

1750 H

A BOLD NEW CHAPTER





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PREMIER TOP BLOCK  
NEW SPEC SUITES  
UPGRADED AMENITIES

# A Reintroduction

1750 H Street delivers a polished, professional office experience in one of DC's most central locations. With recent upgrades and a refined suite of amenities, the building offers tenants a streamlined environment designed for focus, flexibility, and forward momentum. From boutique suites to full-floor opportunities, this is a property built to support today's business needs.

# Flagship Floors

The top floor at 1750 H offers a spacious, light-filled environment with floor-to-ceiling glass on three sides. When paired with the ninth floor, tenants can create a fully connected presence across the building's uppermost levels.

**+ 10<sup>TH</sup> FLOOR**  
13,334 RSF

**+ 9<sup>TH</sup> FLOOR**  
13,504 RSF

**= TOP BLOCK**  
up to 26,838 RSF





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An **optional** internal stair from the top floor leads directly to a private rooftop terrace—offering a rare opportunity to elevate both visibility and experience.



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An exclusive rooftop terrace crowns the offering, available only to top block tenants. Whether used for client events, team gatherings, or a quiet break outdoors, the space adds a premium, private extension to the workplace experience.





Spec suites on the second floor range from 1,393 up to 3,106 RSF and are designed to make the move-in process easy. With flexible layouts, elevated finishes, and the option to deliver fully furnished, these suites offer a streamlined solution for teams that want quality space without the wait.

**+ ADJACENT CONFERENCE FACILITY**

- 100-person capacity
- Outdoor patio
- Indoor entertainment area/tenant lounge



**SUITE 210**  
1,675 RSF

**SUITE 220**  
1,393 RSF

# Move-In Ready



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Additional suites on the seventh and eighth floors reflect the same attention to design and efficiency. These thoughtfully planned spaces offer a range of configurations to support growing firms, hybrid teams, and businesses looking for flexibility without compromise.



**+ PARTIAL 8<sup>TH</sup>**  
6,213 RSF

**+ PARTIAL 7<sup>TH</sup>**  
6,092 RSF

**= MID STACK**  
up to 12,305 RSF

# Amenities by Design



Amenity spaces at 1750 H have been reimagined to support how work happens today. A fully upgraded rooftop terrace fronting H Street offers a vibrant outdoor space for collaboration, connection, or a quiet break.

Inside, the second floor features a tenant lounge and kitchenette with indoor/outdoor bar access through retractable windows, along with a 100-person conference center and flexible meeting rooms—designed for everything from large presentations to casual moments



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Upgrades to the modern fitness center coming soon, complete with showers and locker rooms, and secure bike storage round out the building's thoughtful offerings.

# Proximity Matters

Just two blocks from the White House and near key institutions, 1750 H offers unmatched access to Farragut and McPherson Square metro stations. Steps from major commuter routes and the Golden Triangle's shops, dining, and culture, it's perfectly positioned for convenience and connection.

## METRORAIL ACCESS

- Farragut West Station (Blue, Orange, Silver Lines) — 2-minute walk
- McPherson Square Station (Blue, Orange, Silver Lines) — 3-minute walk

## REGIONAL CONNECTIONS

- Ronald Reagan Washington National Airport (DCA) — 15 minutes by car or Metro
- Union Station — 10 minutes via Metro or 7 minutes by car
- U.S. Capitol / Capitol Hill — 12 minutes by Metro

## LANDMARKS

- The White House — 2 blocks
- Lafayette Square & The National Mall — within a 10-minute walk



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Slice & Pie was named one of the top 50 pizzerias in America and won 2nd place on the top 50 pizza shops in the US.

① The Square Food Hall

⑥ The Metropolitan Club

② Western Market

⑦ The Renwick Gallery

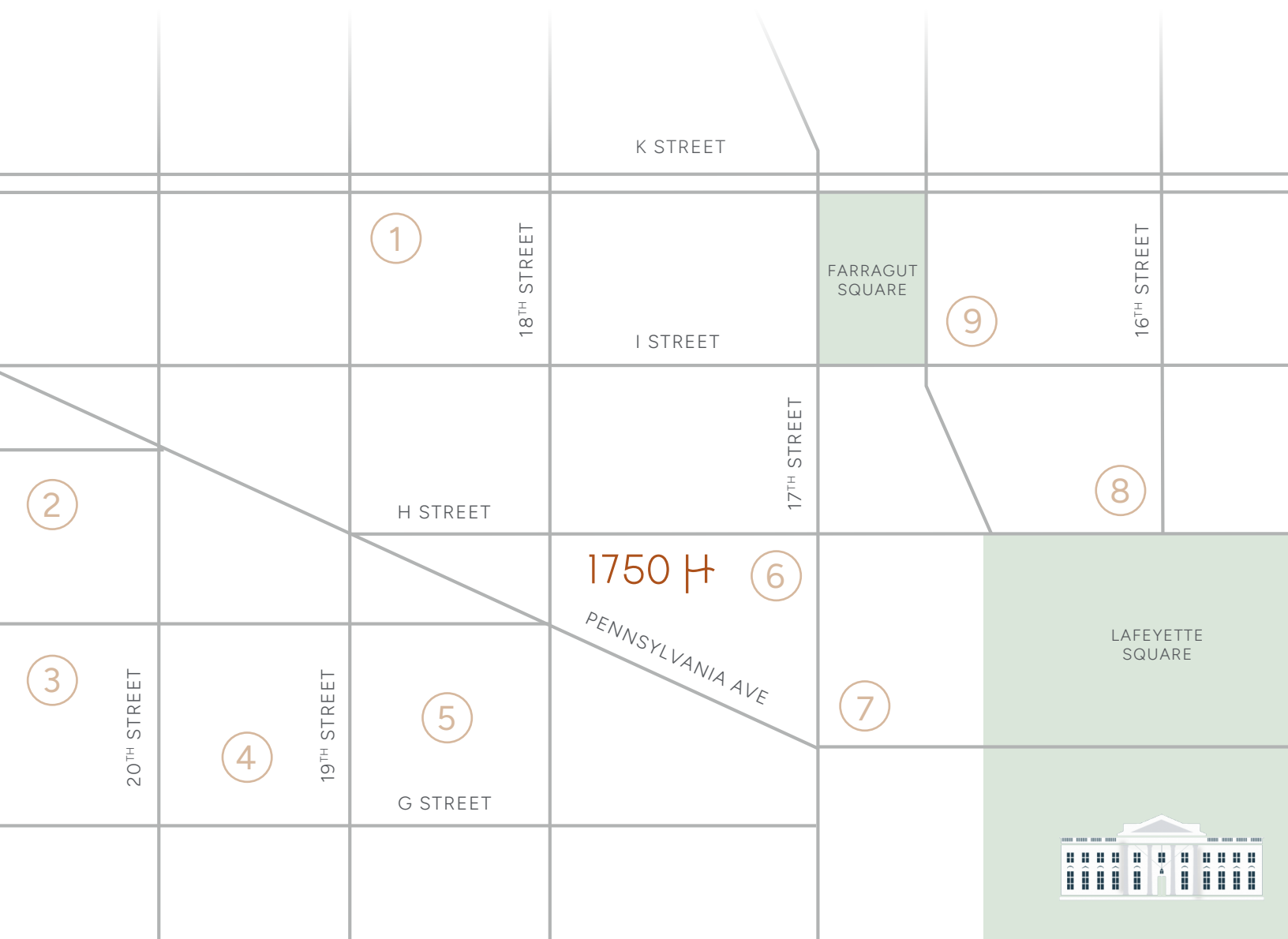
③ George Washington University

⑧ The Hay-Adams

④ International Monetary Fund

⑨ The Army & Navy Club

⑤ The World Bank



# Building Specifications

<b>LOCATION</b>	1750 H Street NW Washington, DC 20006																				
<b>BUILDING STATUS</b>	Completed 2002 Last renovated 2024																				
<b>SPECIFICATIONS</b>	124,386 SF 9 floors of office space 1 floor street-level retail 3 floors underground parking																				
<b>FLOOR PLATES</b>	<table> <tr><td>Floor 1</td><td>13,683 SF</td></tr> <tr><td>Floor 2</td><td>13,266 SF</td></tr> <tr><td>Floor 3</td><td>12,273 SF</td></tr> <tr><td>Floor 4</td><td>12,273 SF</td></tr> <tr><td>Floor 5</td><td>12,273 SF</td></tr> <tr><td>Floor 6</td><td>12,273 SF</td></tr> <tr><td>Floor 7</td><td>12,273 SF</td></tr> <tr><td>Floor 8</td><td>12,273 SF</td></tr> <tr><td>Floor 9</td><td>13,504 SF</td></tr> <tr><td>Floor 10</td><td>13,334 SF</td></tr> </table>	Floor 1	13,683 SF	Floor 2	13,266 SF	Floor 3	12,273 SF	Floor 4	12,273 SF	Floor 5	12,273 SF	Floor 6	12,273 SF	Floor 7	12,273 SF	Floor 8	12,273 SF	Floor 9	13,504 SF	Floor 10	13,334 SF
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<b>CEILING HEIGHTS</b>	Typical slab-to-slab: 9'10" Finished ceiling height: 8'4" Lobby ceiling height 11'2"																				
<b>COLUMN SPACING</b>	27'5" East to West spacing 28'4" North to South spacing																				
<b>PARKING</b>	~75 spaces Below-grade parking garage 1 per 1,500 RSF parking ratio																				
<b>NEARBY TRANSIT</b>	<ul style="list-style-type: none"> <li>- Farragut West (Blue, Orange, Silver Lines)</li> <li>- Farragut North Center (Red Line)</li> </ul>																				
<b>SECURITY</b>	<ul style="list-style-type: none"> <li>- Security guard/lobby attendant</li> <li>- 24/7 Kastle keycard access control</li> </ul>																				

**OWNER** Jemal Equities LLC

**PROPERTY MANAGEMENT** Transwestern

**CERTIFICATIONS**



**DEVELOPER** CarrAmerica Realty Corporation

**ARCHITECT** Page

**BUILDING HOURS**

- 8AM-6AM Monday-Friday
- 9AM-4PM Saturdays (upon request) and holidays

**AMENITIES**

- Rooftop terrace
- Fitness center & locker rooms
- Bike storage
- Conference facilities
- Tenant lounge & entertainment space
- Outdoor patio

**HIGHLIGHTS & FEATURES**

- On-site property management
- Brand new spec suites
- Top block with interconnecting stair & private rooftop terrace opportunity
- Newly renovated amenities & additional upgrades delivering soon
- Central location in the CBD
- Proximity to White House

**BUILDING SYSTEMS**

- Elevators: 4 banks (1st-10th floors)
- HVAC: ceiling-mounter variable air volume (VAV) systems with electric fan coils and individual temperature sensors - supplemented by outdoor air intake and rooftop cooling towers



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*leasing inquiries:*

Jemal Equities is an affiliate of Douglas Development, a multigenerational firm with more than four decades of real estate experience. Their focus on design, community, and value guides this new chapter at 1750 H, positioning the property for lasting success.

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1750 H

 STREAM®