



20^{FST}
NW

WELCOME TO 20 F STREET.

STUNNING CLASS-A OFFICES WITH
POWERFUL ACCESS & PROXIMITY.

Lincoln

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LOBBY FOR THE BEST SPACE ON CAPITOL HILL.



THE GRAND TWO-STORY ATRIUM AT
20 F STREET IS A GREAT START.

- 20-foot ceiling height with plenty of natural light
- Boutique, hospitality-feel with cozy seating areas
- Beautiful glass lines, open space and polished marble floors
- Friendly front-desk attendant to greet every visitor
- 24/7 security & Datawatch access control
- Immediate access to conference rooms on the same floor

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MEETING SPACE THAT MEETS EVERY NEED.

TEAM BRAINSTORMS.
CLIENT PRESENTATIONS.
CONFERENCES AND BANQUETS.



- Three flexible meeting spaces: large conference, executive boardroom and video conference room
- Glass-enclosed 24-seat executive boardroom and 16-seat video conference room with privacy screens
- Conference rooms can be combined for large receptions to accommodate up to 250 guests

01

CATTY CORNER TO
UNION STATION –
ONE BLOCK AWAY



02

THREE BLOCKS
FROM THE CAPITOL
BUILDING



03

WALK TO SENATE
OFFICE BUILDINGS



04

CLOSE TO TOP-RATED
AREA HOTELS &
30+ RESTAURANTS



05

ROYAL SONESTA HOTEL
AND BISTRO DU JOUR JUST
ACROSS THE STREET



GO AHEAD. THE CITY IS YOURS.

| AVAILABILITIES | SF | DATE AVAILABLE |
|----------------|----------|----------------|
| Suite 620 | 3,169 SF | Immediately |
| Suite 410 | 5,361 SF | Immediately |
| Suite 350 | 6,600 SF | Immediately |
| Suite 850 | 3,939 SF | April 2026 |

202.513.6700

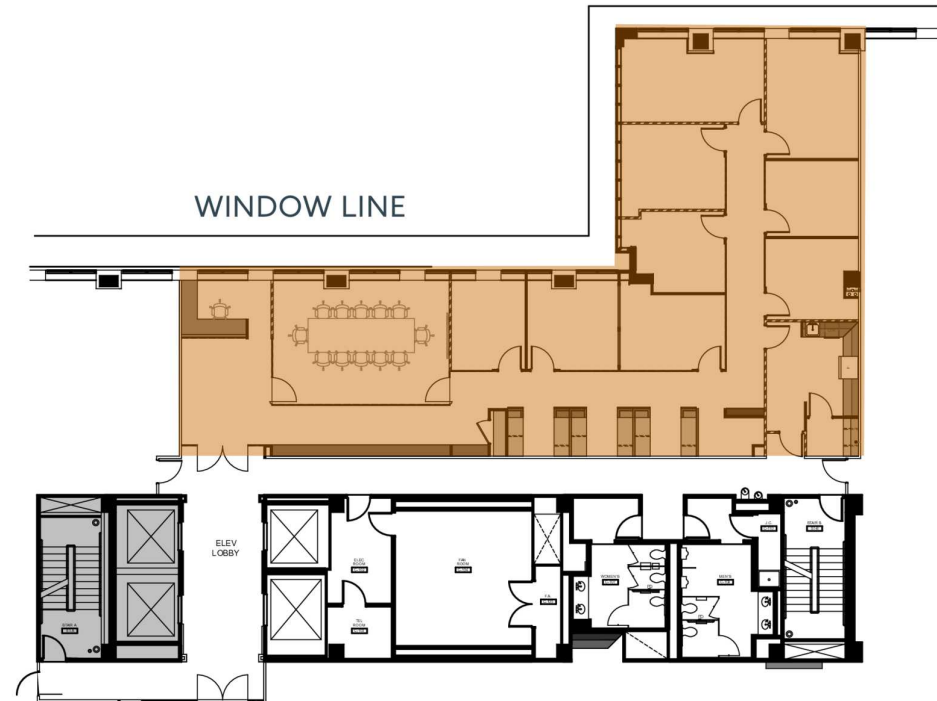
20^{FST} NW

Updated Amenities



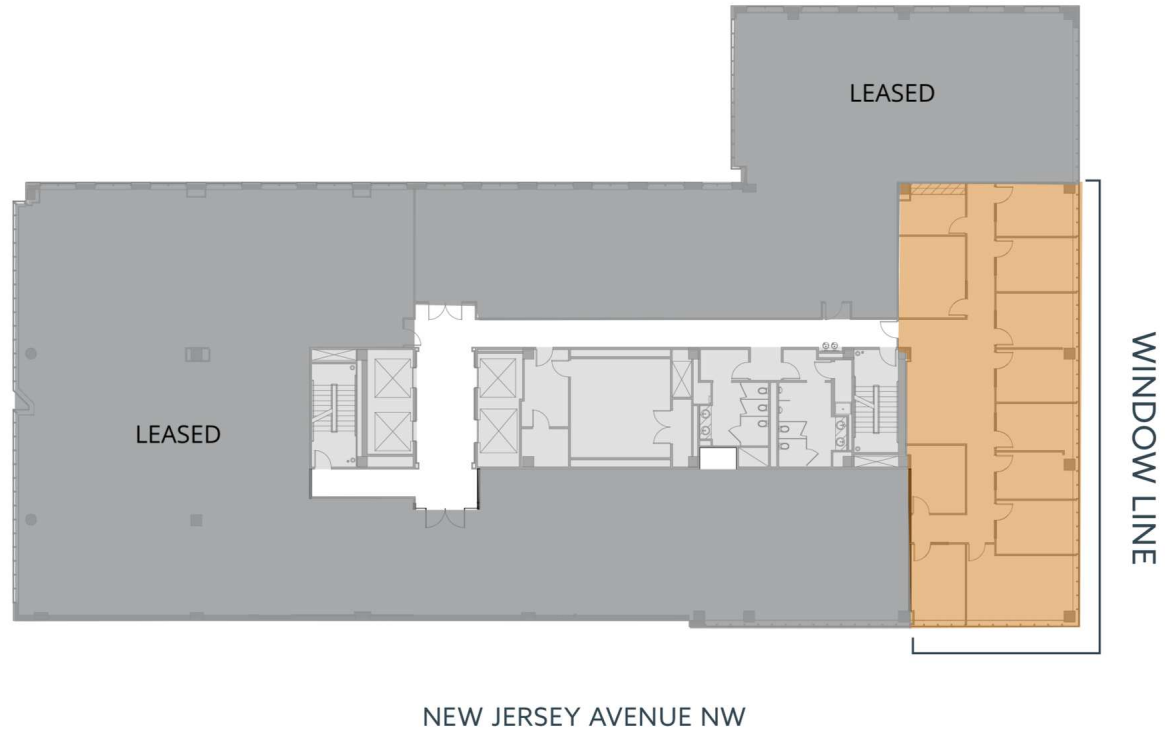
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| Suite | Size | Lease Rate | Description |
|-------------|----------|------------|----------------------|
| ■ Suite 850 | 3,939 SF | \$62.00 FS | Available April 2026 |

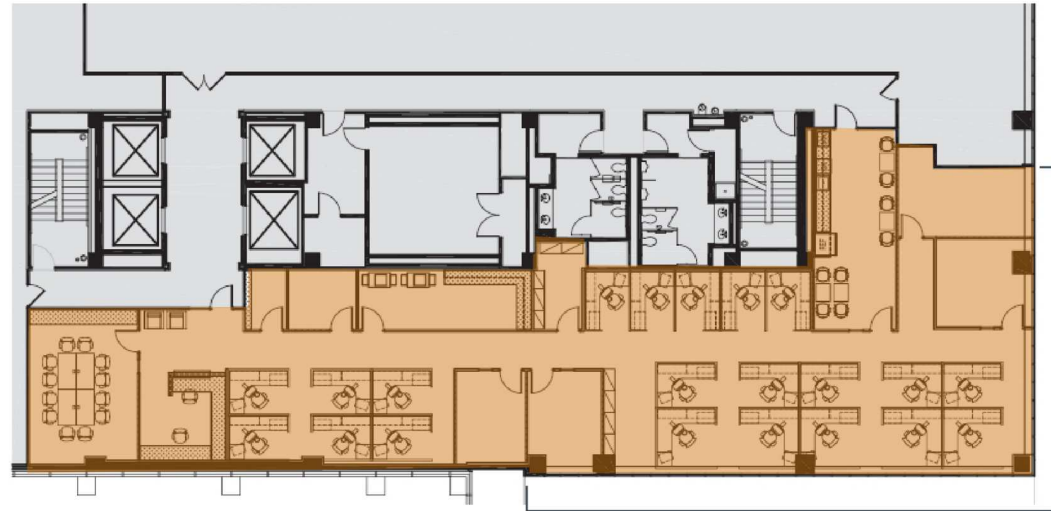
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| Suite | Size | Lease Rate | Description |
|-------------|----------|------------|-----------------------|
| ■ Suite 620 | 3,169 SF | \$62.00 FS | Available Immediately |

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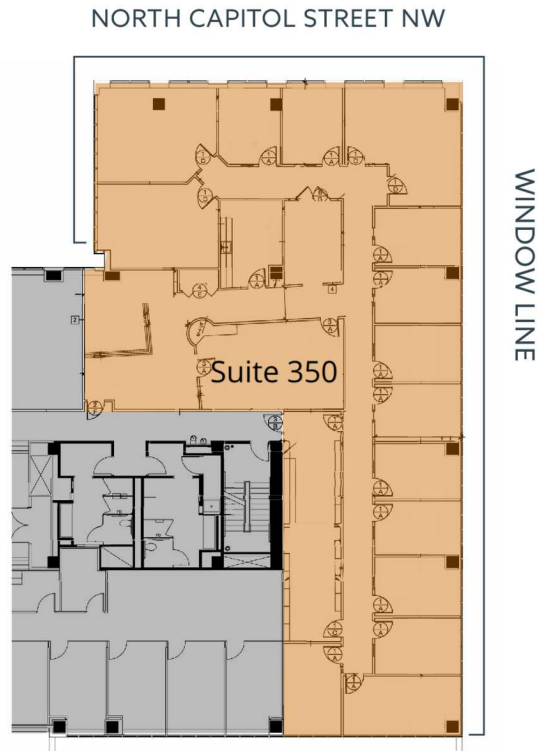
WINDOW LINE

NEW JERSEY AVENUE NW

| Suite | Size | Lease Rate | Description | Virtual Tour |
|------------------|----------|------------|-----------------------|---------------------------|
| ■ Spec Suite 410 | 5,361 SF | \$58.00 FS | Available Immediately | View Here |

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| Suite | Size | Lease Rate | Description | Virtual Tour |
|-------------|----------|------------|-----------------------|---------------------------|
| ■ Suite 350 | 6,600 SF | \$58.00 FS | Available Immediately | View Here |

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END THE DAY ON A HIGH NOTE.

20 F. IT'S MAJOR.

20^{FST}
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ENJOY CITY VIEWS OF THE WASHINGTON MONUMENT AND U.S. CAPITOL FROM 20 F STREET'S ROOFTOP DECK.

- Tables and seating for outdoor team meetings
- Host tented corporate events & celebrations
- 3,200 SF and capacity for 250 seated, 400 for reception
- Fully loaded catering kitchen
- On-site event coordinator

20 FST NW

Leasing Information:
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