

FRANKLIN COURT

1099 14TH STREET, NW
WASHINGTON, DC



Leasing Information:
202.513.6700

Lincoln

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101 Constitution Avenue NW
Suite 325 East
Washington, DC 20001

www.lpc.com

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1099 14TH STREET, NW

Office for Lease
1,844 - 30,557 SF



Property Highlights

- New conference center & coffee bar on lobby level
- Flexible 41,000 SF floorplates with 30' x 30' column spacing
- 9' finished ceiling heights and four sides of glass
- LEED Gold Certified
- Located one-block from the Metro
- State-of-the-art fitness center with full-swing golf simulator
- Magnificent rooftop terrace
- Four-levels of underground parking: 1/1,000 PSF & bicycle storage room

Availabilities

Availabilities	SF	Lease Rate	Date Available
10th Floor	18,745 SF	Negotiable	6/1/2027
9th Floor	5,000 - 30,557 SF	\$59.00 FS	Immediately
Suite 850	10,249 SF	Negotiable	Immediately
Suite 800	28,268 SF	Negotiable	Immediately
Washington Design Suite 405	2,287 SF	\$58.00 FS	Immediately
Washington Design Suite 370	1,844 SF	\$58.00 FS	Immediately

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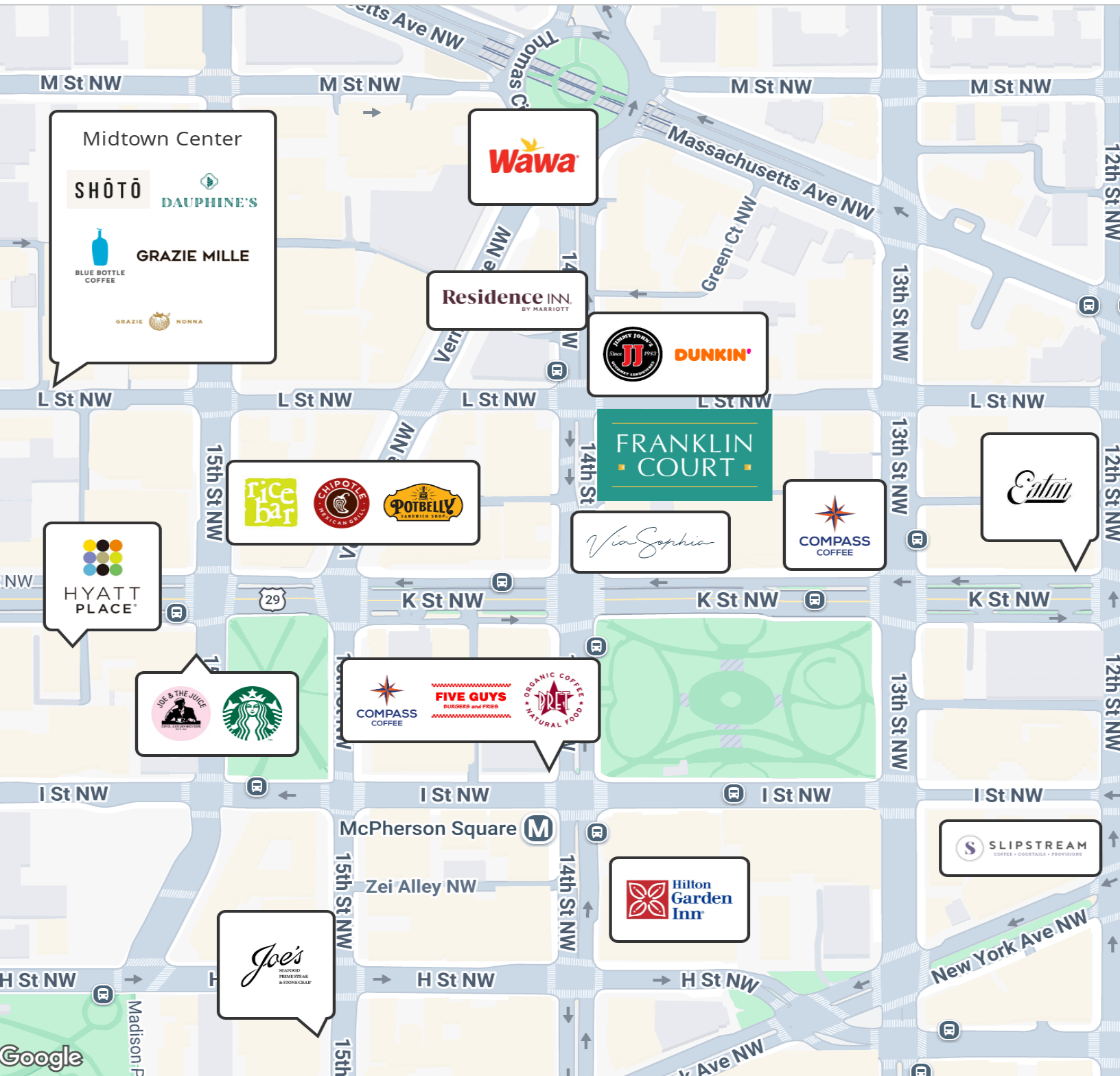
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Dining, Convenience & Hospitality



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L Street NW

14th Street NW

Suite	Size	Lease Rate	Description
■ 10th Floor	18,745 SF	Negotiable	Available 6/2027. Second gen office space layout with window line overlooking 14th St.

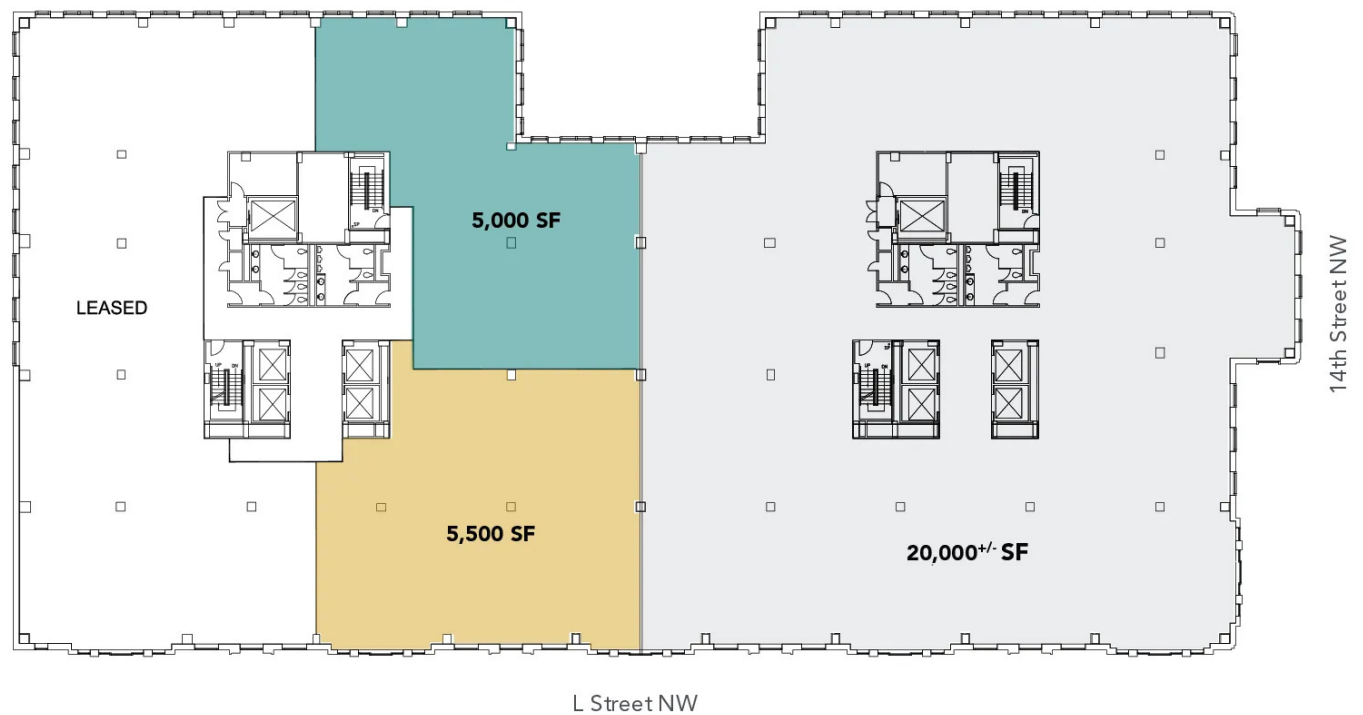
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Suite	Size	Lease Rate	Description
9th Floor	5,000 - 30,557 SF	\$59.00 FS	Available immediately

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L Street NW

SUITE A 5,234 SF

- 7 offices
- 19 workstations
- Conference room

SUITE B 5,343 SF

- 8 offices
- 19 workstations
- Conference room

Suite	Size	Lease Rate	Description
9th Floor	5,000 - 30,557 SF	\$59.00 FS	Available immediately

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Suite	Size	Lease Rate	Description
■ Suite 850	10,249 SF	Negotiable	Available immediately
■ Suite 800	28,268 SF	Negotiable	Available immediately

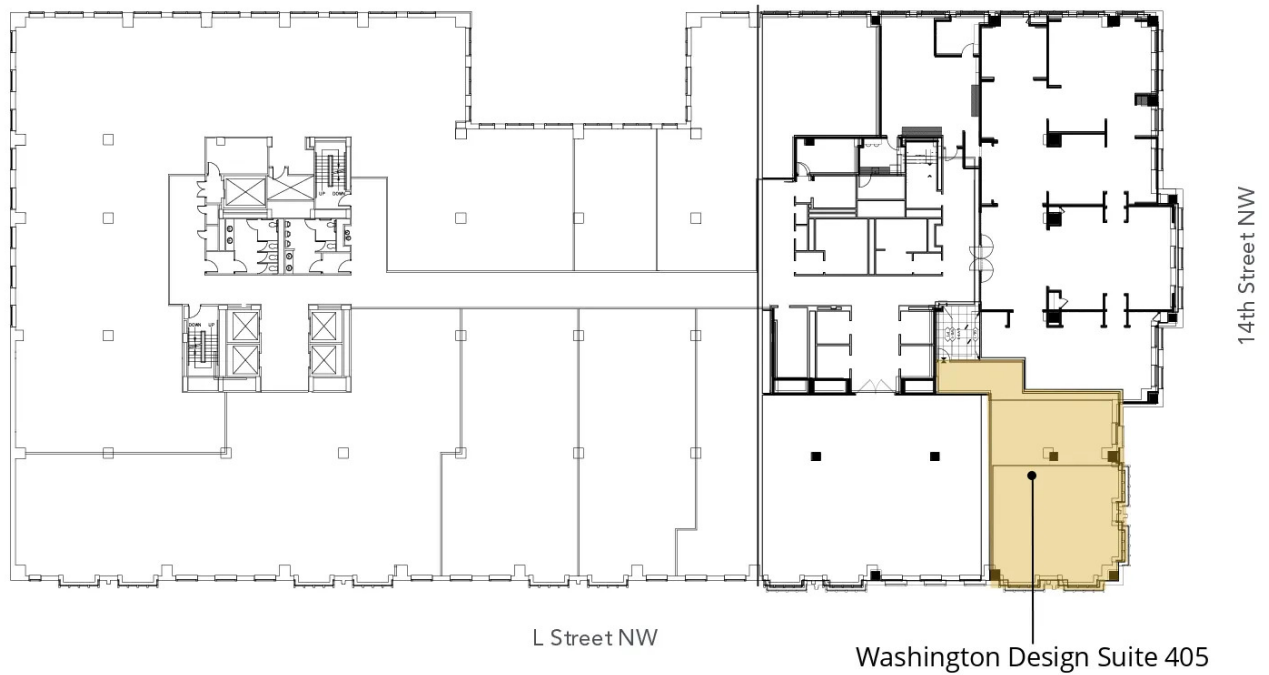
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Suite	Size	Lease Rate	Description
■ Washington Design Suite 405	2,287 SF	\$58.00 FS	Available immediately in shell condition.

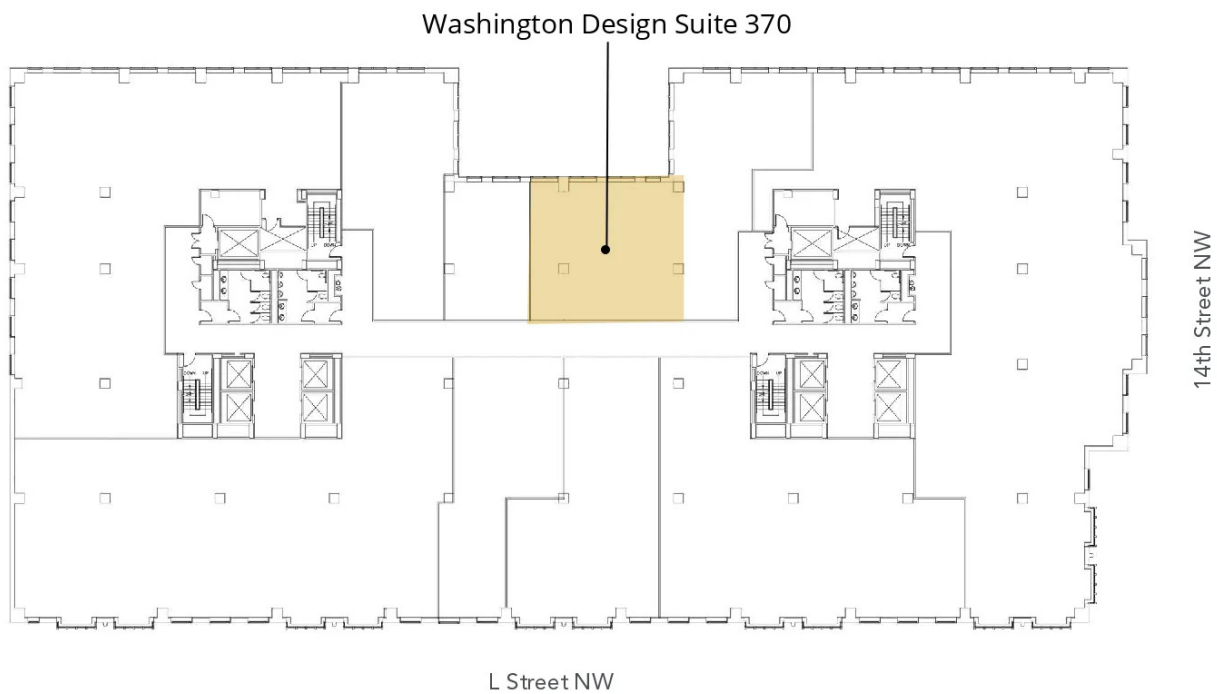
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Suite	Size	Lease Rate	Description
■ Washington Design Suite 370	1,844 SF	\$58.00 FS	Fully built-out show room available immediately.

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Washington Design Center



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Building Amenities



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