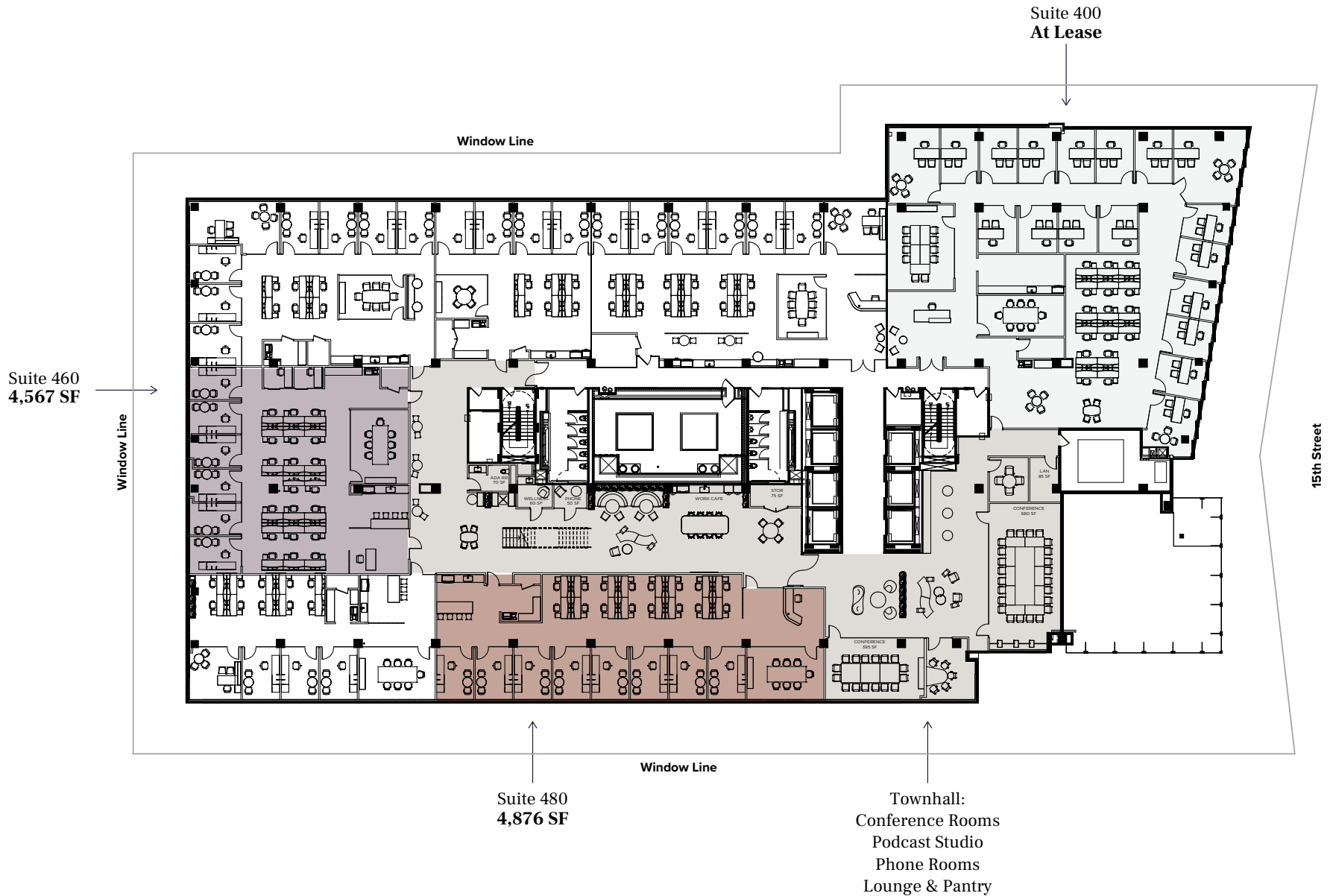
1152 15th Street NW

4th Floor

4,567 - 4,876 SF Available | Spec Suites



BEACON
CAPITAL PARTNERS



1152 15th Street NW

5th Floor

2,358-7,667 SF Available | Spec Suites



BEACON
CAPITAL PARTNERS



AVAILABILITY

Flexible floors, superior services.

From small-format suites to multi-floor opportunities, 1152 15th Street provides adaptable workspaces for teams of any size. Property management, 24/7 access and exciting amenities are included across the offering.

TOTAL SQUARE FOOTAGE

394,165 SF

BUILDING HEIGHT

12 stories

Up to 9' finished ceilings

FLOOR PLATES

38,000 SF

MECHANICAL

Modern VAV-HVAC system

PARKING

Covered parking garage

Secure bike storage

ACCESS & SECURITY

24/7

Property manager on-site

CERTIFICATIONS

LEED Gold and WELL

PREMIER TOP STACK OPPORTUNITY – APPROX. 150,000 SF

Rooftop	Penthouse	4,232 SF	Build to Suit
12th Floor	Suite 1200	37,995 SF	Available Now
11th Floor	Suite 1100	38,286 SF	Available Now
10th Floor	Suite 1000	38,346 SF	Available Now
9th Floor	Suite 900	29,177 SF	Available Now

FULL OR PARTIAL FLOORS

6th Floor	Suite 600	38,586 SF	Available Now
-----------	-----------	-----------	---------------

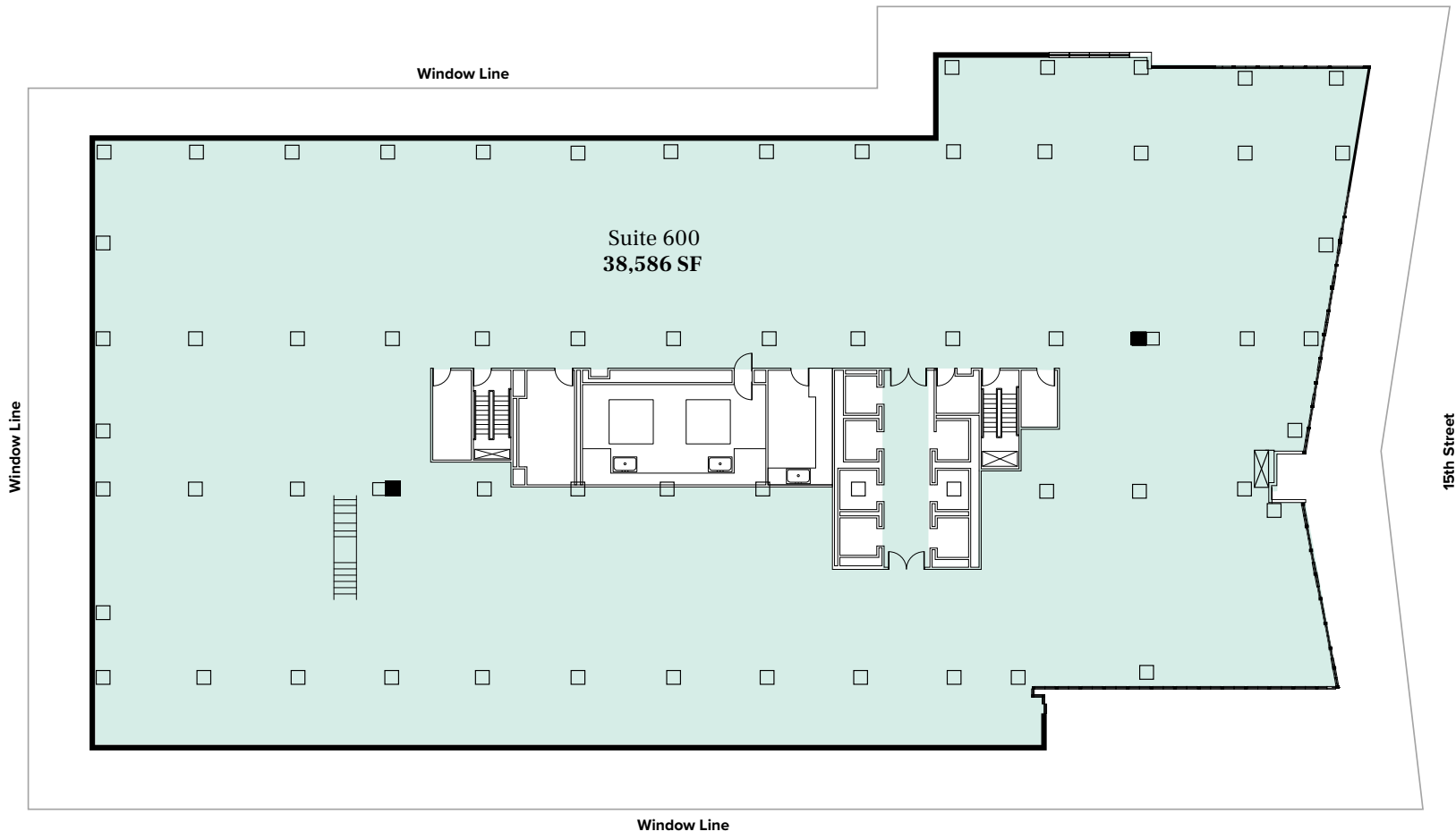
RETAIL

1st Floor	Suite R1	3,697 SF	Available Now
-----------	----------	----------	---------------

**1152
15th
Street NW**

6th Floor

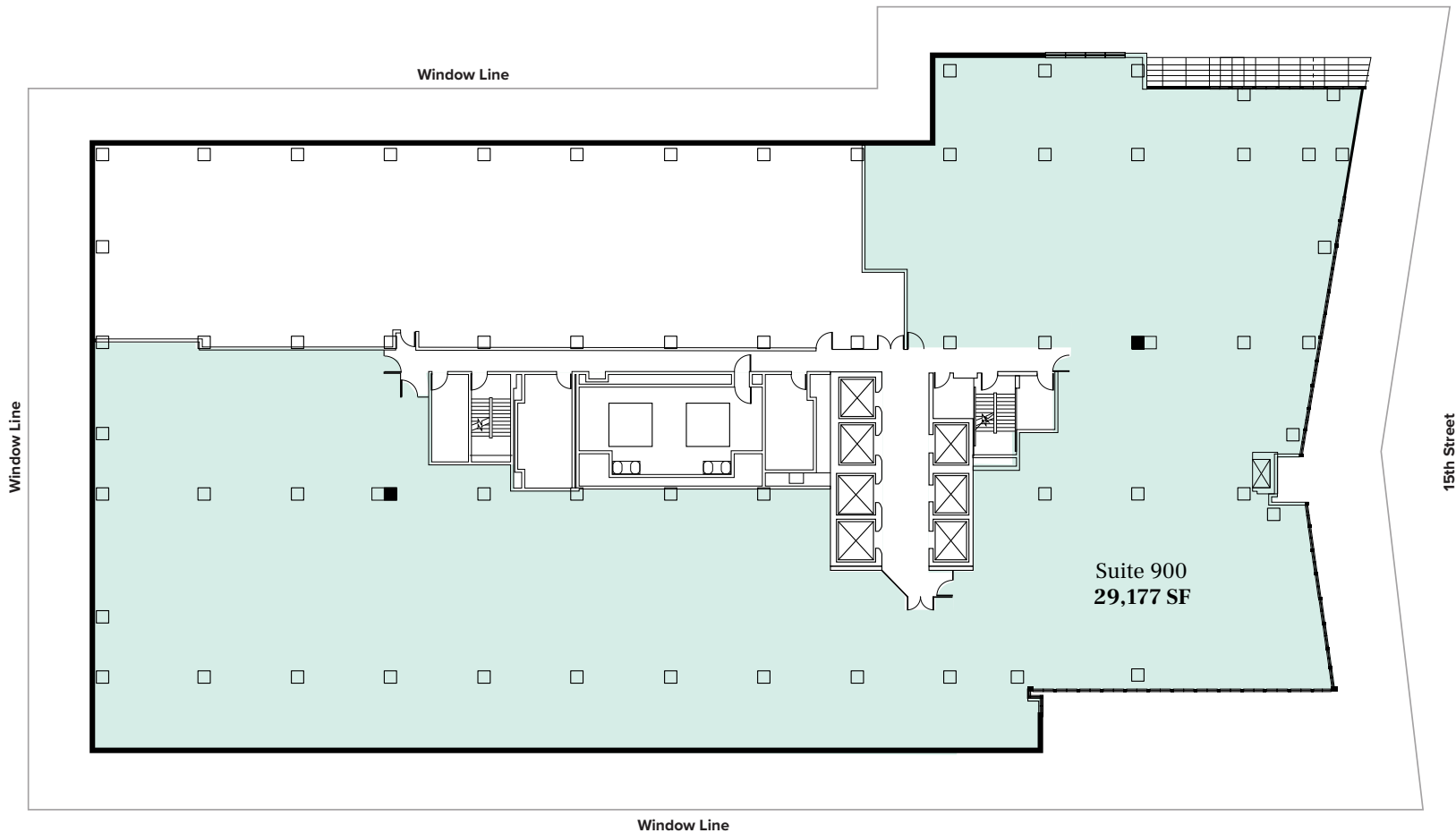
38,586 SF Available | Shell Plan



**1152
15th
Street NW**

9th Floor

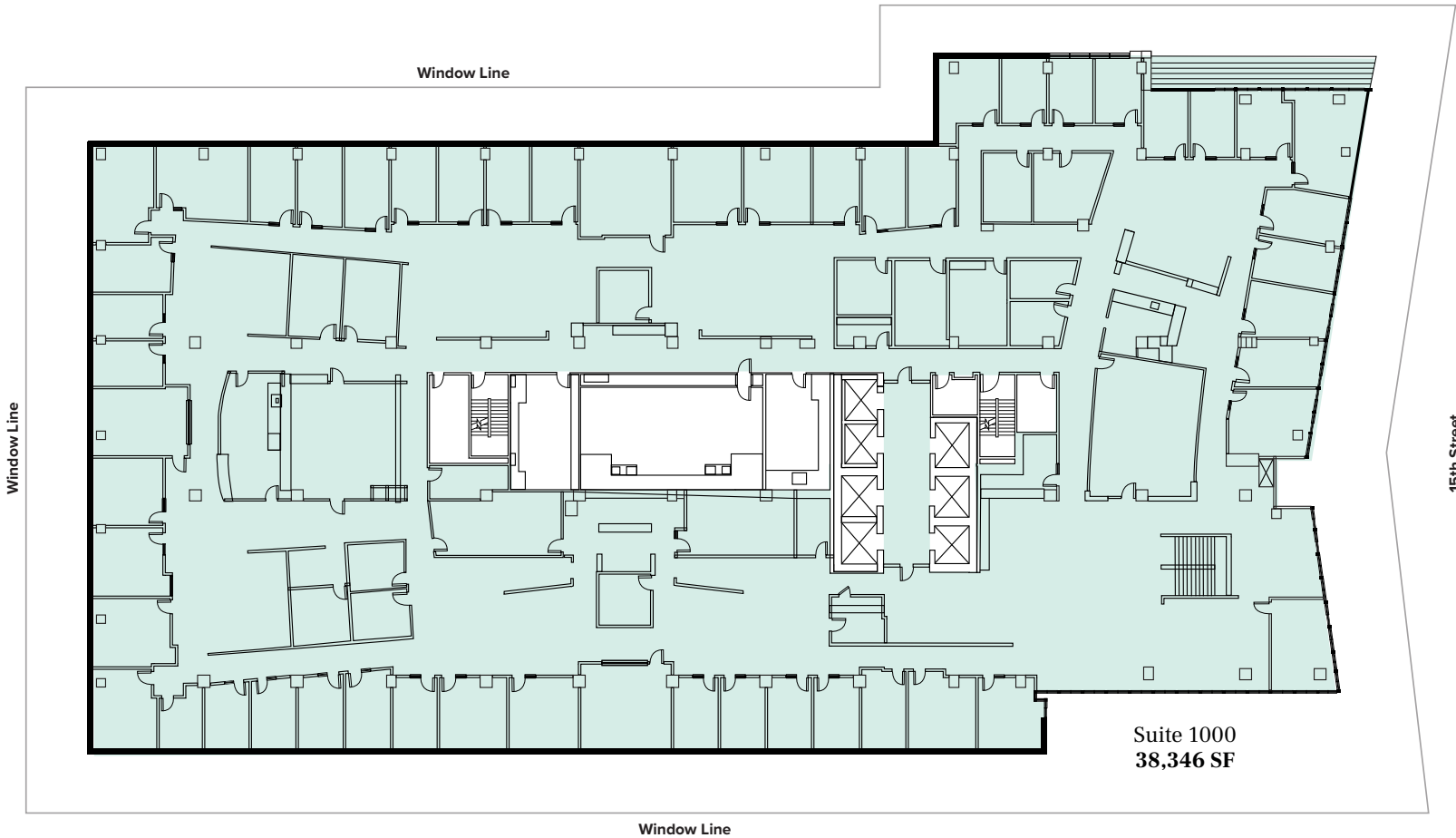
29,177 SF Available | As-Built



**1152
15th
Street NW**

10th Floor

38,346 SF Available | As-Built

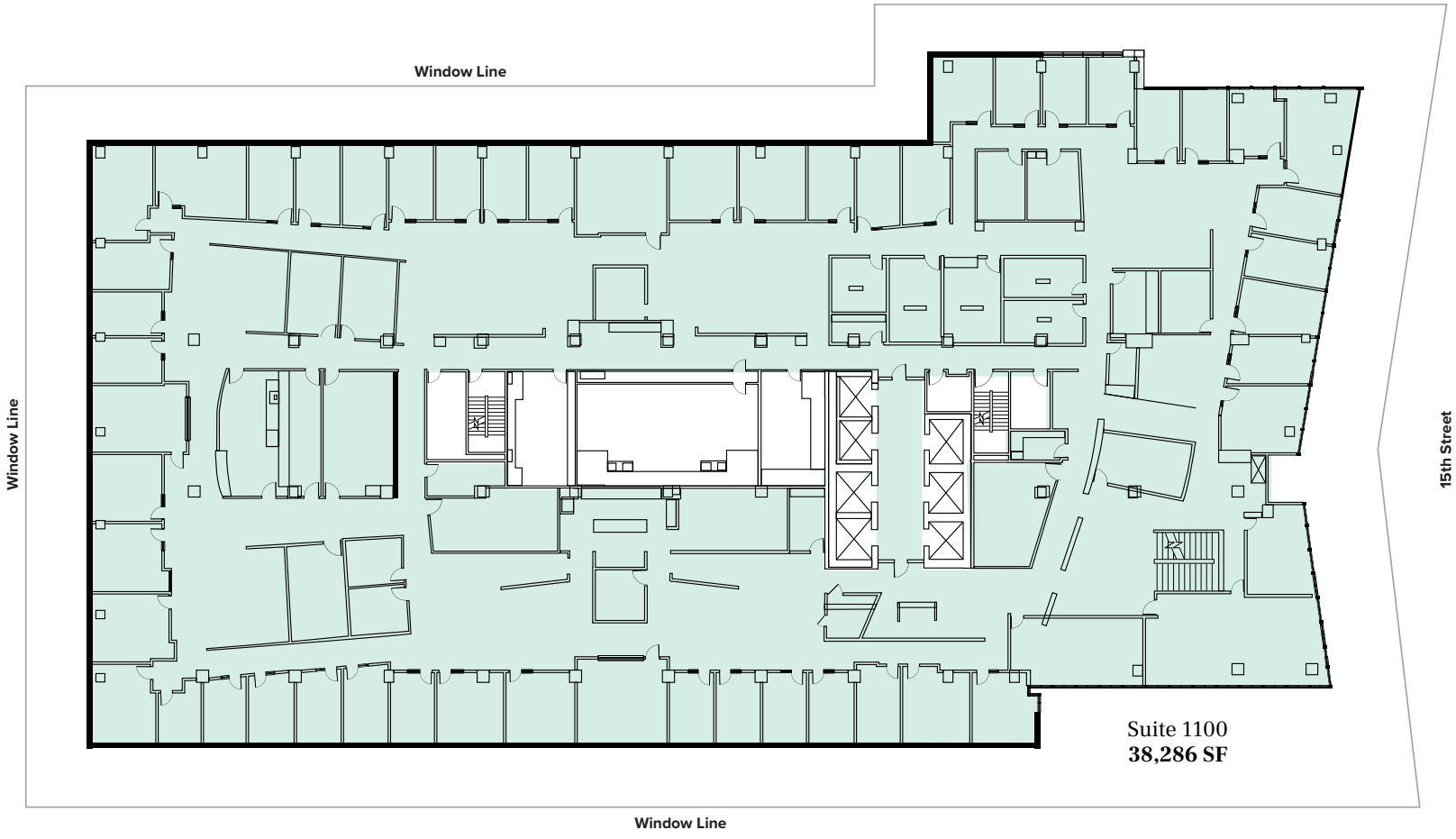


Suite 1000
38,346 SF

**1152
15th
Street NW**

11th Floor

38,286 SF Available | As-Built

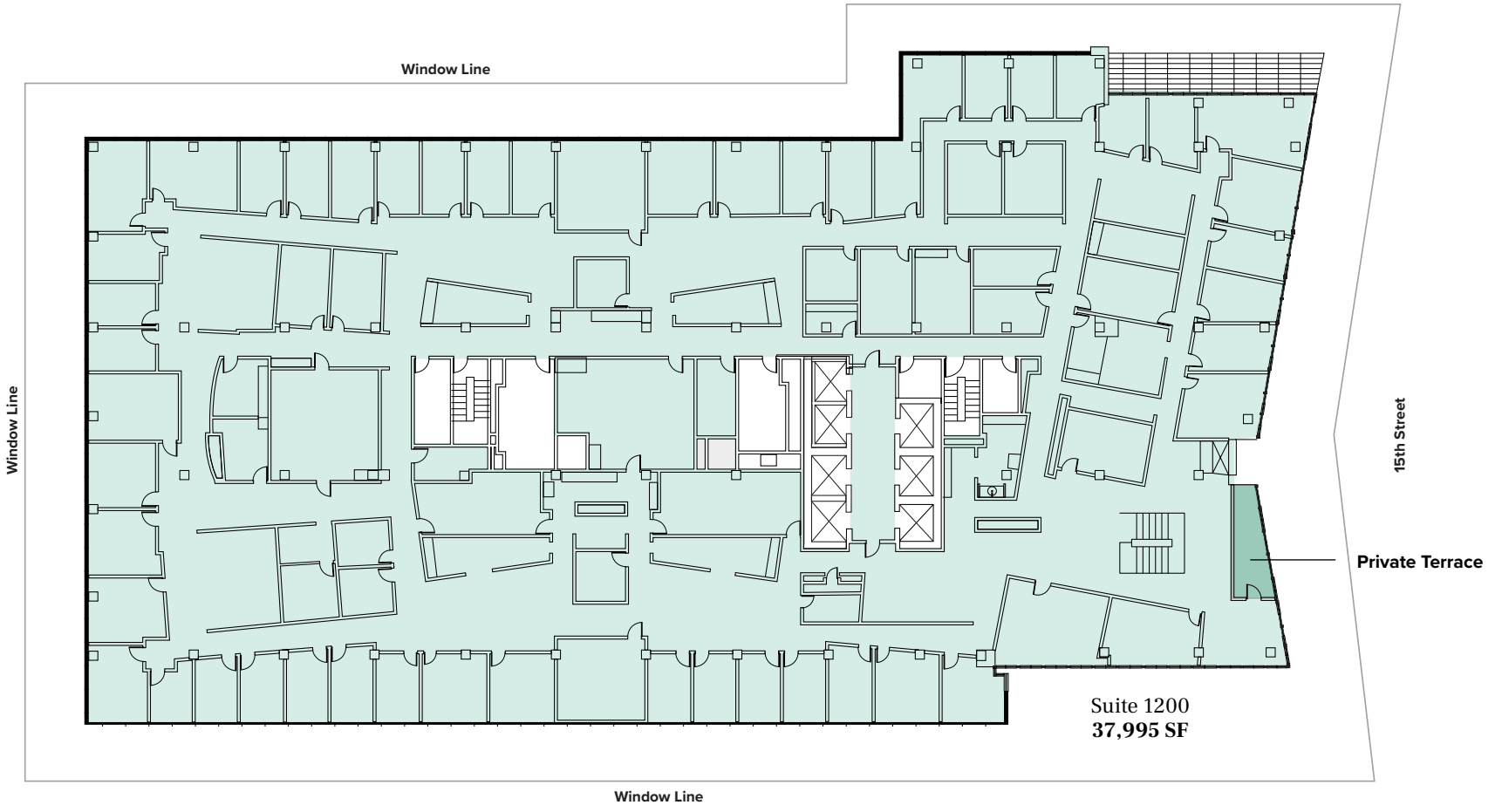


Suite 1100
38,286 SF

**1152
15th
Street NW**

12th Floor

37,995 SF Available | As-Built



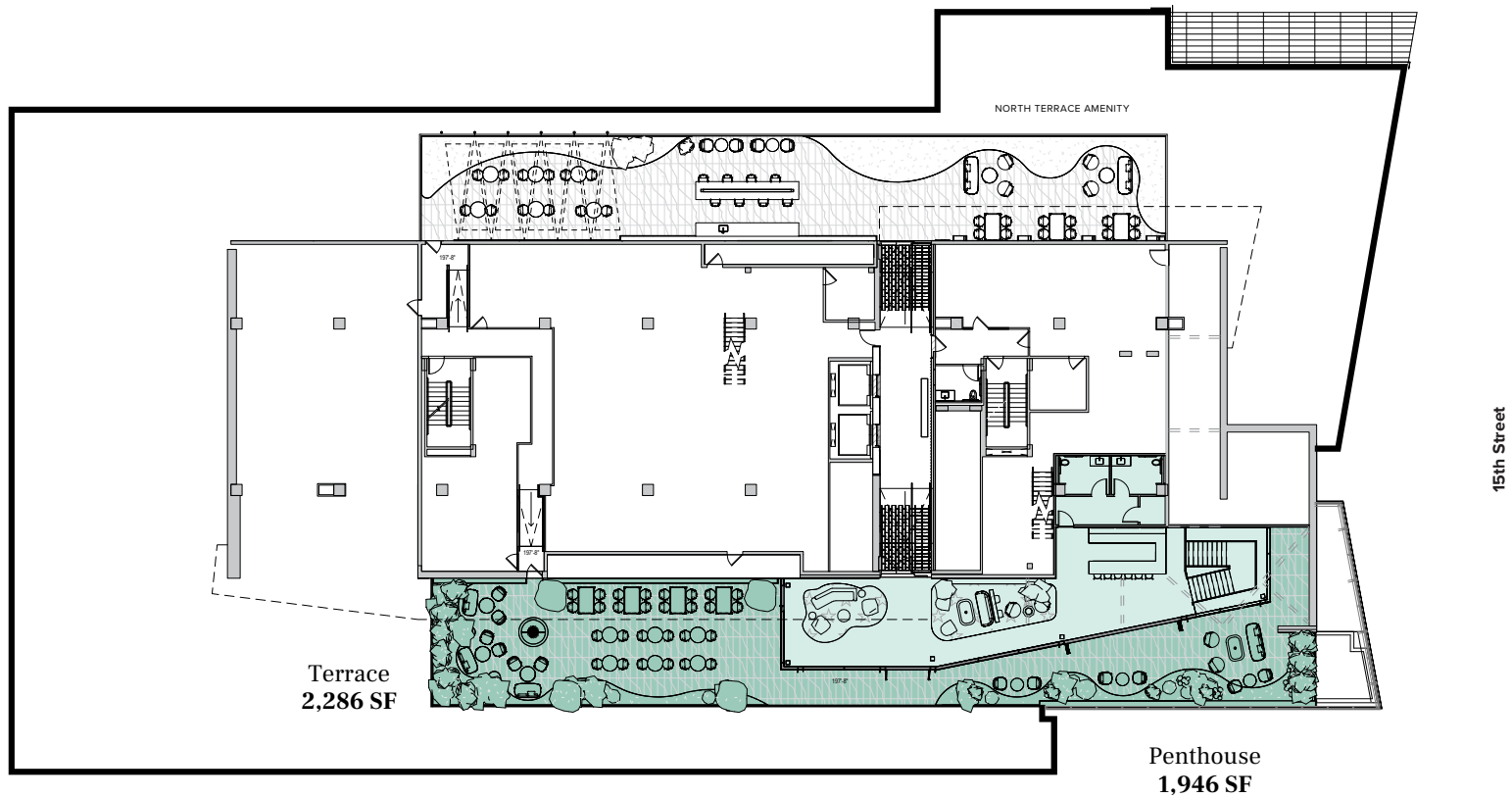
Suite 1200
37,995 SF

**1152
15th
Street NW**

Penthouse

1,946 SF Clubroom & 2,286 SF Terrace Available

Build to Suit



**1152
15th
Street NW**



BEACON
CAPITAL PARTNERS

LEASING

Laurie McMahon	202.266.1185	laurie.mcmahon@cushwake.com
James Collins	202.266.1188	james.collins@cushwake.com
Raghav Prabakaran	202.772.5776	raghav.prabakaran@cushwake.com
Miriam Dukaye	202.407.8194	miriam.dukaye@cushwake.com