

# 4301

CONNECTICUT AVE NW

At the Intersection of  
Office & Community





# Where Convenience Meets Connectivity

Van Ness is located in the heart of Washington D.C.'s bustling commercial hub, surrounded by a mix of dining, shopping, recreational, and residential areas. With the neighborhood's proximity to transportation options, universities, government institutions, and other key DC hot spots, 4301 Connecticut Avenue is the place for businesses looking to set up shop in a well-connected and dynamic community.



# All You Need and More, At Your Door

## WHAT'S NEARBY

### Transit


 Van Ness-UDC Metro Stop

 Capital Bikeshare

### Universities & Embassies

 University of the District of Columbia

 Howard University School of Law

 Embassies at the International Chancery Center (ICC)



# Hassle-Free Office Solutions

The search for ready-to-move-in spec suites in Van Ness is over. With unobstructed views of Connecticut Avenue and floor plans that balance collaboration and focus, 4301 Connecticut Avenue's new spec suites, **delivering in Q1 2025**, are ideal for tenants ready to hit the ground running.

## BUILDING HIGHLIGHTS



Direct Metro Access  
Van Ness-UDC Metro



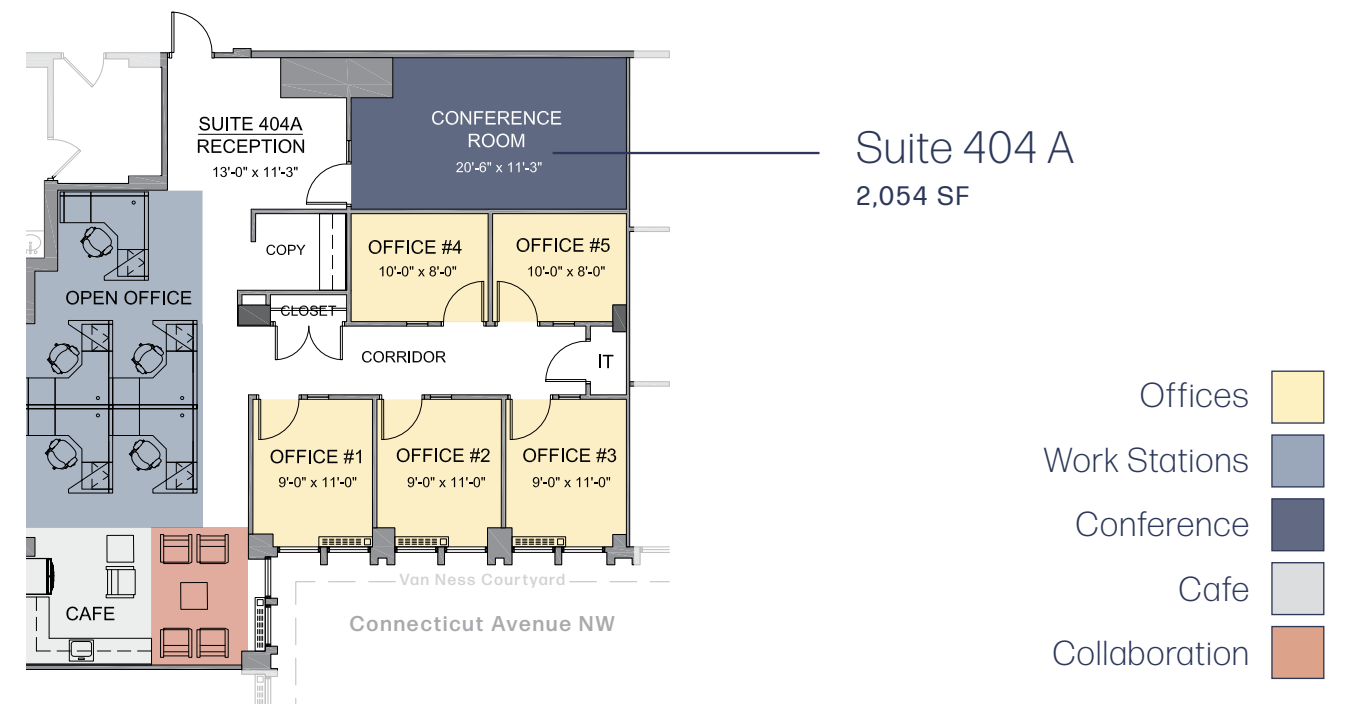
4 Sides of Glass with  
Expansive Views



Abundant Garage  
Parking



Strong Sponsorship



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