

1015 18TH STREET

WASHINGTON, DC

Office Leasing & Management

Lincoln

MCRE
PARTNERS



Overview

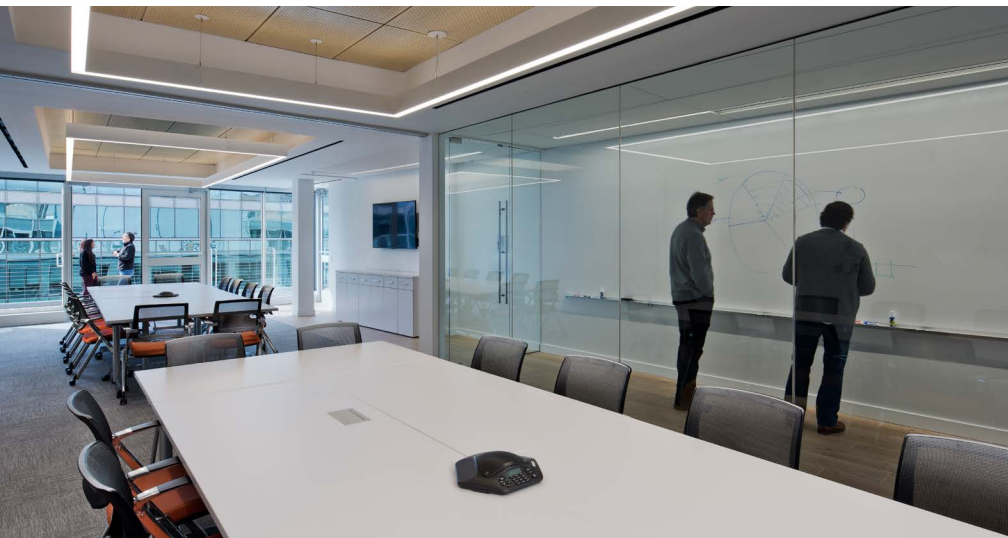
- 12-story, 109,650-SF office building
- Efficient 10,000 SF plates
- Conference center and tenant lounge
- Expansive two-story lobby
- Spectacular rooftop amenities with city views
- Floor-to-ceiling glass facade and windows
- Parking ratio: 1 per 1,000 SF (above market)
- Updated elevator cab finishes including satin stainless steel, back painted glass, and tile floor



Property Amenities

Rooftop Deck & Fitness Center

- Conference room suite
- 1,060 SF rooftop terrace
- Fitness center featuring private shower facilities and keyless lockers
- Tenant lounge



Conference Facility

Conference room suite with two rooms that convert into one large meeting space

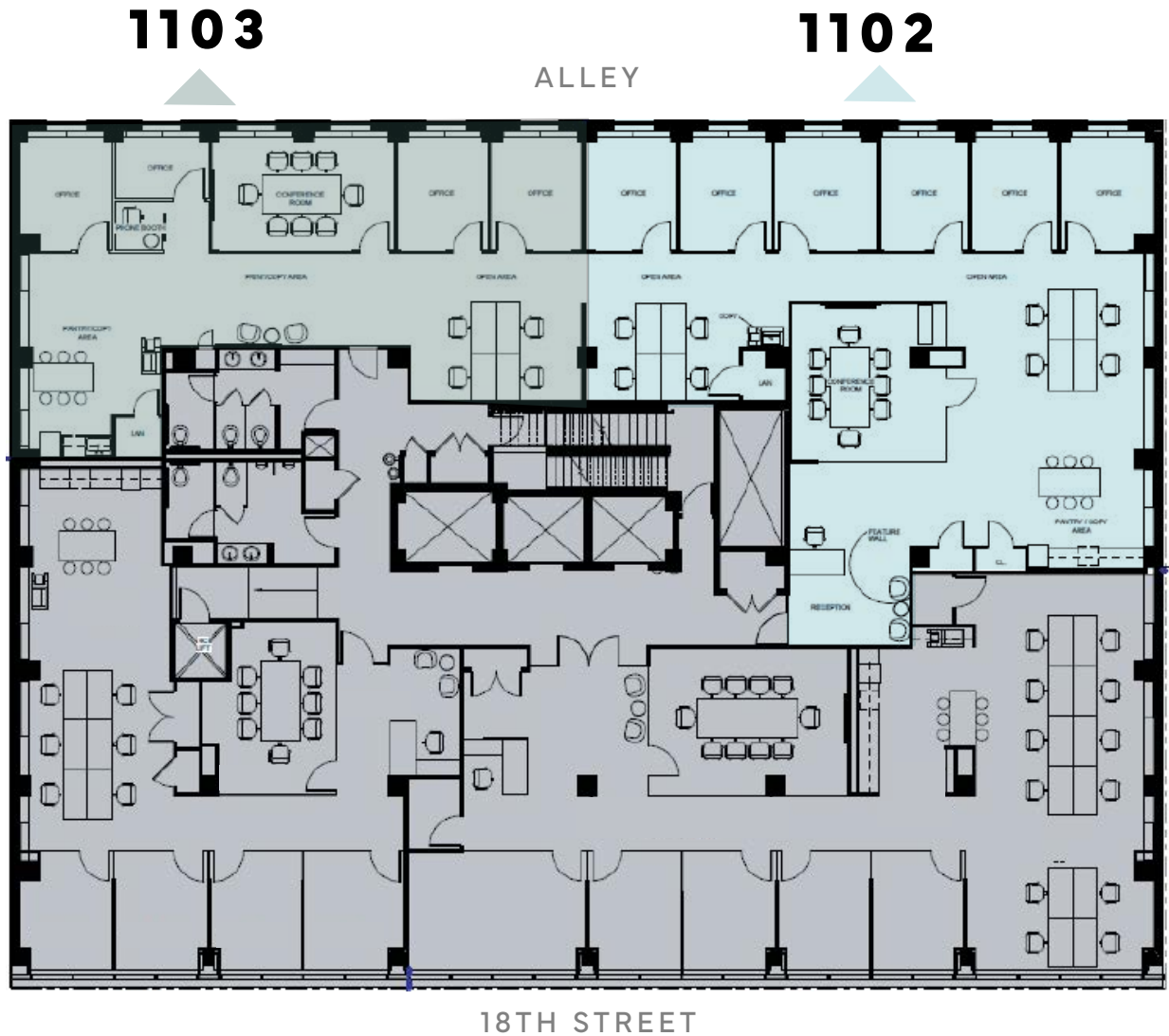
Tenant Lounge

Featuring full-service catering kitchen



Availabilities

11th Floor



Space	Lease Rate	SF	Description
Suite 1102	\$52.00 FS	2,908	Available in 90 days
Suite 1103	\$52.00 FS	1,921	Available in 90 days

Availabilities

10th Floor

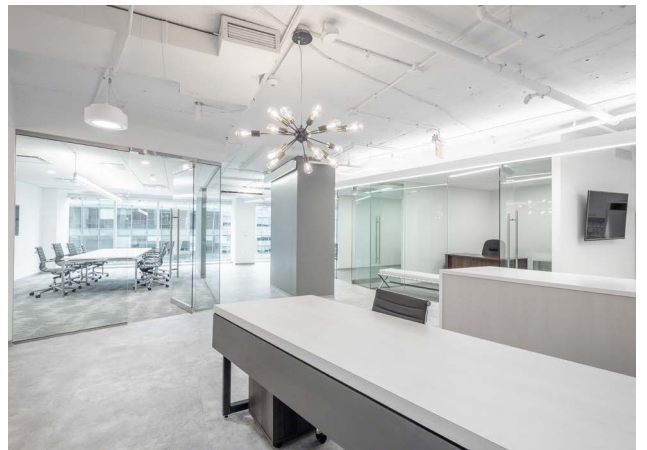
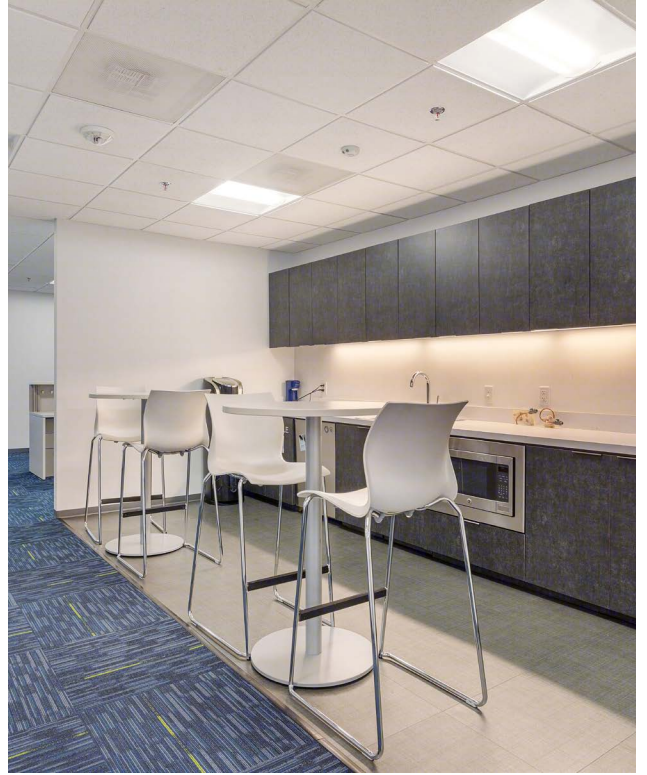
FULL FLOOR
AVAILABLE



Space	Lease Rate	SF	Description
Suite 1000	\$55.00 FS	7,057-10,472	Available immediately
Spec Suite 1050	\$55.00 FS	3,415-10,472	Available immediately
*Suites can be combined			<i>Fully Furnished</i>

Photos

10th Floor



Availabilities

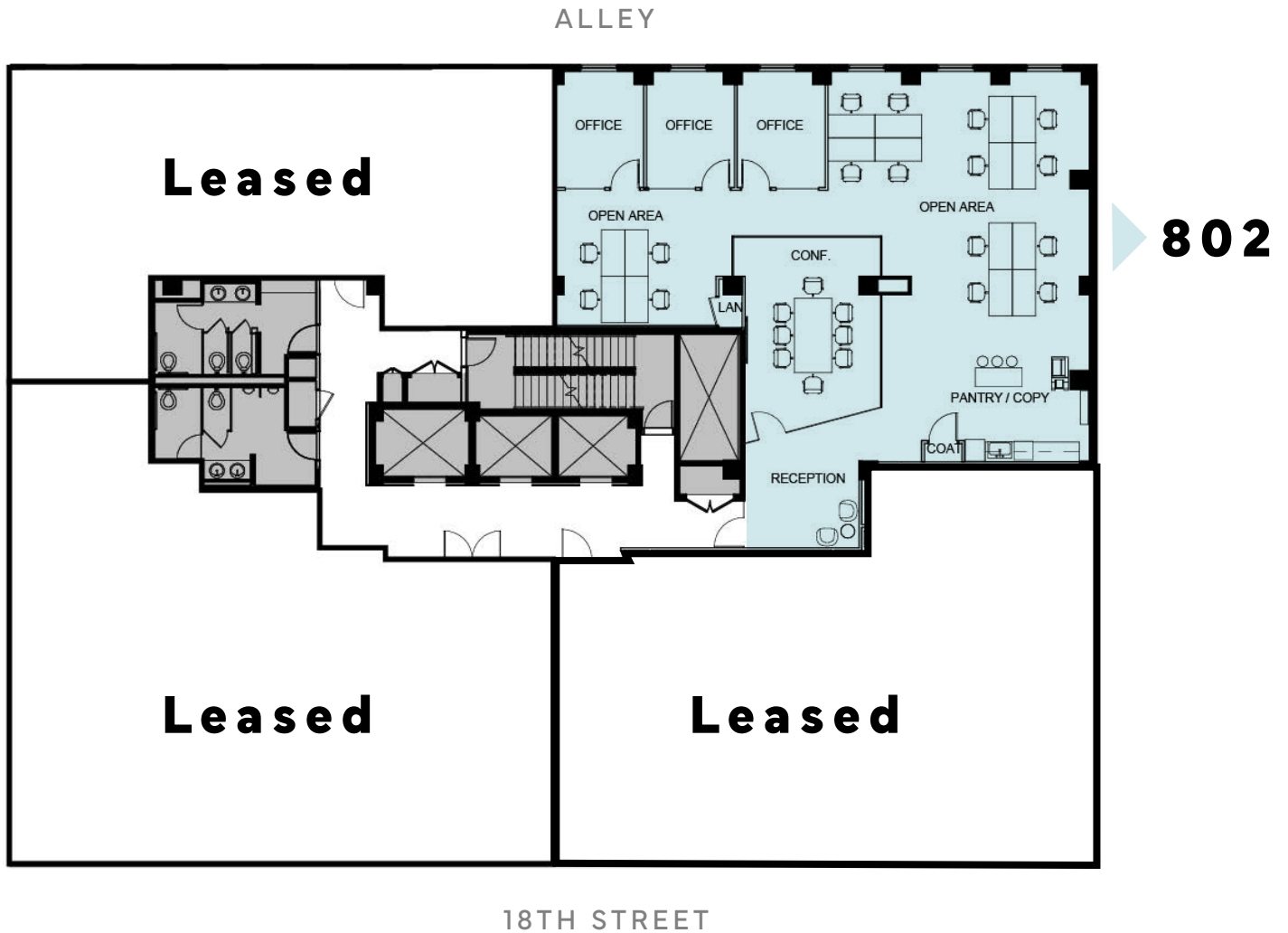
9th Floor



Space	Lease Rate	SF	Description
Suite 902	\$52.00 FS	2,122	Available immediately

Availabilities

8th Floor



Space	Lease Rate	SF	Description
Suite 802	\$52.00 FS	2,853	Available immediately

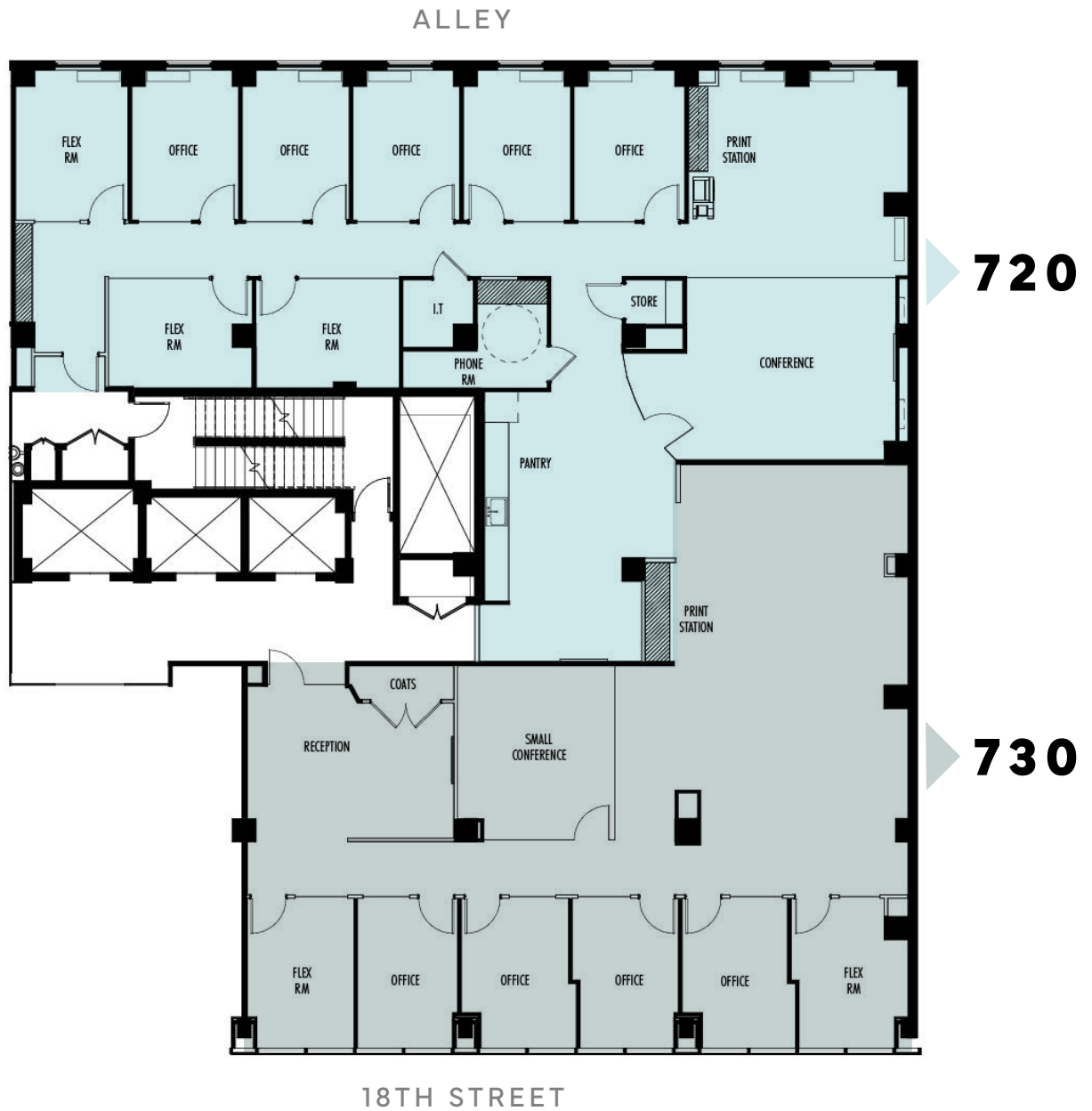
Photos

8th Floor



Availabilities

7th Floor

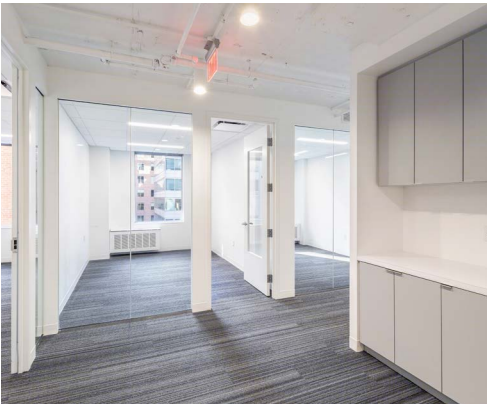
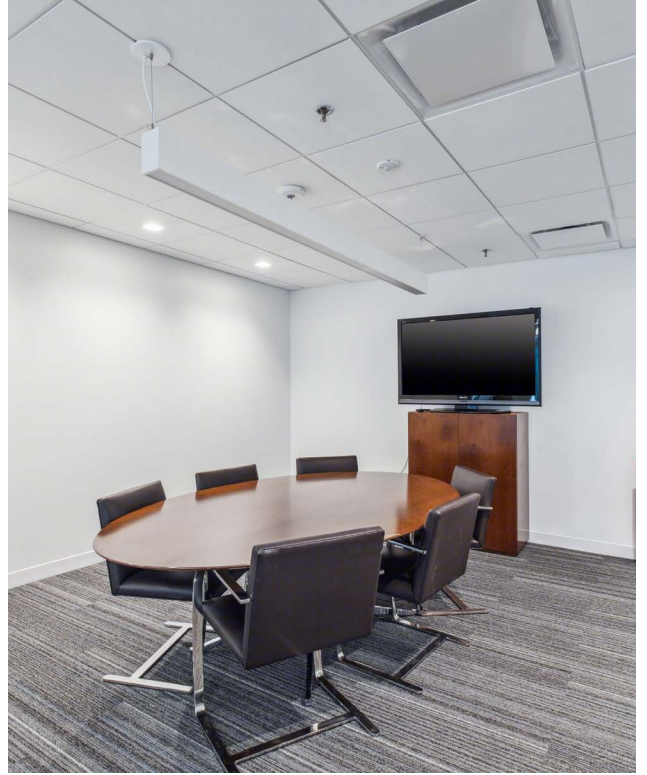


Space	Lease Rate	SF	Description
Suite 720	\$52.00 FS	3,362-6,225	Available immediately
Suite 730	\$56.00 FS	2,863-6,225	Available immediately

*Suites 720 & 730 are currently combined

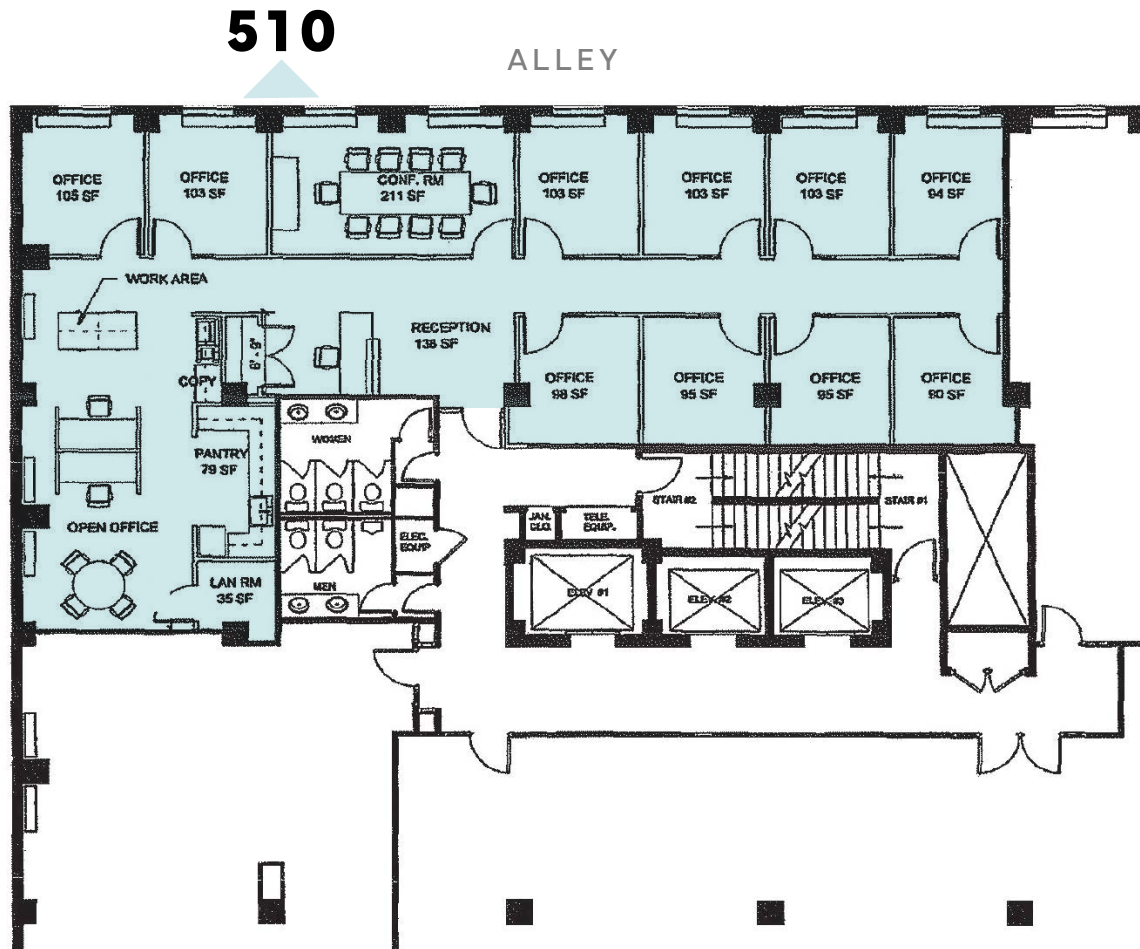
Photos

7th Floor



Availabilities

5th Floor

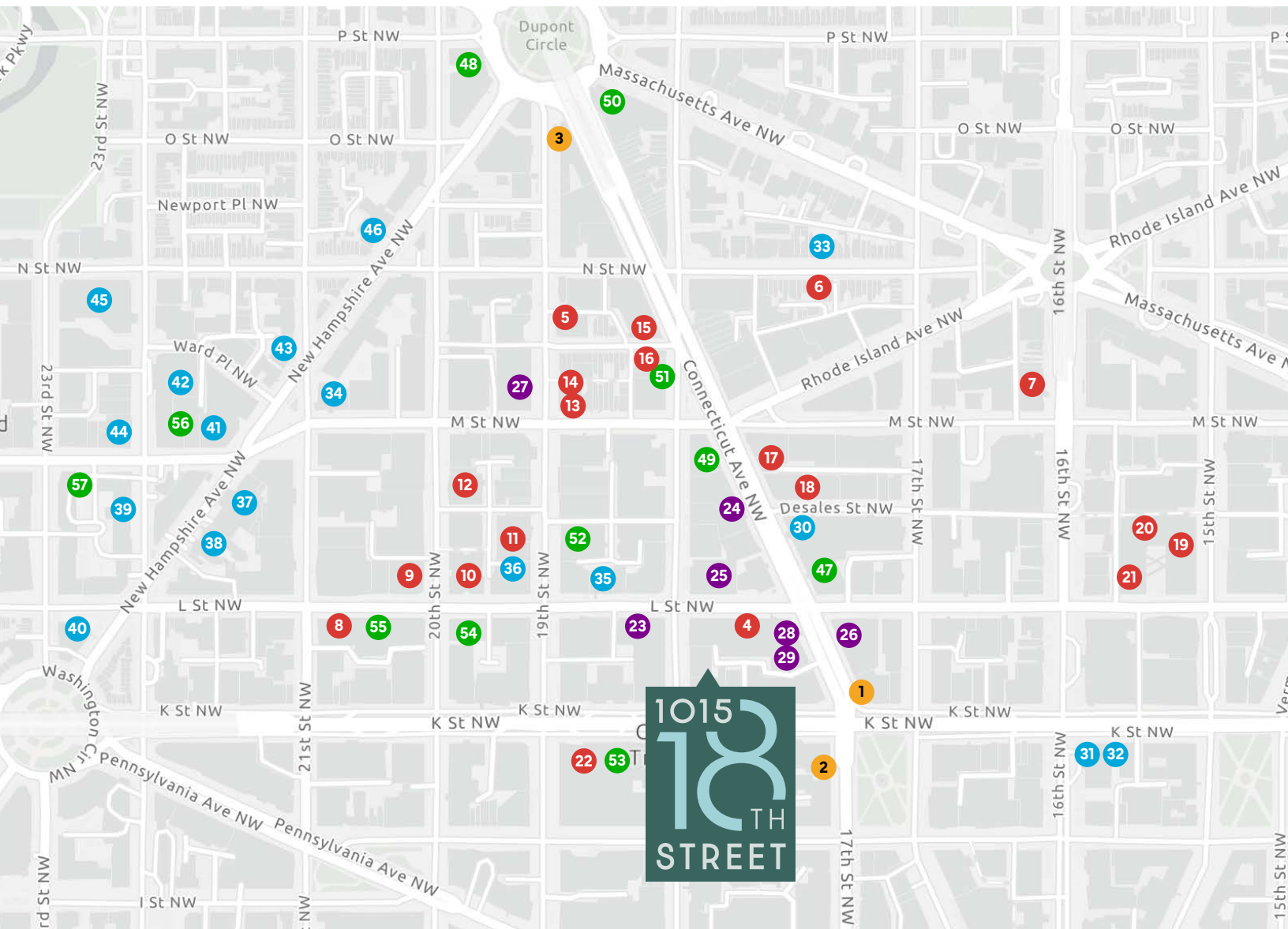


Space	Lease Rate	SF	Description
Suite 500	\$52.00 FS	2,145	Available in 90 days
Suite 510	\$49.50 FS	2,920	Available immediately

Beyond the Office

- Transportation
- Restaurants
- Convenience
- Retail
- Hotels

- | | | | |
|--|--|--|-----------------------|
| 1. Farragut North Metro (Red line) | 14. Nero | 29. Men's Wearhouse | 43. The Concordia |
| 2. Farragut West Metro Station (Orange, Blue and Silver lines) | 15. Cava | 30. The Mayflower Hotel (Autograph Collection) | 44. Hilton Garden Inn |
| 3. Dupont Circle Metro (Red line) | 16. Shake Shack, Chick-fil-A & Nando's PERI-PERi | 31. Hyatt Place | 45. Embassy Suites |
| 4. Morton's Steakhouse | 17. Darvish Kitchen | 32. St. Regis | 46. Hotel Madera |
| 5. The Palm | 18. Le DeSales | 33. Tabard Inn | 47. Gold's Gym |
| 6. Iron Gate Restaurant | 19. Dauphine's | 34. Eurostars St Gregory | 48. CVS |
| 7. The Greenhouse | 20. Grazie Nonna | 35. The Quincy | 49. CorePower Yoga |
| 8. Ruth's Chris Steakhouse | 21. Shōtō | 36. AC Hotel | 50. Truist |
| 9. Panera Bread | 22. The Square | 37. Yours Truly DC | 51. Chase Bank |
| 10. Moxies | 23. Nordstrom Rack | 38. West End Tapestry Collection | 52. Wawa |
| 11. Nooshi | 24. Brooks Brothers | 39. Ritz Carlton | 53. Bank of America |
| 12. Uma Nori | 25. Charles Tyrwhitt | 40. Hotel AKA | 54. PNC Bank |
| 13. Boqueria | 26. Allen Edmonds | 41. Hyatt Place | 55. Wells Fargo |
| | 27. Jos A. Banks | 42. Washington Marriott Georgetown | 56. Walgreens |
| | 28. Sephora | | 57. CVS |



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