

1100 17TH ST NW

Washington, DC

Office For Lease

1,500 - 12,493 SF



Leasing Information: 202.513.6700 | www.lpc.com

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Lincoln

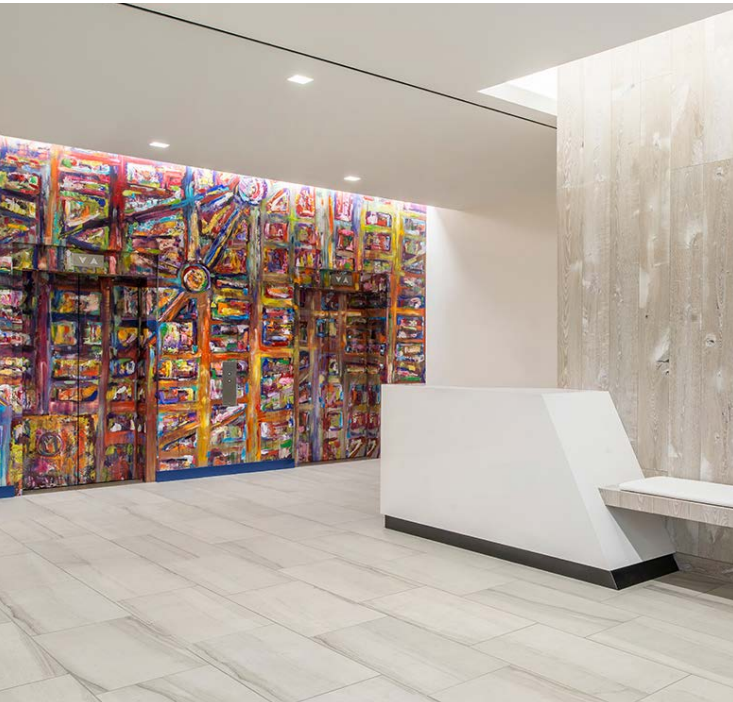
101 Constitution Ave. NW
Suite 325 East
Washington, DC 20001

1100 17TH ST NW

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Office For Lease

1,500 - 12,493 SF



Availabilities	SF	Date Available
Suite 1201	4,561	Immediately
Suite 1100	10,345	Immediately
Suite 1000	12,493	Immediately
Suite 801	6,636	Immediately
Spec Suite 800	5,741	Immediately
Spec Suite 600	5,588	Immediately
Suite 505	3,423	Immediately
Suite 500	3,091	Immediately
Suite 400	4,939	Immediately
Suite 350	4,135	Immediately
Suite 330	2,103	Immediately
Suite 300	4,384	Immediately
Suite 210	2,896	Immediately
Suite 100	1,500	Immediately
Suite R4	3,120	Immediately
Suite B2	2,009	Immediately

Property Highlights

- Premier CBD location with immediate access to Farragut North & West Metro stations
- Steps from premier dining, retail & Midtown Center amenities
- Outstanding amenities including The Hive – a 3,000 RSF tenant lounge and café
- New 16+ person conference facility along 17th Street
- Modernized fitness center with 13-foot ceilings, private showers & towel service
- Fully secured & expanded bike storage facility
- Renovated lobby featuring artwork by Maggie O'Neill
- Curated ground-floor retail experience
- Energy Star certified building

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High-End Amenities



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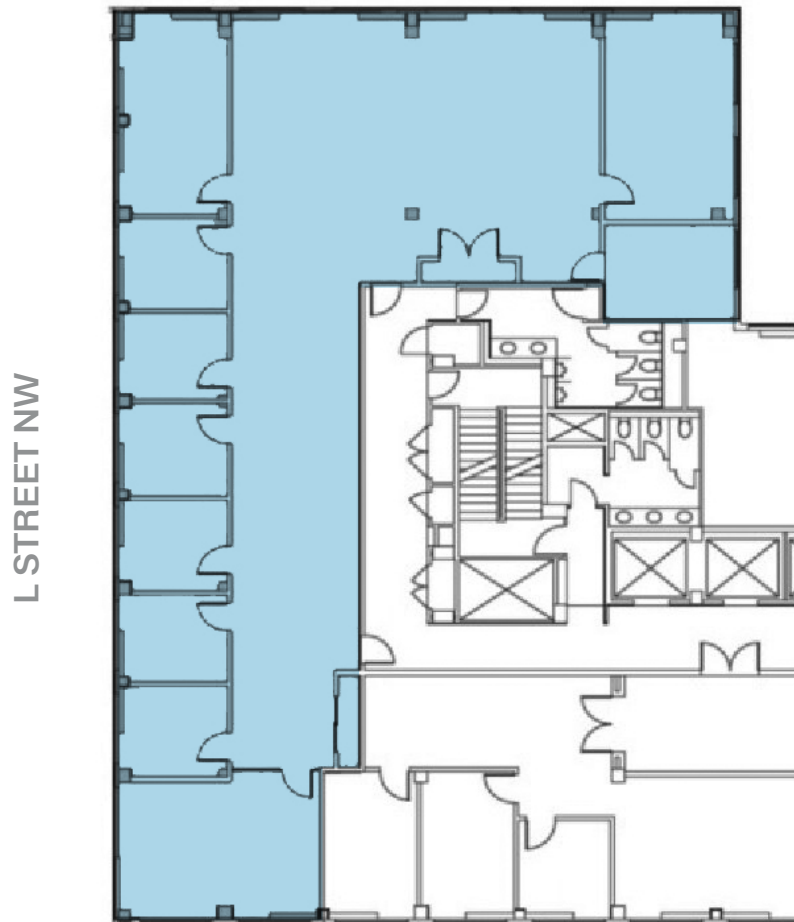
Washington, DC

Suite 1201

4,561 SF



Suite 1201



L STREET NW

17TH STREET NW

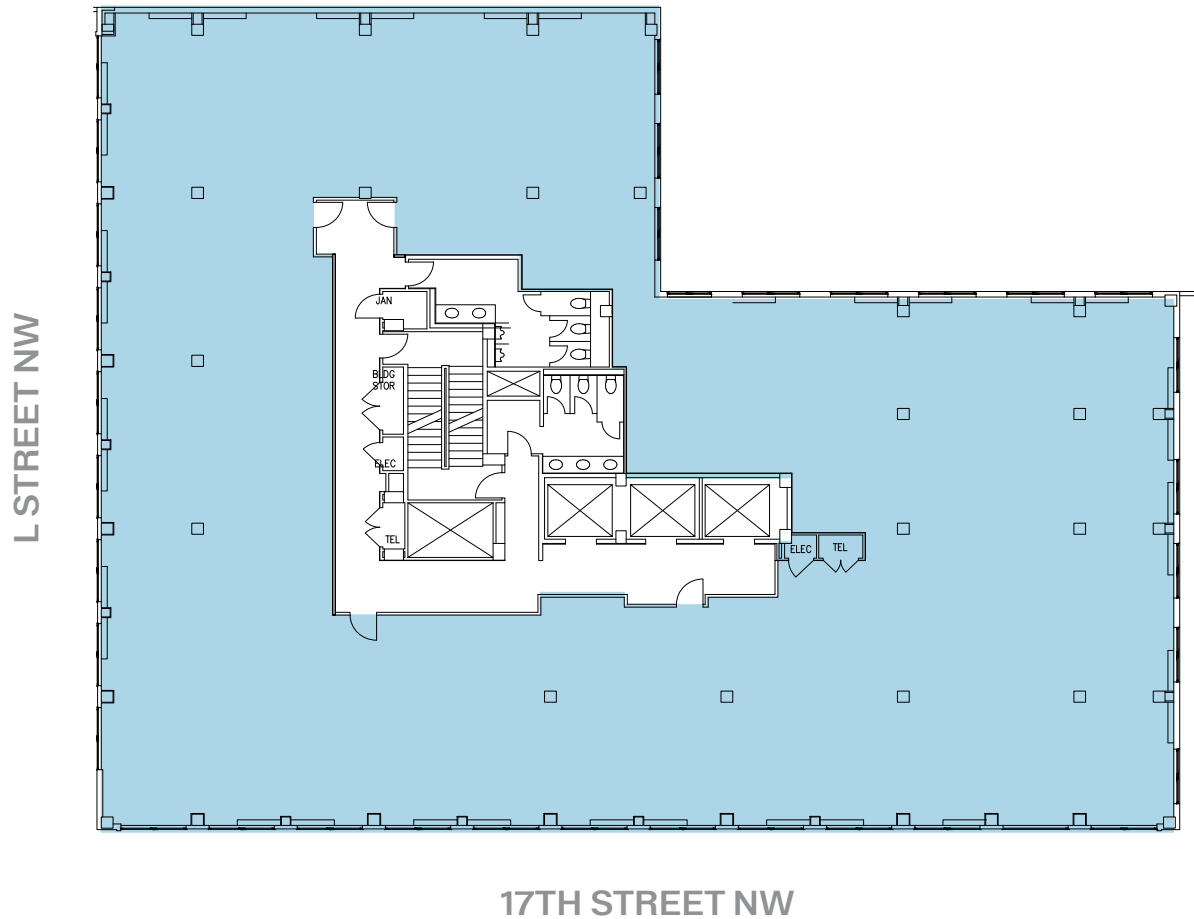
Suite	SF	Description
Suite 1201	4,561	Second-generation open/office space available immediately. Front corner location with three sides of glass, featuring a pantry & large conference room.

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11th Floor

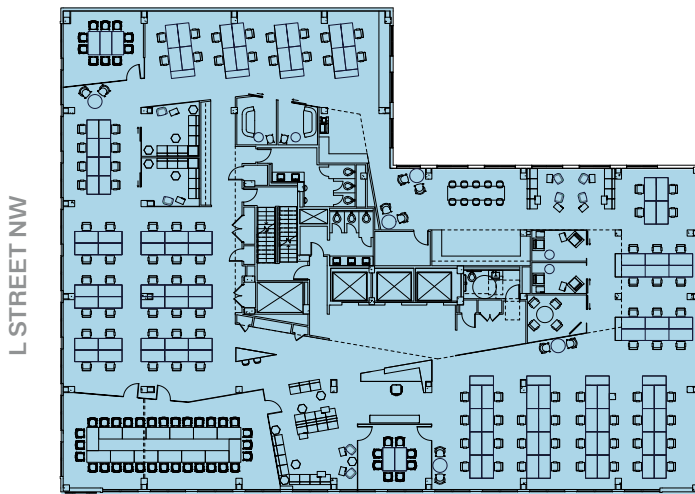
10,345 SF



Suite	SF	Description
Suite 1100	10,345	Full floor shell space available immediately, with furniture solutions available. Renovated common areas & restrooms, views overlooking 17th & L Streets, & incredible natural light on all sides. Demisable to 2,000+ RSF and can accommodate up to 32 interior offices & 20 windowed offices.

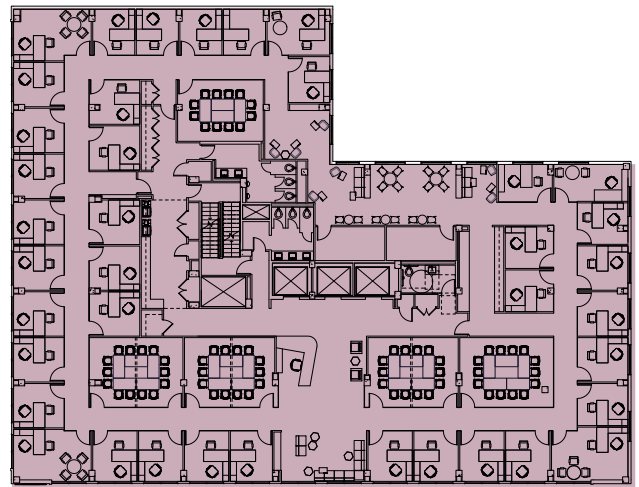
HYPOTHETICAL OPEN OFFICE

- 100 Workstations
- 7 Huddle rooms
- 3 Conference rooms



HYPOTHETICAL OFFICE INTENSIVE

- 39 Offices
- 5 Conference rooms



Suite	SF	Description
Suite 1000	12,493	Full floor shell space available immediately, with furniture solutions available. 10'8" slab-to-slab ceiling height, renovated common areas & restrooms, & views overlooking 17th & L Streets.

1100 17TH ST NW

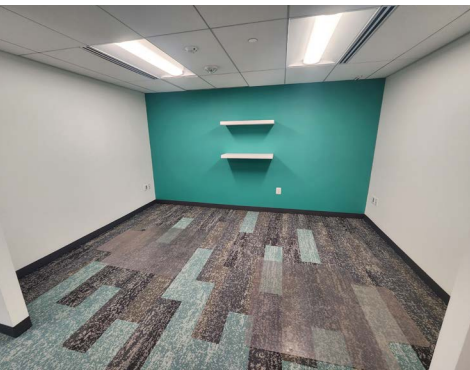
Washington, DC

8th Floor

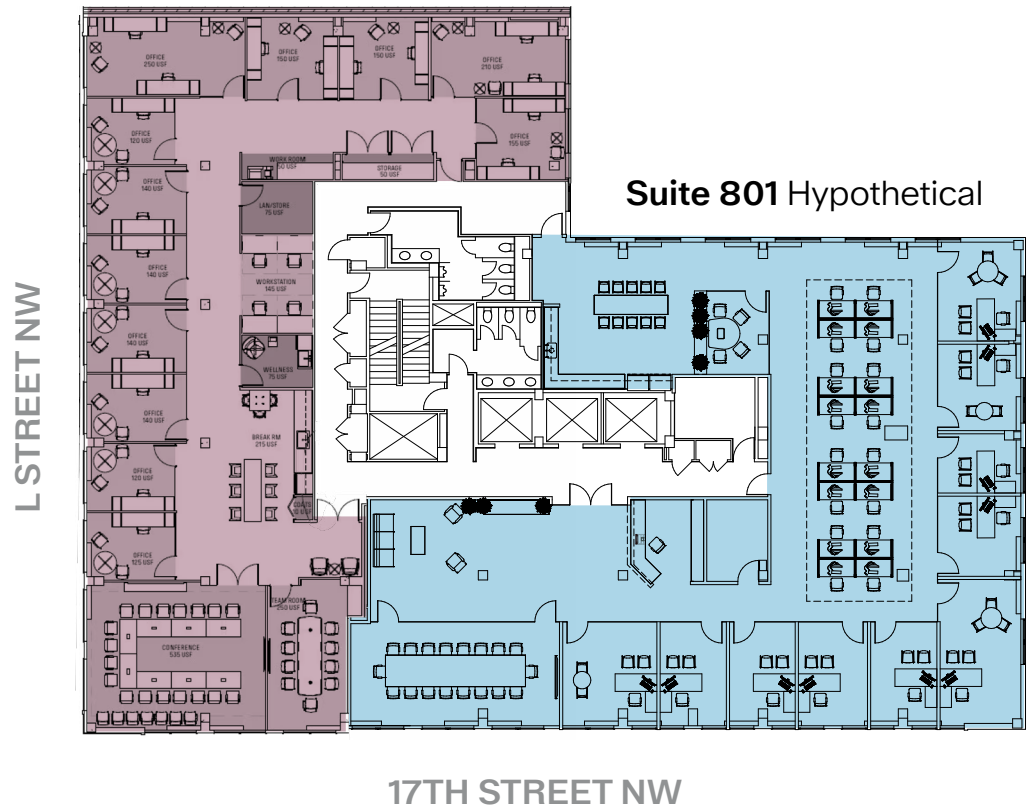
5,741 - 6,636 SF



Spec Suite 800



Spec Suite 800



Suite 801 Hypothetical

17TH STREET NW

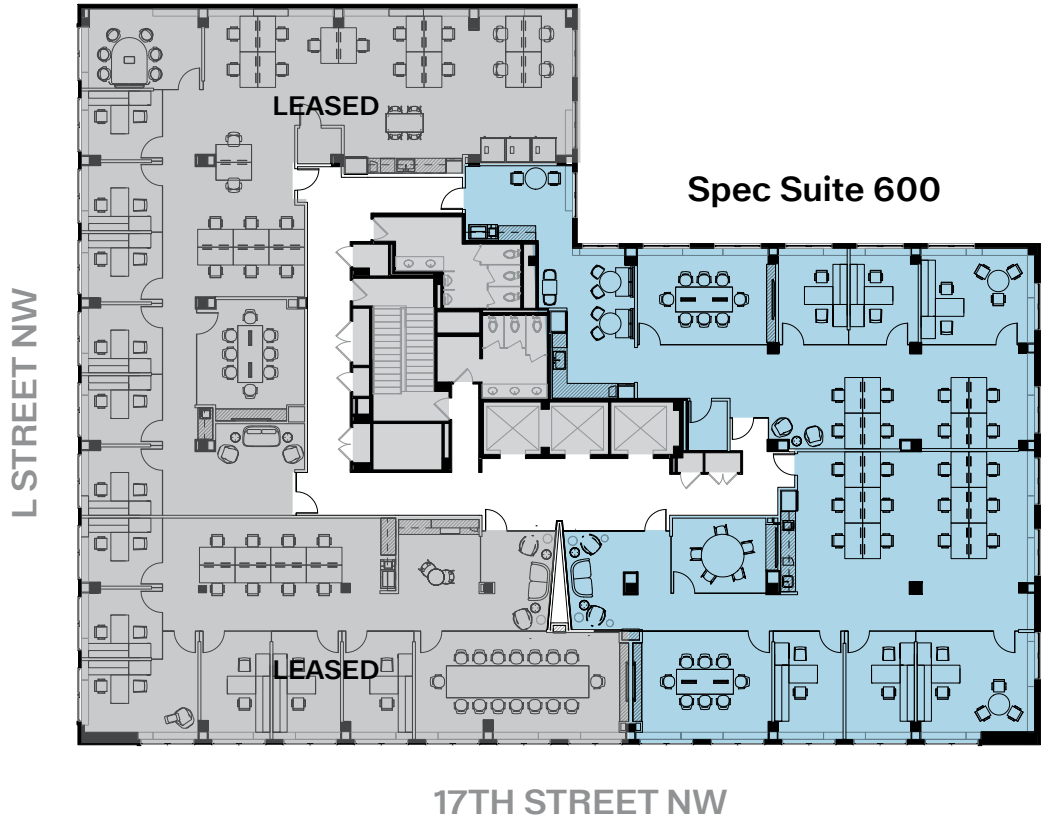
Suite	SF	Description
Suite 801	6,636	Front-of-building shell space available immediately, with furniture solutions available. Direct elevator exposure, renovated common areas & restrooms, three sides of window line & can accommodate up to 20 windowed offices.
Spec Suite 800	5,741	Brand new front corner spec suite available immediately. Direct elevator exposure & three sides of glass.

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6th Floor

5,588 SF



Suite	SF	Description
Spec Suite 600	5,588	Brand new front-of-building spec suite available immediately. Direct elevator exposure, three sides of glass & views overlooking 17th Street.

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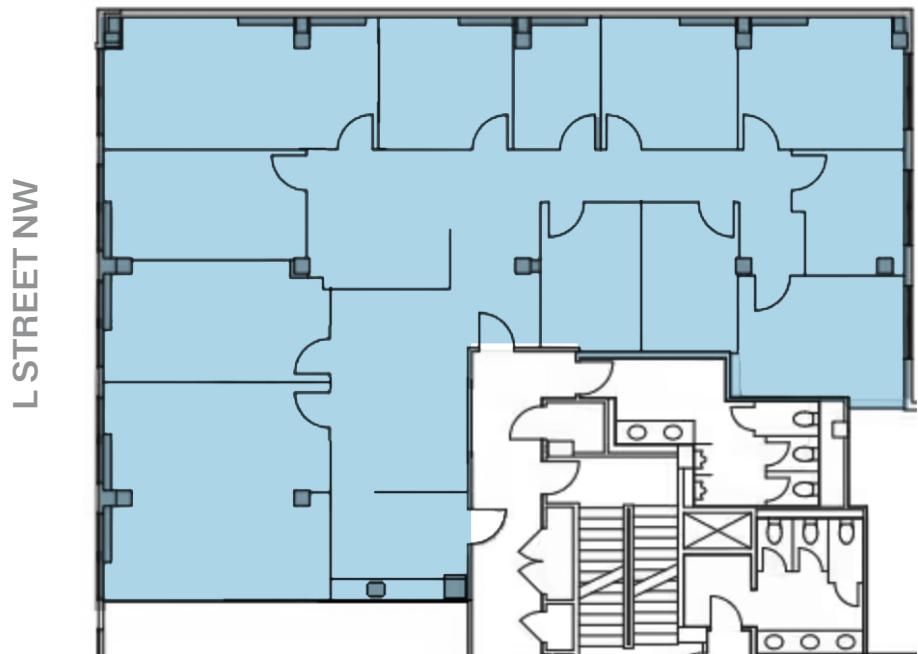
Washington, DC

Suite 505

3,423 SF



Suite 505



Suite	SF	Description
Suite 505	3,423	Second-generation, office-intensive layout available immediately with views facing L Street.

Suite 500



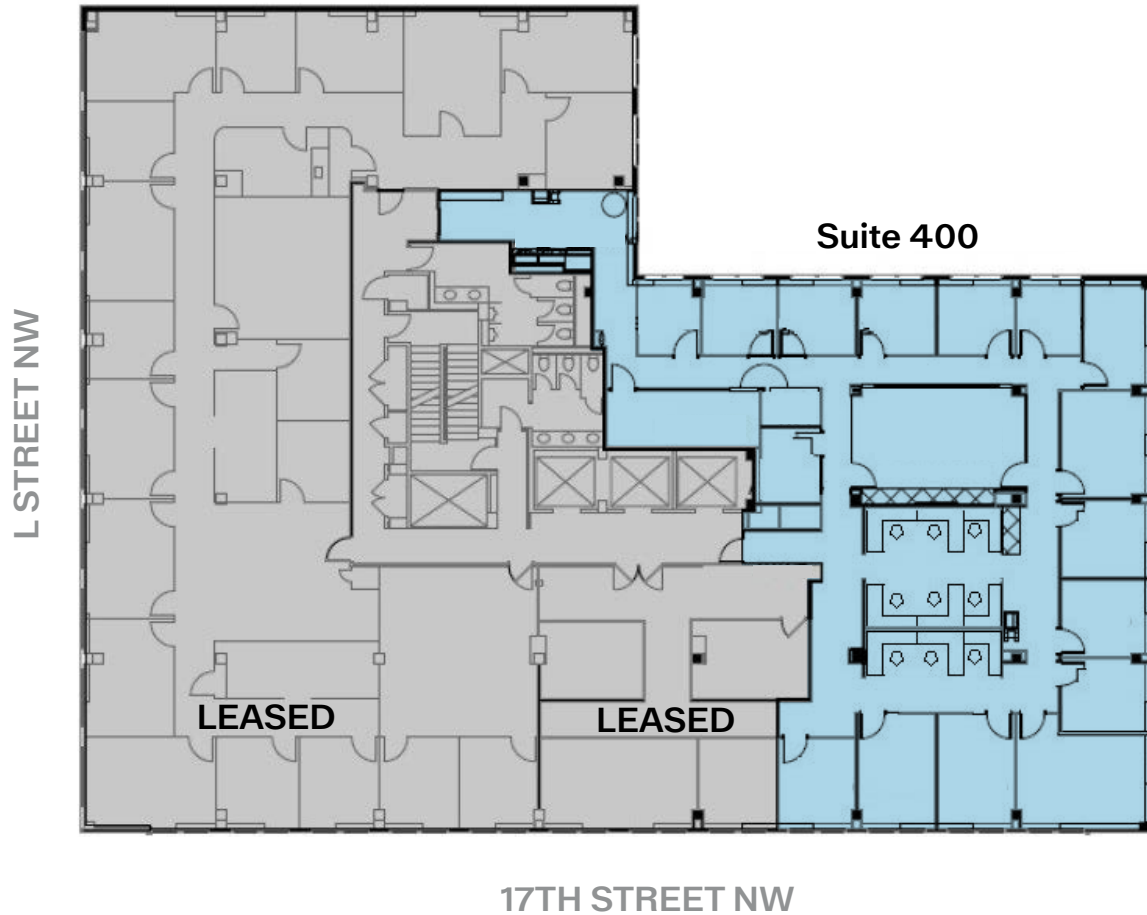
Suite	SF	Description
Suite 500	3,091	Second-generation space available immediately with direct elevator exposure. Combination of open area & offices, great natural light & views of 17th street.

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4th Floor

4,939 SF



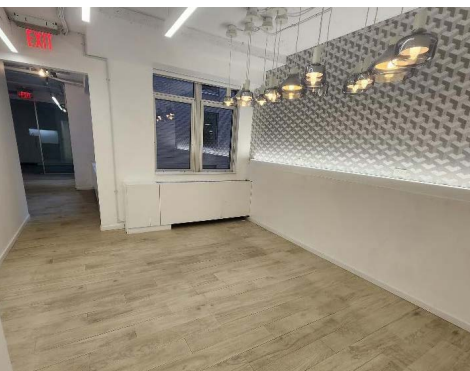
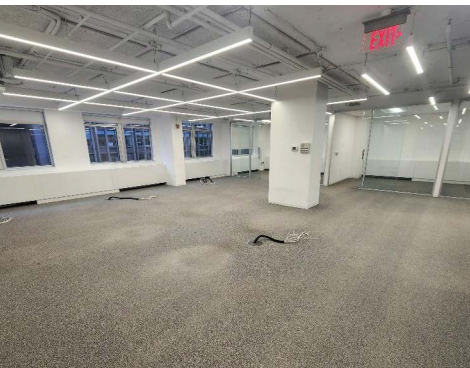
Suite	SF	Description
Suite 400	4,939	Second-generation, office-intensive build out available immediately with views overlooking 17th Street.

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Suite 350

4,135 SF



Suite 350



Suite	SF	Description
Suite 350	4,135	Corner suite available immediately with L Street frontage. Second-generation space with six offices, conference, kitchen & reception.

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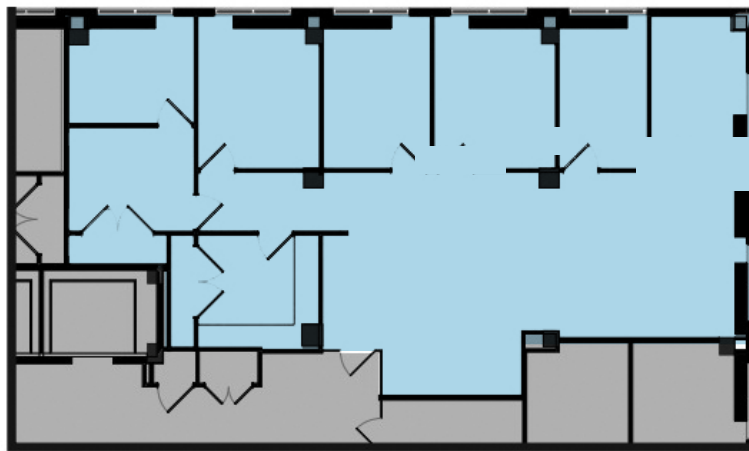
Washington, DC

Suite 330

2,103 SF



Suite 330



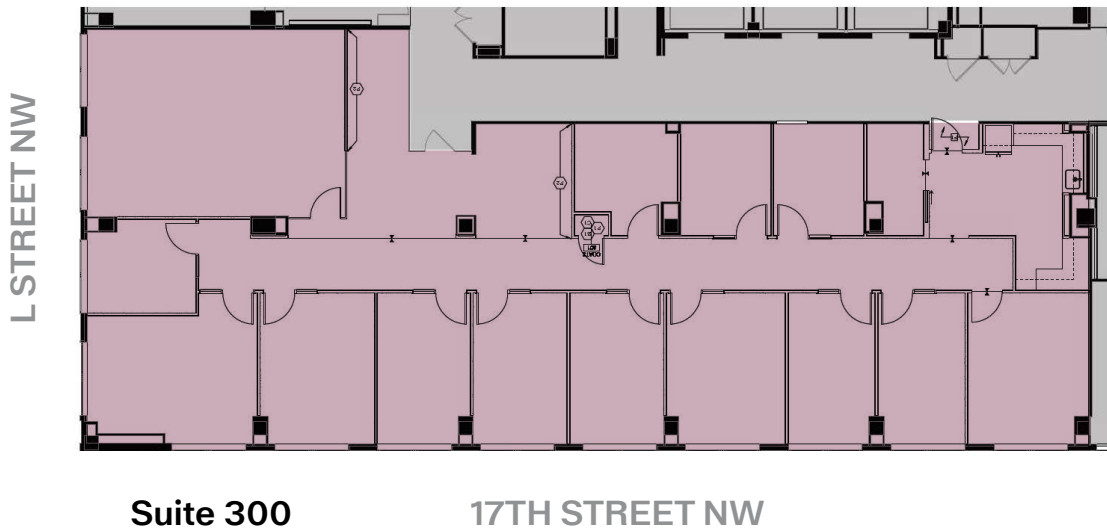
Suite	SF	Description
Suite 330	2,103	Second-generation office-intensive space available immediately.

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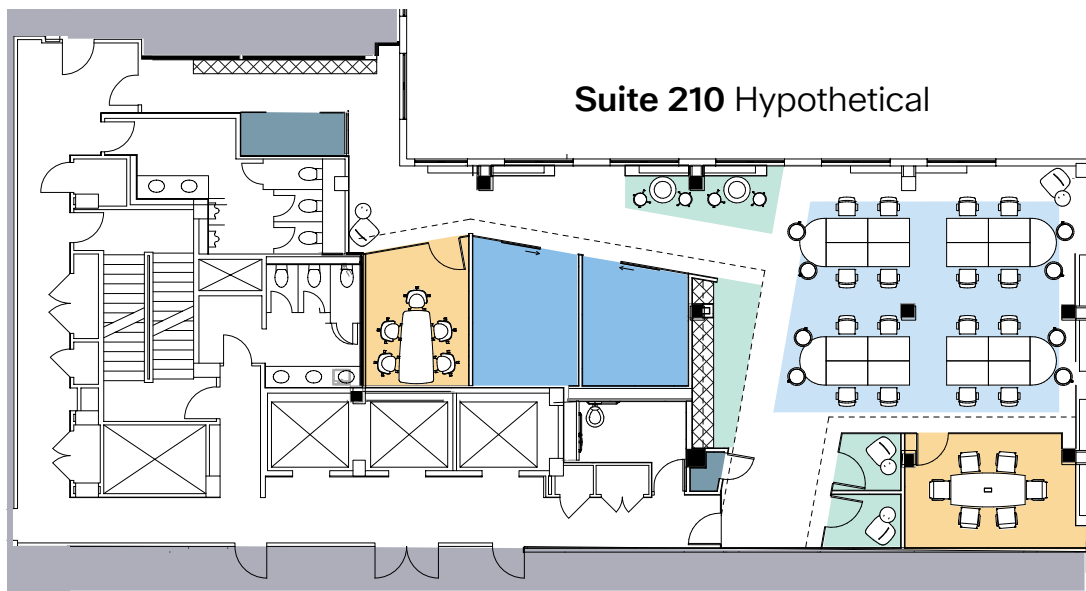
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Suite 300

4,384 SF



Suite	SF	Description
Suite 300	4,384	Second-generation office-intensive space in excellent condition, available immediately. Front corner overlooking 17th & L Streets.



Suite	SF	Description
Suite 210	2,896	Shell condition space with turnkey & furniture potential available immediately. Brand-new common areas & restrooms.

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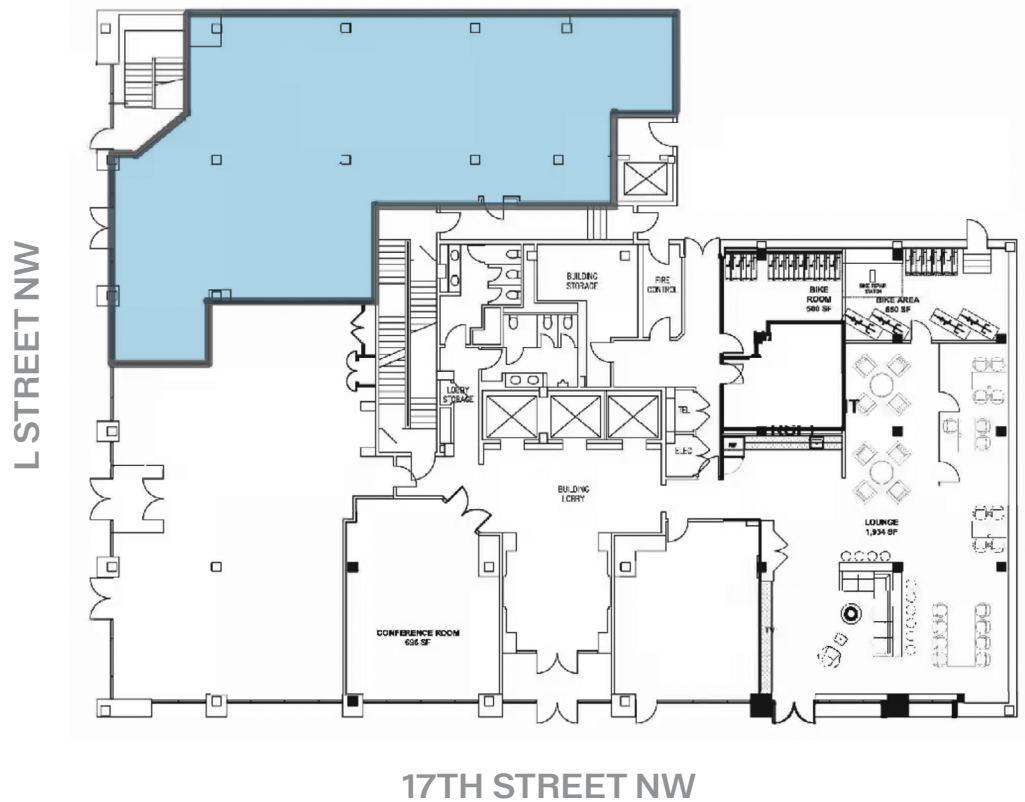
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Ground Floor

3,120 SF



Suite R4



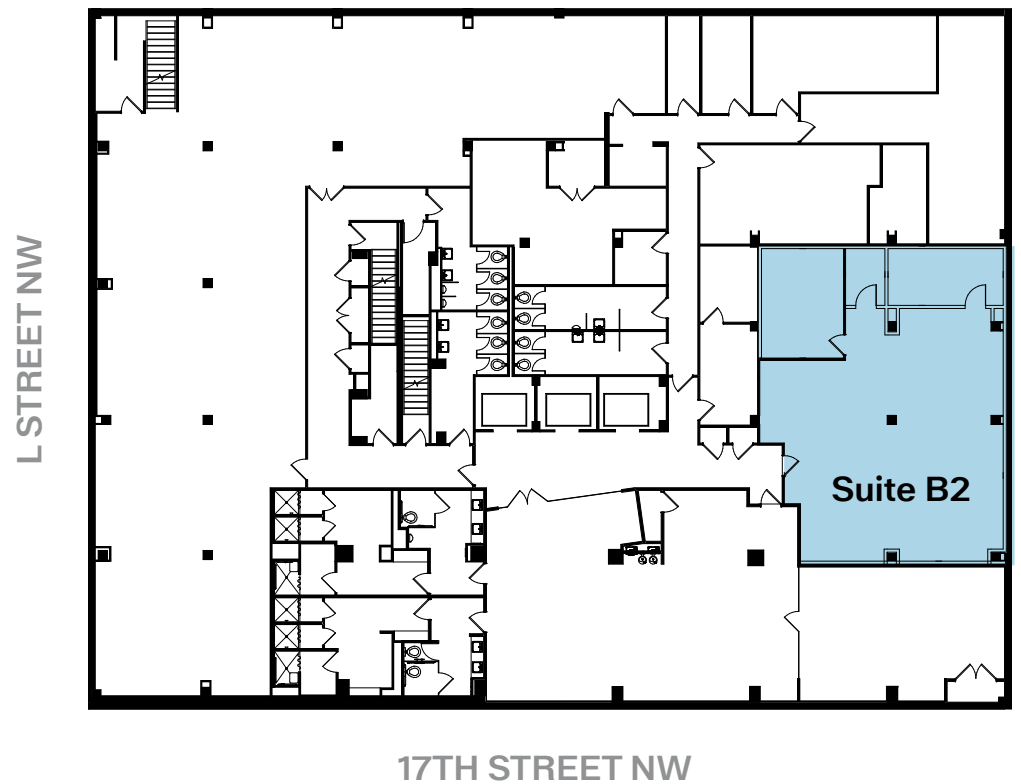
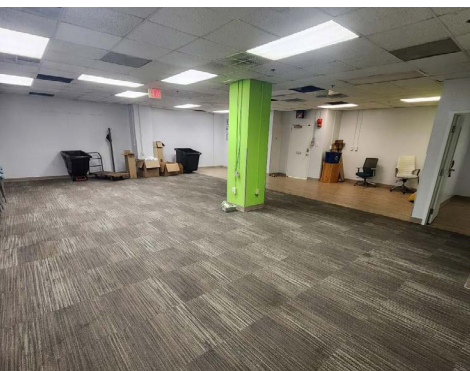
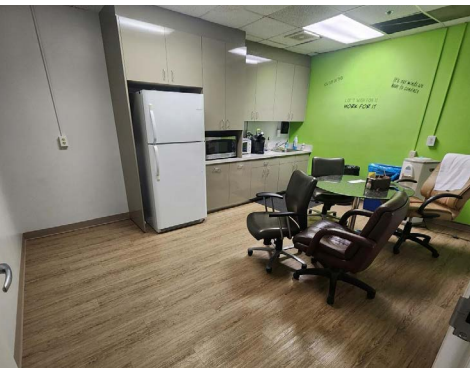
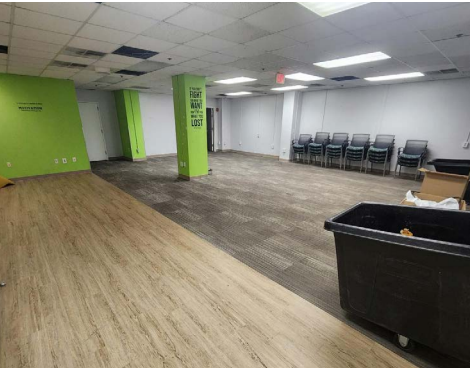
Suite	SF	Description
Suite R4	3,120	Second generation ground floor retail space available immediately facing L Street.

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Lower Level

2,009 SF

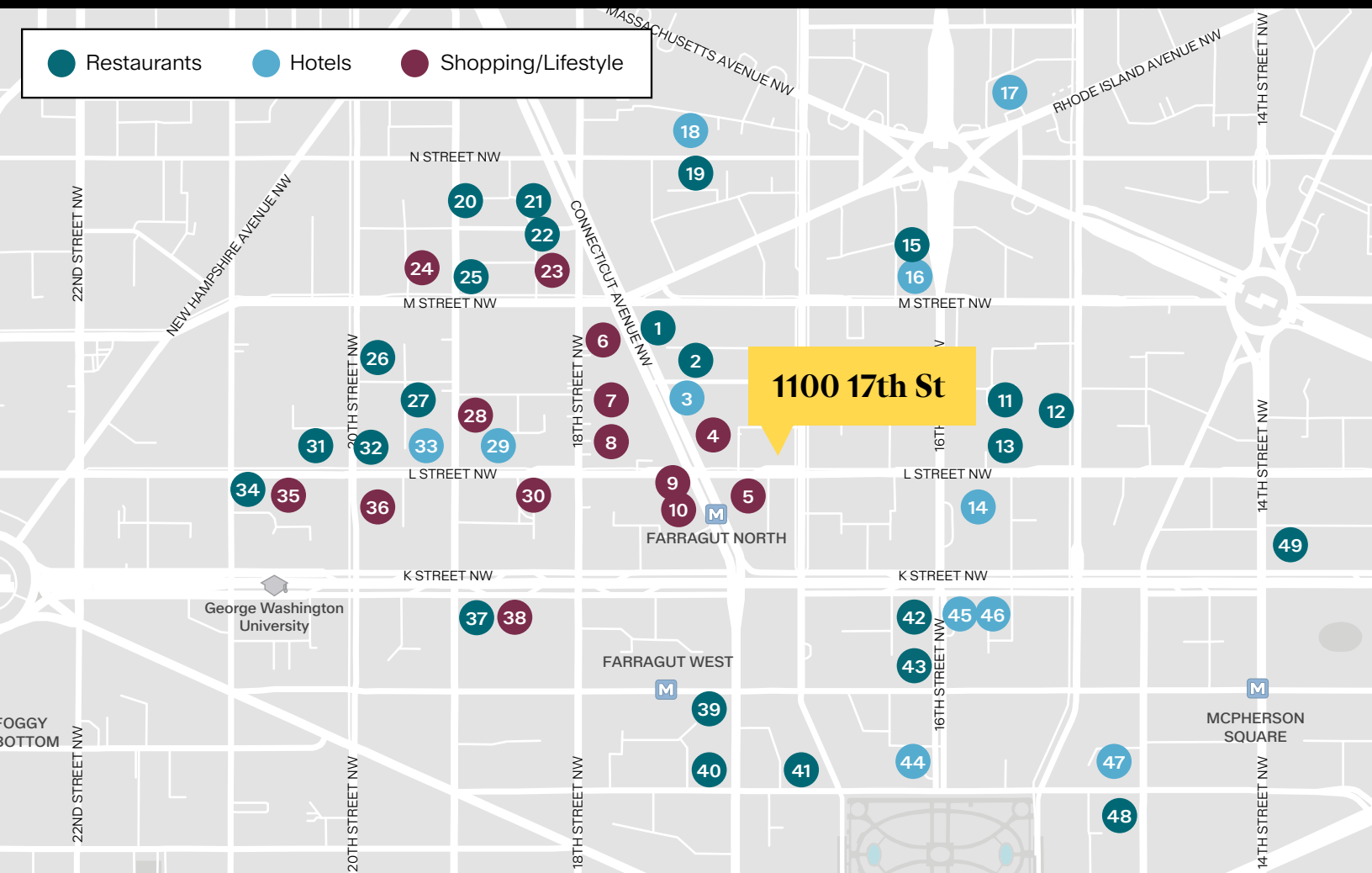


Suite	SF	Description
Suite B2	2,009	Open plan space available immediately with large kitchen & suite entry adjacent to fitness center.

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Nearby Amenities



NEARBY RETAIL

- | | | | |
|---|--|-----------------------------|---|
| 1. Darvish Kitchen | 14. Capital Hilton | 27. Nooshi | 40. Luke's Lobster |
| 2. Le DeSales | 15. The Greenhouse | 28. Wawa | 41. Teatism |
| 3. The Mayflower Hotel (Autograph Collection) | 16. The Jefferson | 29. The Quincy | 42. P.J. Clarke's |
| 4. Gold's Gym | 17. The Darcy Hotel | 30. Nordstrom Rack | 43. Il Piatto |
| 5. Allen Edmonds | 18. Tabard Inn | 31. Panera Bread | 44. The Hay-Adams |
| 6. CorePower Yoga | 19. Iron Gate Restaurant | 32. Moxies | 45. Hyatt Place |
| 7. Brooks Brothers | 20. The Palm | 33. AC Hotel | 46. St. Regis |
| 8. Charles Tyrwhitt | 21. Cava | 34. Ruth's Chris Steakhouse | 47. Sofitel Lafayette Square |
| 9. Sephora | 22. Shake Shack, Chick-fil-A & Nando's PERi-PERi | 35. Wells Fargo | 48. Joe's Seafood, Prime Steak & Stone Crab |
| 10. Men's Wearhouse | 23. Chase Bank | 36. PNC Bank | 49. Via Sophia |
| 11. Grazie Nonna | 24. Jos A. Banks | 37. The Square | |
| 12. Dauphine's | 25. Boqueria | 38. Bank of America | |
| 13. Shōtō | 26. Uma Nori | 39. Sweetgreen | |

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