

616H STREET

THE OFFICES AT GALLERY PLACE

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.

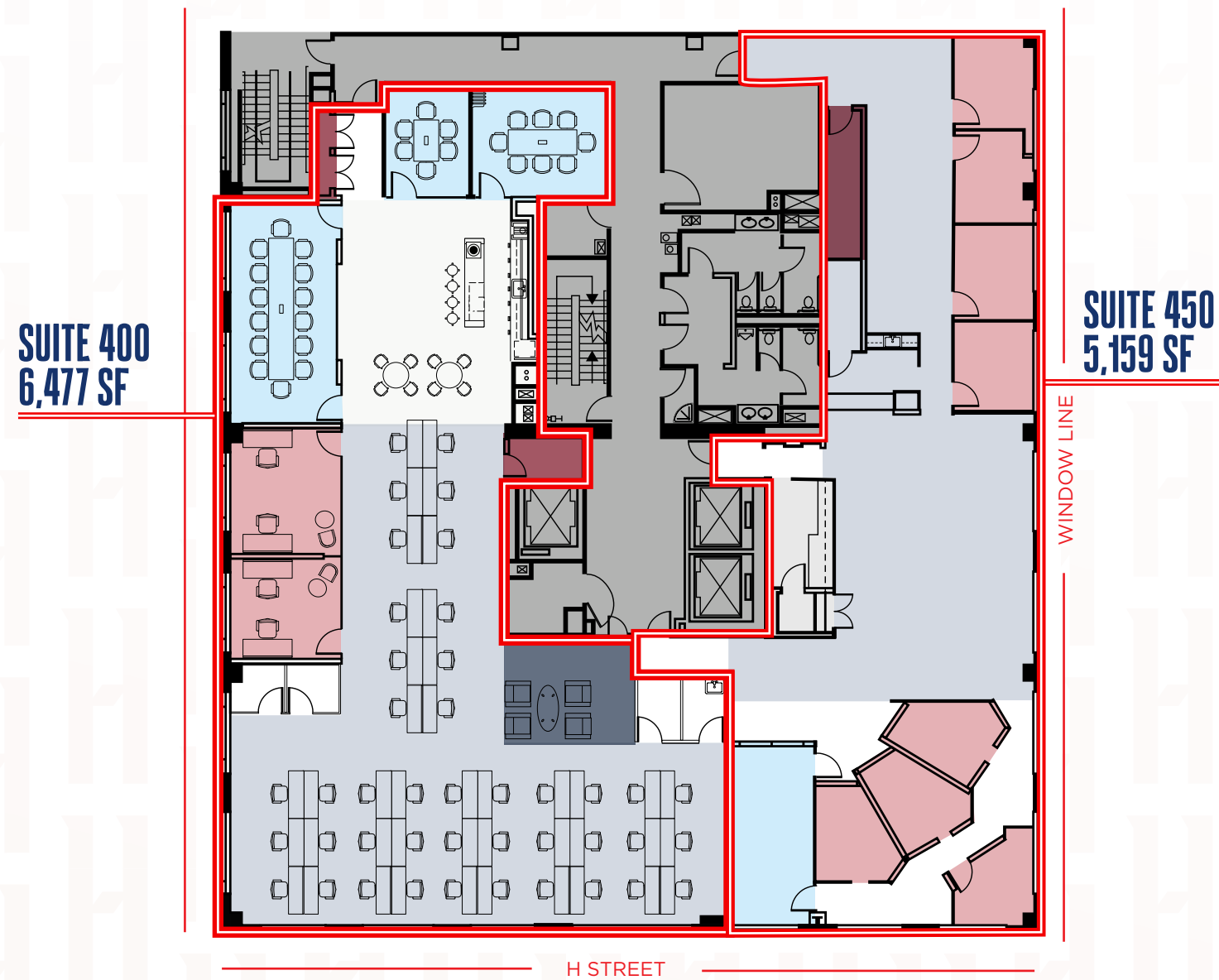
VIP TREATMENT

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



FLOOR PLANS WITH ALL-STAR POTENTIAL

LEVEL 4 - 11,636 SF



SUITE 400 - 6,477 SF

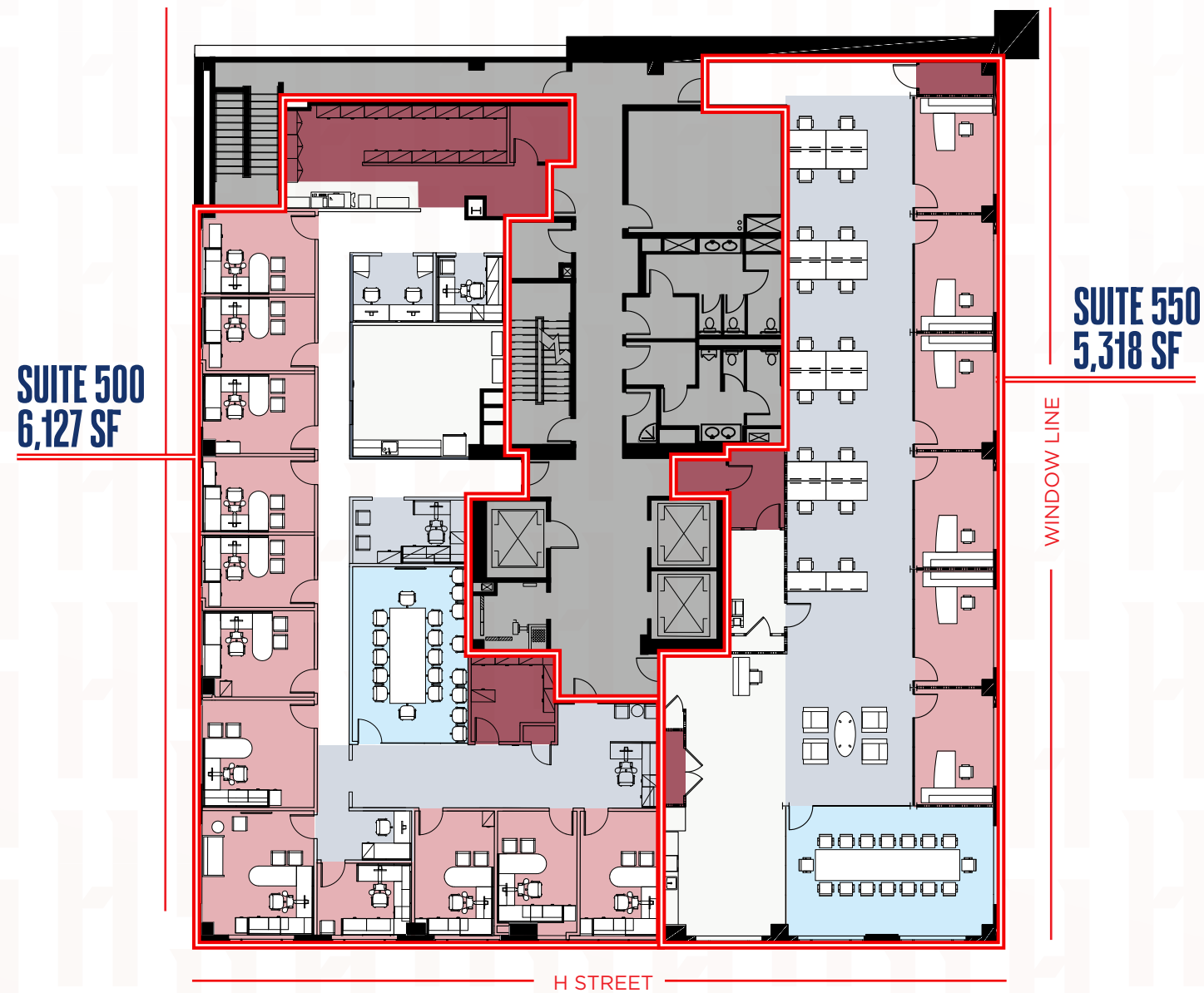
- Modern corner spec suite
- 13' Ceilings and column free
- Open ceilings and polished concrete floors
- Excellent elevator lobby presence
- 14 Person conference room
- 4 Internal offices/huddle rooms
- 36 Bench seats
- Open Pantry

SUITE 450 - 5,159

- 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

FLOOR PLANS WITH ALL-STAR POTENTIAL

LEVEL 5 - 11,445 SF



SUITE 500 - 6,127 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 - 5,318 SF

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

[SCAN/CLICK TO VIEW MATTERPORT](#)

FLOOR PLANS WITH ALL-STAR POTENTIAL

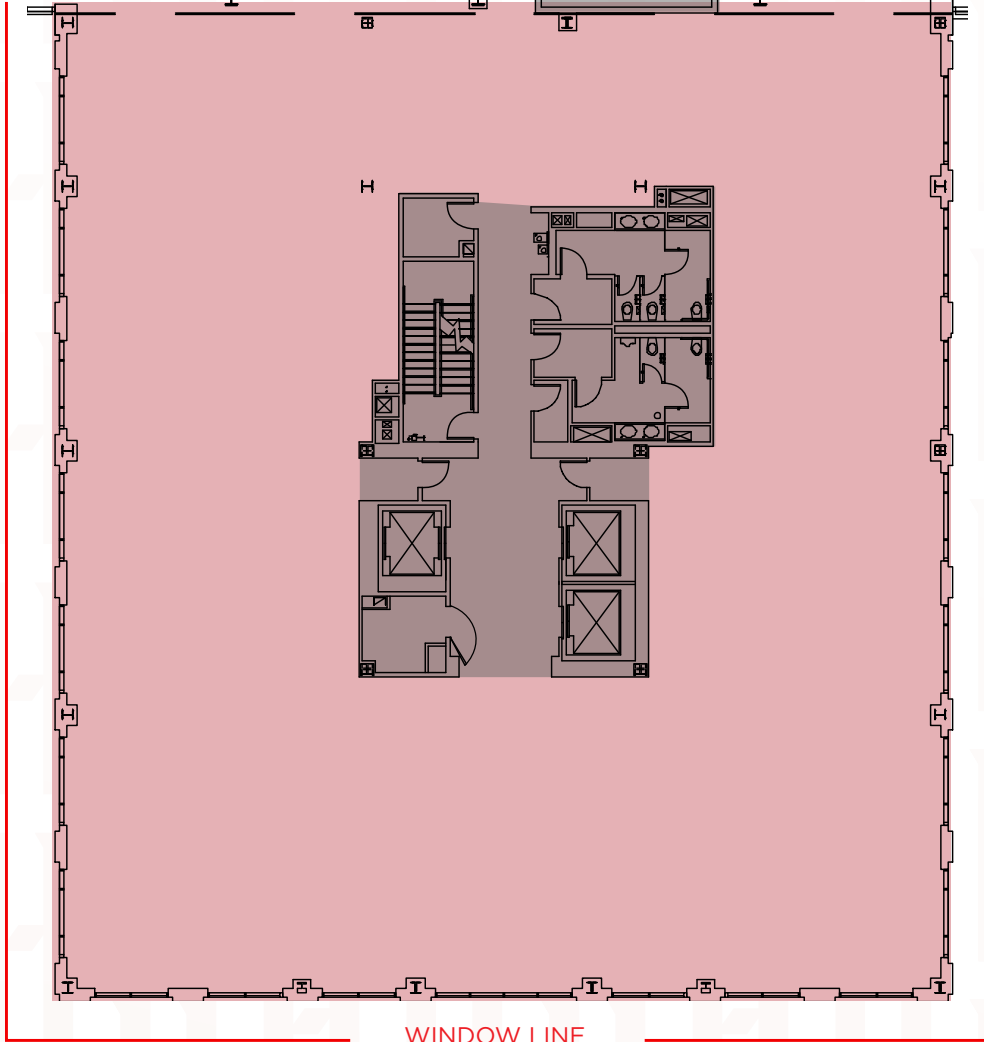
SUITE 600 - 28,838 SF
SHELL SPACE



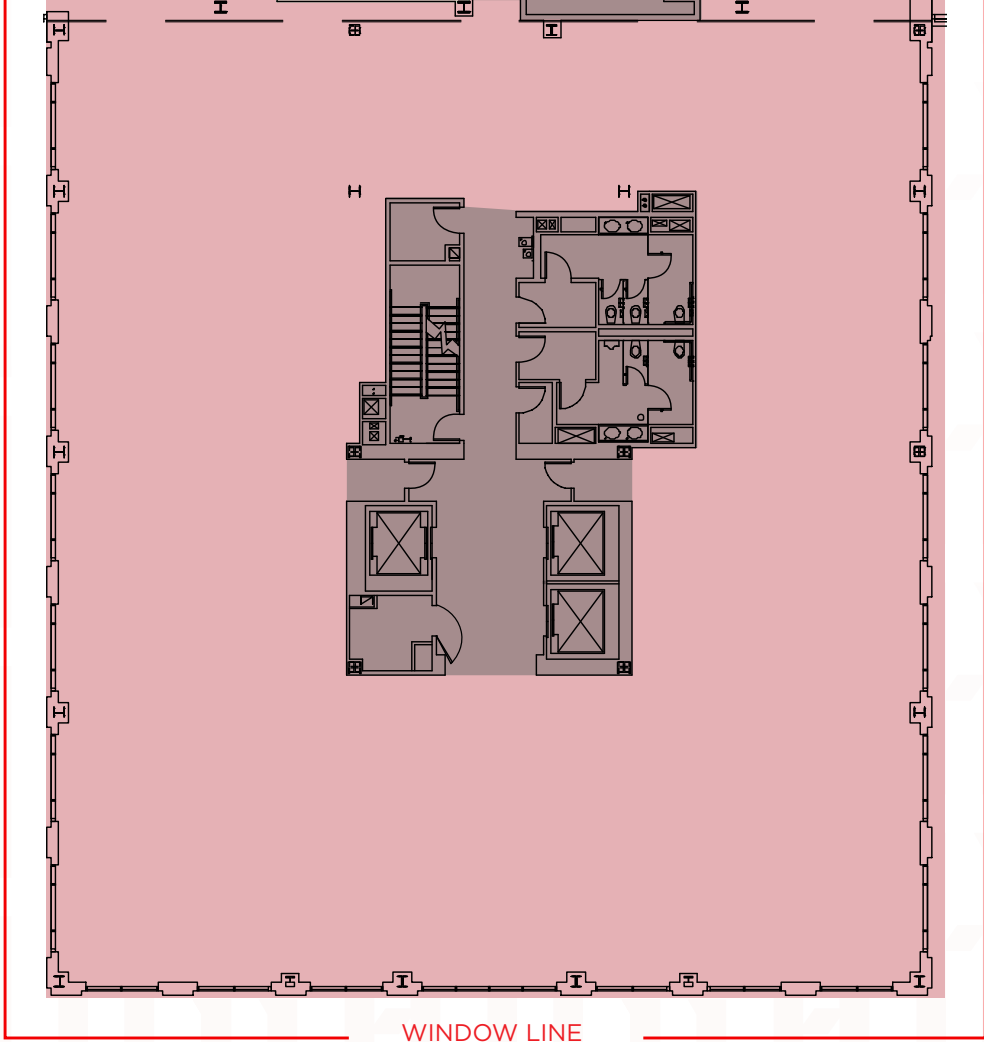
- OFFICE
- WORKSTATION
- COLLABORATION
- CONFERENCE
- STORAGE
- PANTRY

FLOOR PLANS WITH ALL-STAR POTENTIAL

LEVEL 7 - 11,445 SF



LEVEL 8 - 11,445 SF



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

FLOOR PLANS WITH ALL-STAR POTENTIAL

SUITE 550 - 5,318 SF

SCAN/CLICK TO VIEW MATTERPORT



COLLAPSABLE CONFERENCE ROOM WALL



OPEN PANTRY OVERLOOKING H STREET



VIEW OF THE FRIENDSHIP ARCH



PERIMETER PRIVATE OFFICES AND INTERIOR OPEN OFFICE



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.

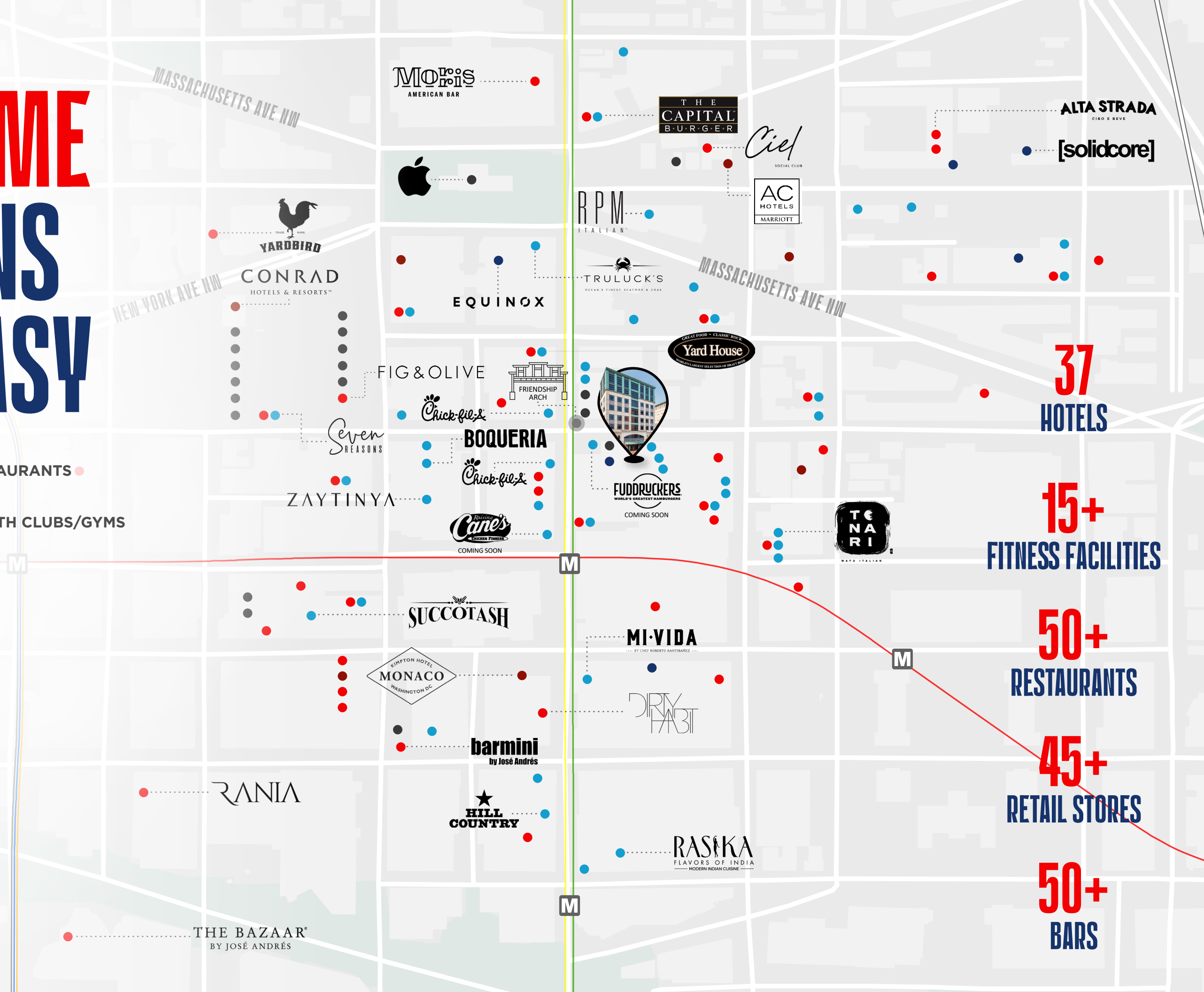


AT 616 H STREET, YOU'RE NOT JUST PART OF THE GAME—YOU ARE PART OF A CHAMPIONSHIP VISION BUILDING D.C.'S GREATEST COMEBACK!

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.



MASSACHUSETTS AVE NW

NEW YORK AVE NW

THE BAZAAR[®]
BY JOSÉ ANDRÉS

RANIA

YARD BIRD

CONRAD
HOTELS & RESORTS™

FIG & OLIVE

Seven REASONS

ZAYTINYA

SUCCOTASH

KIMPTON HOTEL
MONACO
WASHINGTON DC

barmini
by José Andrés

HILL
COUNTRY

THE BAZAAR[®]
BY JOSÉ ANDRÉS

MOJO'S
AMERICAN BAR

Apple

EQUINOX

TRULUCK'S
OCEAN'S FINEST SEAFOOD & CRAB

Yard House

FUDDRUCKERS
WORLD'S GREATEST HAMBURGERS
COMING SOON

MI-VIDA
BY CHEF ROBERTO SANTIBÁÑEZ

DIRTY HABIT

RASIKA
FLAVORS OF INDIA
MODERN INDIAN CUISINE

barmini
by José Andrés

HILL
COUNTRY

THE CAPITAL
BURGER

Ciel
SOCIAL CLUB

AC
HOTELS
MARRIOTT

ALTA STRADA
CIBO & BEVÉ

[solidcore]

Yard House

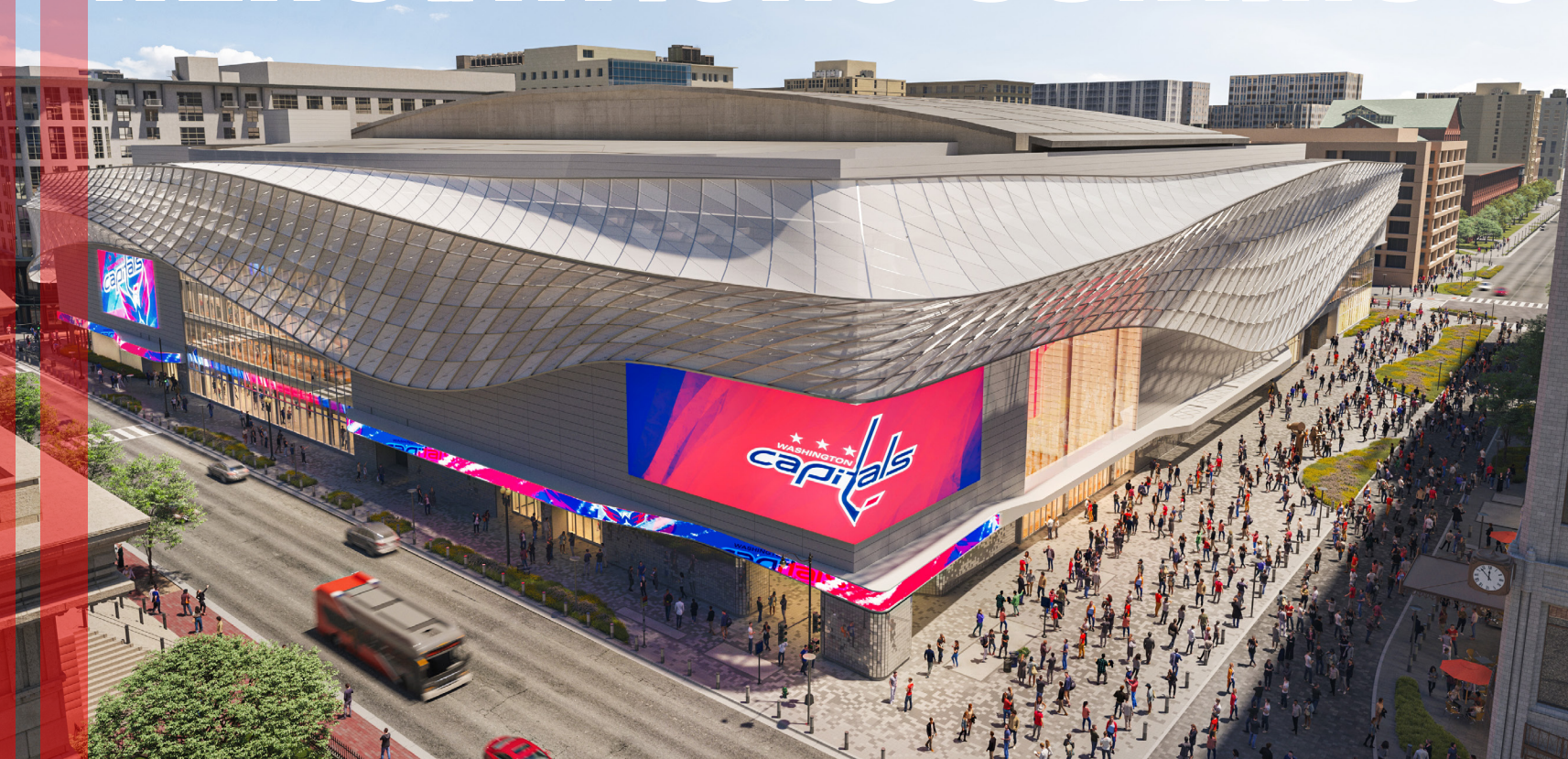
TENARI
WAFU ITALIAN



NEW \$800 MILLION RENOVATIONS COMING SOON



[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

phil.dickinson@cushwake.com

JOHN BENZIGER

john.benziger@cushwake.com

CHRISTOPHER GETZ

chris.getz@cushwake.com



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