

1444 I STREET

Office For Lease



Leasing Information:
202.513.6700

Lincoln

Merrill Turnbull
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Adam Biberaj
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Tim Whitebread
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Lincoln Property Company
101 Constitution Ave NW, Suite 325 East
Washington, DC 20001

www.lpc.com

1444 I STREET

Office For Lease
888 - 6,685 SF



Property Highlights

- Unobstructed building and fully freestanding – offering four sides of glass on all floors
- Recently renovated lobby
- Located directly between McPherson Square and Franklin Park providing park-views in both directions
- Two blocks from the White House
- Multiple dining, shopping and hotels within walking distance
- Easy commuting with on-site parking available in the garage and direct adjacency to the McPherson Square Metro entrance

Availabilities

SF

Lease Rate

Date Available

Availabilities	SF	Lease Rate	Date Available
Suite LL-2	3,087 SF	\$27.50 FS	Immediately
Suite 200	3,503 SF	\$39.00 FS	Immediately
Suite 201	3,169 SF	\$37.00 FS	Immediately
Suite 300	5,307 SF	\$42.00 FS	Immediately
Suite 400	2,171 SF	\$40.00 FS	Immediately
Suite 401	1,588 SF	\$42.00 FS	Immediately
Suite 425	1,339 SF	\$40.00 FS	Immediately
Suite 500	6,600 SF	\$42.00 FS	Immediately
Suite 800	6,665 SF	\$42.00 FS	Immediately
Suite 950	888 SF	\$42.00 FS	Immediately
Suite 1000	6,685 SF	\$44.00 FS	Immediately
Suite 1100	3,442 SF	\$43.00 FS	60 Days

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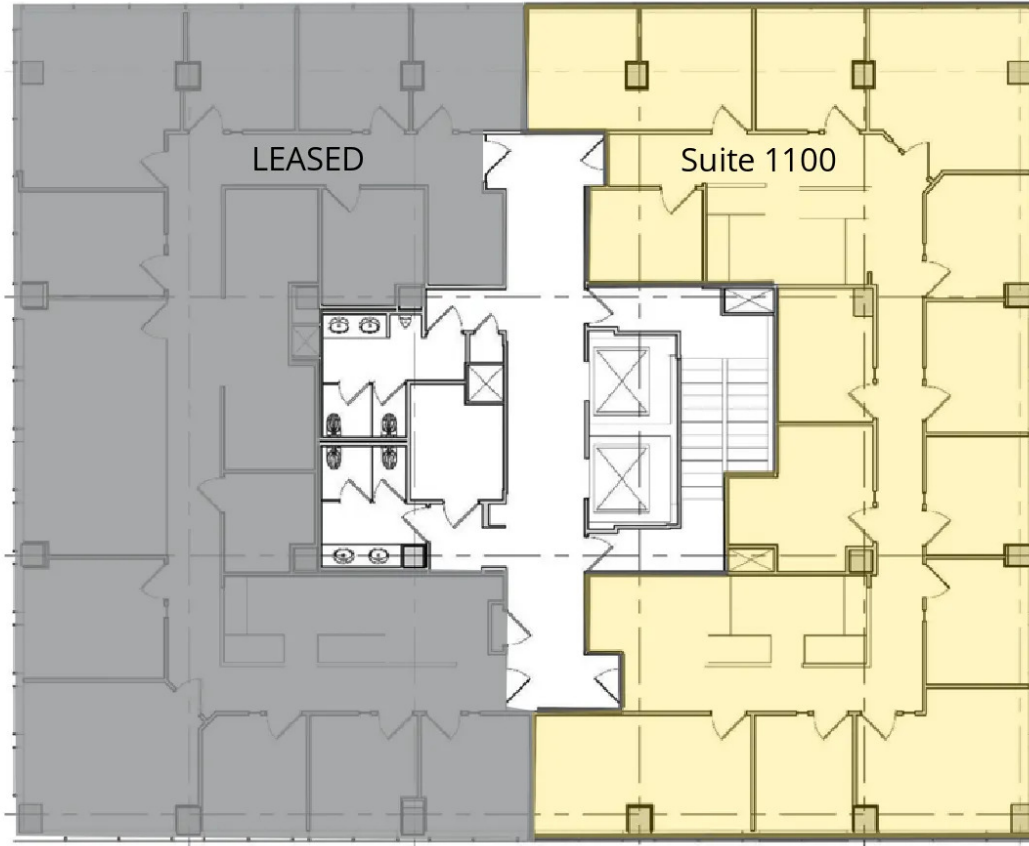
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11th Floor
3,442 SF

Eye Street NW



Suite	Size	Lease Rate	Description
■ Suite 1100	3,442 SF	\$43.00 FS	Available 60 days

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Lincoln

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10th Floor
6,685 SF

Eye Street NW



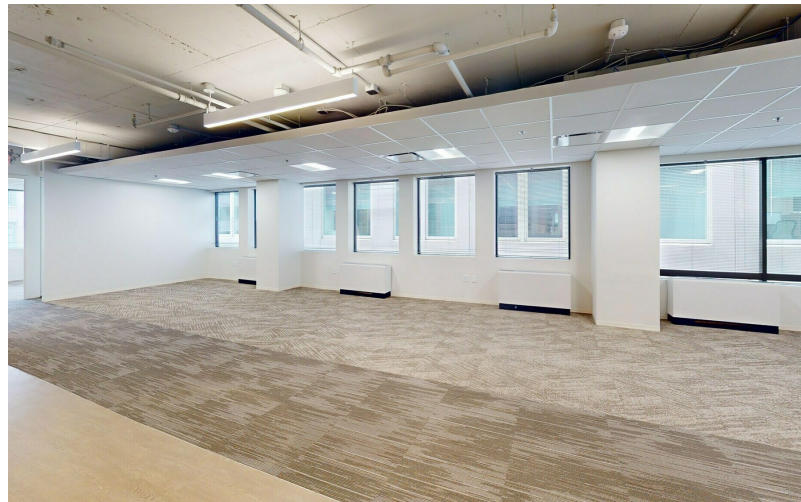
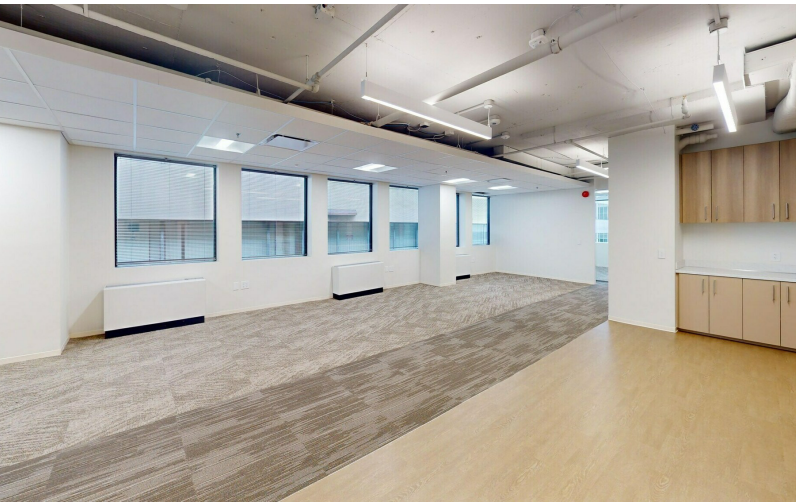
Suite	Size	Lease Rate	Description	Virtual Tour
Suite 1000	6,685 SF	\$44.00 FS	Brand-new, full floor prebuilt suite ready for immediate occupancy	View Here

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Suite 1000



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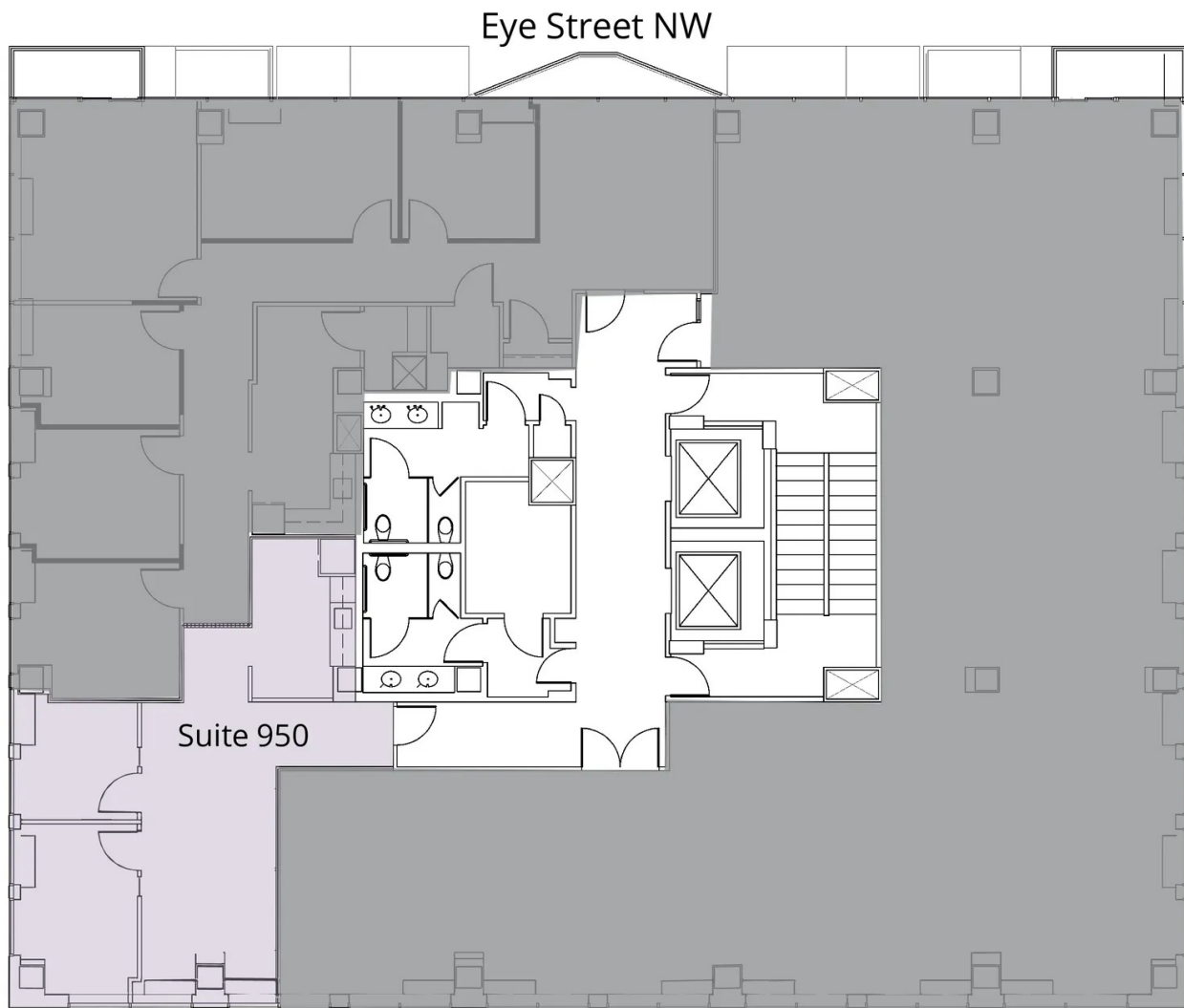
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9th Floor
888 SF



Suite	Size	Lease Rate	Description
■ Suite 950	888 SF	\$42.00 FS	Available immediately

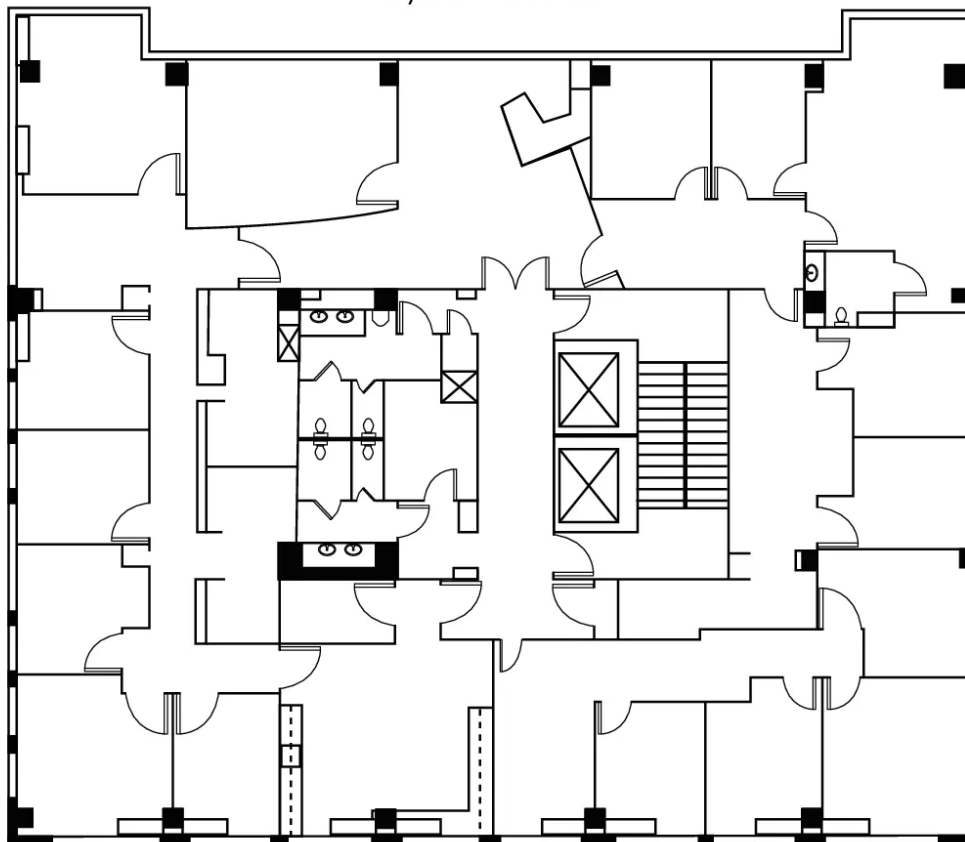
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8th Floor
6,665 SF

Eye Street NW



Suite	Size	Lease Rate	Description
Suite 800	6,665 SF	\$42.00 FS	Available immediately

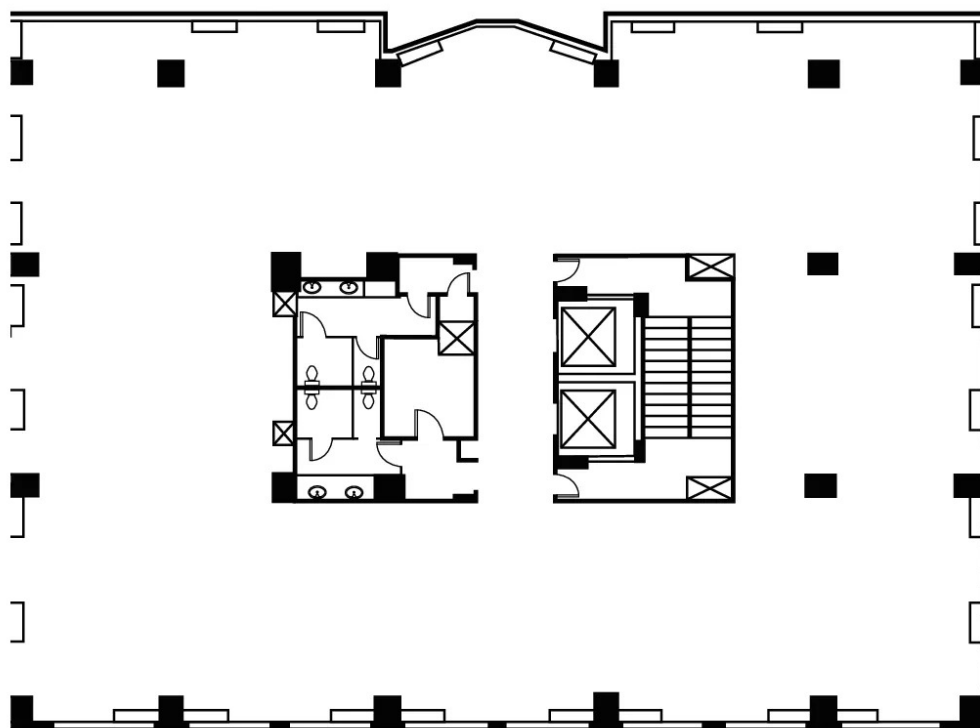
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5th Floor
6,600 SF

Eye Street NW



Suite	Size	Lease Rate	Description
Suite 500	6,600 SF	\$42.00 FS	Available immediately

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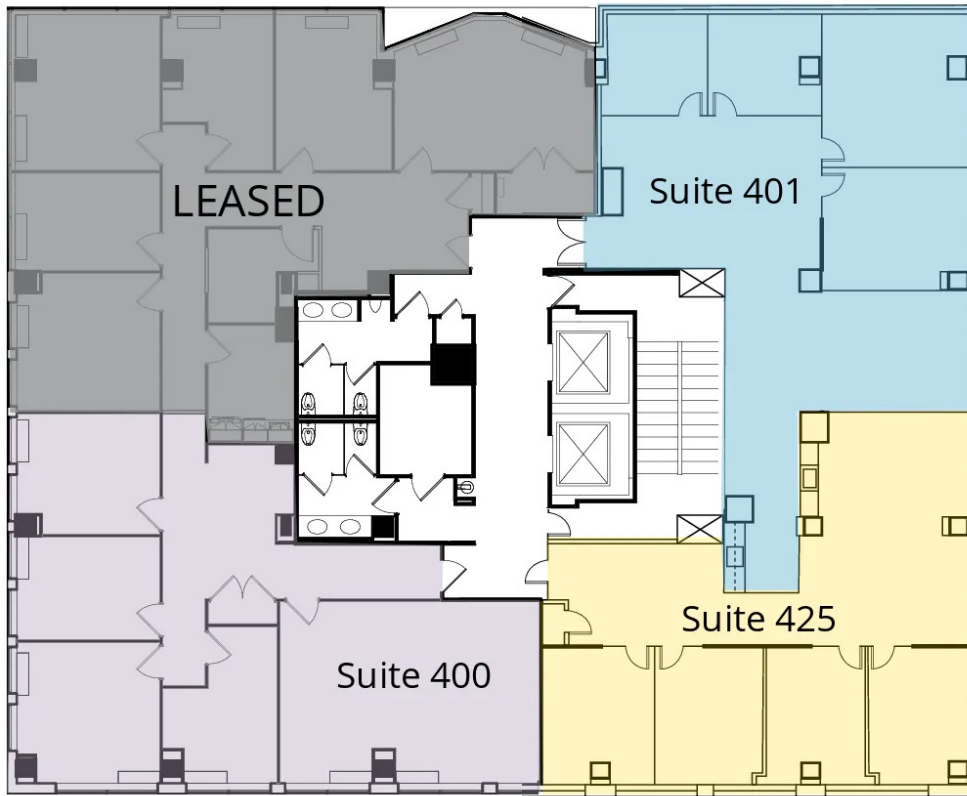
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4th Floor
1,560-1,588 SF

Eye Street NW



Suite	Size	Lease Rate	Description
■ Suite 400	2,171 SF	\$40.00 FS	Available immediately
■ Suite 401	1,588 SF	\$42.00 FS	Prebuilt suite on the front corner of the building with direct views of Franklin Park!
■ Suite 425	1,339 SF	\$40.00 FS	Second-generation spec suite in great condition with two sides of glass.

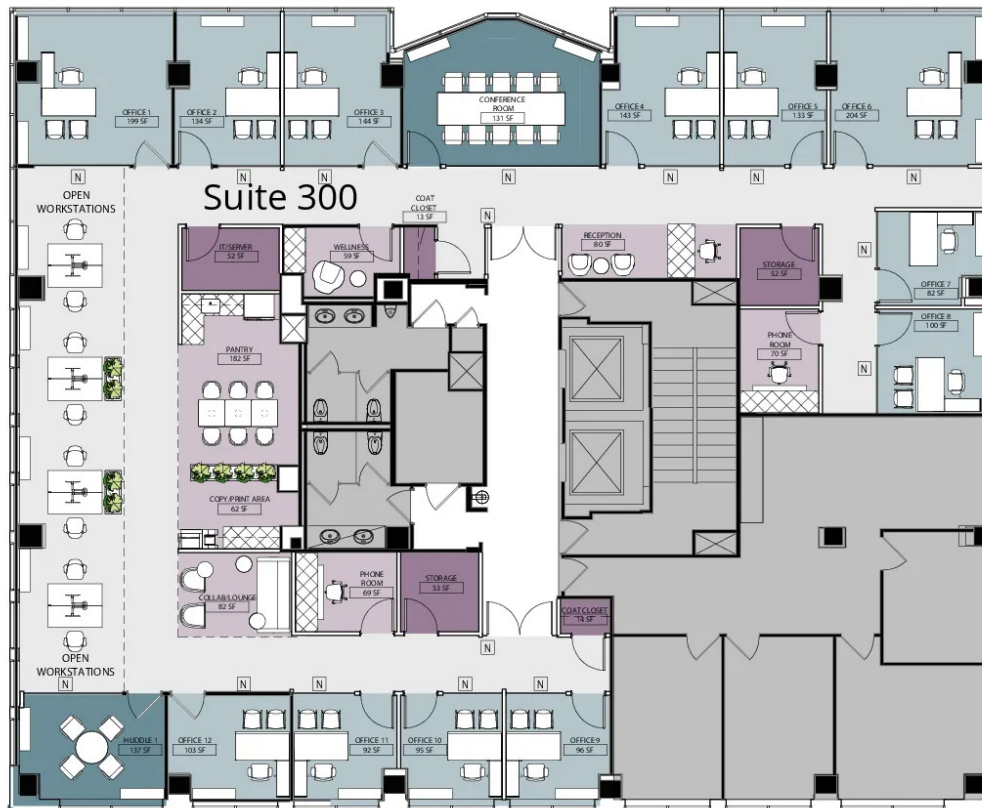
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3rd Floor
5,307 SF

Eye Street NW



Suite	Size	Lease Rate	Description
Suite 300	5,307 SF	\$42.00 FS	Available immediately

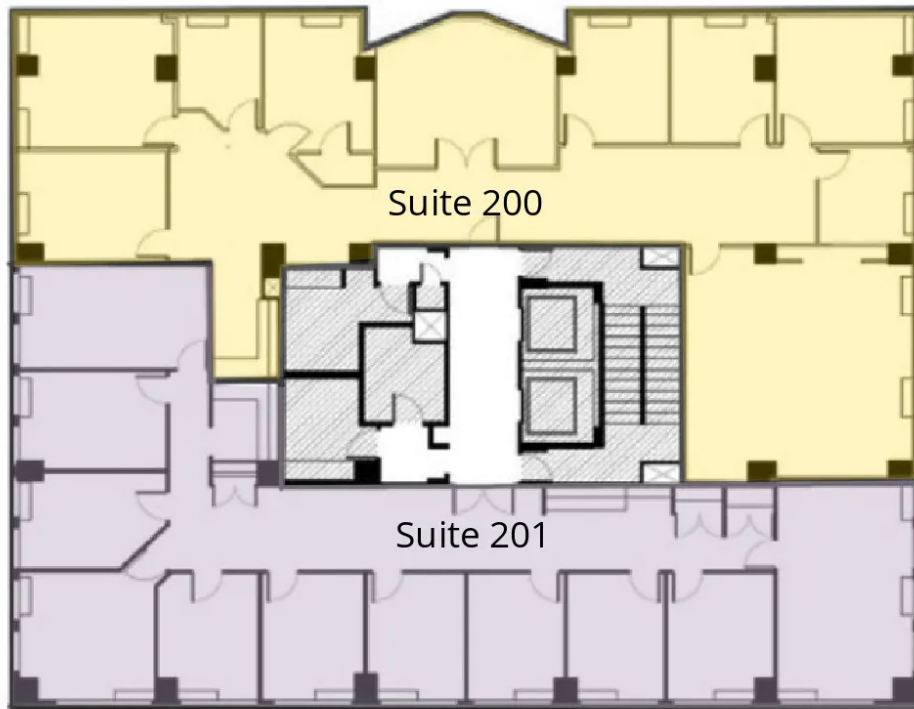
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2nd Floor
3,169-3,503 SF

Eye Street NW



Suite	Size	Lease Rate	Description
■ Suite 200	3,503 SF	\$39.00 FS	Available immediately
■ Suite 201	3,169 SF	\$37.00 FS	Available immediately

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Nearby Amenities



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