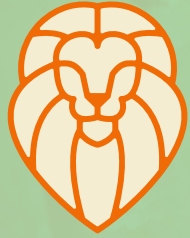




THE LION BUILDING



THE LION BUILDING

PROPERTY SNAPSHOT

- Fitness center with locker room & towel service
- **THE DEN:** tenant lounge & conference center
- **SECURED** bicycle storage
- **RENOVATED** lobby

BUILDING INFORMATION

- **TOTAL SIZE:** 155,000 Square Feet
- **8 STORIES**
- **FREESTANDING WITH FOUR SIDES OF WINDOW LINE**
- **AVERAGE FLOOR PLATE:** 20,000 SF



LEED Silver Certified



1 per 1,500 RSF parking ratio



The Den - Tenant Lounge



Conference Center



The Den - Tenant Lounge



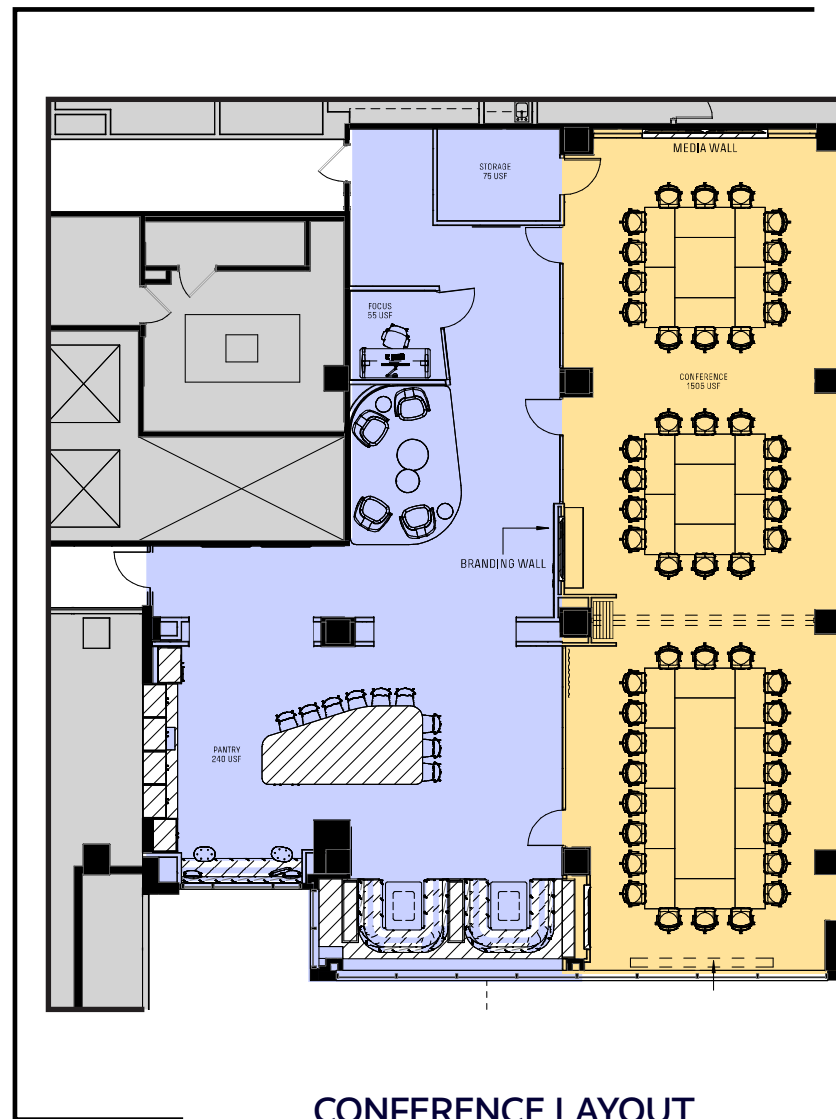
Fitness Center



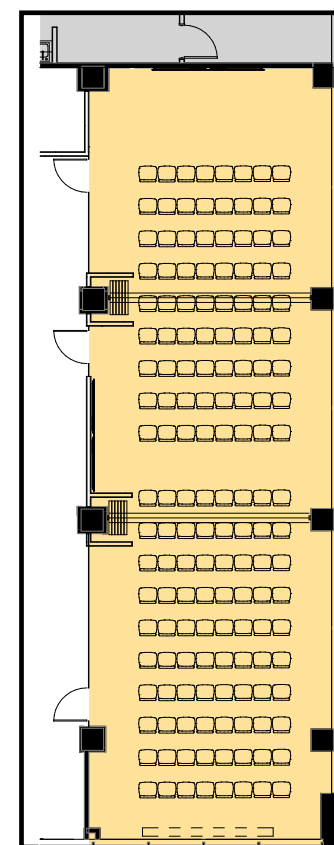
Conference Center



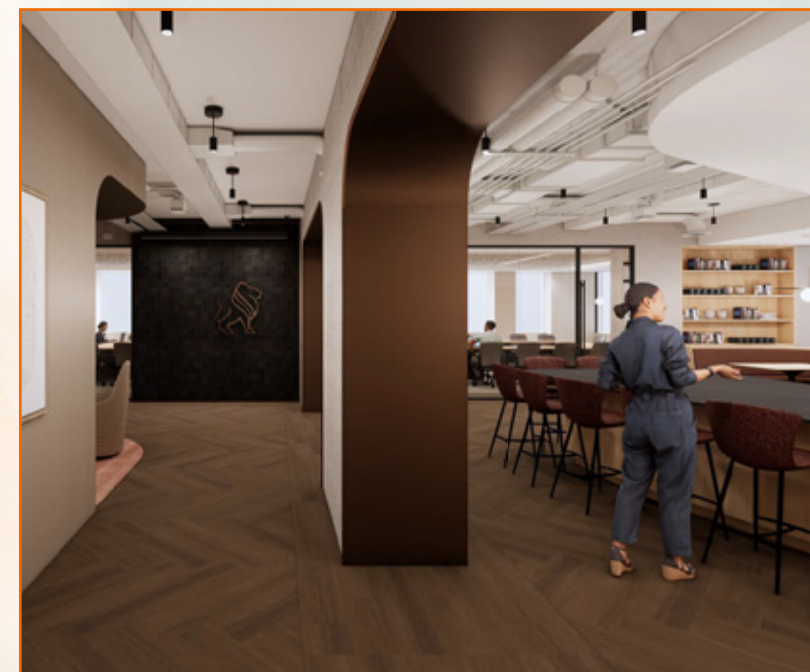
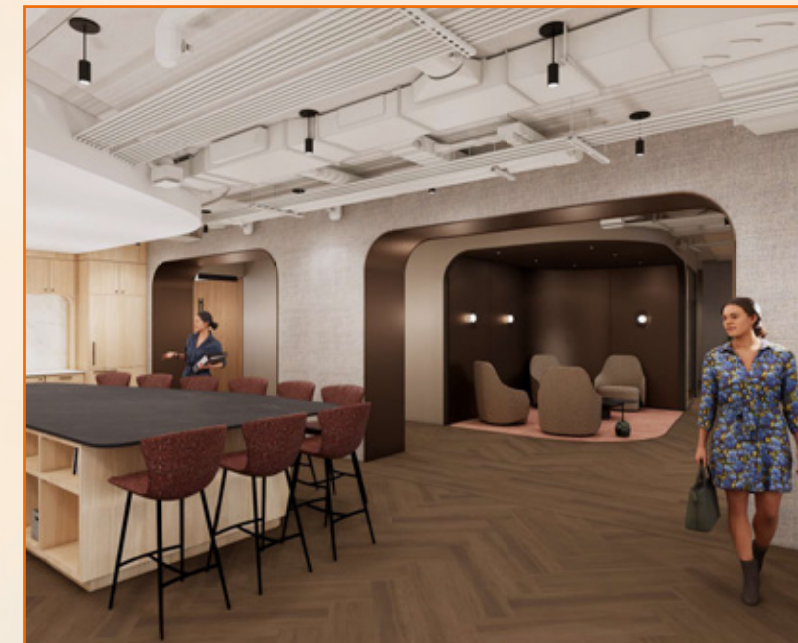
Locker Rooms



CONFERENCE LAYOUT
Seats 75+



AUDITORIUM LAYOUT
Seats 150+

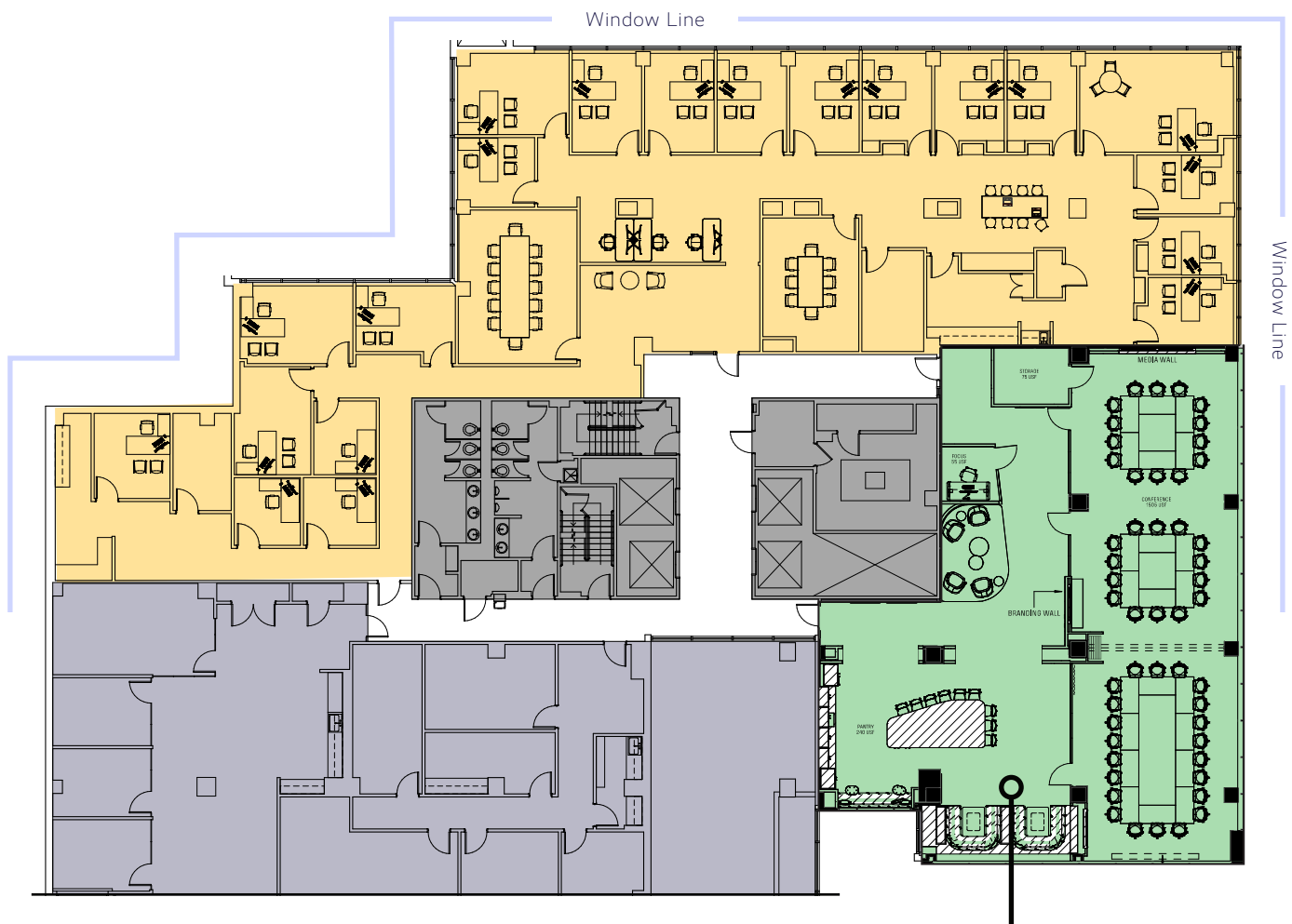


BRAND NEW
CONFERENCE
CENTER & LOUNGE
COMING SOON

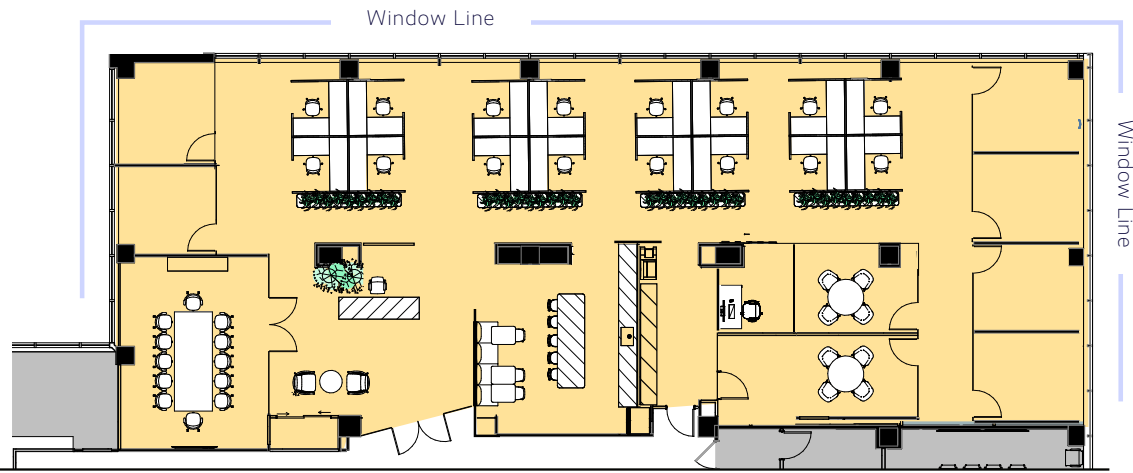
AVAILABILITIES

8	Suite 800 - FULL FLOOR! 20,127 RSF			
7	Suite 700 4,616 RSF	LEASED		
6	LEASED	Suite 600 7,367 RSF	Suite 650 2,858 RSF	
5	Suite 505 1,467 RSF	Suite 540 2,730 RSF	LEASED	
4	LEASED	LEASED	LEASED	Suite 470 2,822 RSF
3	LEASED	LEASED	LEASED	
2	Suite 200 <i>Spec Suite</i> 6,324 RSF	Suite 210 <i>Spec Suite</i> 2,026 RSF	LEASED	NEW CONFERENCE CENTER COMING SOON
1	FITNESS	CONFERENCE	TENANT LOUNGE	LEASED
LL	LEASED			



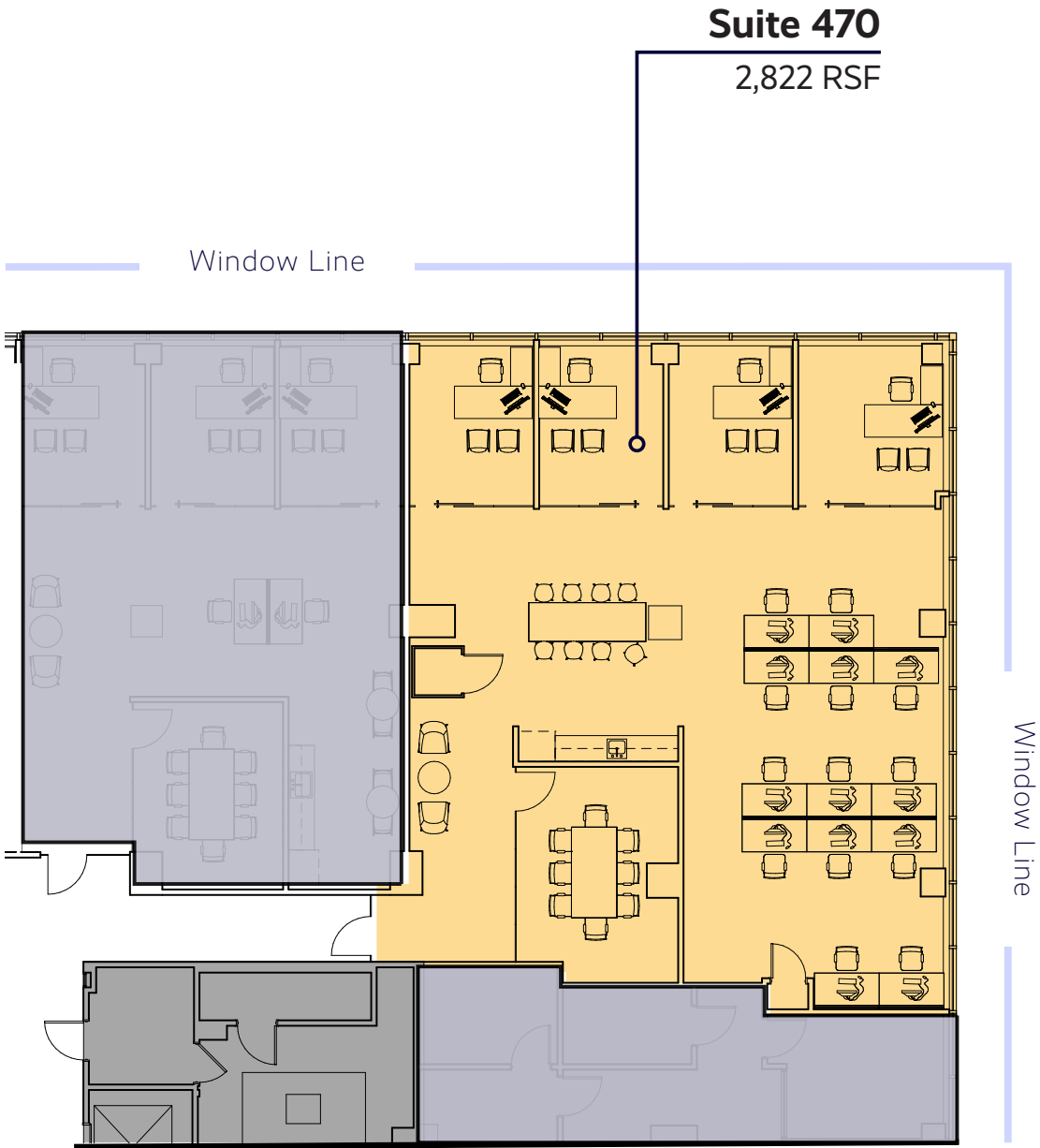


**New Conference
Center & Lounge**



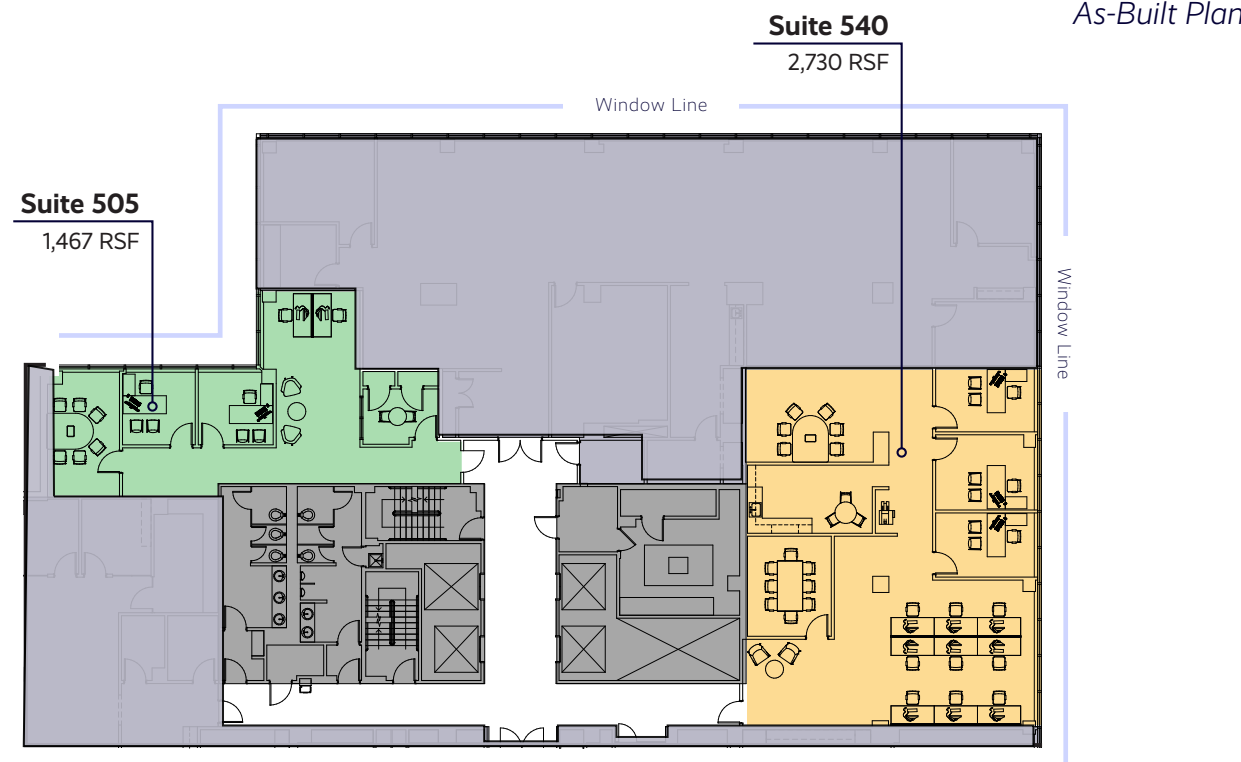
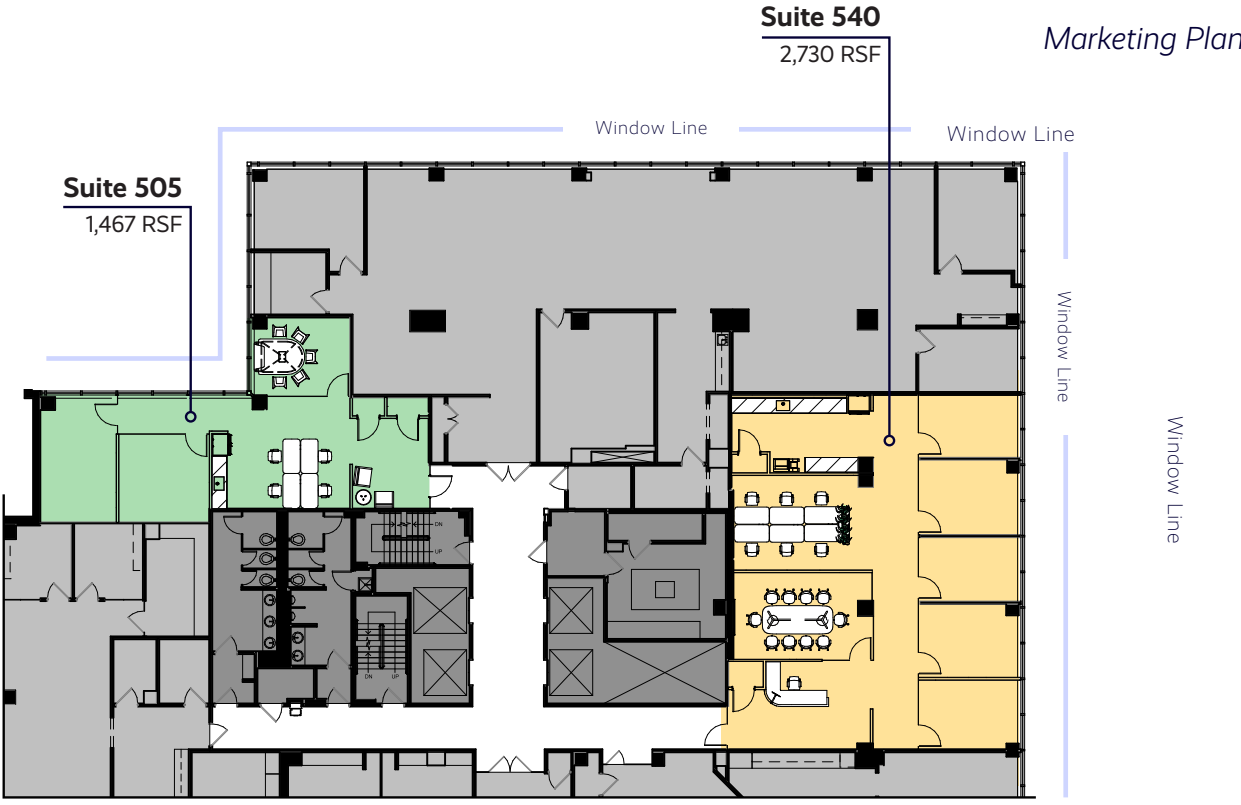
4TH FLOOR

As-Built



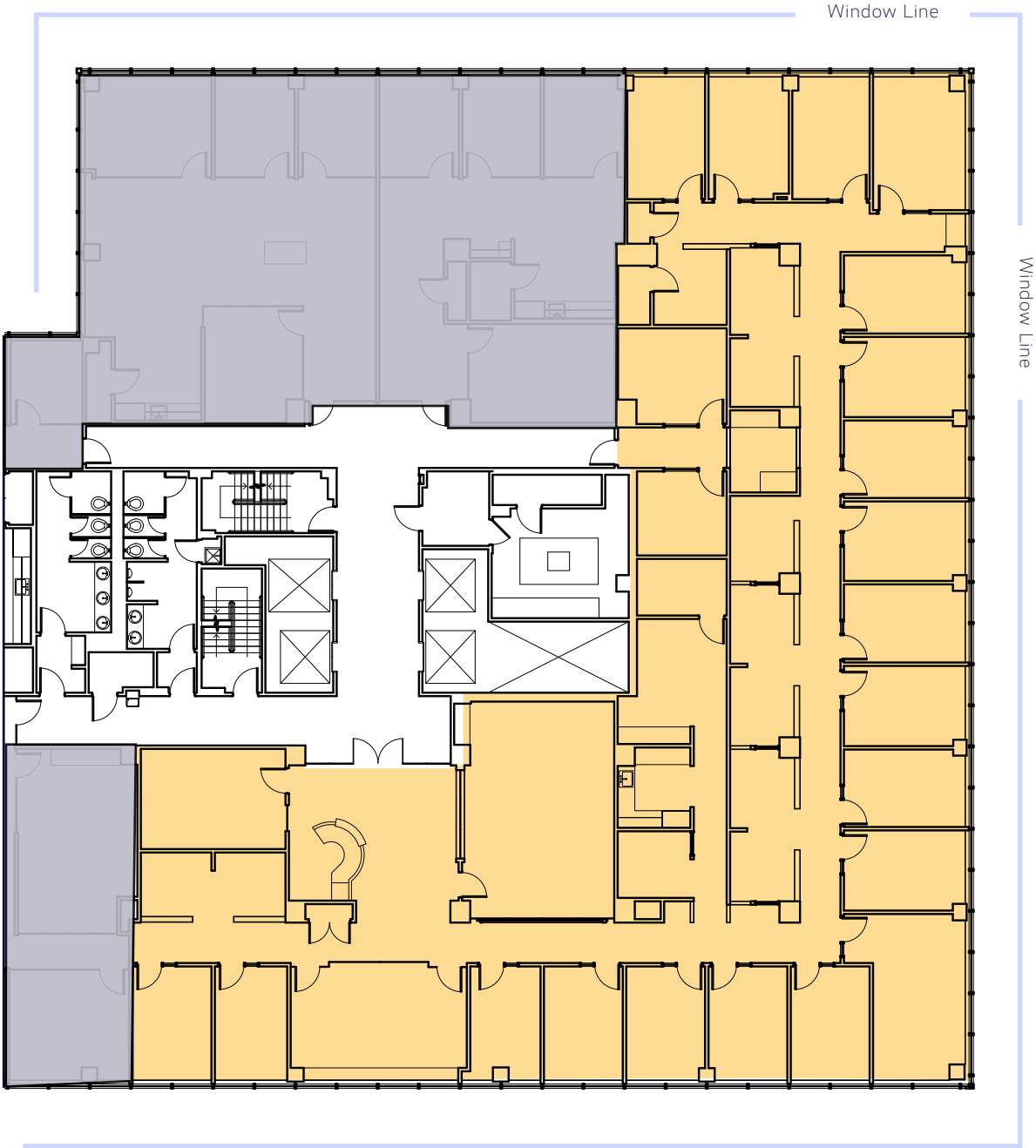
5TH FLOOR

Marketing Plan



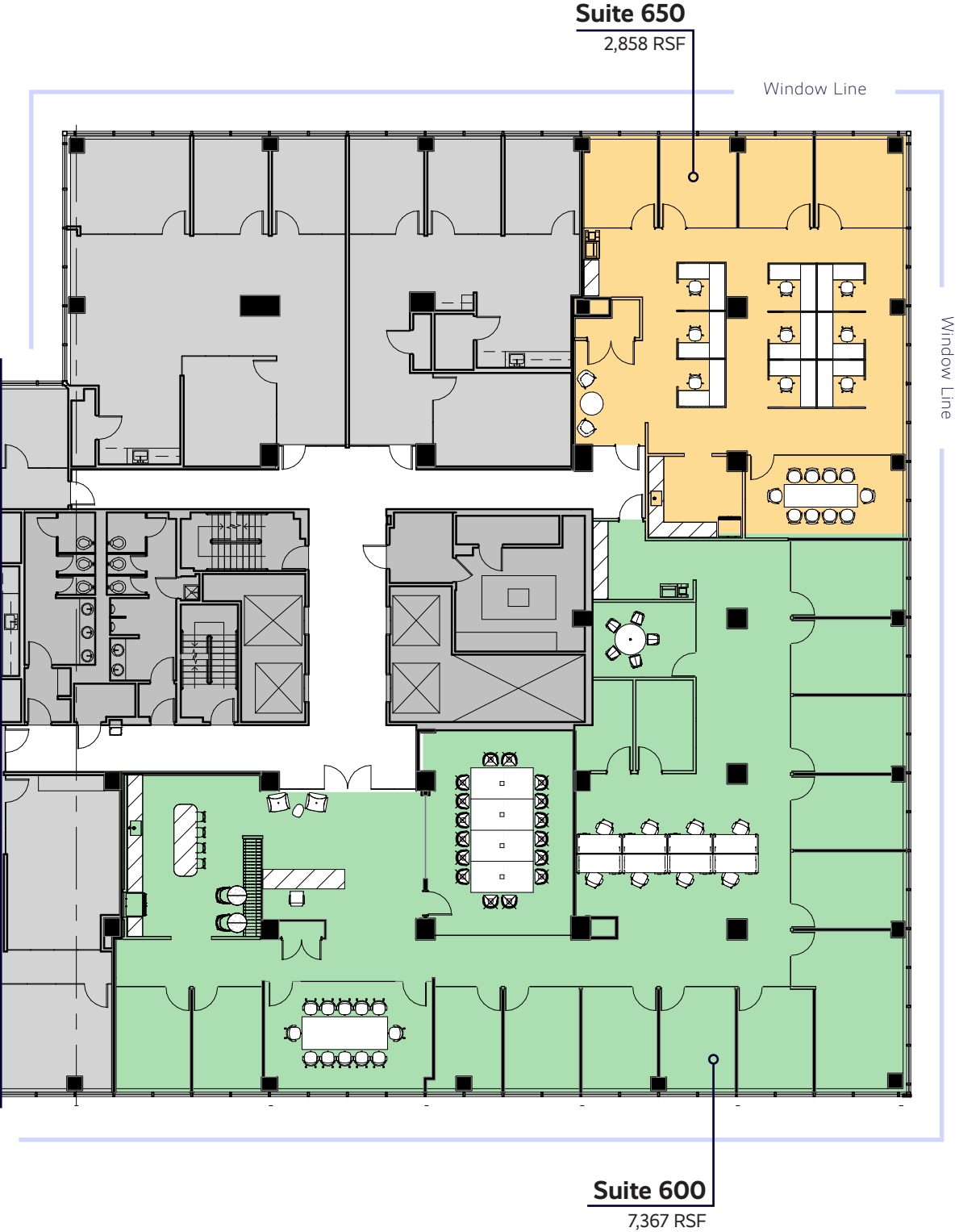
6TH FLOOR

As-Built | **10,225 RSF**
Available 6/1/2027



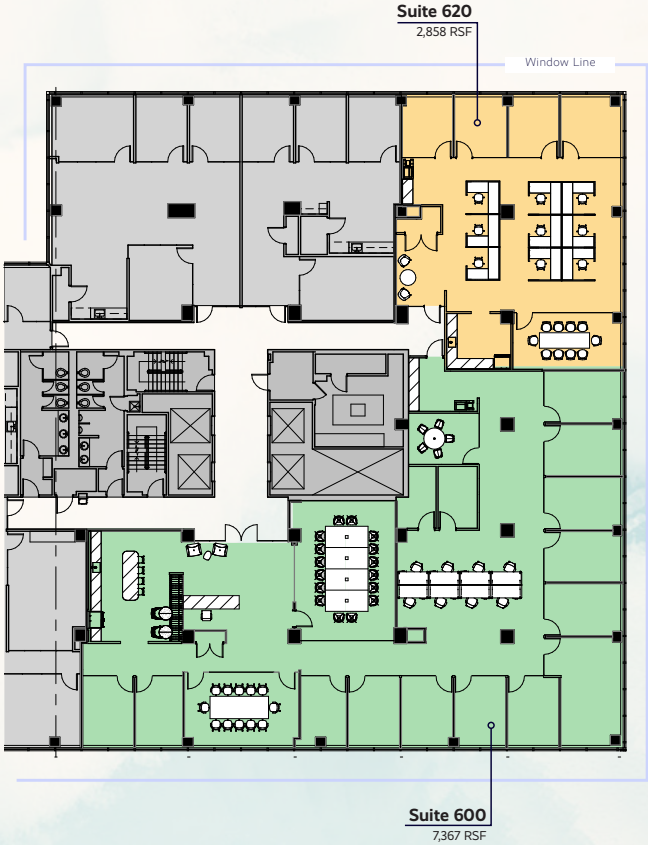
6TH FLOOR

Spec Suites | **Contiguous up to 10,225 RSF**
Available 6/1/2027



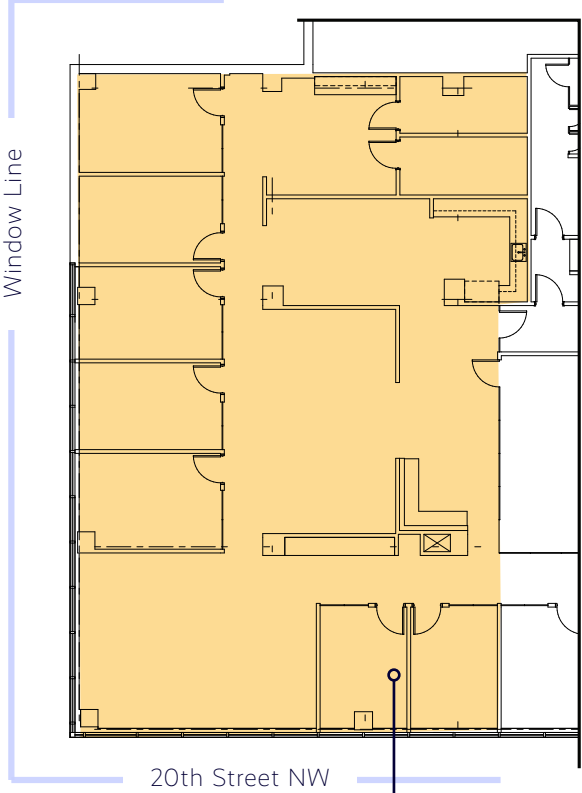
6TH FLOOR

Spec Suite Renderings

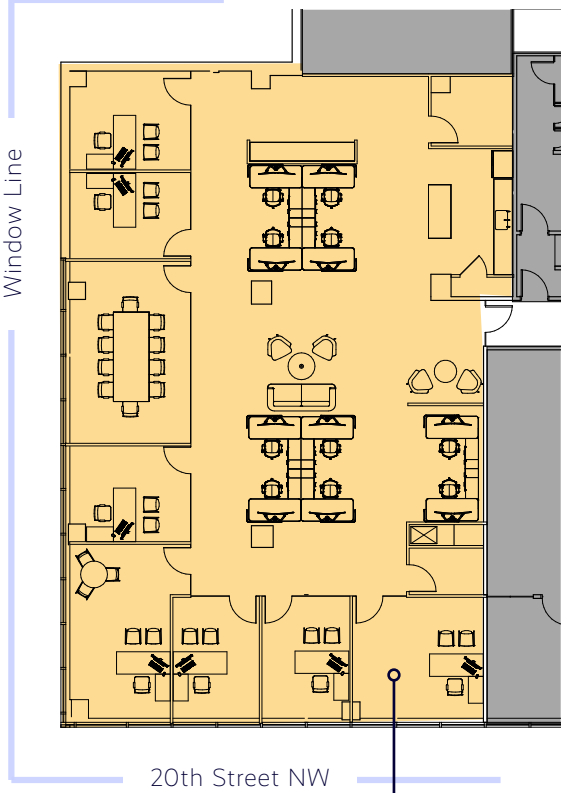
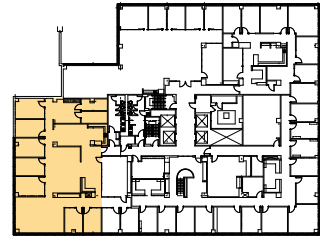


7TH FLOOR

4,616 RSF Available



Suite 700
4,616 RSF
As-Built Plan

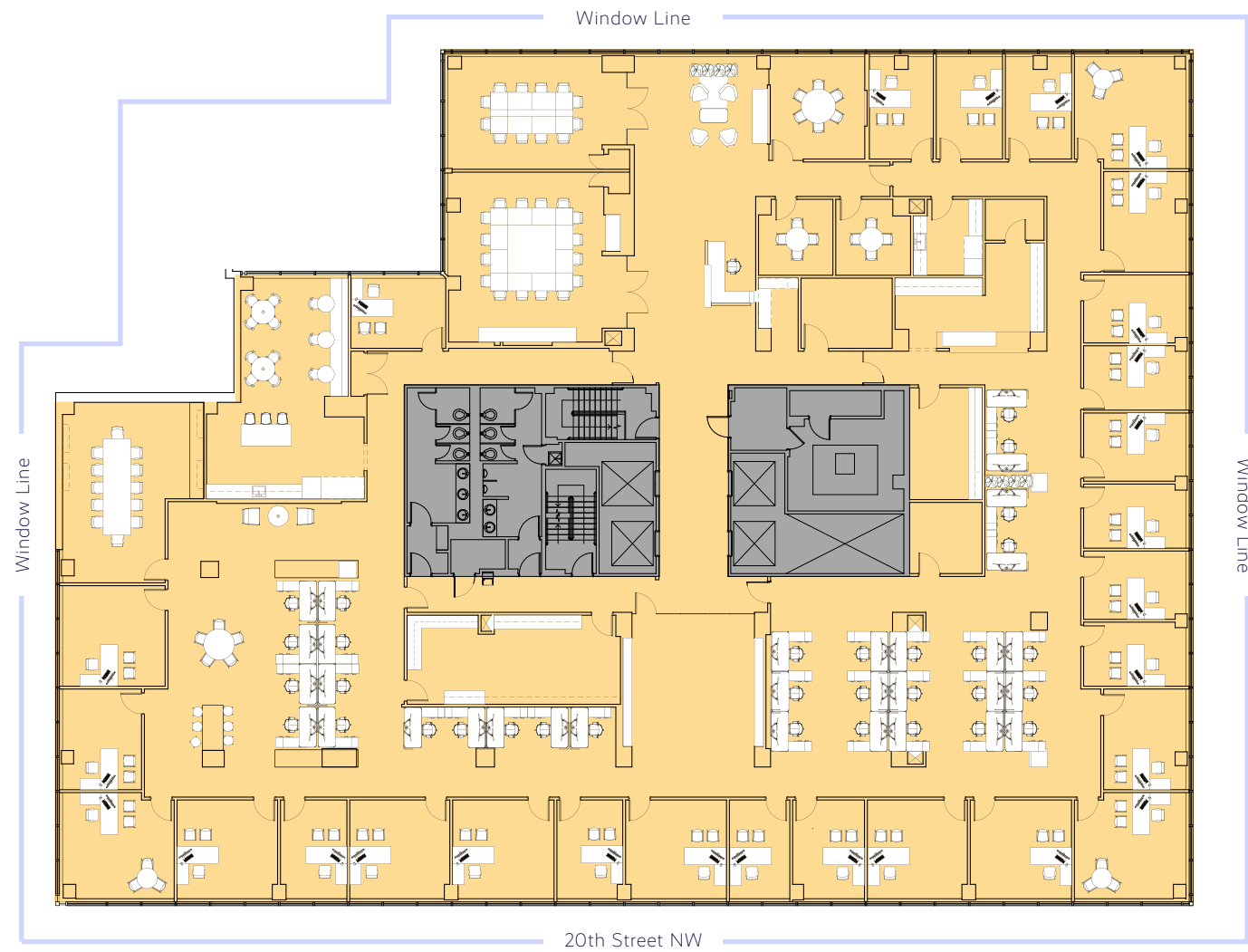


Suite 700
4,616 RSF
Spec Suite



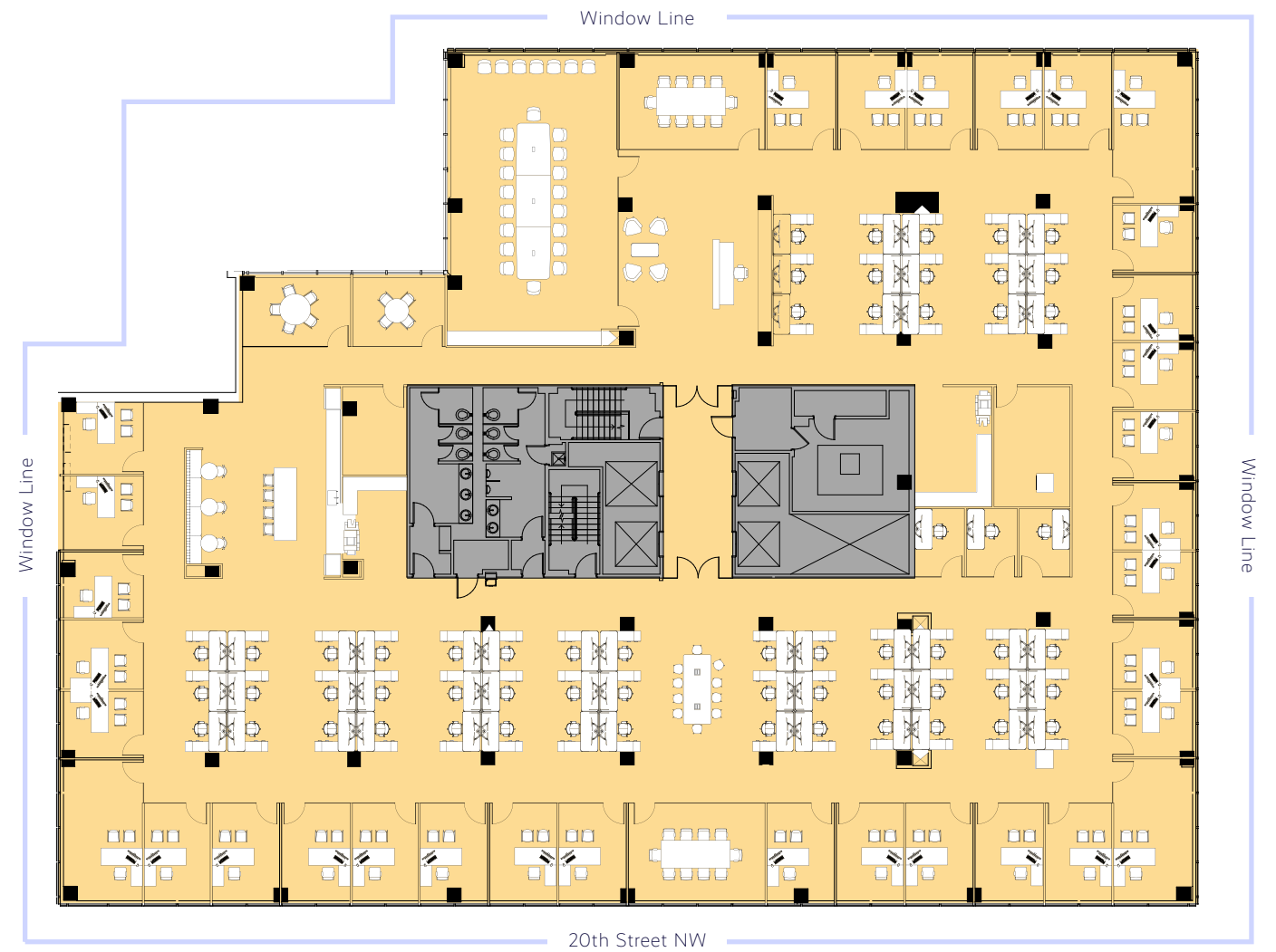
8TH FLOOR

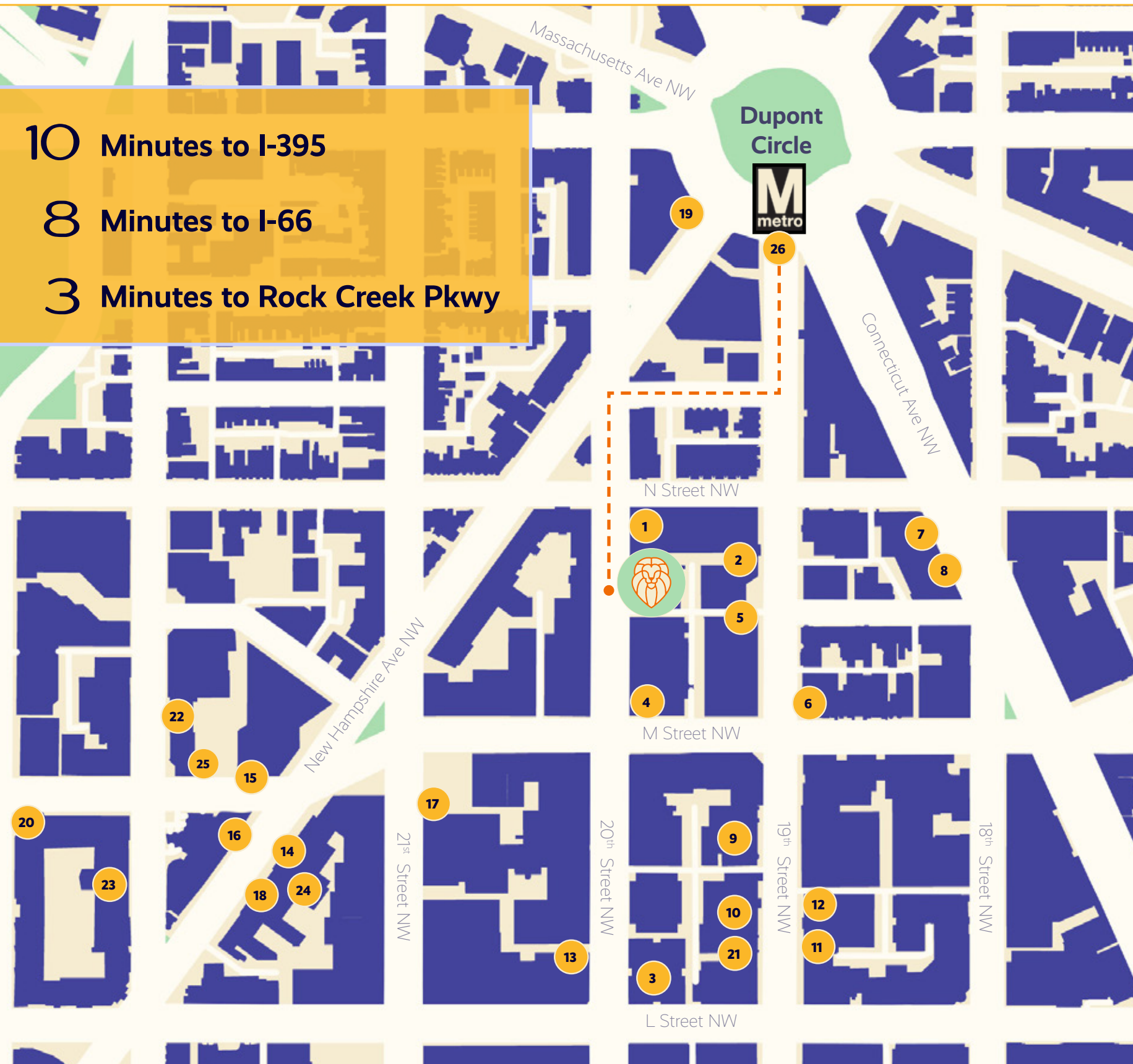
Suite 800 | 20,127 RSF
As-Built Plan



8TH FLOOR

Suite 800 | 20,127 RSF
Marketing Plan





SURROUNDING AMENITIES

The Lion Building sits in DC's prestigious Golden Triangle business district, just a 3-minute walk from Dupont Metro station. This vibrant neighborhood features extensive dining options ranging from fast-casual spots to upscale white tablecloth restaurants, plus numerous hotel accommodations.

- | | |
|----------------------------|---------------------------------|
| 1 Balos | 14 Call Your Mother |
| 2 Maman | 15 Potbelly |
| 3 Moxies Restaurant | 16 Rasika |
| 4 District Taco | 17 DIG INN |
| 5 The Well Dressed Burrito | 18 Mercy Me DC |
| 6 Boqueria | 19 CVS - Dupont |
| 7 CAVA | 20 CVS - West End |
| 8 Chick-fil-A | 21 AC Hotel Washington DC |
| 9 Donburi | 22 Washington Marriott West End |
| 10 Nooshi | 23 The Ritz-Carlton DC |
| 11 Chopt Creative Salad | 24 Yours Truly DC |
| 12 Wawa | 25 Hyatt Place West End |
| 13 Panera | 26 Dupont Metro Station |



THE LION BUILDING

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JEMAL
EQUITIES

