



THE PORTRAIT
BUILDING

SUITES FROM

2,614 – 24,911 RSF

AVAILABLE NOW

**SUITE 800
11,384 RSF**

**SUITE 410
2,614 RSF**

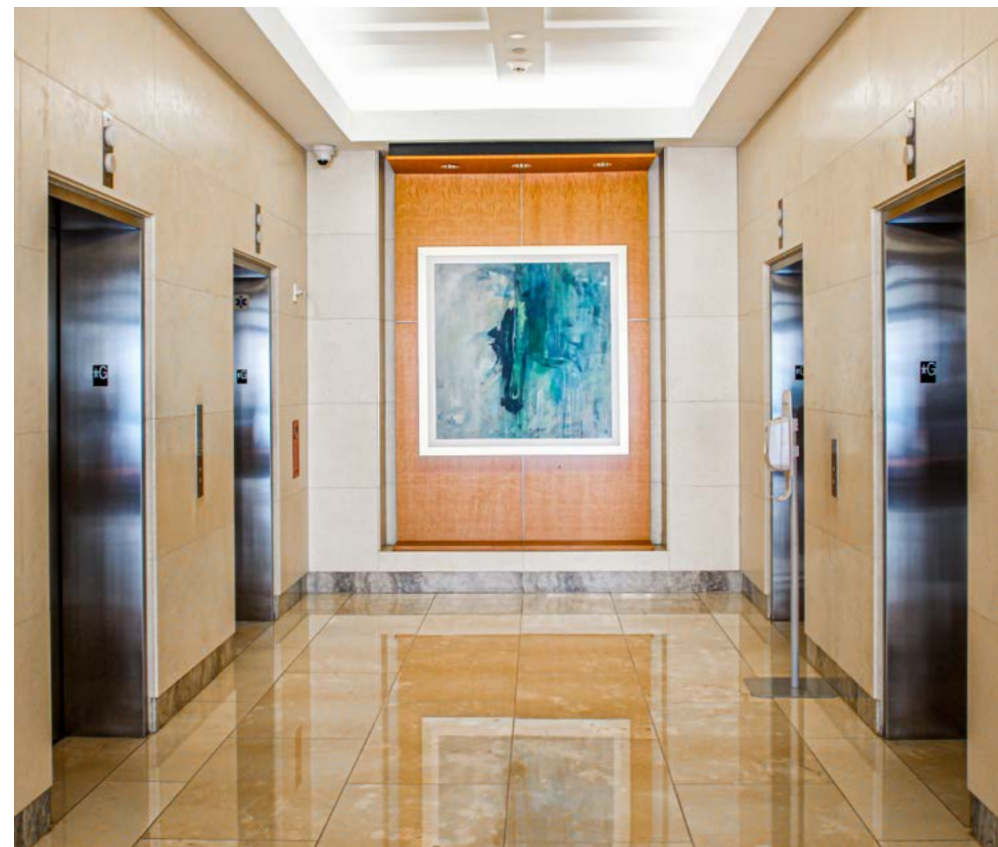
**ENTIRE 5TH FLOOR
24,911 RSF**

**NEW 2ND FLOOR
CONFERENCE FACILITY**





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

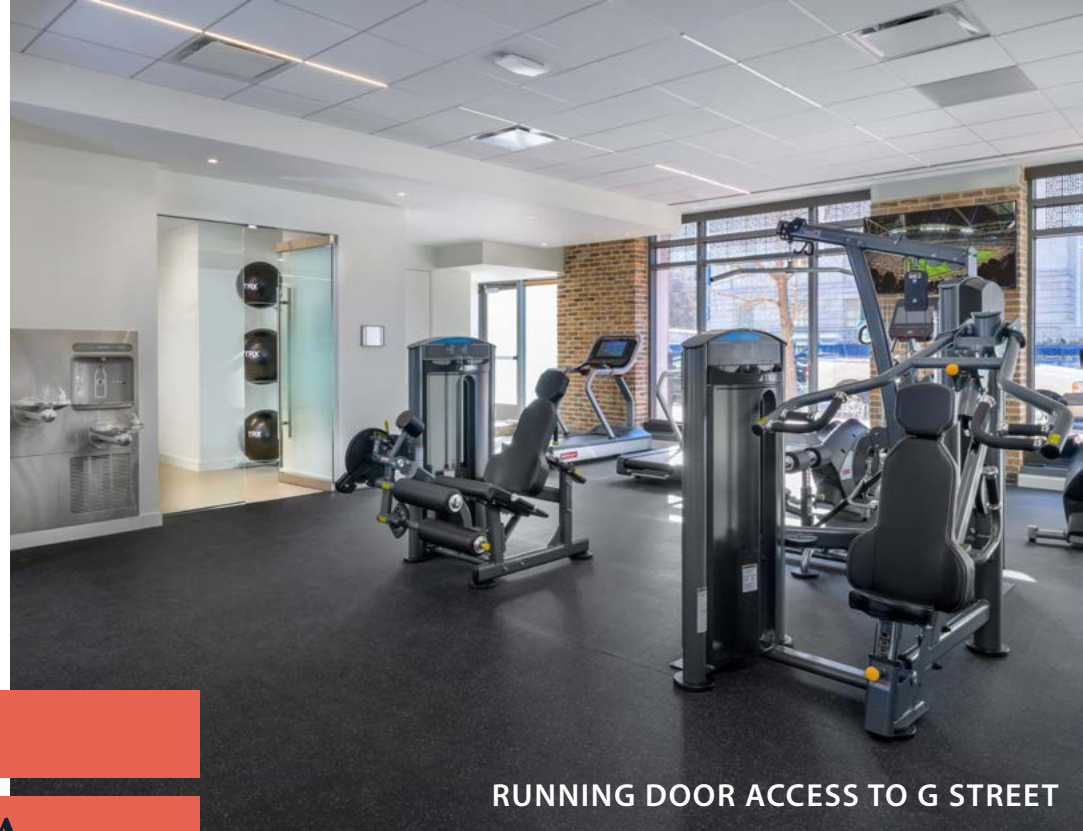




**BRAND NEW
TENANT LOUNGE
& EVENT SPACE**



DIRECT ACCESS FROM LOBBY



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

RUNNING DOOR ACCESS TO G STREET



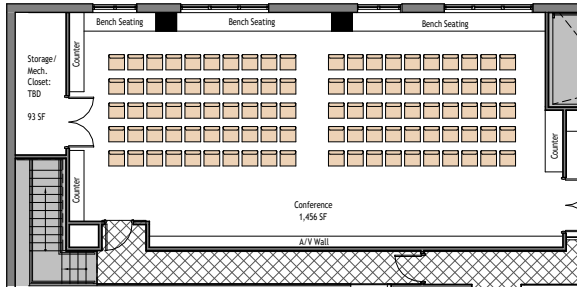
CLASSROOM SPACE



TOWEL SERVICE

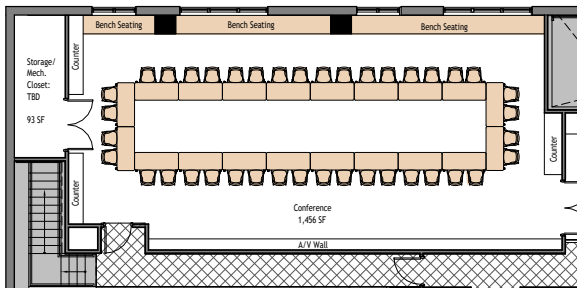
PRESENTATION

123 Seats



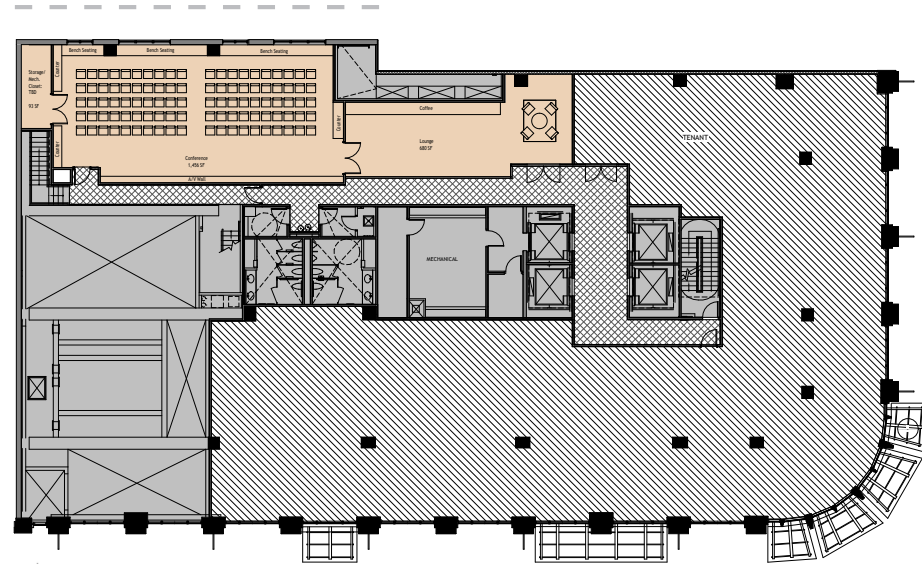
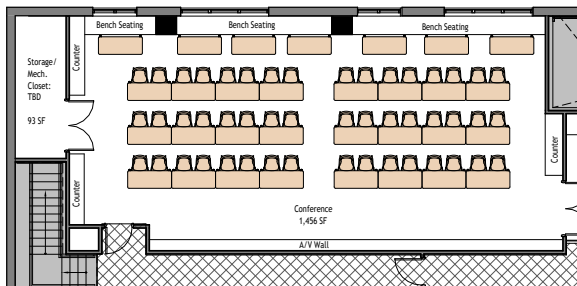
BOARD MEETING

40 Seats



TRAINING

62 Seats



BRAND NEW 2ND FLOOR CONFERENCE FACILITY

Coming Soon
with Capacity for Over 100 People





THE PORTRAIT
BUILDING

AVAILABILITY

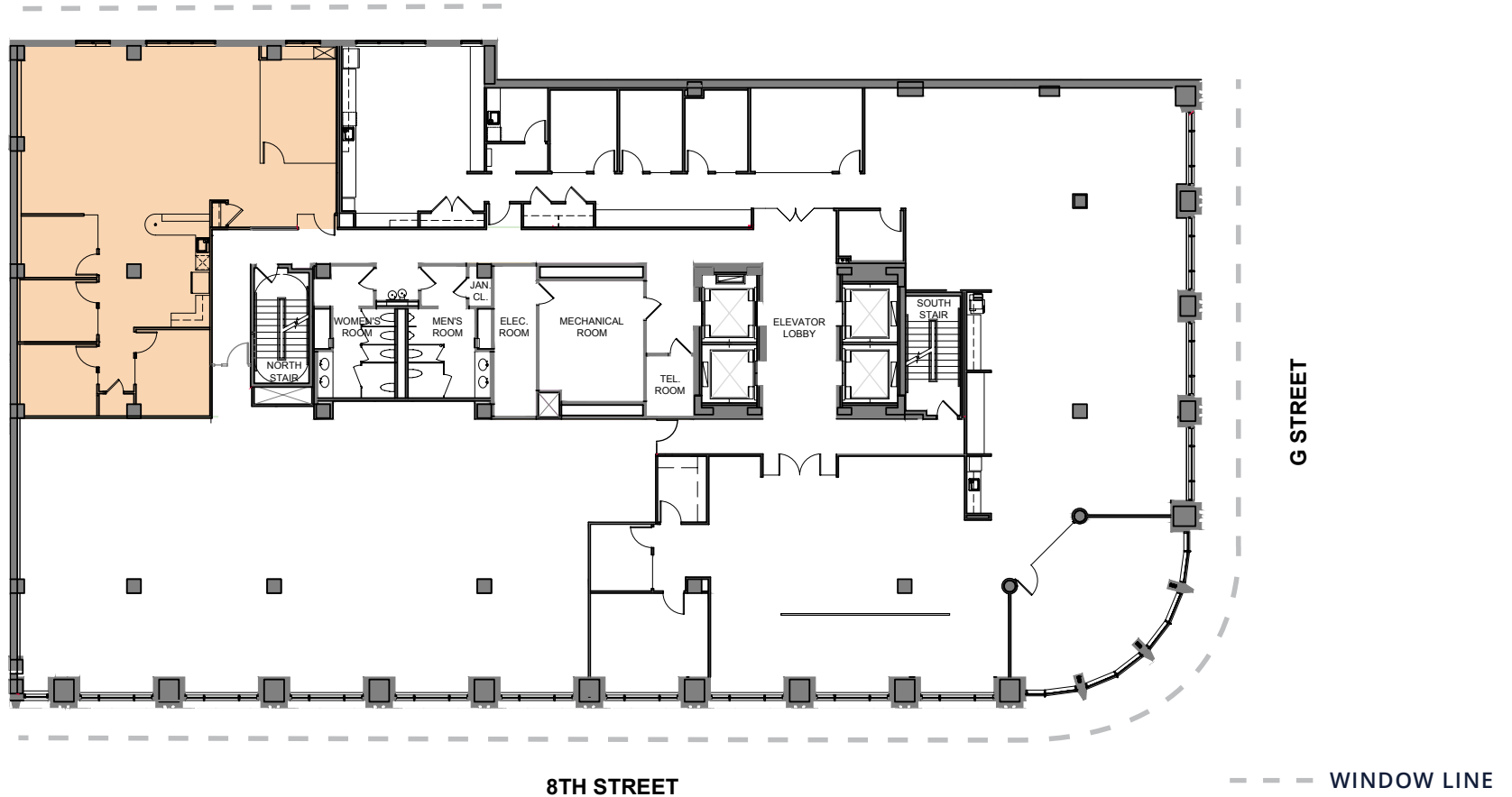


THE PORTRAIT
BUILDING

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

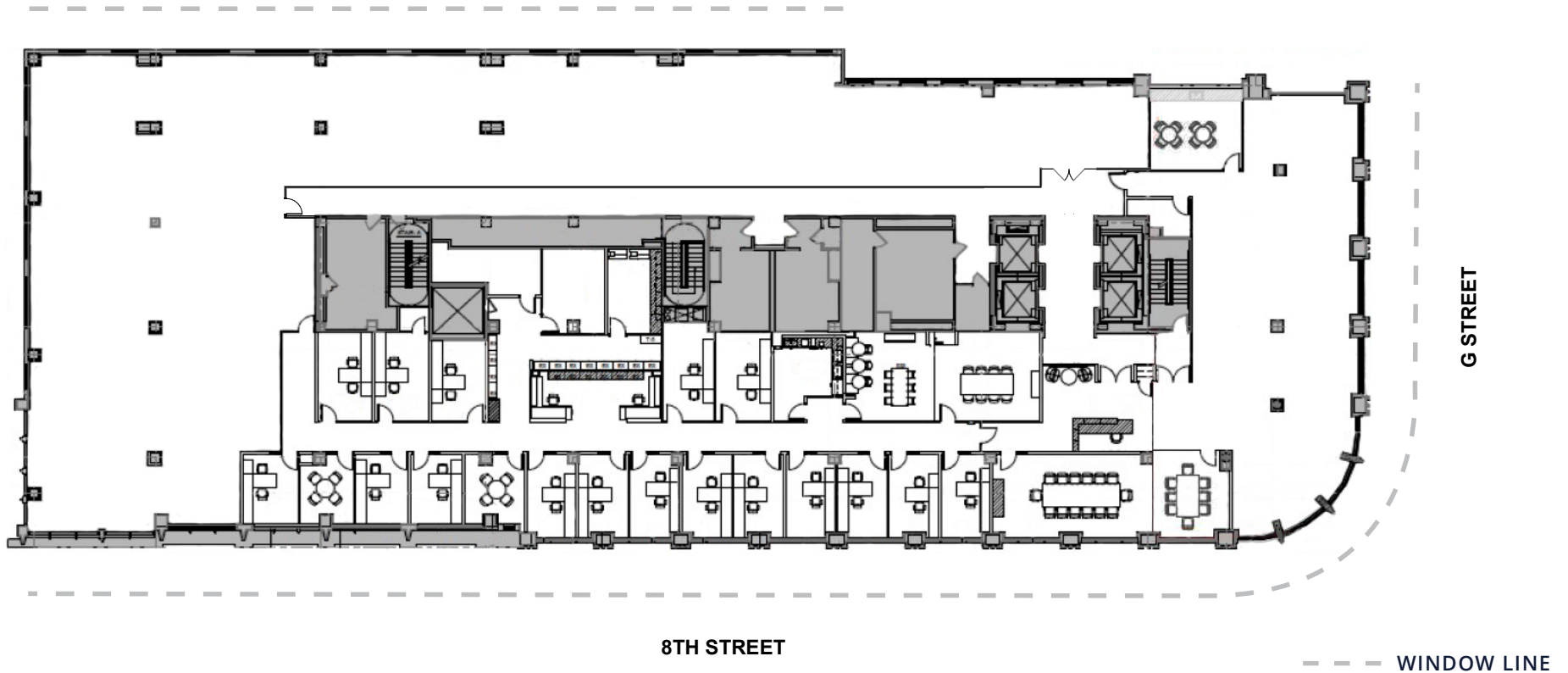


THE PORTRAIT
BUILDING

ENTIRE 5TH FLOOR

24,911 RSF

Available Now | As-Built Plan



AVISON
YOUNG

 **Douglas
Development**
CORPORATION



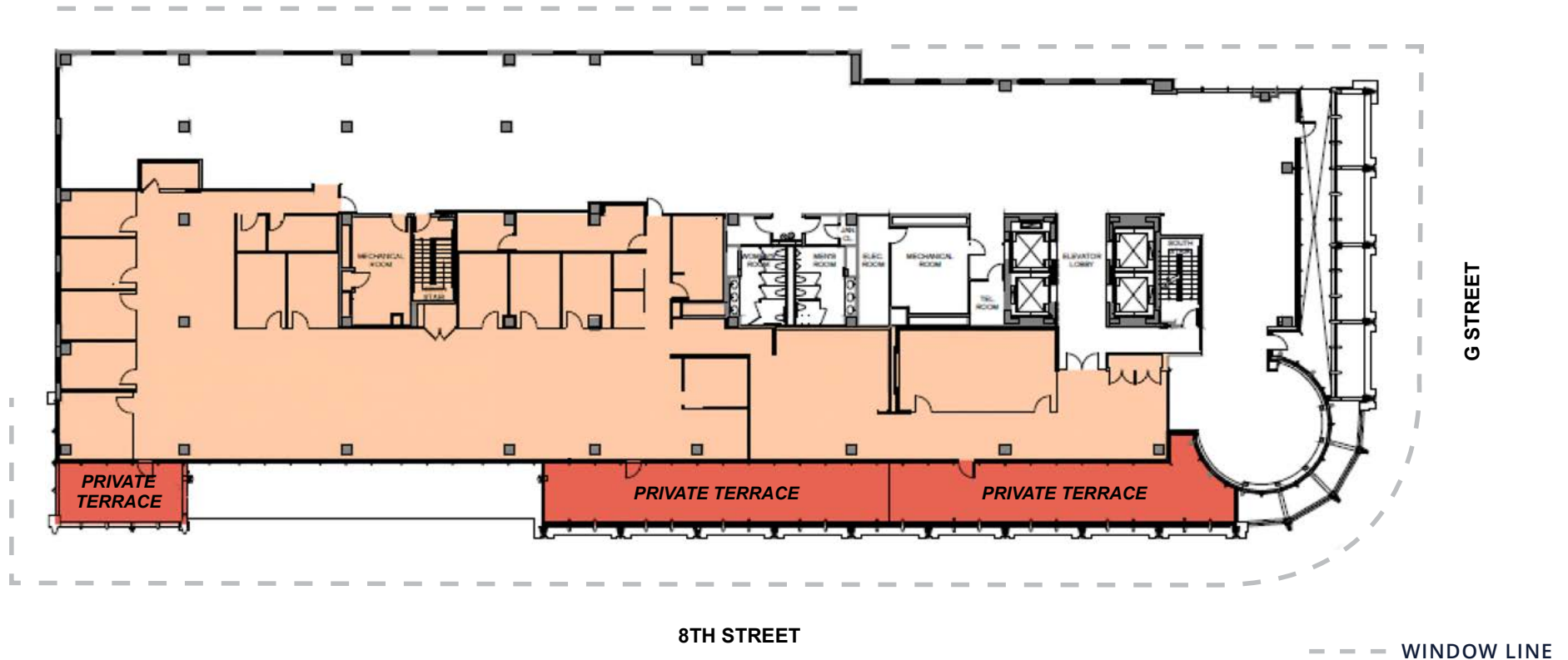
THE PORTRAIT
BUILDING

8TH FLOOR | SUITE 800

11,384 RSF

Available 12.1.2027 | As-Built Plan

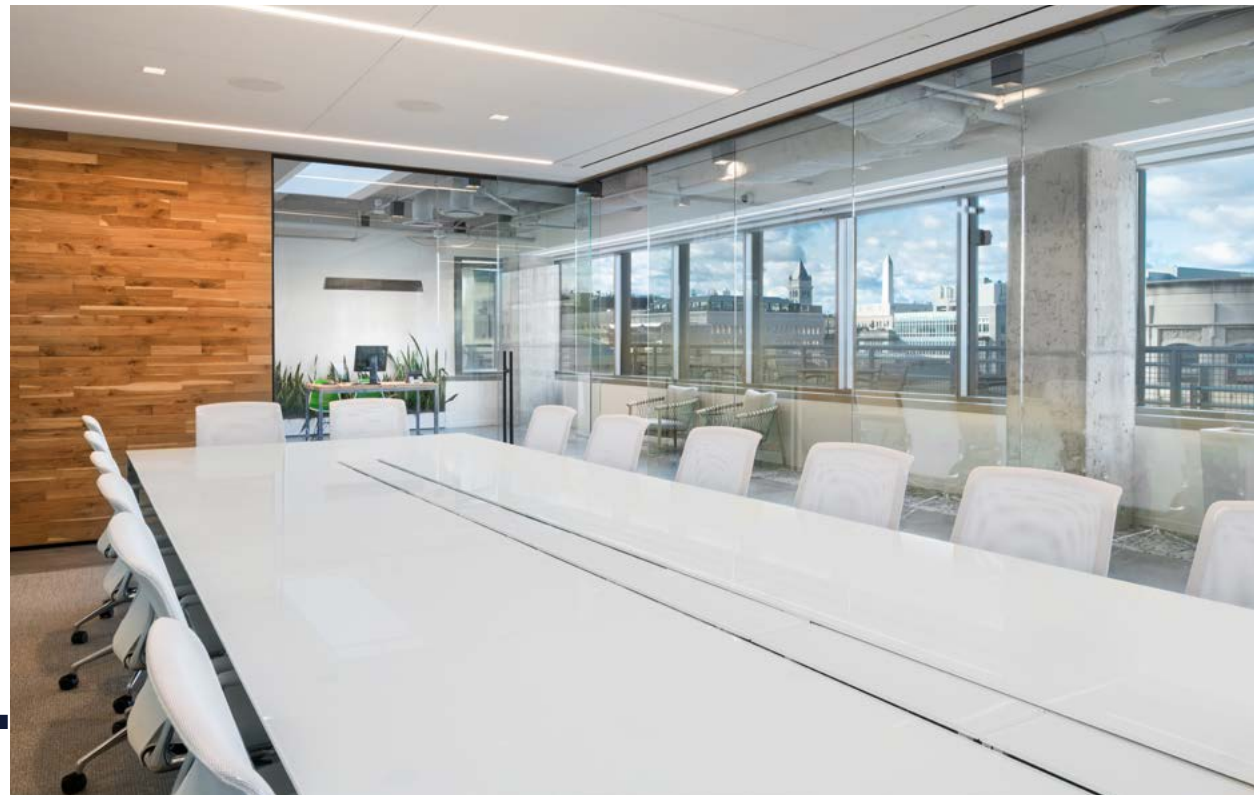
HIGH END BUILD-OUT



AVISON
YOUNG

**Douglas
Development**
CORPORATION

8TH FLOOR
SUITE 800

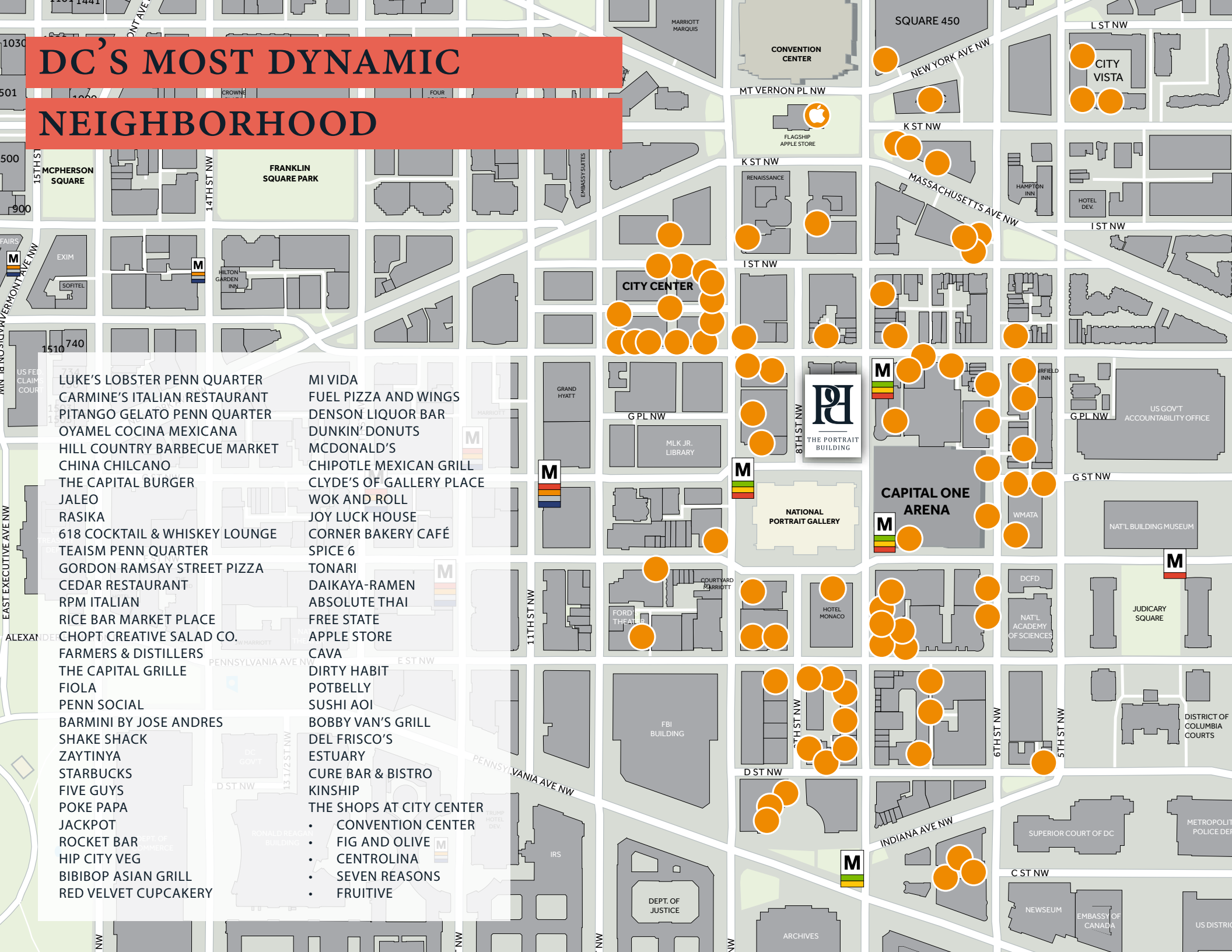


DC'S MOST DYNAMIC NEIGHBORHOOD

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

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