



PH

---

THE PORTRAIT  
BUILDING

SUITES FROM

2,614 – 24,911 RSF

AVAILABLE NOW

AT LEASE

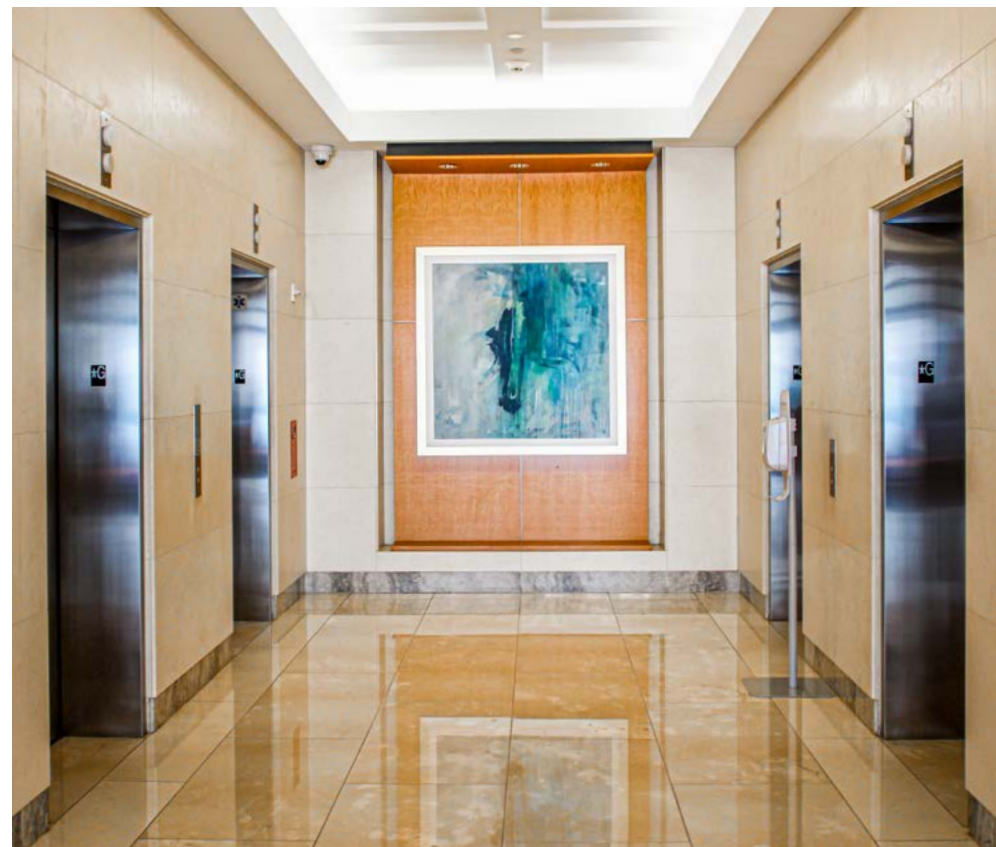
7TH FLOOR | 2,081 RSF

ENTIRE 5TH FLOOR  
24,911 RSF

SUITE 410  
2,614 RSF

NEW 2ND FLOOR  
CONFERENCE FACILITY





**LIGHT-FILLED LOBBY  
WITH 24/7 SECURITY**



**BRAND NEW  
TENANT LOUNGE  
& EVENT SPACE**



**DIRECT ACCESS FROM LOBBY**



**BRAND NEW 1ST FLOOR  
FITNESS CENTER WITH SPA  
QUALITY LOCKER ROOMS**

RUNNING DOOR ACCESS TO G STREET



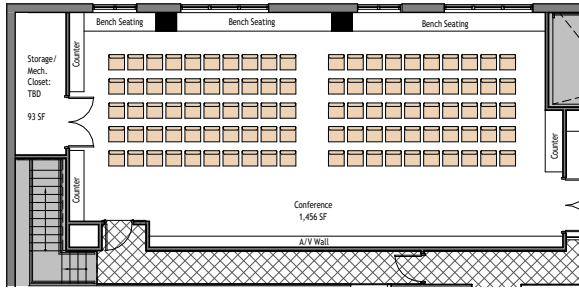
CLASSROOM SPACE



TOWEL SERVICE

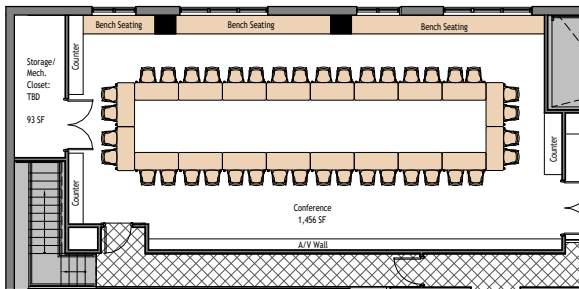
## PRESENTATION

123 Seats



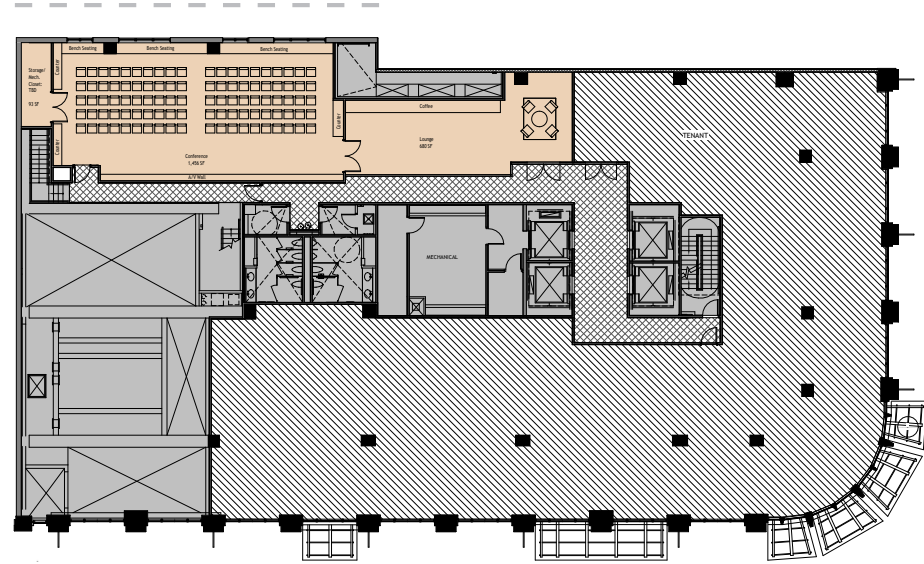
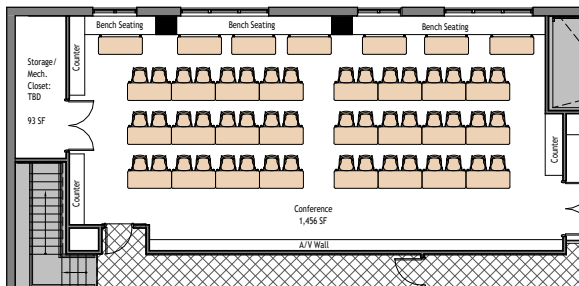
## BOARD MEETING

40 Seats



## TRAINING

62 Seats



# BRAND NEW 2ND FLOOR CONFERENCE FACILITY

Coming Soon  
with Capacity for Over 100 People





THE PORTRAIT  
BUILDING

AVAILABILITY

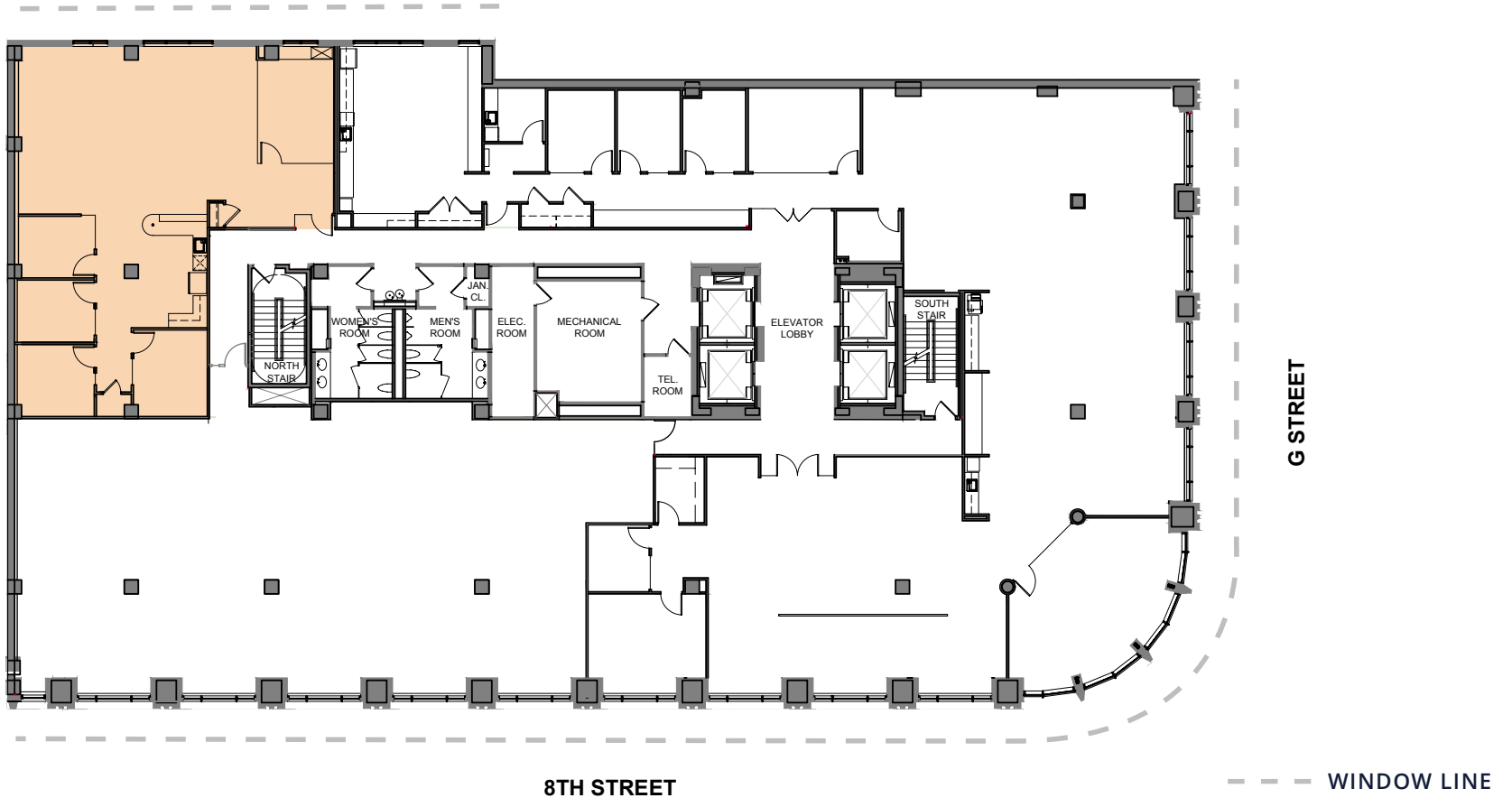


THE PORTRAIT  
BUILDING

4TH FLOOR | SUITE 410

2,614 RSF

Available Now | As-Built Plan



AVISON  
YOUNG

 **Douglas  
Development**  
CORPORATION

SCAN / CLICK

VIEW 360°  
TOUR





THE PORTRAIT  
BUILDING

# 4TH FLOOR | SUITE 410

## Furnished Plan



AVISON  
YOUNG

 **Douglas  
Development**  
CORPORATION

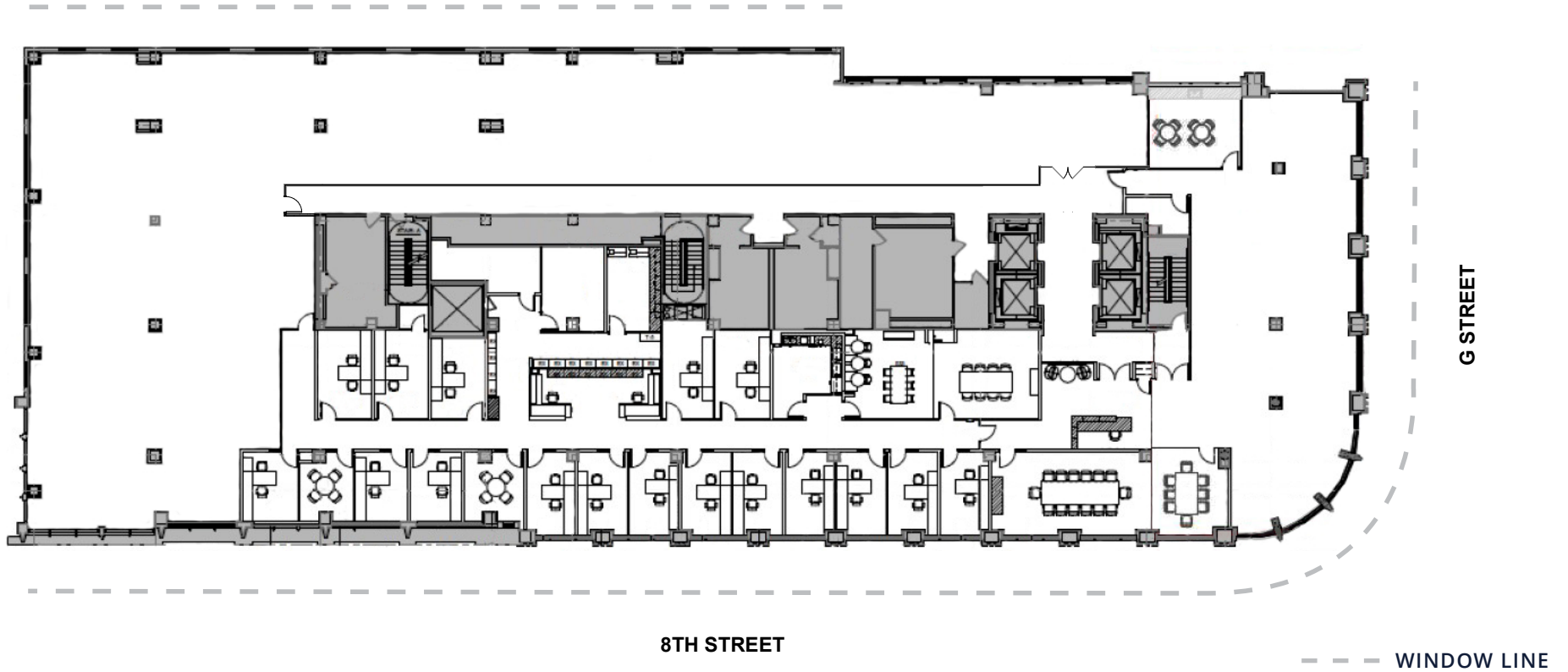


THE PORTRAIT  
BUILDING

ENTIRE 5TH FLOOR

24,911 RSF

Available Now | As-Built Plan



AVISON  
YOUNG

 **Douglas  
Development**  
CORPORATION

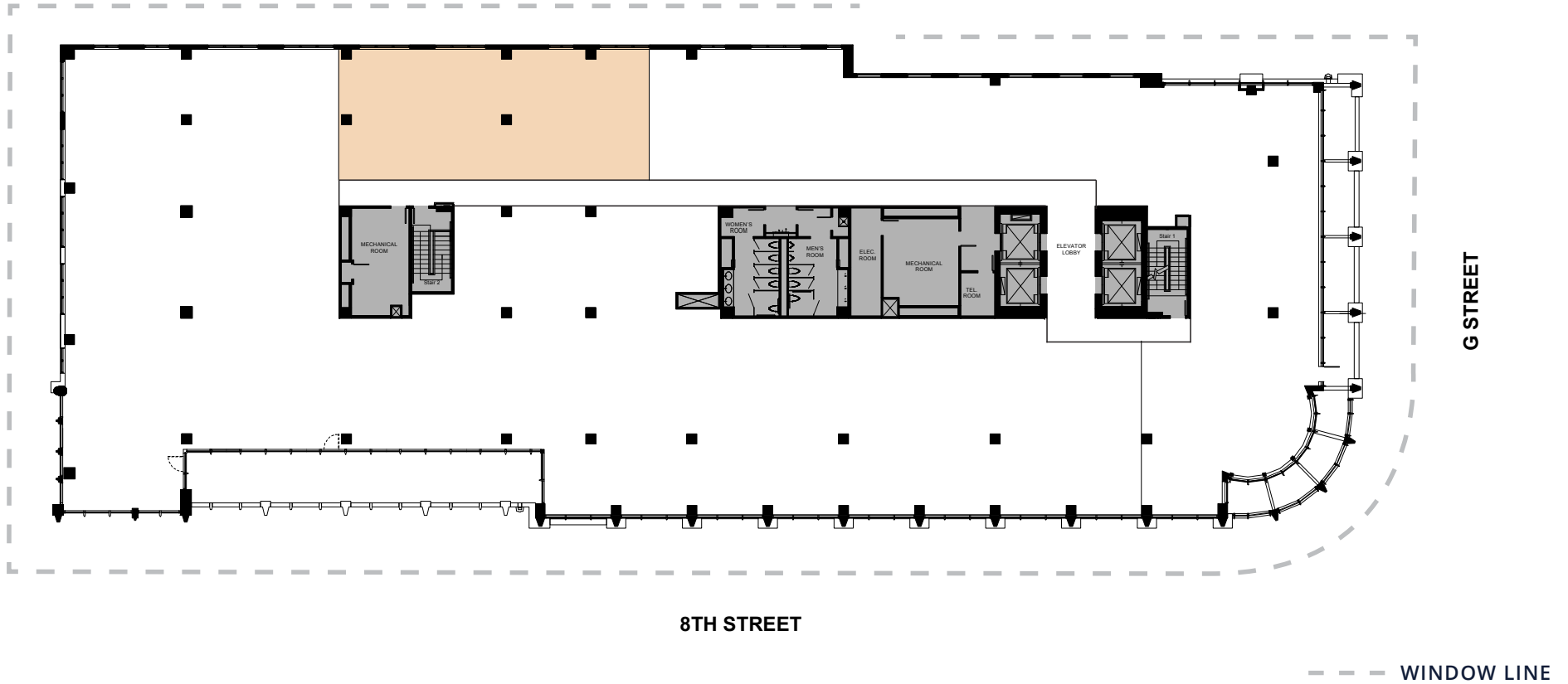


THE PORTRAIT  
BUILDING

PARTIAL 7TH FLOOR

2,081 RSF

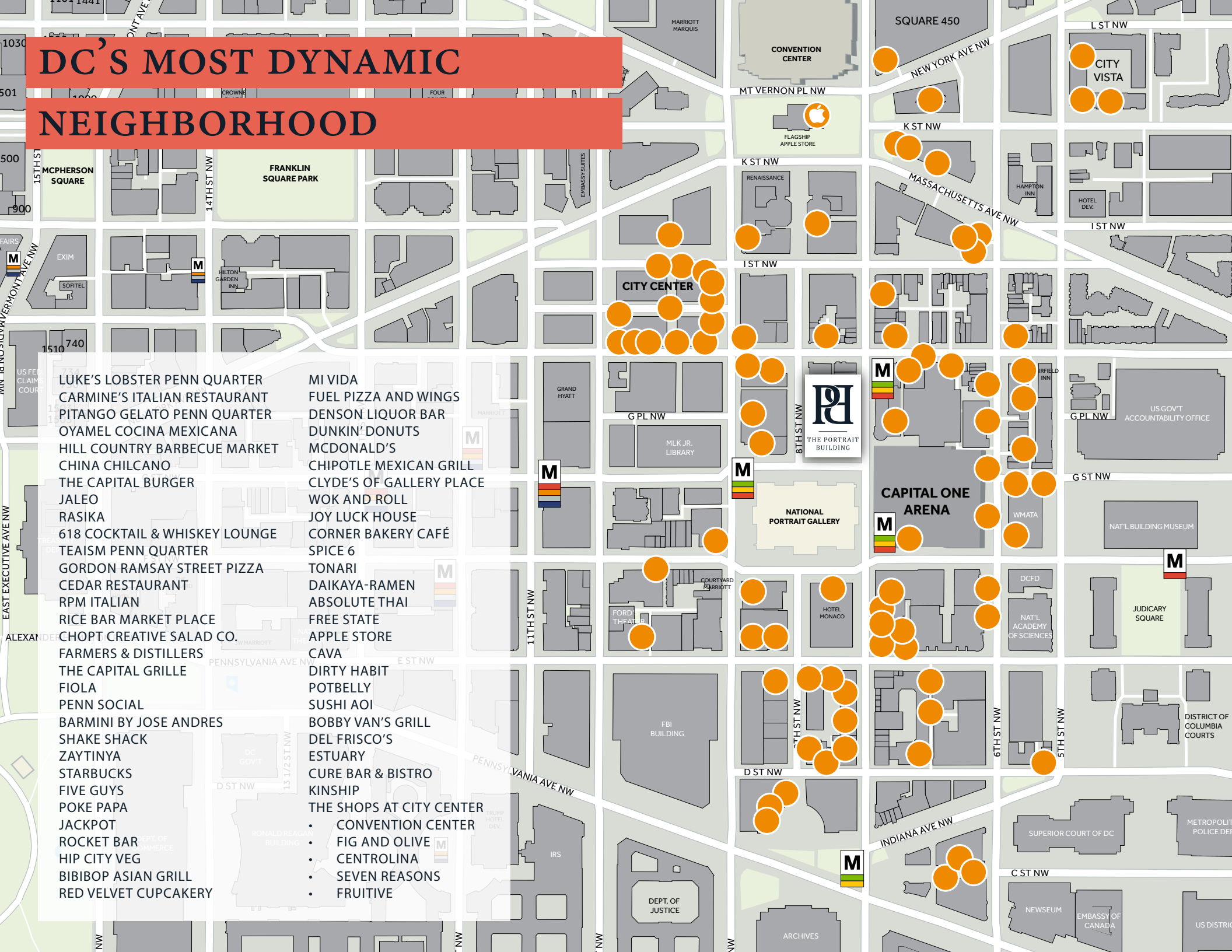
*AT LEASE*



AVISON  
YOUNG

 **Douglas  
Development**  
CORPORATION

# DC'S MOST DYNAMIC NEIGHBORHOOD



- LUKE'S LOBSTER PENN QUARTER
- CARMINE'S ITALIAN RESTAURANT
- PITANGO GELATO PENN QUARTER
- OYAMEL COCINA MEXICANA
- HILL COUNTRY BARBECUE MARKET
- CHINA CHILCANO
- THE CAPITAL BURGER
- JALEO
- RASIKA
- 618 COCKTAIL & WHISKEY LOUNGE
- TEAISM PENN QUARTER
- GORDON RAMSAY STREET PIZZA
- CEDAR RESTAURANT
- RPM ITALIAN
- RICE BAR MARKET PLACE
- CHOPT CREATIVE SALAD CO.
- FARMERS & DISTILLERS
- THE CAPITAL GRILLE
- FIOLA
- PENN SOCIAL
- BARMINI BY JOSE ANDRES
- SHAKE SHACK
- ZAYTINYA
- STARBUCKS
- FIVE GUYS
- POKE PAPA
- JACKPOT
- ROCKET BAR
- HIP CITY VEG
- BIBIBOP ASIAN GRILL
- RED VELVET CUPCAKERY

- MI VIDA
- FUEL PIZZA AND WINGS
- DENSON LIQUOR BAR
- DUNKIN' DONUTS
- MCDONALD'S
- CHIPOTLE MEXICAN GRILL
- CLYDE'S OF GALLERY PLACE
- WOK AND ROLL
- JOY LUCK HOUSE
- CORNER BAKERY CAFÉ
- SPICE 6
- TONARI
- DAIKAYA-RAMEN
- ABSOLUTE THAI
- FREE STATE
- APPLE STORE
- CAVA
- DIRTY HABIT
- POTBELLY
- SUSHI AOI
- BOBBY VAN'S GRILL
- DEL FRISCO'S
- ESTUARY
- CURE BAR & BISTRO
- KINSHIP
- THE SHOPS AT CITY CENTER
  - CONVENTION CENTER
  - FIG AND OLIVE
  - CENTROLINA
  - SEVEN REASONS
  - FRUITIVE







THE PORTRAIT  
BUILDING

FOR LEASING

INFORMATION CONTACT:

**ELI BARNES**

202.644.8550

[eli.barnes@avisonyoung.com](mailto:eli.barnes@avisonyoung.com)

**JONATHAN WELLBORN**

202.644.8552

[jonathan.wellborn@avisonyoung.com](mailto:jonathan.wellborn@avisonyoung.com)

**LAURYN HARRIS**

202.644.8680

[lauryn.harris@avisonyoung.com](mailto:lauryn.harris@avisonyoung.com)

**MACY PARANA**

202.644.8678

[macy.parana@avisonyoung.com](mailto:macy.parana@avisonyoung.com)



2001 K STREET NW  
SUITE 200 NORTH  
WASHINGTON, DC, 20006  
202.644.8700

© 2026. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. Some imagery may have been edited using AI tools for visualization purposes.