

616H STREET

THE OFFICES AT GALLERY PLACE



CUSHMAN &
WAKEFIELD

EXPERIENCE THE HOME COURT ADVANTAGE

Positioned at the epicenter of entertainment, 616 H Street brings tenants unprecedented access to Washington D.C.'s most renowned sports and music venue. This premier office opportunity offers front-row access to the city's biggest games, performances, and events at Capital One Arena and the top dining destinations in the surrounding Penn Quarter neighborhood. Whether you're looking to attract MVP talent or get clients closer to the action, 616 H Street is your ticket to a VIP entertainment experience.



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THE ULTIMATE WORKDAY EXPERIENCE

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With the perfect blend of premium amenities, expansive floorplates, and a prime location, 616 H Street is designed to give your business the competitive edge.

SPREAD THE FLOOR

With 120,000 square feet of Class A customizable space, featuring highly efficient layouts and minimal columns to accommodate businesses of all sizes.

UNDENIABLE HEIGHT ADVANTAGE

11' finished ceilings and 13'6" slab-to-slab heights, perfect for creating a dynamic workspace.

HIGH PROFILE VISIBILITY

Maximum your brand exposure in one of Washington's busiest corridors.

COURT SIDE SEATS

Directly connected to Capital One Arena with on-site retail and a variety of dining options, putting you right in the heart of D.C.'s premier entertainment district.

FAST BREAK ACCESS

Located near Gallery Place Metro and main thoroughfares, employees and clients can get to work faster than ever.

VIP TREATMENT

700-space underground parking garage, offering top-tier convenience for your team and visitors.





**RECOVERY ROOM
WITH MASSAGE CHAIRS**



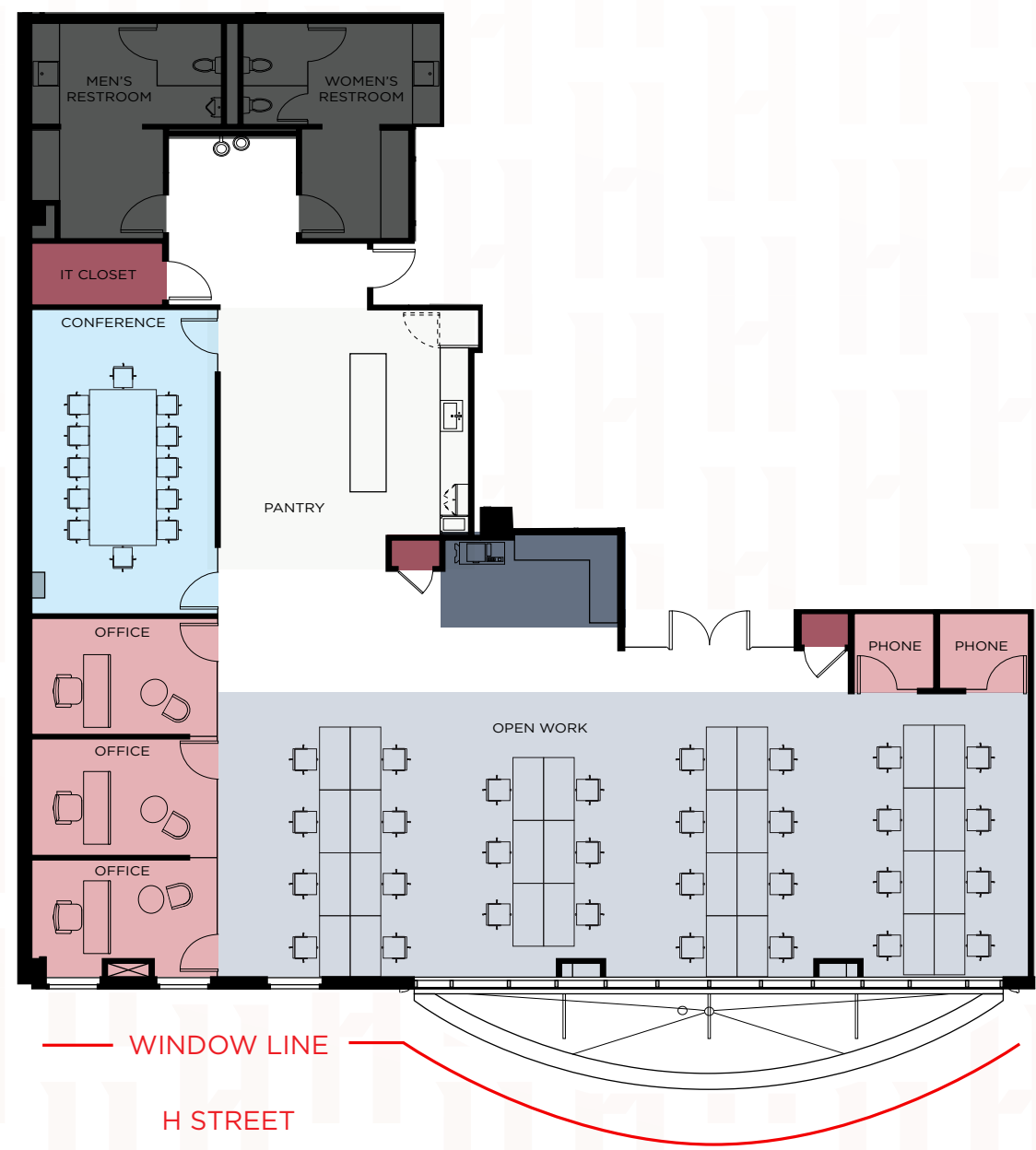
**MONUMENTAL
SPORTS-INSPIRED
ATHLETIC CENTER**

**TRAIN. COMPETE.
CONNECT.**



FLOOR PLANS

LEVEL 2 - 4,934 SF



SUITE 200 - 4,471 SF

- H Street facing suite with full elevator lobby presence
- 13’ ceilings & column free
- 12 Person conference room
- 3 Private offices
- 30 Workstations
- 2 Phone rooms
- IT room
- Open pantry
- Dedicated restrooms in suite



FLOOR PLANS

LEVEL 3 - 10,443 SF FURNISHED



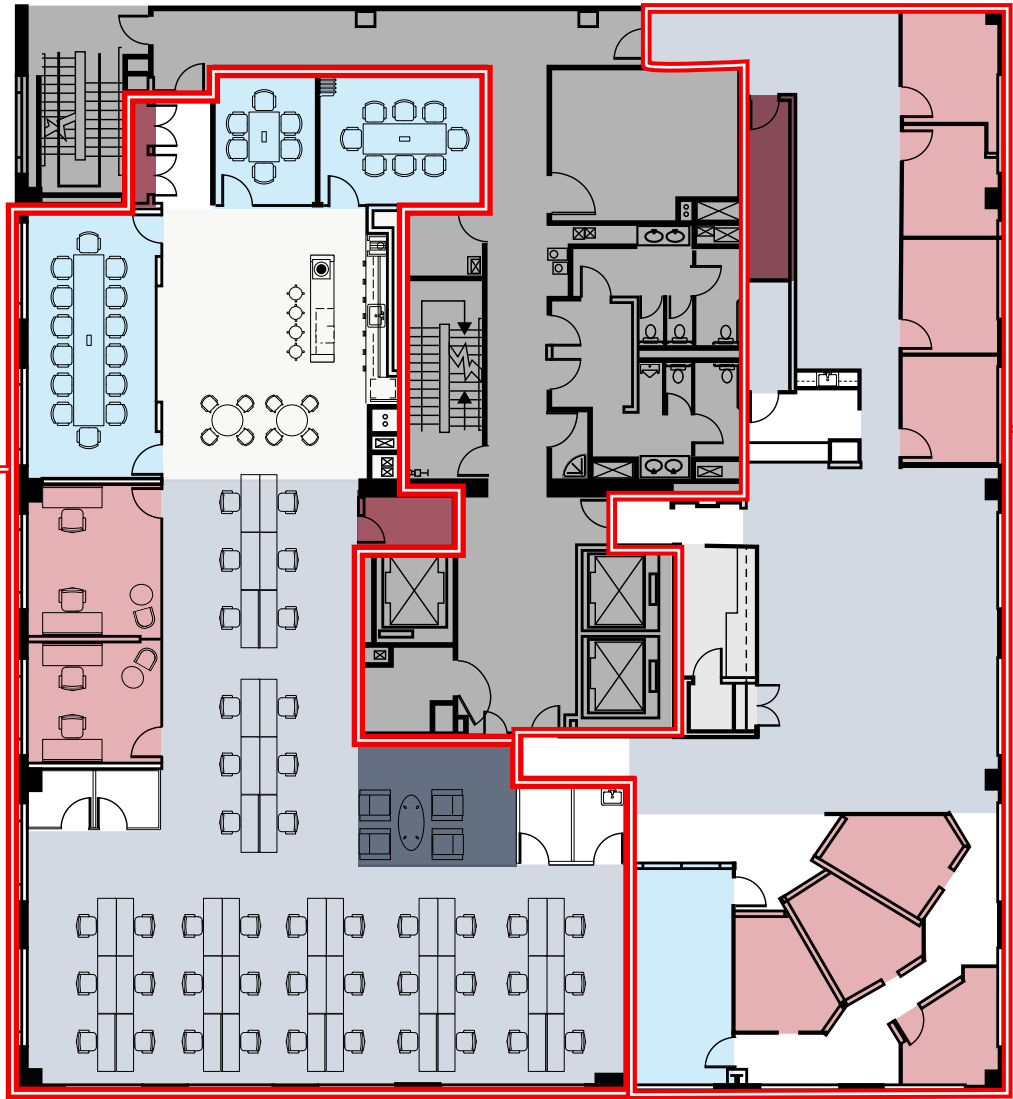
SUITE 300 - 10,443 SF FURNISHED

- Modern full-floor suite
- 13' Ceilings and column free
- Open ceilings
- Excellent elevator lobby presence
- Boardroom for 14 people
- 2 Medium conference rooms
- 1 Small conference rooms
- 5 Phone rooms
- 64 Workstations
- 1 Wellness room
- 2 Open collaborative spaces
- Large Pantry with room to gather



LEVEL 4 - 11,177 SF

SUITE 400
6,222 SF
FURNISHED



SUITE 450
4,955 SF

H STREET

WINDOW LINE

SUITE 400 - 6,222 SF
FURNISHED

- Modern corner spec suite
- 13' Ceilings and column free
- Open ceilings and polished concrete floors
- Excellent elevator lobby presence
- 14 Person conference room
- 4 Offices/huddle rooms
- 39 Bench seats
- Open Pantry
- 4 Phone rooms

SUITE 450 - 4,955 SF

- 2nd Generation corner suite
- 13' Ceilings and column free
- Open ceilings and polished concrete floors
- Excellent elevator lobby presence
- 8 Person conference room
- 8 Offices/huddle rooms

SCAN/CLICK TO VIEW MATTERPORT

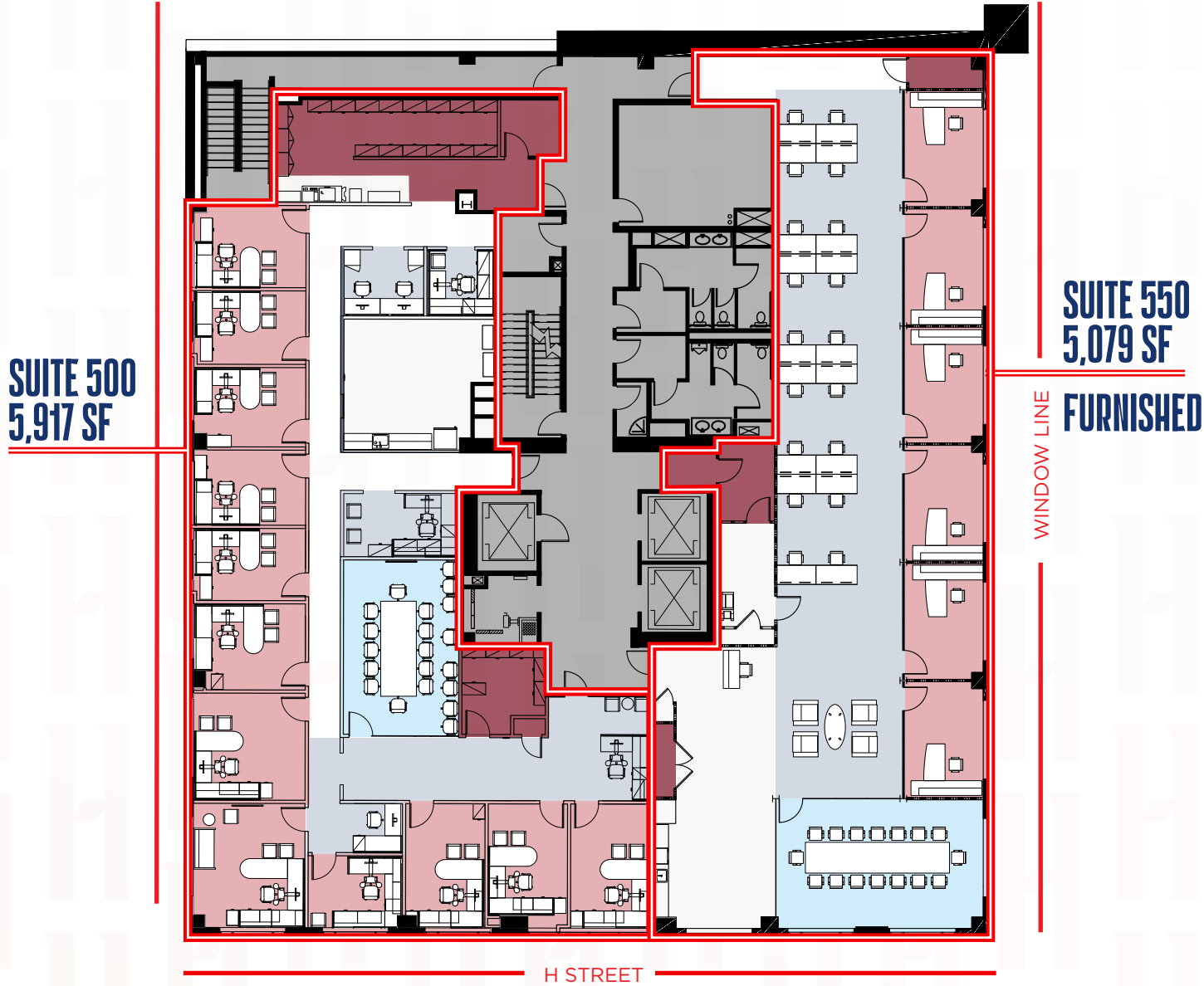


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|------------|-------------|---------------|
| OFFICE | WORKSTATION | COLLABORATION |
| CONFERENCE | STORAGE | PANTRY |

SUITE 400 - 6,222 SF
SCAN/CLICK TO VIEW MATTERPORT



LEVEL 5 - 10,996 SF



SUITE 500 - 5,917 SF

- Corner, private-office intensive suite
- Excellent elevator lobby presence
- 13' Ceilings & column free
- 12+ Person conference room
- 12 Private windowed offices
- 5 Workstation seats
- 1 Large eat-in pantry
- 1 Large dedicated work room
- 1 IT Room
- 1 Large storage room



SUITE 550 -5,079 SF
FURNISHED

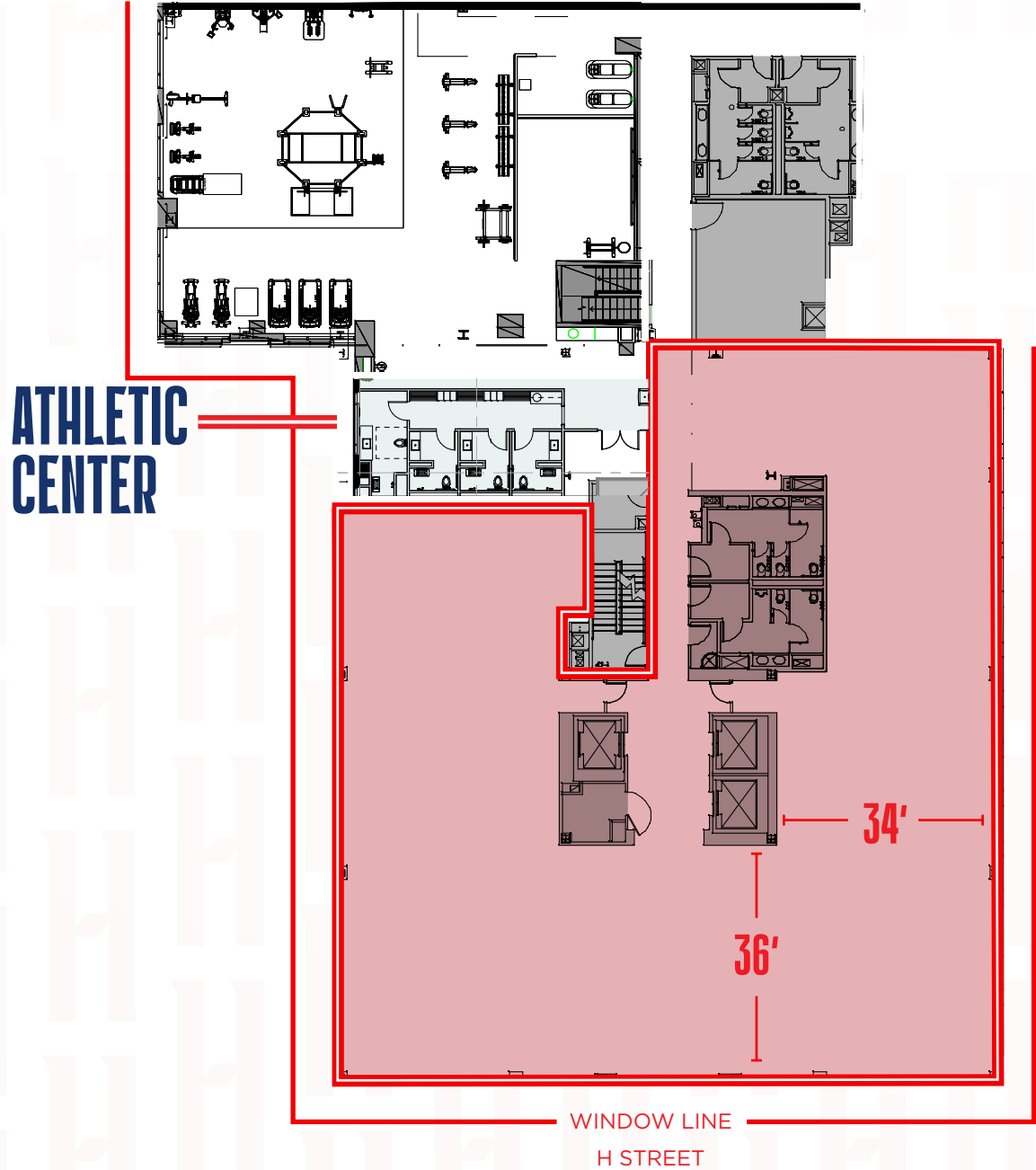
- Modern corner spec suite
- 13' Ceilings & column free
- Open ceilings and polished concrete floors
- Excellent elevator lobby presence
- 16 Person conference room
- 6 Offices/huddle rooms
- 18 Bench seats
- Open Pantry

SCAN/CLICK TO VIEW MATTERPORT

SUITE 550 - 5,079 SF
SCAN/CLICK TO VIEW MATTERPORT



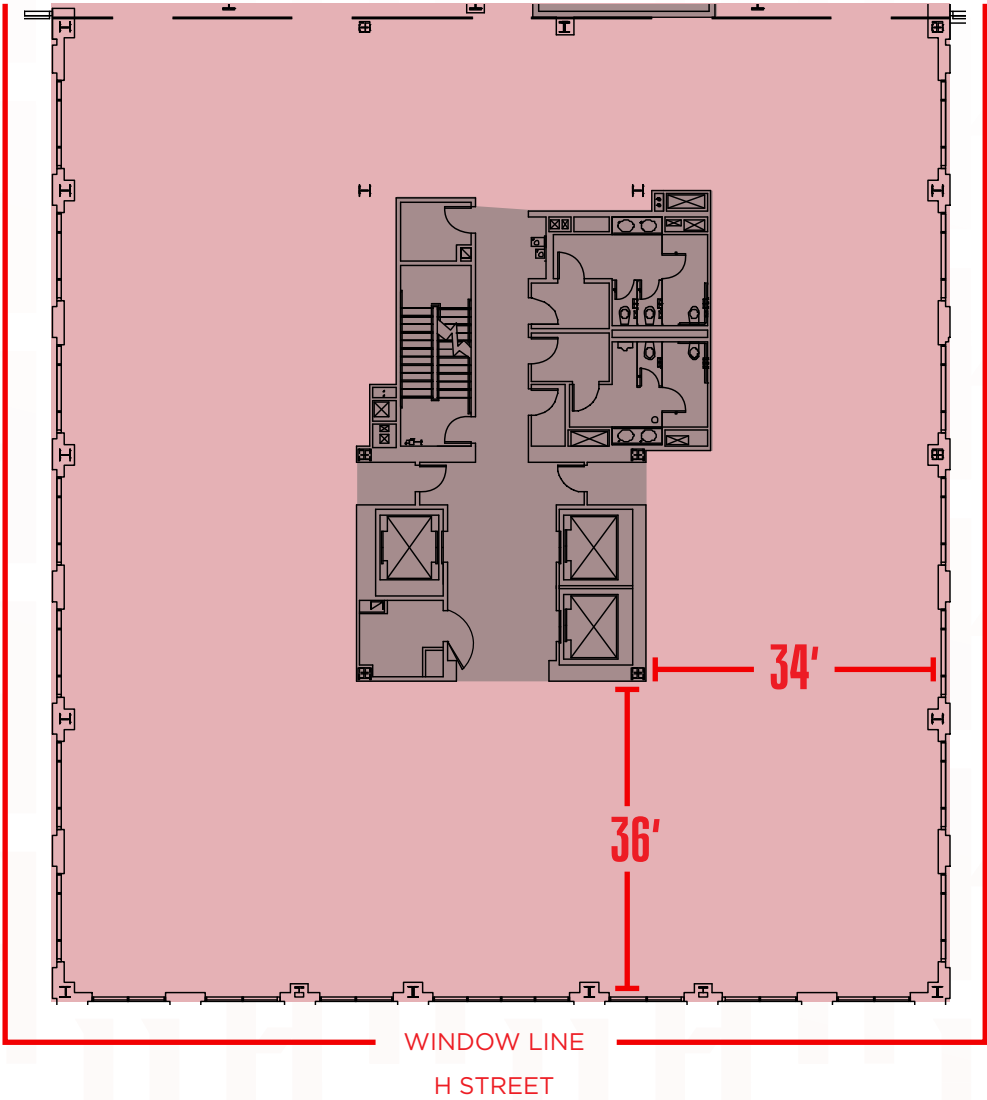
SUITE 600 - 10,042 SF



FEATURES

- 13' Ceilings
- Column Free

LEVEL 7 - 11,497 SF



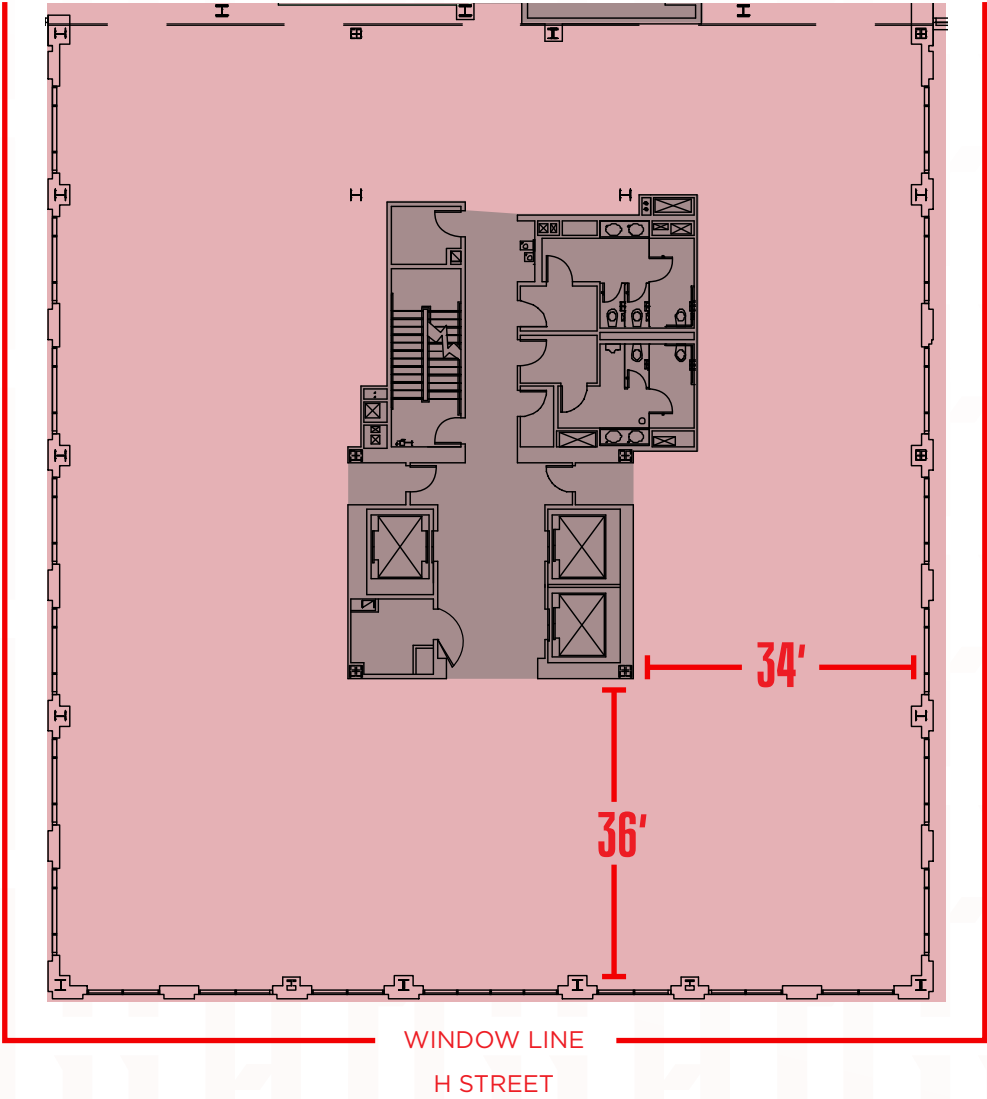
FEATURES

- 14' Ceilings
- Column Free

LEVEL 8 - SHELL SPACE



LEVEL 8 - 11,727 SF



FEATURES

- 14' Ceilings
- Column Free
- Floor-to-Ceiling Glass



REIGNITING THE HYPE

“

We are going to have a state-of-the-art urban arena in Downtown DC and that's a great deal for DC, for the teams, and for the fans," said Mayor Bowser. "We made a great offer - and kept that offer on the table - because have known all along that this is a win-win for our city and the teams. This is a catalytic investment in Downtown DC. We are excited to have Monumental as our partners in DC's comeback and we look forward to working together to win for DC.

- Muriel Bowser, Mayor of the District of Columbia

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Like a franchise investing in its future, D.C. Council is making waves with a \$515 million dollar investment in partnership with Monumental Sports & Entertainment, to revitalize downtown D.C. With plans to modernize the Capital One Arena and nearly 200,000 square feet of newly programmed space in Gallery Place, Chinatown is set to become a sought-after destination for the city's fans, tourists, and businesses alike.

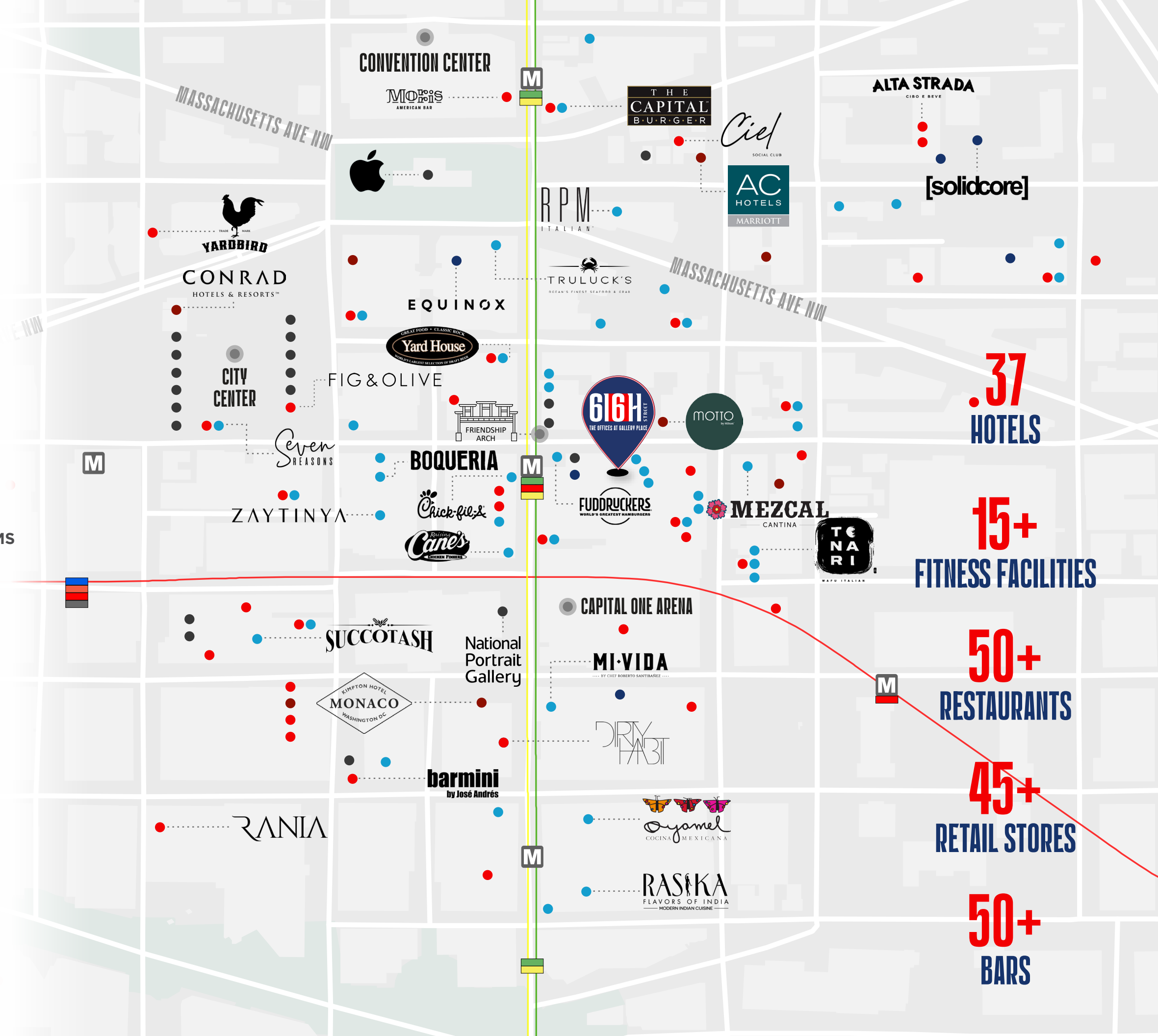
AT 616 H STREET, YOU'RE NOT JUST PART OF THE GAME—YOU ARE PART OF A CHAMPIONSHIP VISION BUILDING D.C.'S GREATEST COMEBACK!



GAME TIME DECISIONS MADE EASY

- BARS/LOUNGES
- RESTAURANTS
- HOTELS
- HEALTH CLUBS/GYMS
- SHOPPING

The 616 H Street experience is the **ultimate gamechanger**, offering unbeatable access to a host of different destinations, fit for any occasion and every vibe. Whether grabbing pre-game drinks at Clyde's before cheering on the Capitals or diving into D.C.'s eclectic foodie scene, 616 H Street puts you at center court for the neighborhood's best offerings.





\$800 MILLION RENOVATIONS COMING SOON TO CAPITAL ONE ARENA



CLICK OR SCAN
TO VIEW VIDEO



616H STREET

THE OFFICES AT GALLERY PLACE

READY TO **STEP UP** YOUR OFFICE GAME?

CONTACT OUR HYPE TEAM TO SCHEDULE A TOUR

PHILIP DICKINSON

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JOHN BENZIGER

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CHRISTOPHER GETZ

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