



A Bridge Between
Influence & Innovation



CBRE

300 New Jersey Avenue, NW | Washington D.C.

WELCOME TO AMERICA'S SQUARE

Where business gets done



America's Square: A Bridge Between Influence & Innovation

Located within America's Square, 300 New Jersey Avenue is a LEED Gold-certified office building just one block from the United States Capitol, offering unobstructed views of the Capitol dome and other iconic landmarks. Designed by world-renowned architect Lord Richard Rogers, this modern glass-and-steel structure connects to the historic, Art Deco-style 51 Louisiana Avenue via a dramatic glass atrium — blending timeless architecture with contemporary design.

With exceptional access to transit, premier dining, and hospitality, 300 New Jersey delivers a rare opportunity for distinction in the heart of the nation's capital, Washington, D.C.



One of a Kind

Lord Richard Rogers' American Masterpiece

Pritzker Prize-winning architect Lord Richard Rogers is recognized as a leading figure in the High Tech architectural movement, celebrated for shaping contemporary design through his emphasis on transparency, structural clarity, and advanced engineering. His work consistently highlights openness, user experience, and the thoughtful integration of technology into the built environment.

These principles come to life at America's Square. Completed in 2009, the contemporary glass and steel building at 300 New Jersey Avenue is seamlessly connected to the historic 51 Louisiana Avenue through a soaring, light filled lobby. The design features exposed structural elements, a distinctive yellow AESS steel support system, and a ten story atrium with glass bridges—all reflecting Rogers's enduring commitment to craftsmanship, innovation, and spatial transparency.



PROPERTY HIGHLIGHTS

Bright, flexible spaces and a full suite of curated on-site amenities define a workplace suited to today's leading organizations. With unrivaled sight lines and signature design elements by Lord Richard Rogers, including the exposed interior framework and the iconic sail canopy, America's Square offers a polished environment with a distinctive presence at the center of influence.



Over 461,400 SF of premier office space across 10 floors



A 17K SF glass atrium bridges 51 Louisiana and 300 New Jersey



First Lord Richard Rogers designed office in the U.S.



Unobstructed views of the United States Capitol building



Convenient on-site management office



Fully upgraded fitness center



On-site dining options and catering service



Round-the-clock building security



Six-level underground parking garage



Thoughtfully designed common spaces

America's Square

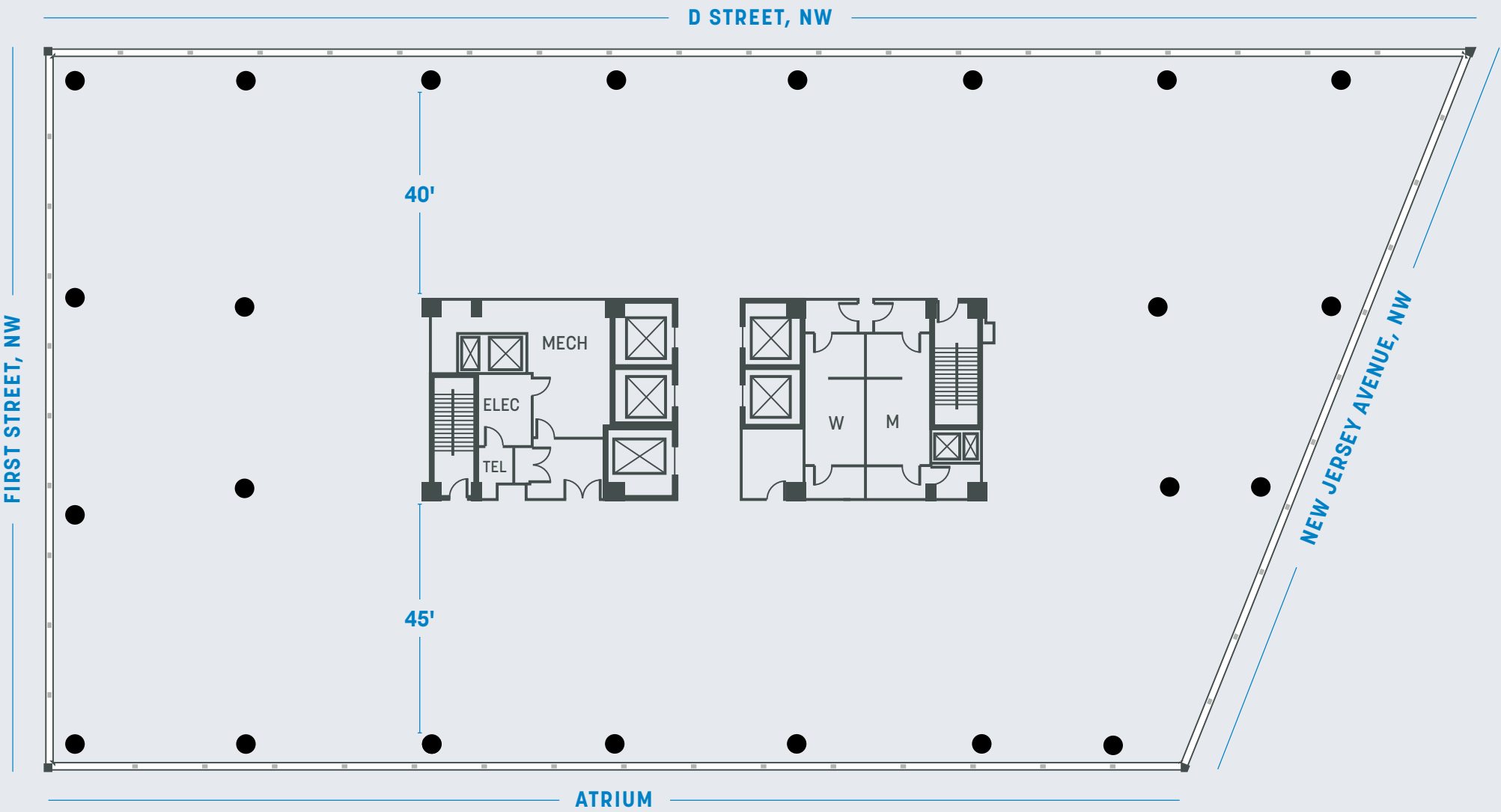
Environmental Awards & Recognition

- LEED Gold Core & Shell
- Energy Star NextGen Certified
- VAV HVAC system
- 100% fresh air exchange every 60 minutes



TYPICAL FLOOR PLAN

Approximately 29,500 RSF



-  Flexible and efficient floor plates
-  360 degree windowed perimeter
-  11' high perimeter glazing
-  Column spacing provides maximum planning and collaboration areas
-  9' finished ceiling height



Floor-to-floor glass window line.



South-facing Capitol views.

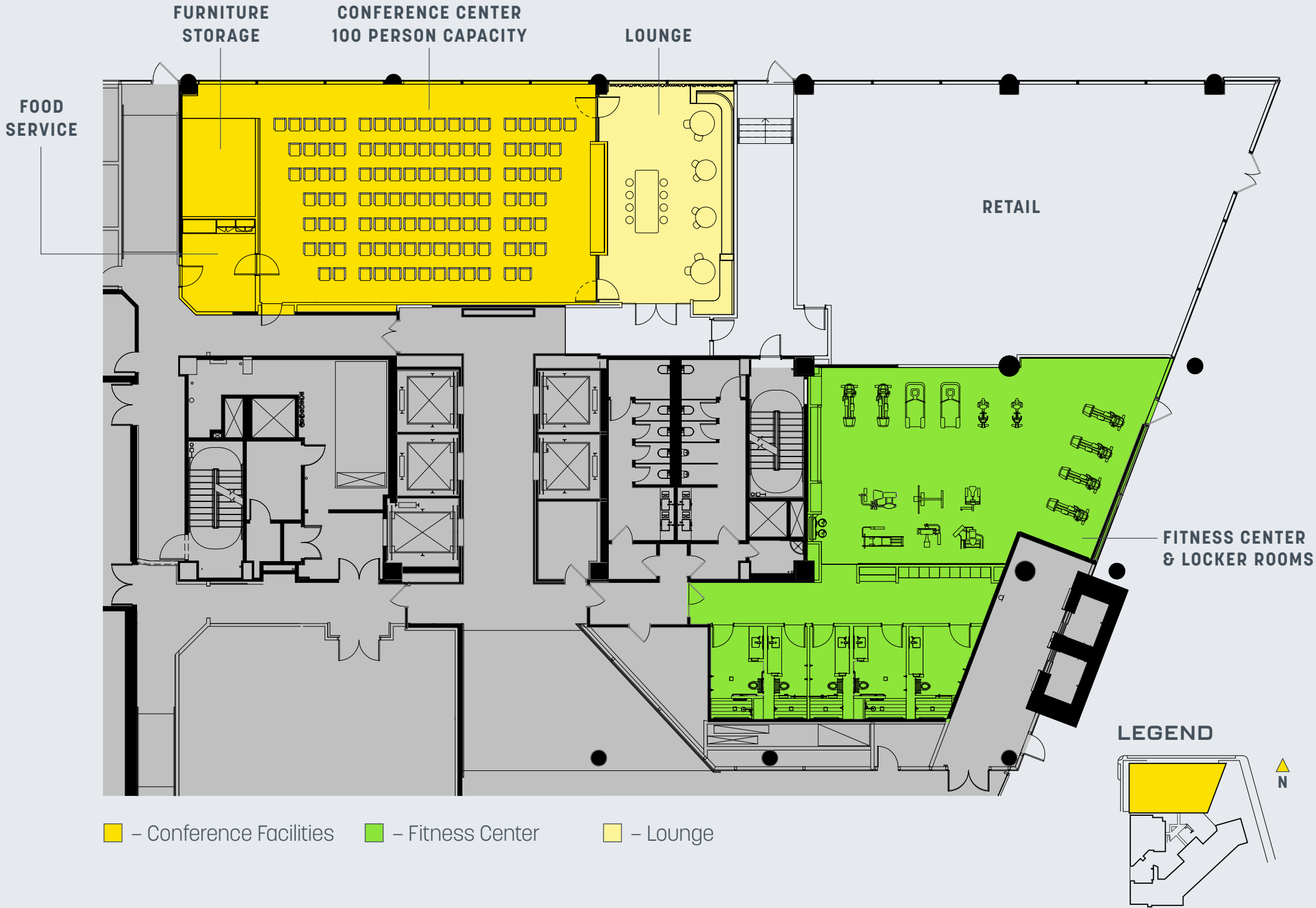


Bright finishes create inviting workspaces.

GROUND FLOOR

NEW AMENITY SPACES

COMING SOON



100-Person Conference Center



Fully Upgraded Fitness Center & Locker Rooms



Exclusive Tenant Lounge

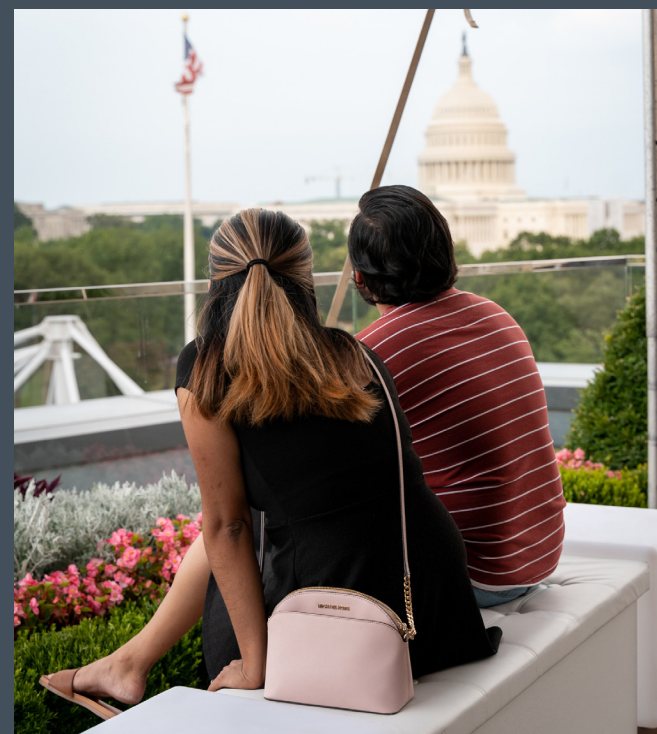
EVERYTHING CONNECTS AT AMERICA'S SQUARE

We create places for our tenants to network and be inspired. America's Square hosts dynamic community events, including symposia on the topics of the day, partnerships with local community organizations, and social gatherings.

The extraordinary rooftop experience features an unbeatable view of the United States Capitol building and can be used for press conferences, events, and meetings.



**CHECK OUT
THE OBSERVATORY!**



THE CENTER OF INFLUENCE

LOCATION, LOCATION, LOCATION



5 Minutes

walk to the United States
Capitol building



8 Minutes

walk to the Russell Senate
office building



11 Minutes

walk to the Supreme Court of
the United States



0.1 Miles

to the I-395 entrance



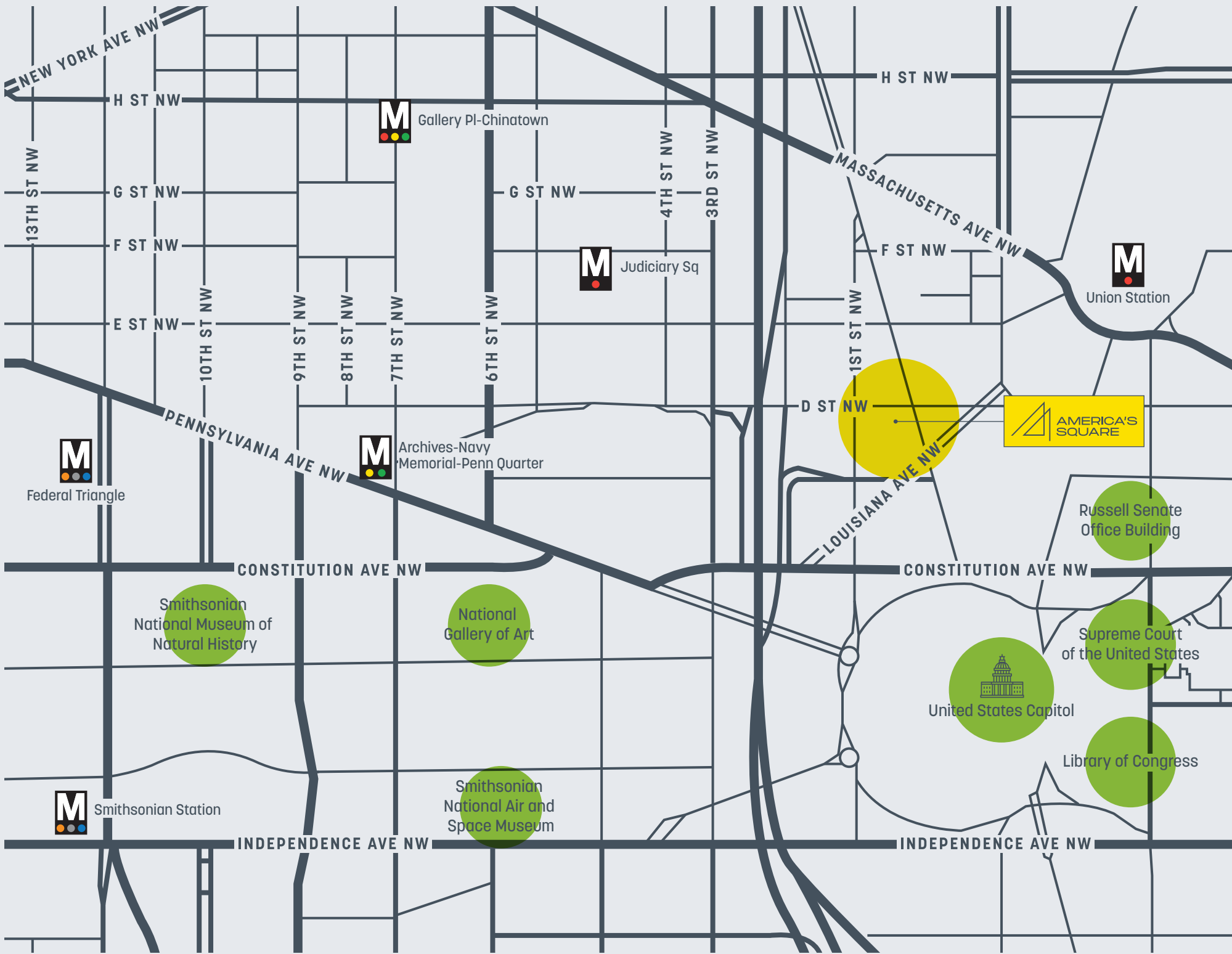
Red Line Metro

0.3 Miles to Union Station
0.5 Miles to Judiciary Square
0.7 Miles to Gallery Place-Chinatown



0.3 Miles

Virginia Rail Expressway
Maryland Rail Commuter





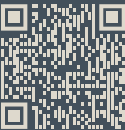
Jamestown is a global, design-focused real estate investment and management firm with a 40-year track record and mission to create places that inspire. Since its founding in 1983, Jamestown has executed transactions totaling approximately \$40 billion. As of January 31, 2026, Jamestown has assets under management of \$14.2 billion and a portfolio spanning key markets throughout the U.S., Latin America, and Europe.

Jamestown employs more than 600 people worldwide with headquarters in Atlanta and Cologne, and offices in Amsterdam, Bogotá, Boston, London, Los Angeles, Madrid, New York, San Francisco, and Washington, D.C. Current and previous projects include One Times Square and Chelsea Market in New York, Industry City in Brooklyn, Ponce City Market in Atlanta, Ghirardelli Square in San Francisco, the Innovation and Design Buildings in Boston and Lisbon, and Groot Handelsgebouw in Rotterdam.

For more information, visit <http://www.jamestownlp.com>.



One Times Square,
New York



Scan to visit the
Jamestown website

Places that Inspire

The value of physical space is created by the experiences people have in it. Spaces can elevate, transport, and inspire. At Jamestown, our goal is to create places that add value to people's lives on a daily basis and are relevant in a rapidly changing professional environment. We achieve this through:



INNOVATIVE PLACEMAKING

Site activation, tenant curation, and thoughtful public spaces are a hallmark of Jamestown



INCLUSIVE ENVIRONMENTS

Accessible and welcoming environments are designed to engage the people who use our properties



FOOD & BEVERAGE

We work with local purveyors to create interesting food and beverage concepts and diverse offerings



DISTINCTIVE ASSETS

Our properties are designed for the communities in which they are built and feature digital engagement through property apps and social media

Diversity, Equity, and Inclusion

Jamestown is committed to cultural diversity as an equal opportunity/affirmative action employer, and at our properties.

We work actively to elevate the voices of business owners from under-represented communities and to give all our tenants a support system for growth. Additionally, we are working to increase the number of tenants who identify as women, LGBTQ+, Black, Indigenous and/or people of color.

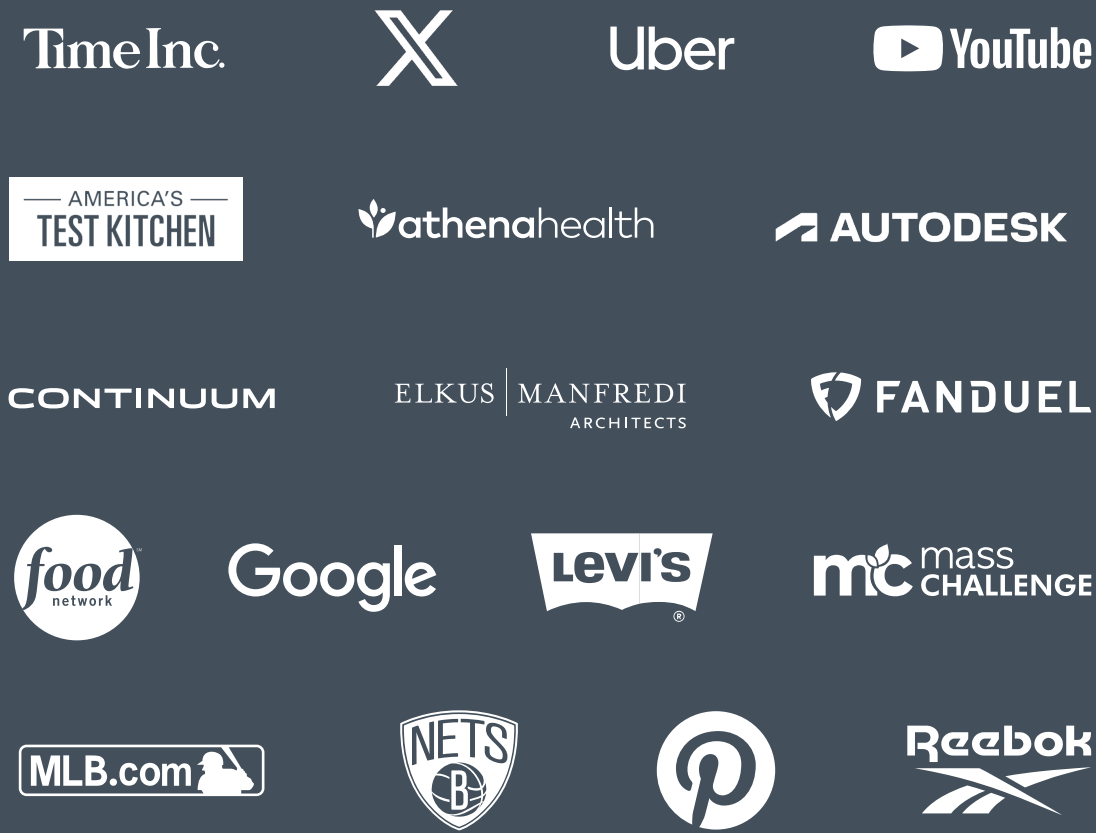


Pearl River Mart

Jamestown has always been committed to creating communities that better reflect the diversity and cultural richness of our neighborhoods.

In Good Company

Successful brands grow in part from the company they keep. Jamestown creates value for tenants across our portfolio. Companies that have grown with Jamestown include:



Our Commitment to Sustainability

America Square is operated under Jamestown's comprehensive ESG program, embedding environmental, social, and governance principles into daily operations to track performance and drive continuous improvement.

The property is managed to meet high performance expectations, enhance tenant experience, and advance Jamestown's portfolio-wide sustainability goals by 2050:

GREENHOUSE GAS



Net Zero
Operational Carbon

WATER USE



-50% Reduction
in Water Use Intensity
(based on a 2014 baseline)

WASTE REDUCTION



-75%
Waste Diversion

On-Site ESG Initiatives:

- EV charging and bike parking
- Green gathering spaces with native and drought-resistant plants
- State-of-the-art fitness center

WALK SCORE



92

TRANSIT SCORE



99

BIKE SCORE



82



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