



20^{FST}
NW

WELCOME TO 20 F STREET.

STUNNING CLASS-A OFFICES WITH
POWERFUL ACCESS & PROXIMITY.

Lincoln

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LOBBY FOR THE BEST SPACE ON CAPITOL HILL.



THE GRAND TWO-STORY ATRIUM AT
20 F STREET IS A GREAT START.

- 20-foot ceiling height with plenty of natural light
- Boutique, hospitality-feel with cozy seating areas
- Beautiful glass lines, open space and polished marble floors
- Friendly front-desk attendant to greet every visitor
- 24/7 security & Datawatch access control
- Immediate access to conference rooms on the same floor

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MEETING SPACE THAT MEETS EVERY NEED.

TEAM BRAINSTORMS.
CLIENT PRESENTATIONS.
CONFERENCES AND BANQUETS.



- Three flexible meeting spaces: large conference, executive boardroom and video conference room
- Glass-enclosed 24-seat executive boardroom and 16-seat video conference room with privacy screens
- Conference rooms can be combined for large receptions to accommodate up to 250 guests

01

CATTY CORNER TO
UNION STATION —
ONE BLOCK AWAY



02

THREE BLOCKS
FROM THE CAPITOL
BUILDING



03

WALK TO SENATE
OFFICE BUILDINGS



04

CLOSE TO TOP-RATED
AREA HOTELS &
30+ RESTAURANTS



05

ROYAL SONESTA HOTEL
AND BISTRO DU JOUR JUST
ACROSS THE STREET



GO AHEAD.

THE CITY IS YOURS.

AVAILABILITIES	SF	DATE AVAILABLE
Suite 620	3,169 SF	Immediately
Suite 410	5,361 SF	Immediately
Suite 350	6,600 SF	Immediately
Suite 850	2,689 SF	Immediately

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20 FSI NW

Updated Amenities



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Suite	Size	Lease Rate	Description
■ Suite 850	2,689 SF	\$62.00 FS	Available immediately

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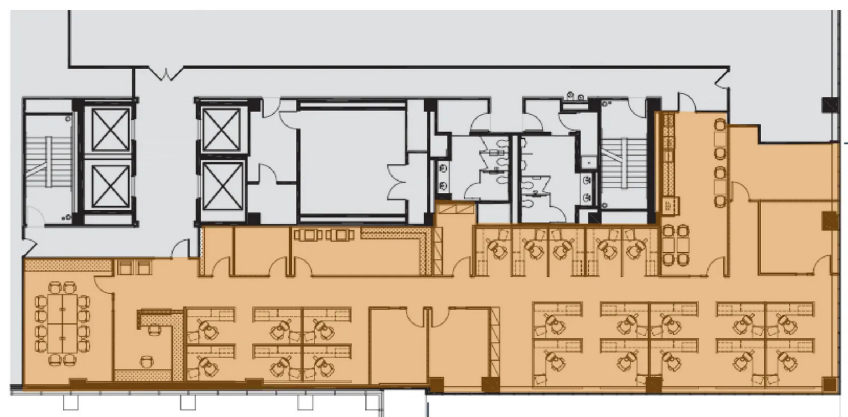
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Suite	Size	Lease Rate	Description
■ Suite 620	3,169 SF	\$61.00 FS	Available immediately

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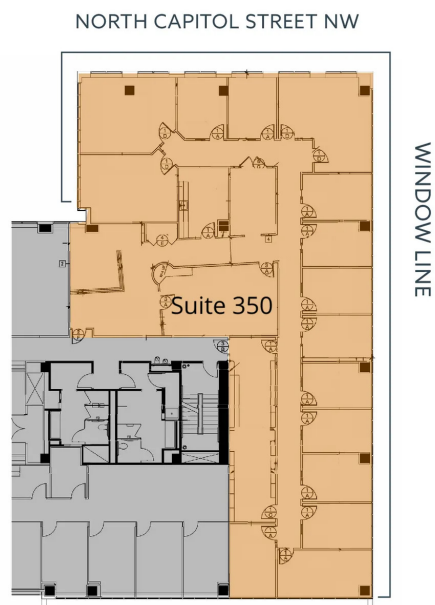
WINDOW LINE

NEW JERSEY AVENUE NW

Suite	Size	Lease Rate	Description	Virtual Tour
■ Spec Suite 410	5,361 SF	\$58.00 FS	Available immediately	View Here

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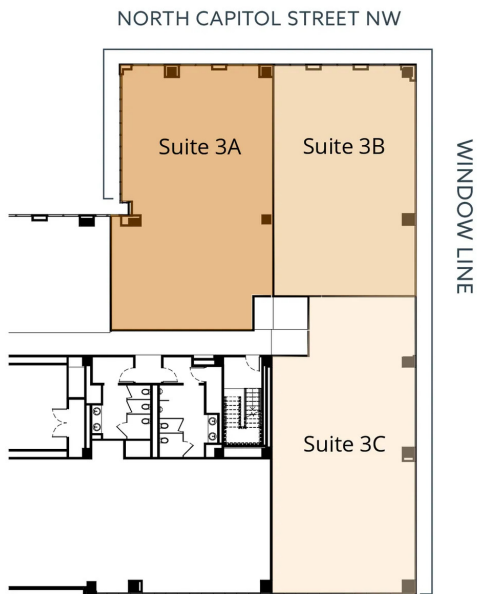
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Suite	Size	Lease Rate	Description	Virtual Tour
■ Suite 350	6,600 SF	\$58.00 FS	Available immediately	View Here

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Suite	Size	Description
■ Suite 3A	2,330 - 6,600 SF	Hypothetical demising plan shown
■ Suite 3B	1,915 - 6,600 SF	Hypothetical demising plan shown
■ Suite 3C	2,355 - 6,600 SF	Hypothetical demising plan shown

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END
THE DAY
ON A
HIGH
NOTE.

20 F. IT'S MAJOR.

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ENJOY CITY VIEWS OF THE WASHINGTON MONUMENT
AND U.S. CAPITOL FROM 20 F STREET'S ROOFTOP DECK.

- Tables and seating for outdoor team meetings
- Host tented corporate events & celebrations
- 3,200 SF and capacity for 250 seated, 400 for reception
- Fully loaded catering kitchen
- On-site event coordinator

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Leasing Information:
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