



THE LION BUILDING



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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:** 19,000 SF



LEED Silver Certified



1 per 1,000 RSF parking ratio



The Den - Tenant Lounge



Renovated Lobby



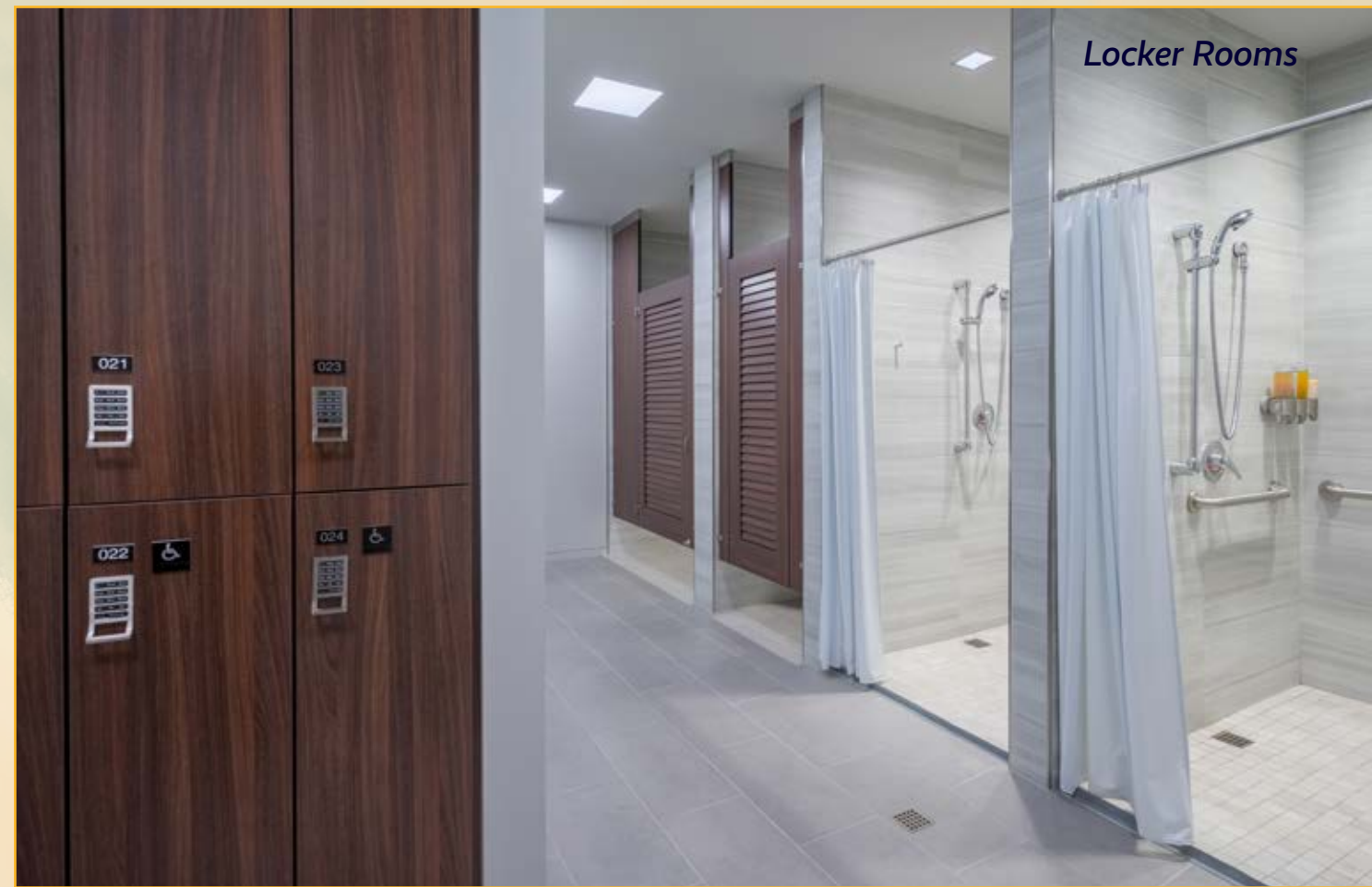
The Den - Tenant Lounge



Fitness Center



Conference Center

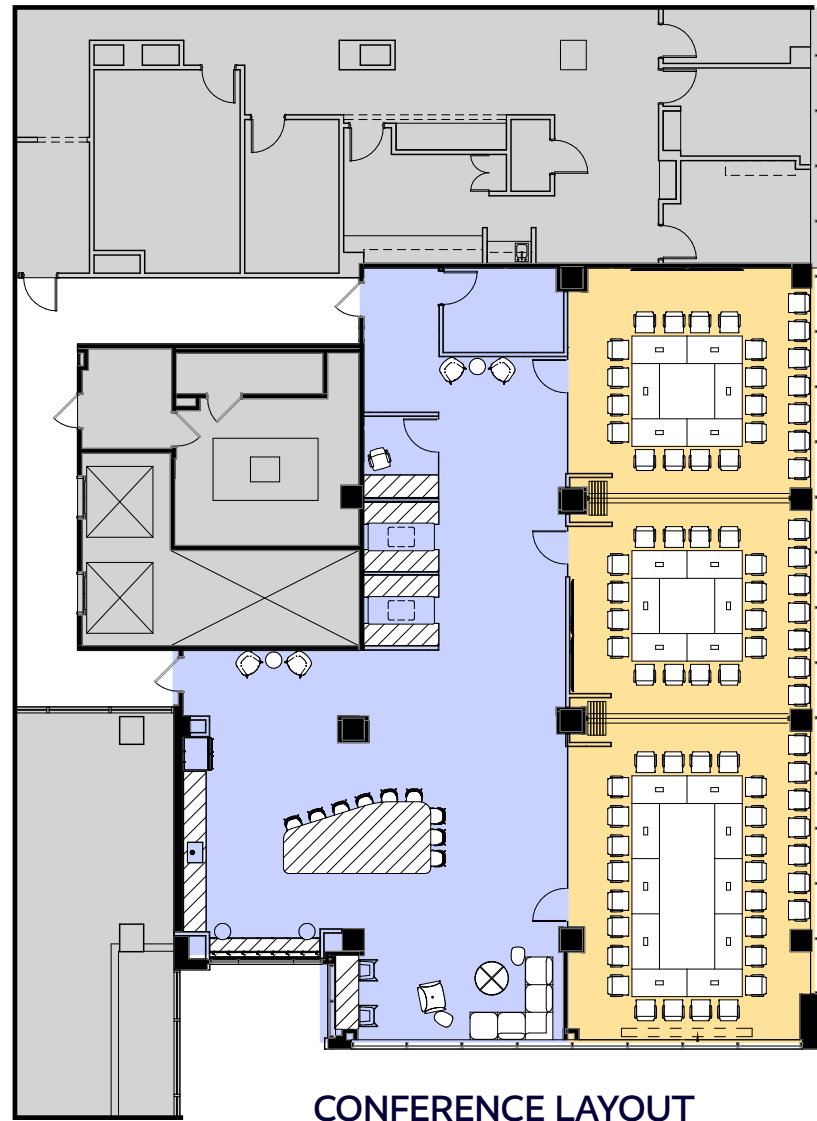


Locker Rooms

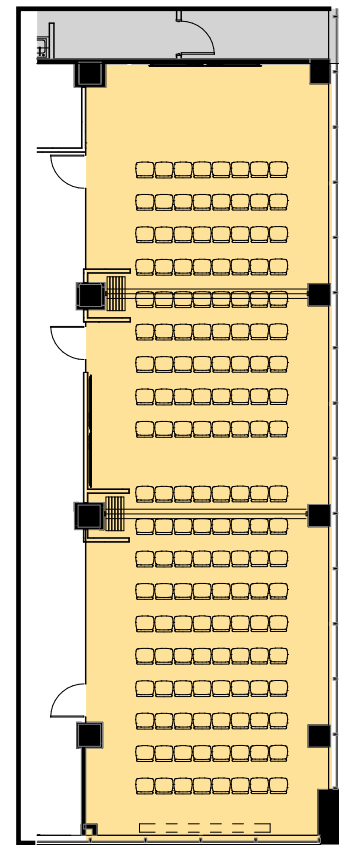
AVAILABILITIES

8	Suite 800 - FULL FLOOR! 20,530 RSF			
7	Suite 725 5,467 RSF	LEASED	Suite 730 3,169 RSF	Suite 750 4,074 RSF
6	LEASED	Suite 600	Suite 620	
5	Suite 505 1,496 RSF	Suite 540 2,785 RSF	LEASED	
4	LEASED	Suite 420 898 RSF	LEASED	Suite 460 1,700 RSF
			Suite 470 2,879 RSF	
3	LEASED	Suite 310 6,141 RSF	LEASED	
2	Suite 200 8,874 RSF	LEASED	NEW CONFERENCE CENTER COMING SOON	
1	LEASED		Suite 100 7,237 RSF	
LL	FILM STUDIO SPACE - FULL FLOOR 18,260 RSF			





CONFERENCE LAYOUT
Seats 75+



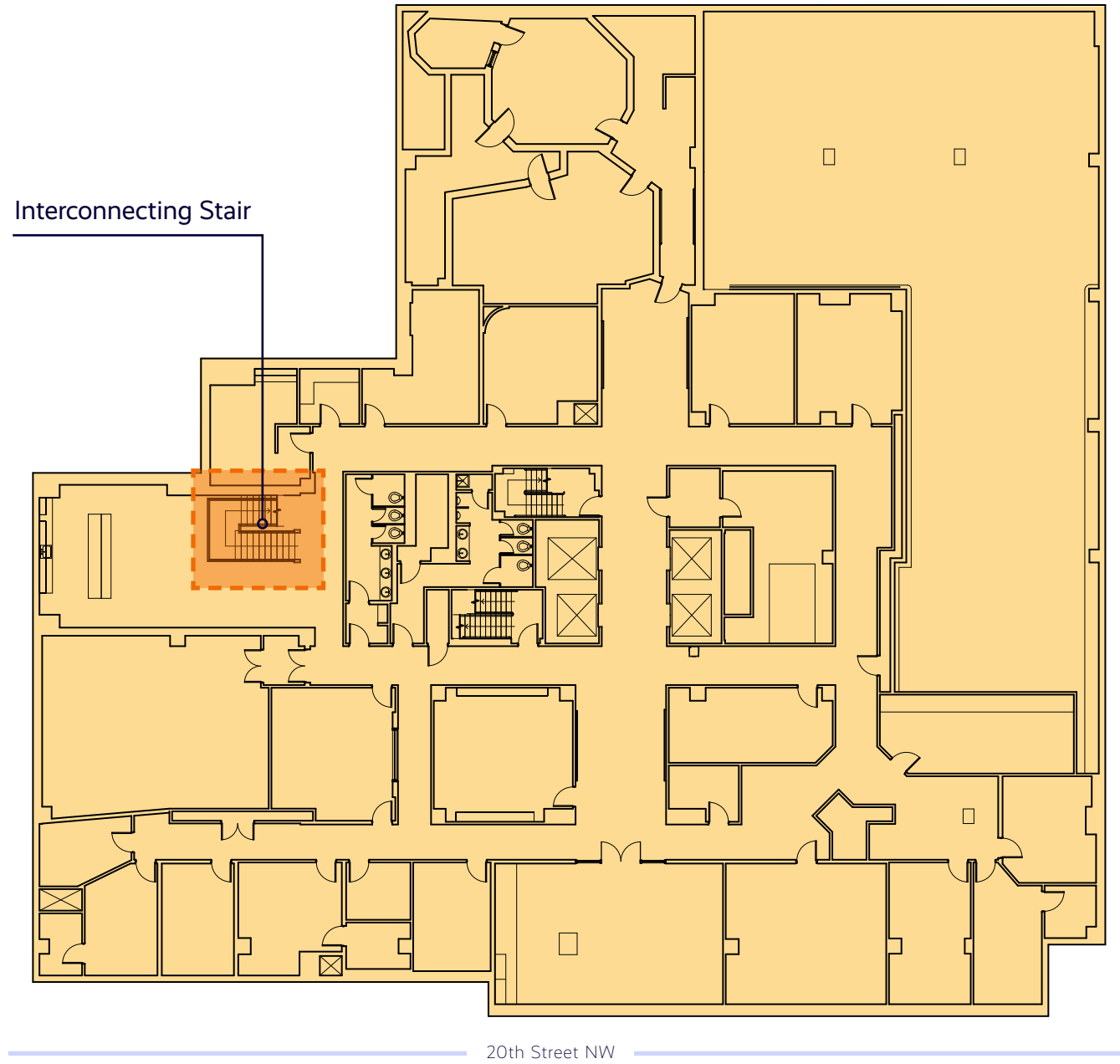
AUDITORIUM LAYOUT
Seats 150+



BRAND NEW
CONFERENCE
CENTER & LOUNGE
COMING SOON

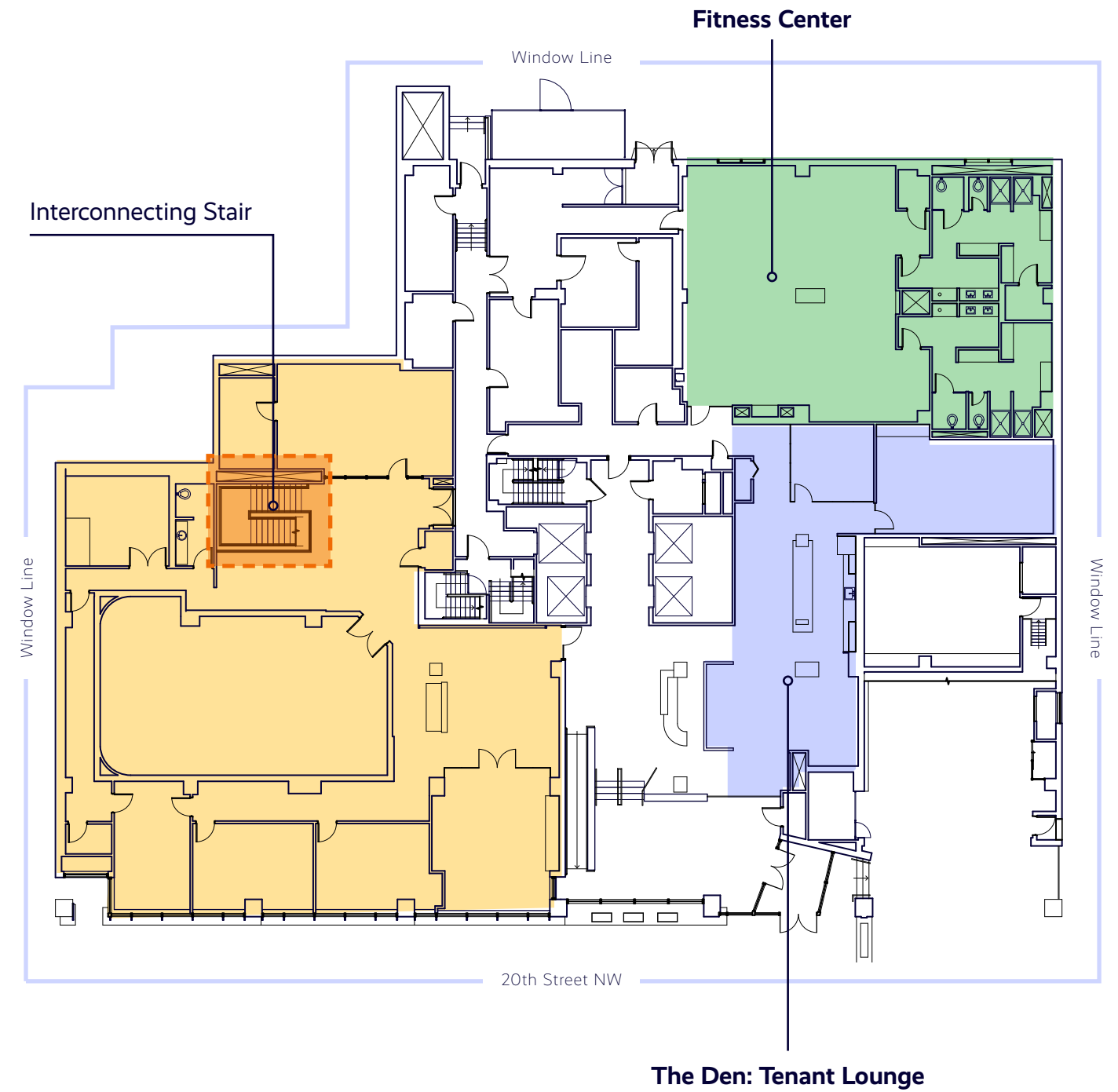
LOWER LEVEL

Film Studio | 18,260 RSF
Full Floor As Built Plan



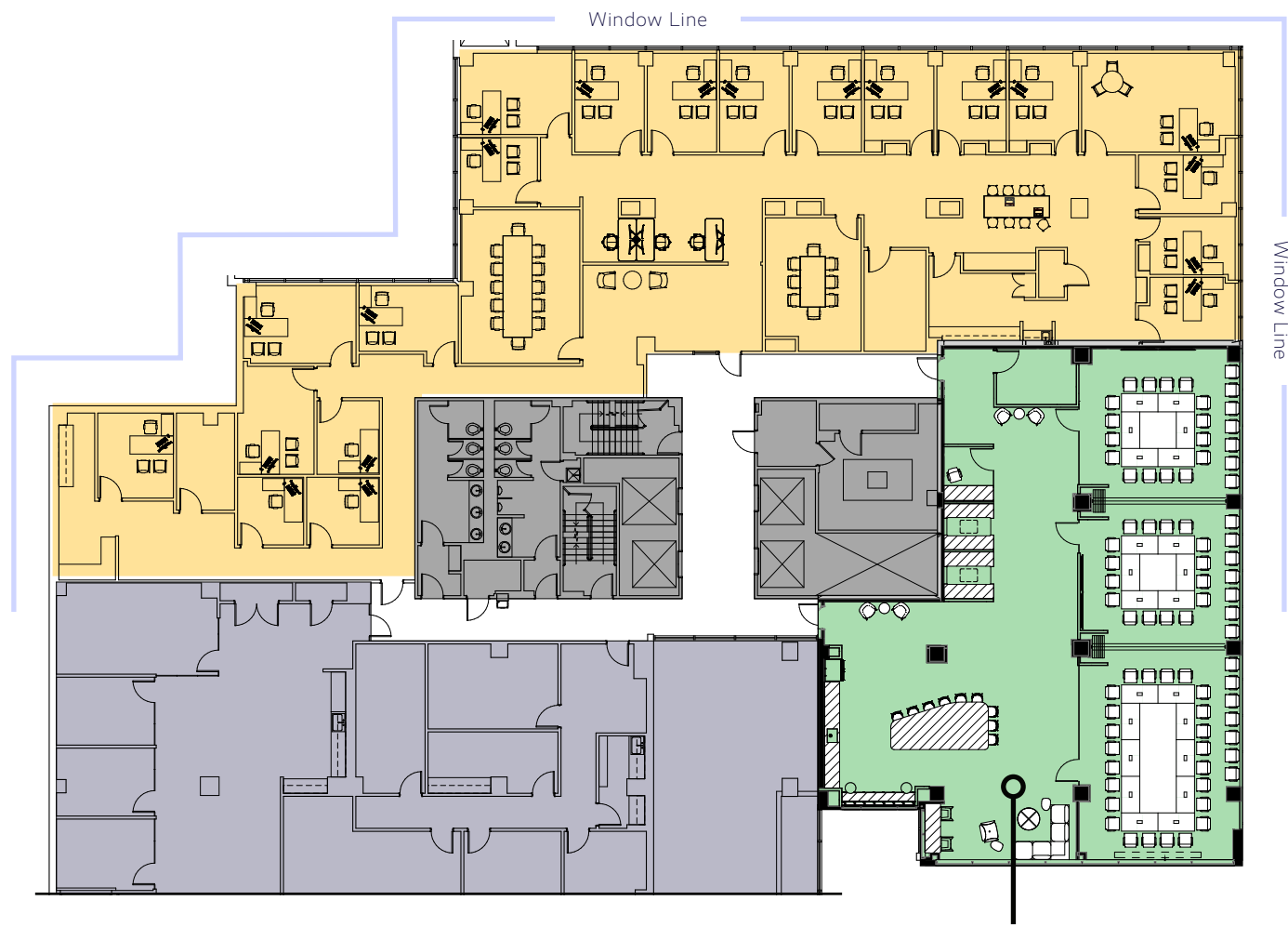
1ST FLOOR

Suite 100 | 7,223 RSF



2ND FLOOR

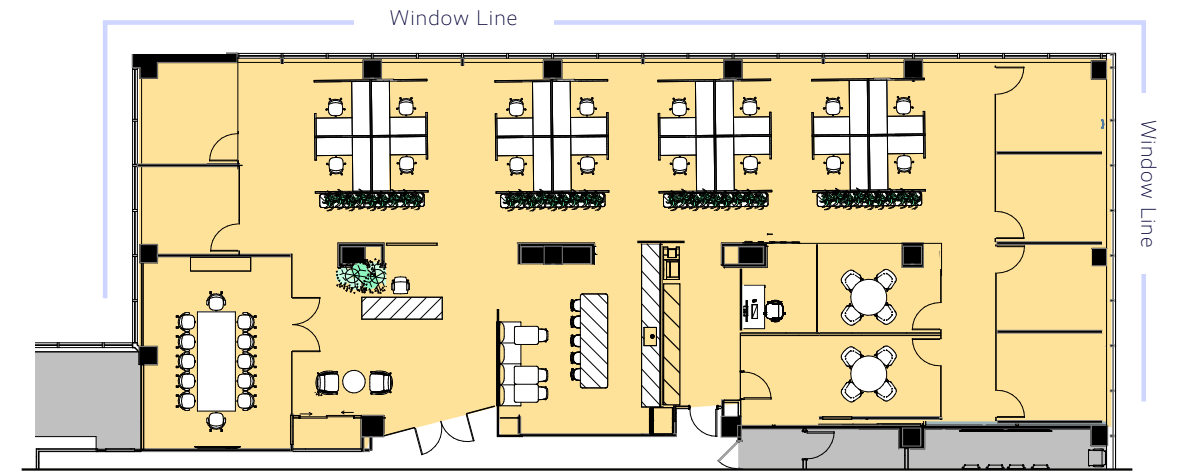
Suite 200 | 8,724 RSF Available
As-Built Plan



**New Conference
Center & Lounge**

2ND FLOOR

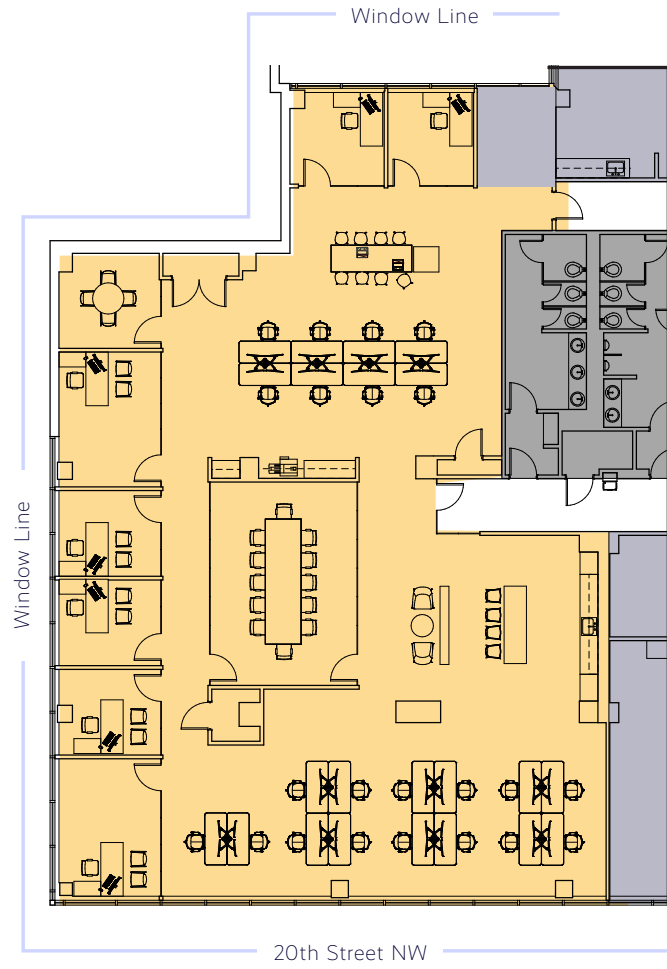
Suite 200 | 8,724 RSF Available
Marketing Plan



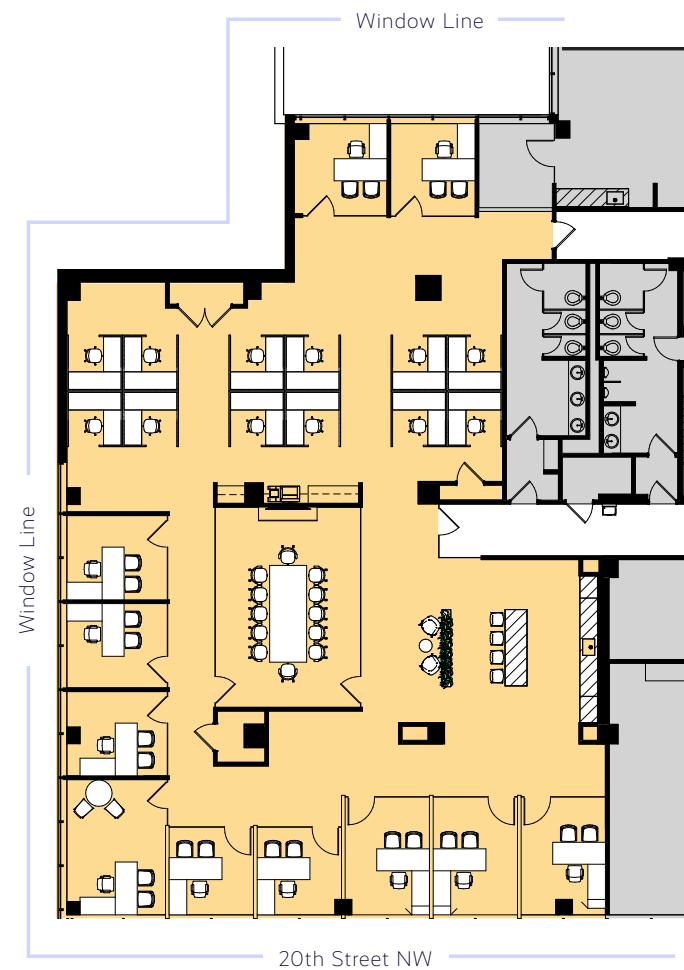
3RD FLOOR

Suite 310 | 6,141 RSF

As-Built Plan

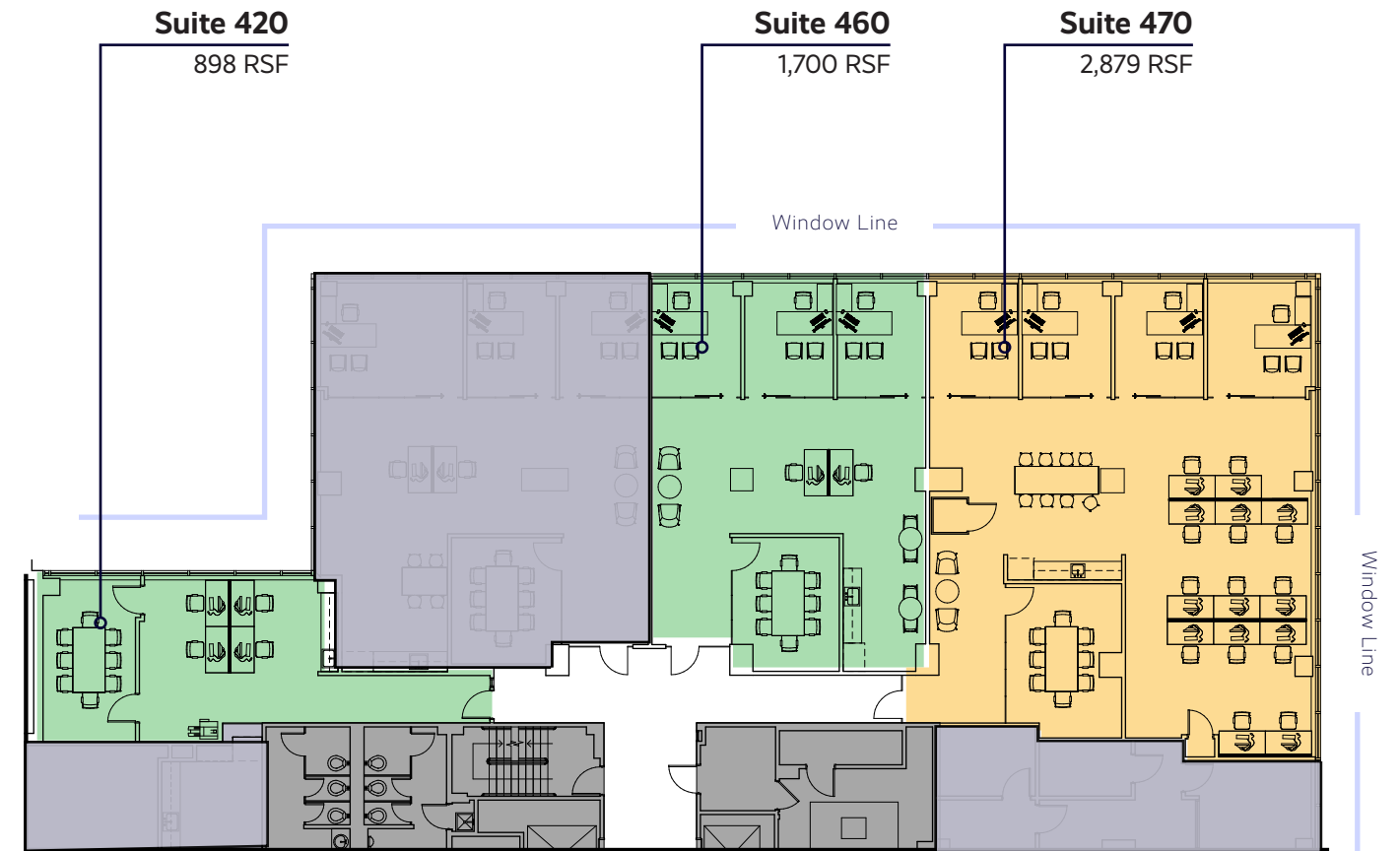


Marketing Plan



4TH FLOOR

As-Built



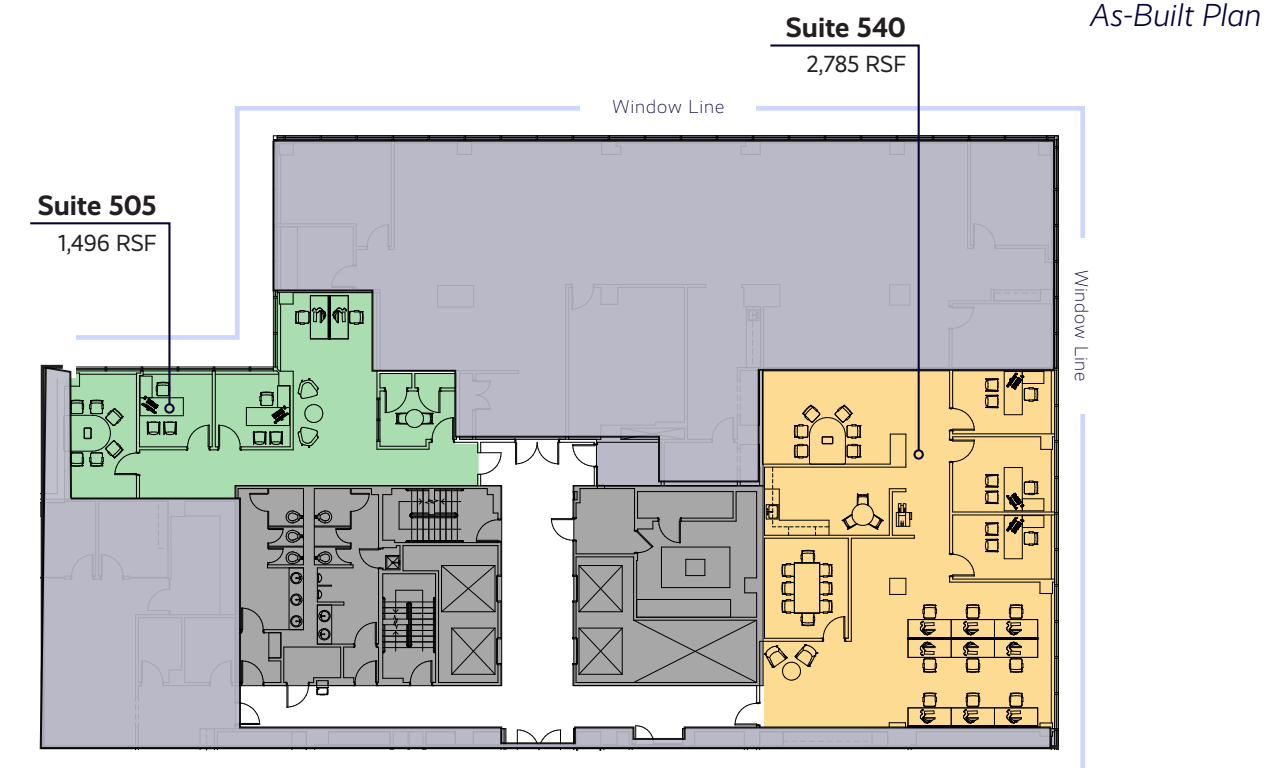
Window Line

5TH FLOOR

Marketing Plan

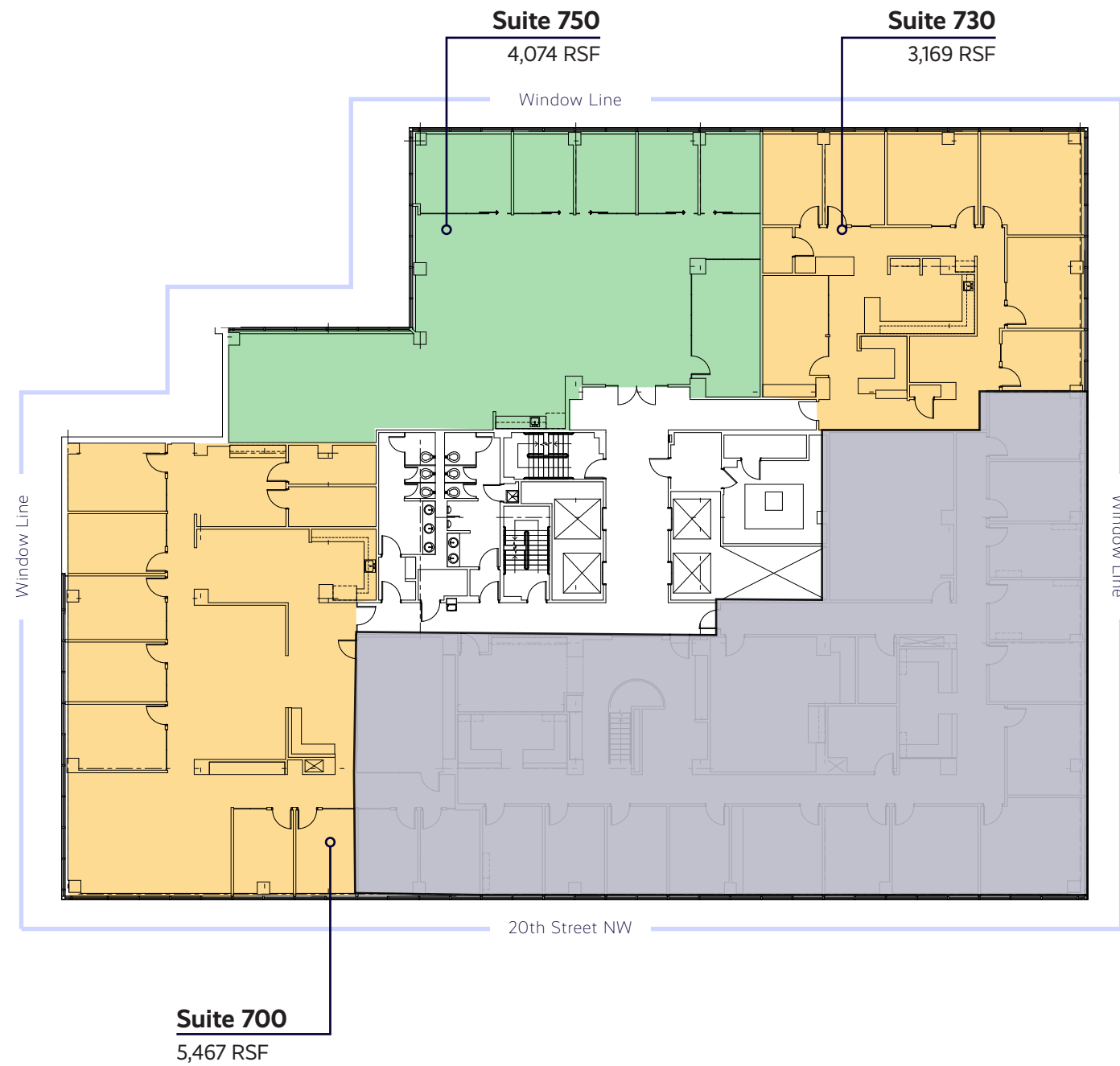
6TH FLOOR

Marketing Plan
Available 6/1/2027



7TH FLOOR

3,169-12,710 RSF Available
As-Built



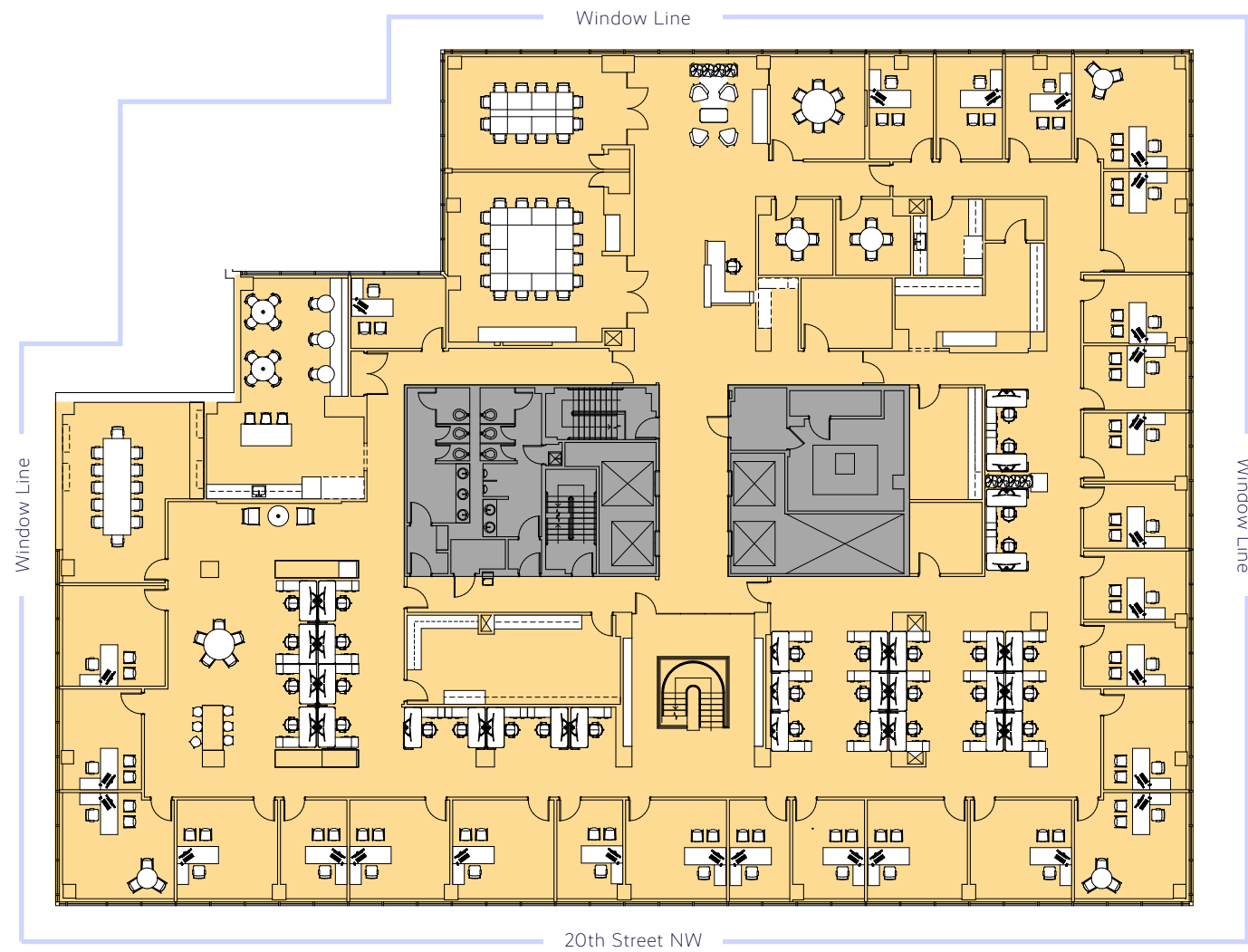
7TH FLOOR

Marketing Plan



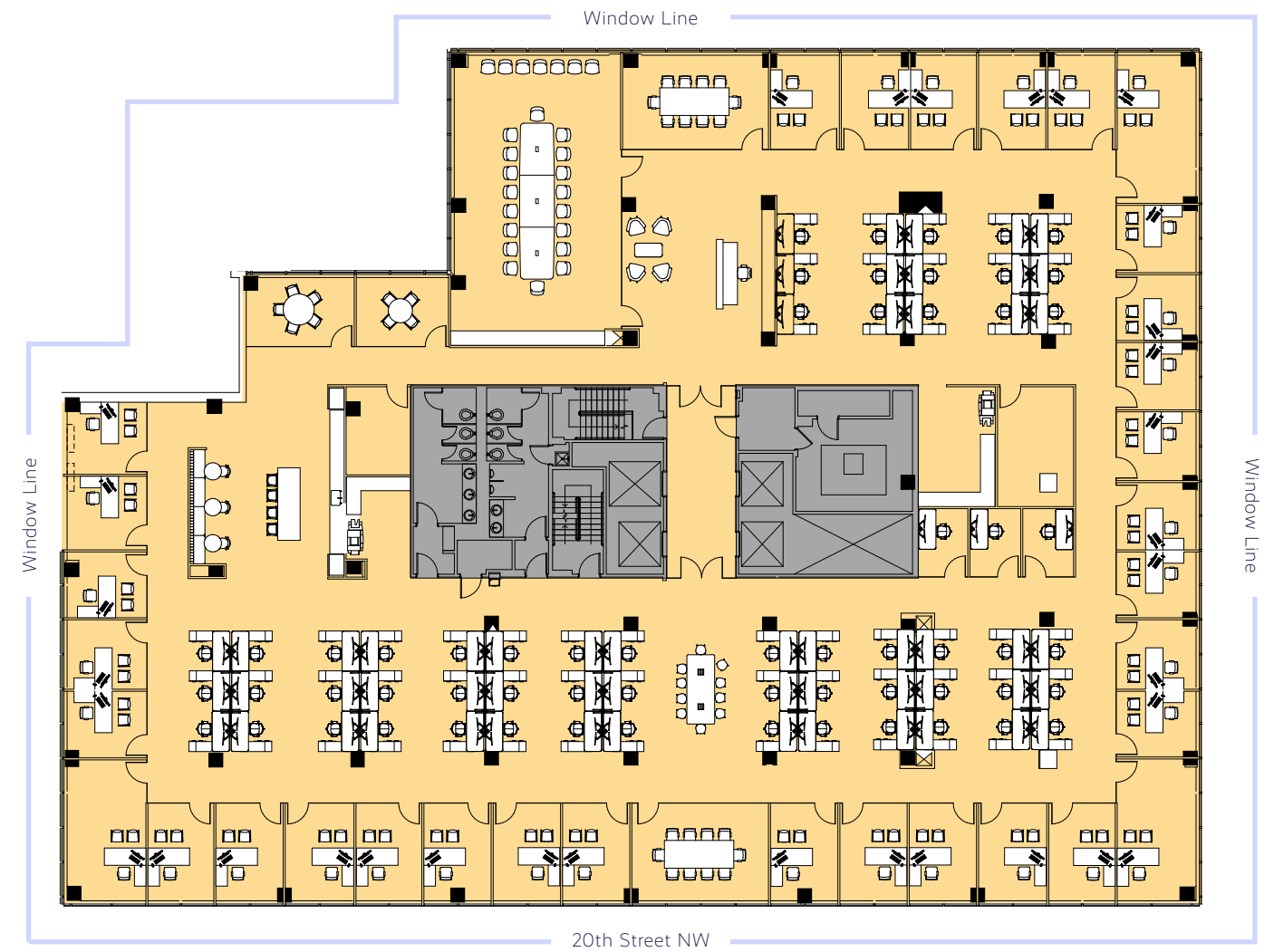
8TH FLOOR

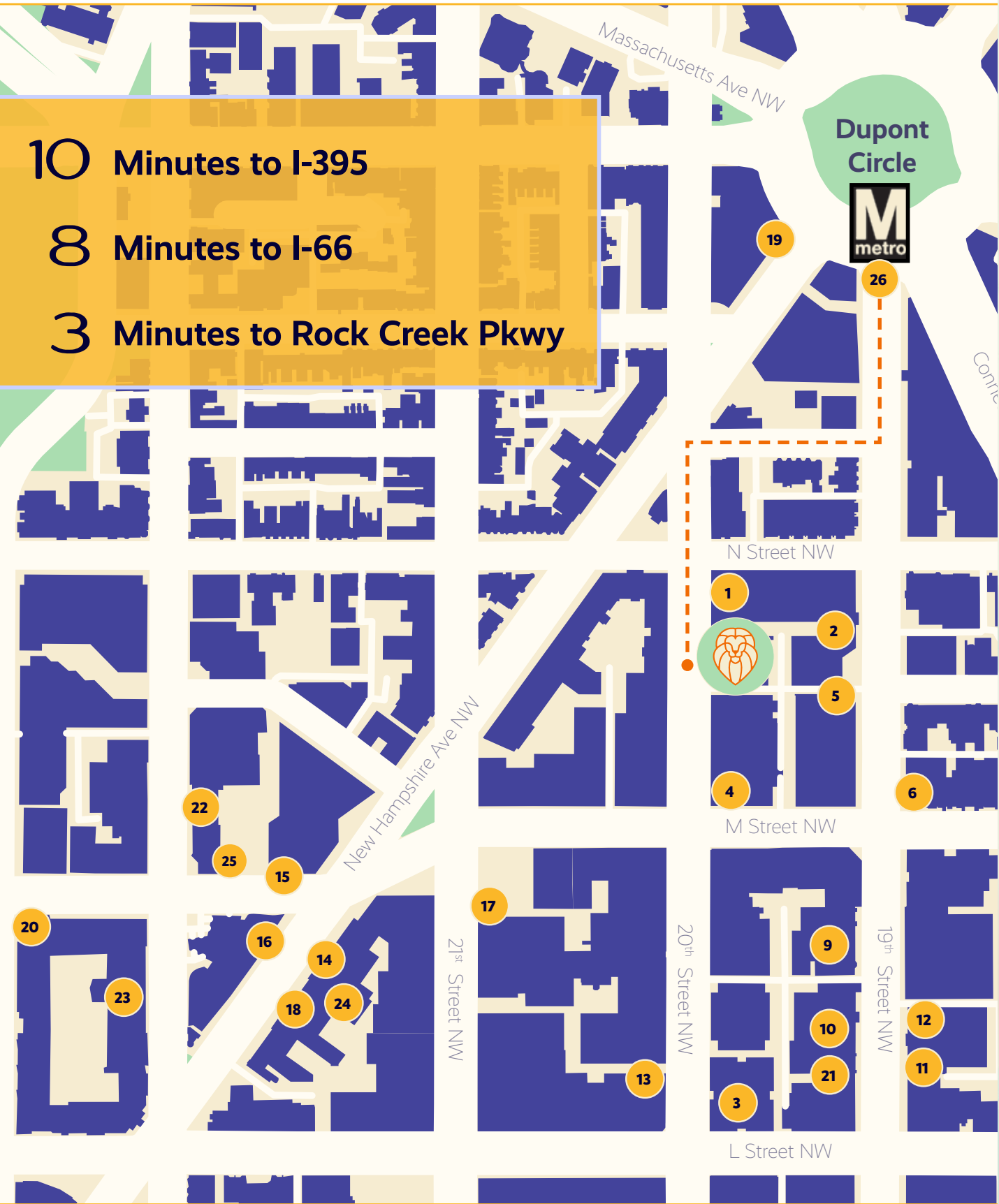
Suite 800 | 20,530 RSF
As-Built Plan



8TH FLOOR

Suite 800 | 20,530 RSF
Marketing Plan





10 Minutes to I-395
8 Minutes to I-66
3 Minutes to Rock Creek Pkwy

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



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FOR LEASING INFORMATION

Evan Behr

202 258 3738

evan.behr@jll.com

Mac Hall

443 845 3301

mac.hall@jll.com

Anslee Krouch

630 209 3523

anslee.krouch@jll.com

Tommy Alexander

301 525 5645

tommy.alexander@jll.com

JEMAL
EQUITIES

