

1660 L

Office For Lease

762 - 13,038 SF



Leasing Information:
202.513.6700

Adam Biberaj **Merrill Turnbull**
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Lincoln

101 Constitution Avenue NW
Suite 325 East
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Office For Lease
762 - 13,038 SF



Property Highlights

- Corner building located at 17th and L Street
- Newly renovated lobby
- Four-minute walk to Farragut North Metro Station
- Tenant-only windowed fitness center
- New state-of-the-art conference facility with 50-person capacity

Availabilities

SF

Lease Rate

Date Available

Retail - 4	2,337 SF	Negotiable	Immediately
Suite 210	1,610 SF	\$46.00 FS	Immediately
Suite 316	3,045 SF	\$48.00 FS	Immediately
Suite 440	2,188 SF	\$47.00 FS	Immediately
Suite 460	3,582 SF	\$52.00 FS	Immediately
Suite 509	762 SF	\$48.00 FS	Immediately
Suite 513	828 SF	\$48.00 FS	Immediately
Suite 605	2,958 SF	\$50.00 FS	Immediately
Spec Suite 701	2,662 - 5,619 SF	\$50.00 FS	Fall 2026
Spec Suite 702	2,957 - 5,619 SF	\$50.00 FS	Fall 2026
Suite 805	1,843 SF	\$48.00 FS	Immediately
Suite 900	6,500 - 13,038 SF	\$50.00 FS	Immediately
Suite 1020	1,195 SF	\$50.00 FS	Immediately
Suite 1010	1,763 SF	\$48.00 FS	Immediately

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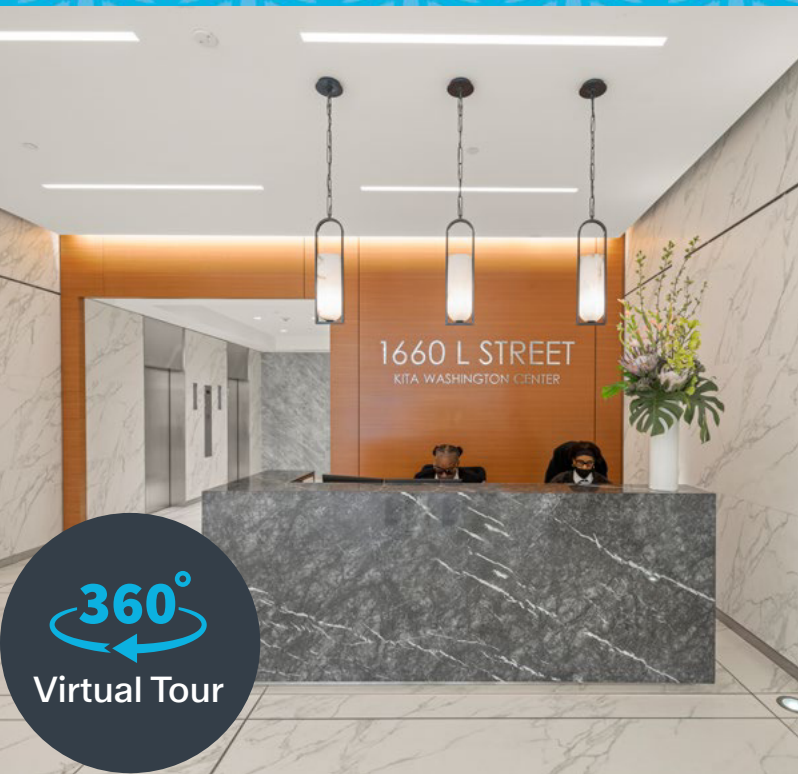
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Modern Amenities



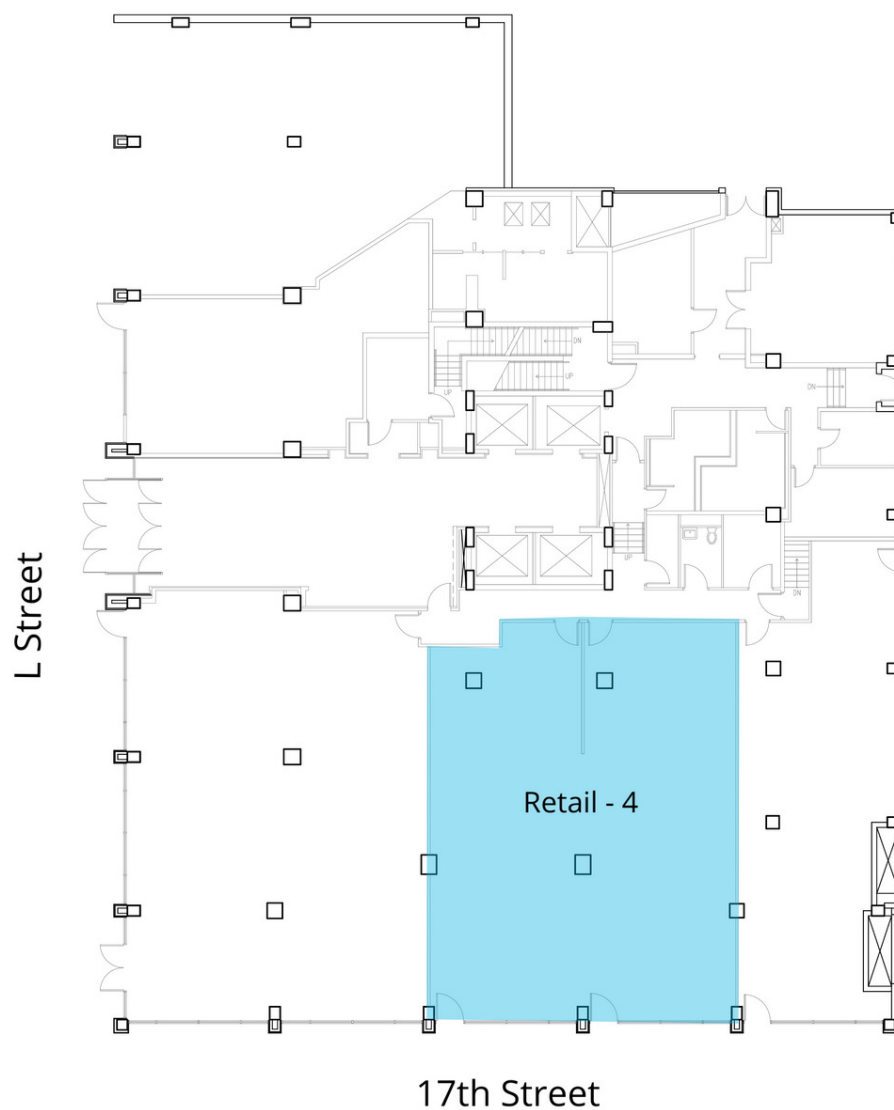
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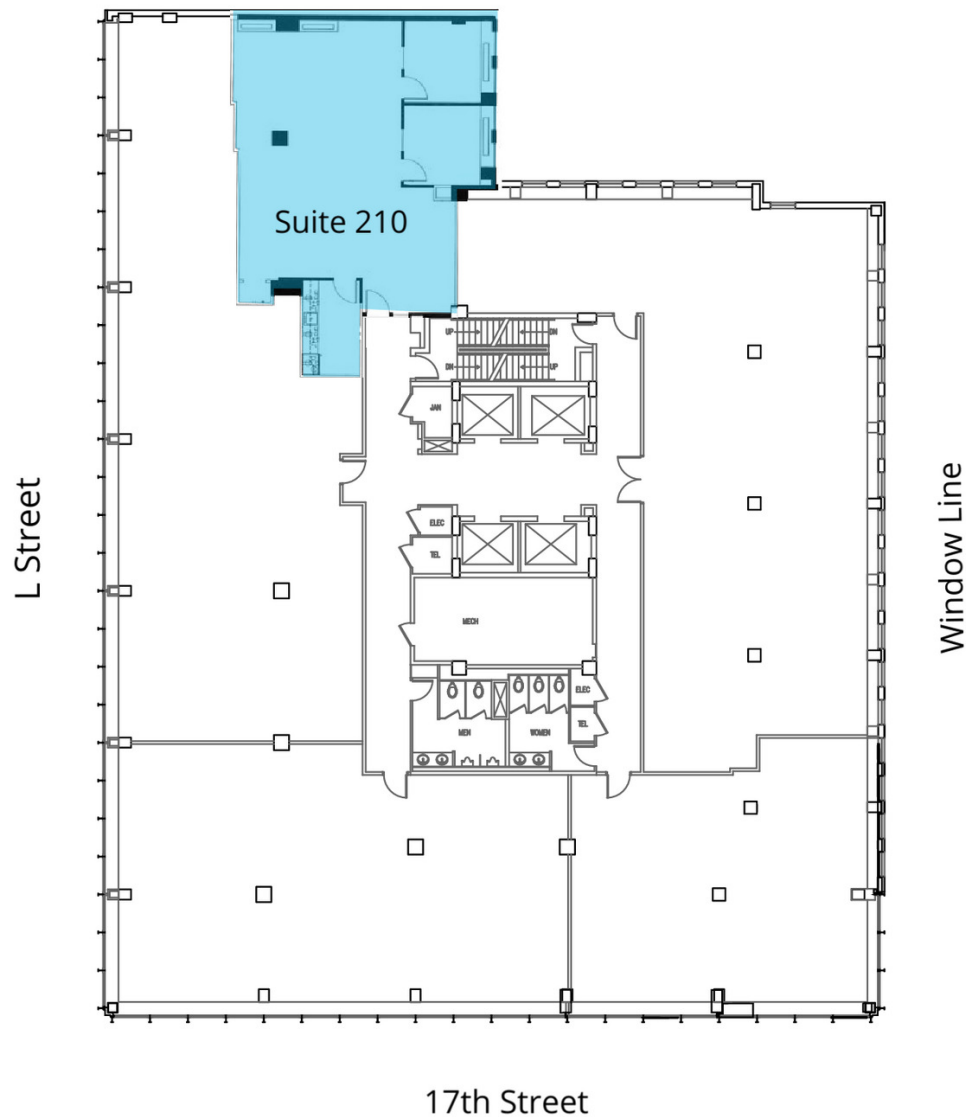


Suite	Size	Lease Rate	Description
■ Retail - 4	2,337 SF	Negotiable	Available Immediately

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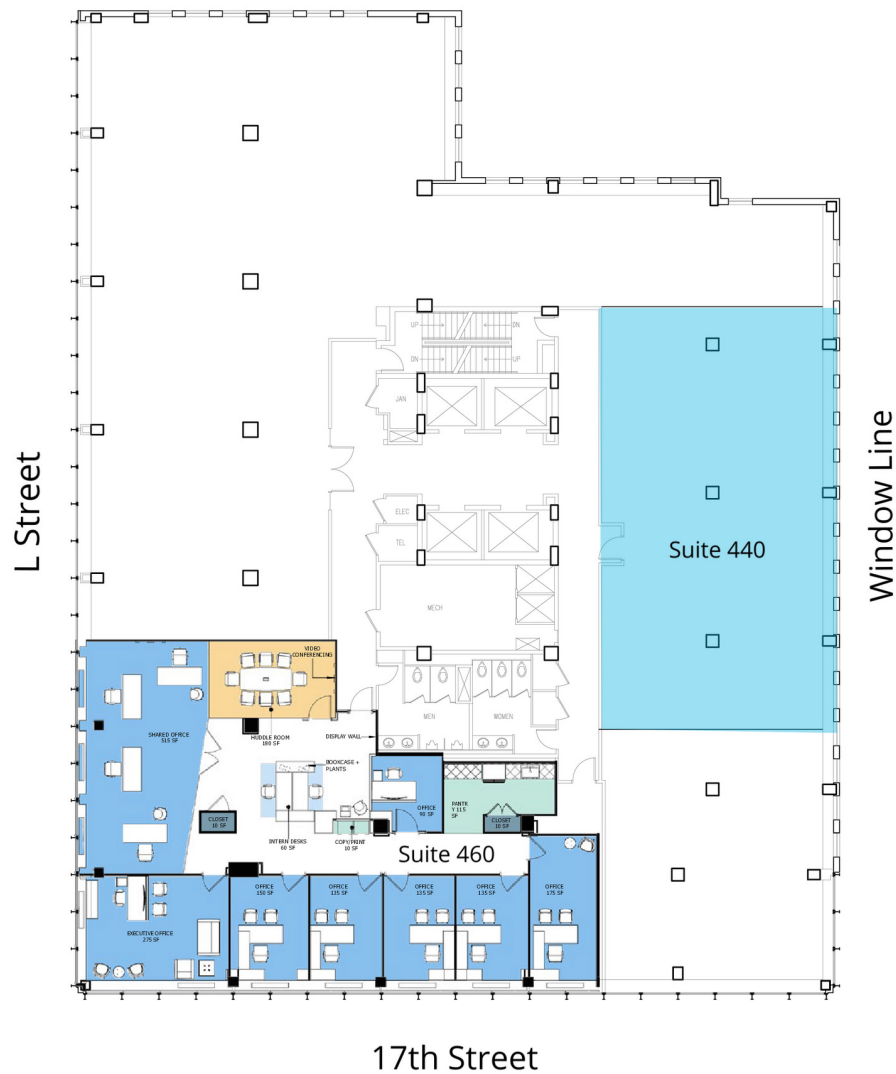
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■ Suite 210	1,610 SF	\$46.00 FS	Immediately

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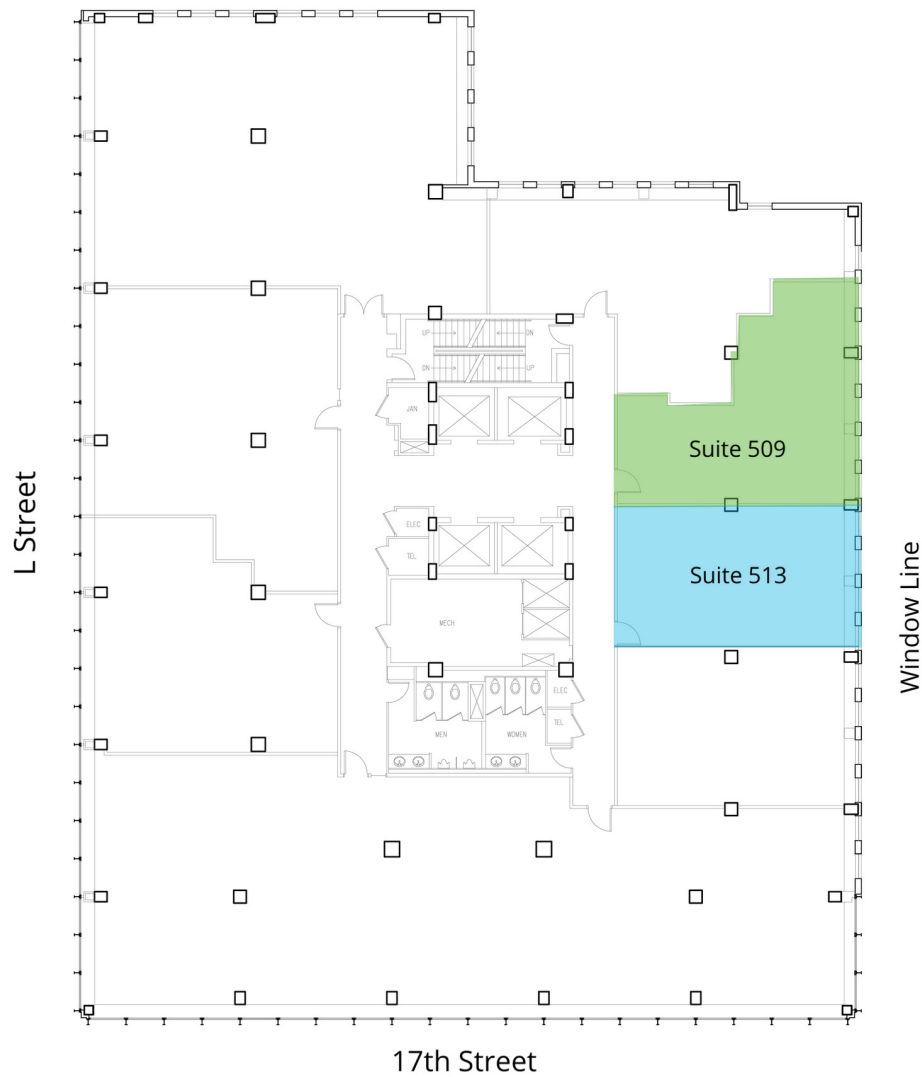
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Suite	Size	Lease Rate	Description
■ Suite 440	2,188 SF	\$47.00 FS	Shell Condition
Suite 460	3,582 SF	\$52.00 FS	Available Immediately

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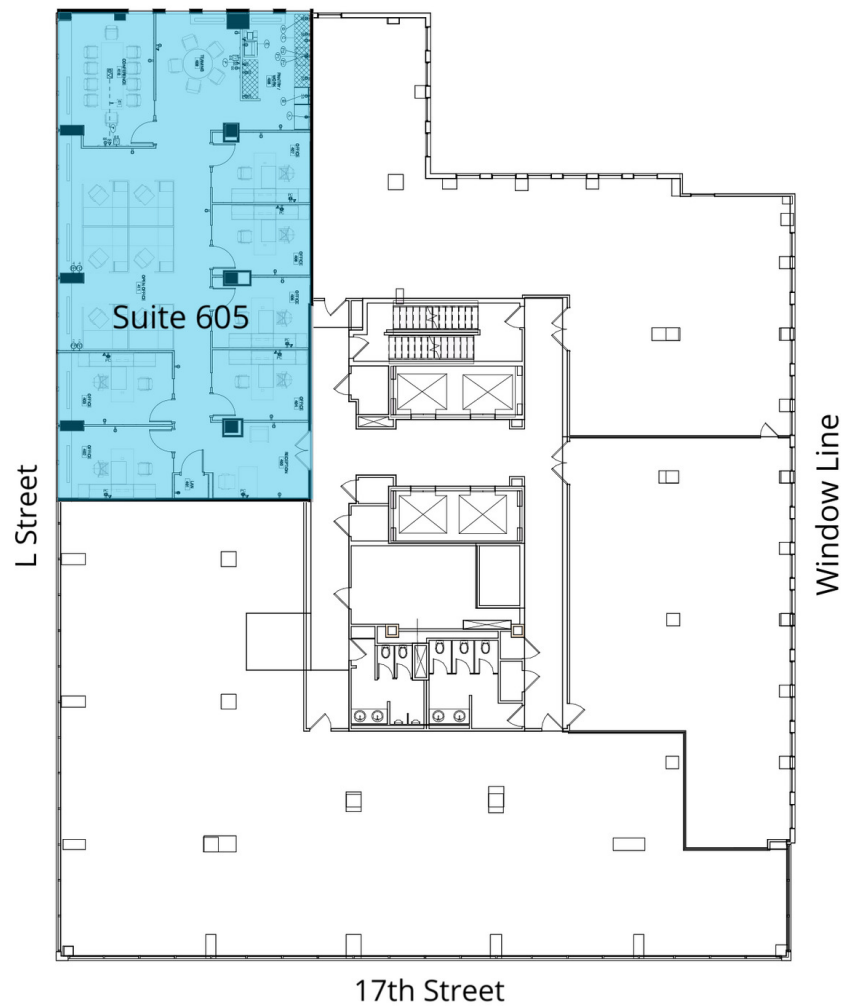
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Suite	Size	Lease Rate	Description
■ Suite 509	762 SF	\$48.00 FS	Available Immediately
■ Suite 513	828 SF	\$48.00 FS	Available Immediately

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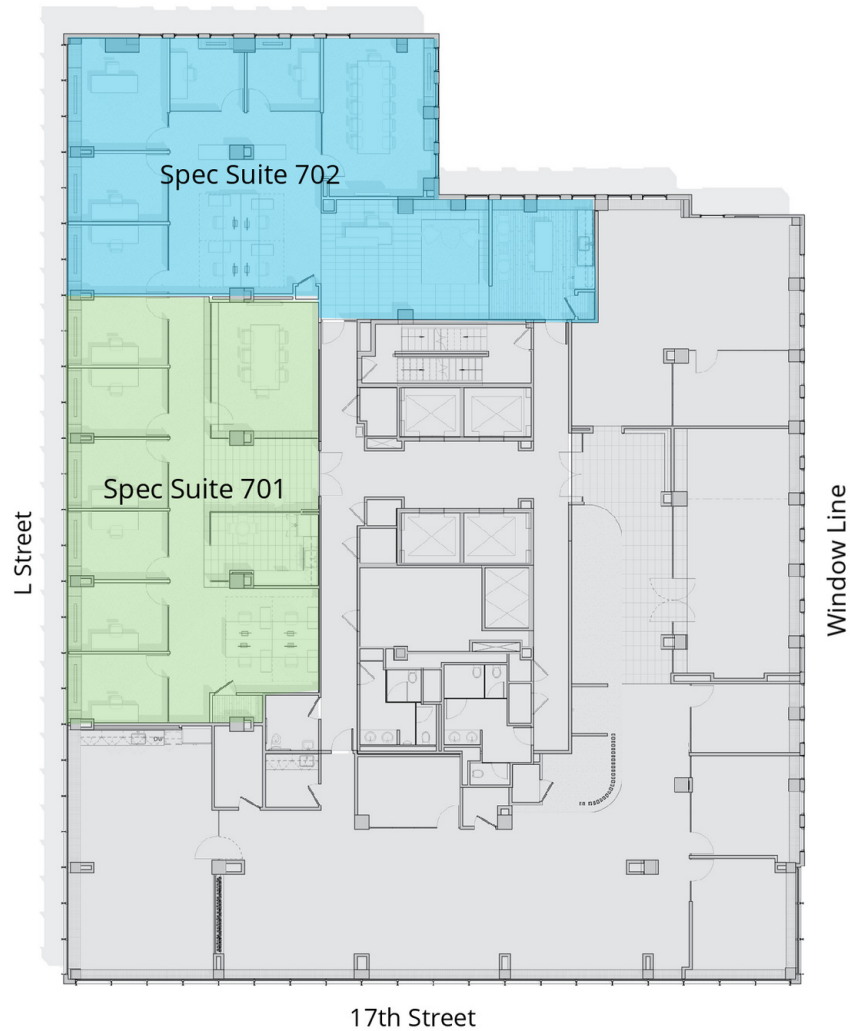
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Suite	Size	Lease Rate	Description
■ Suite 605	2,958 SF	\$50.00 FS	Built-out suite in excellent condition. Fully furnished. Front of building.

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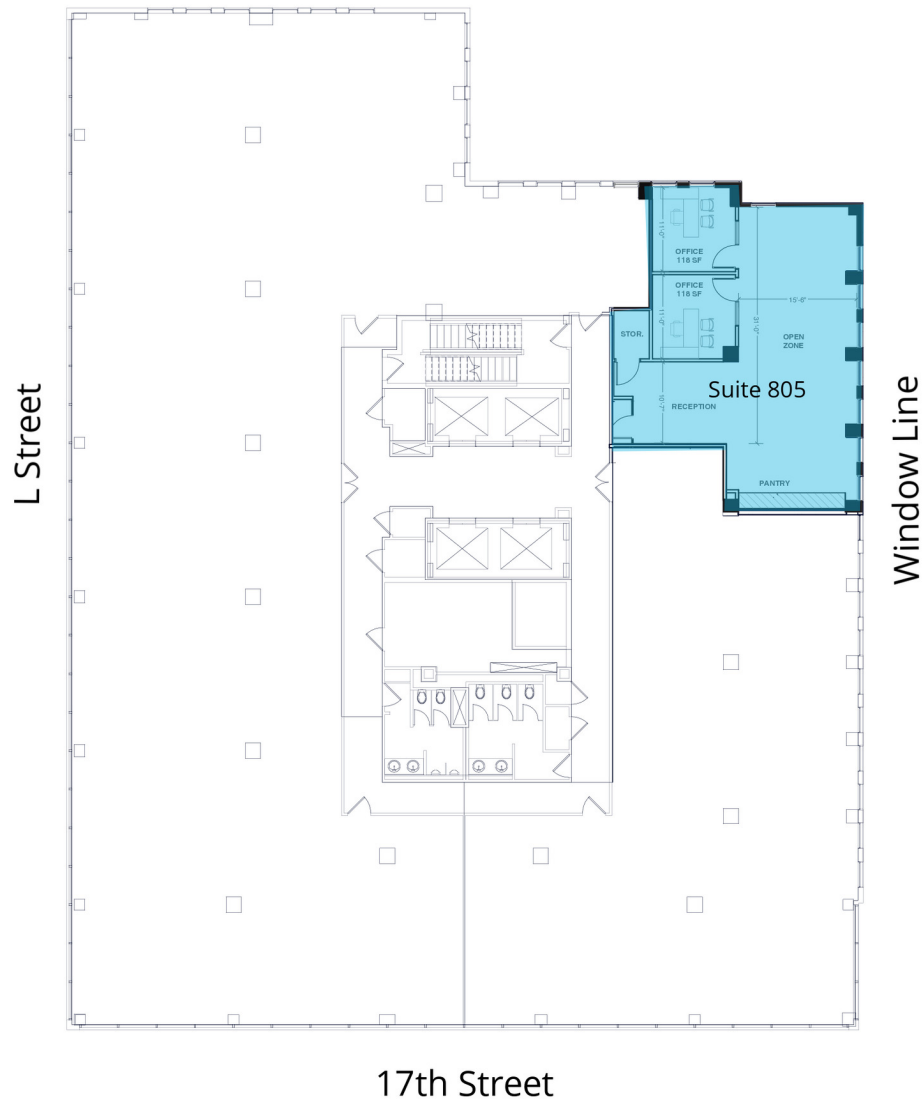
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Suite	Size	Lease Rate	Description
■ Spec Suite 701	2,662 - 5,619 SF	\$50.00 FS	Front of building, L Street window line. Brand new spec suite, delivering Fall 2026
■ Spec Suite 702	2,957 - 5,619 SF	\$50.00 FS	Brand new spec suite, delivering Fall 2026

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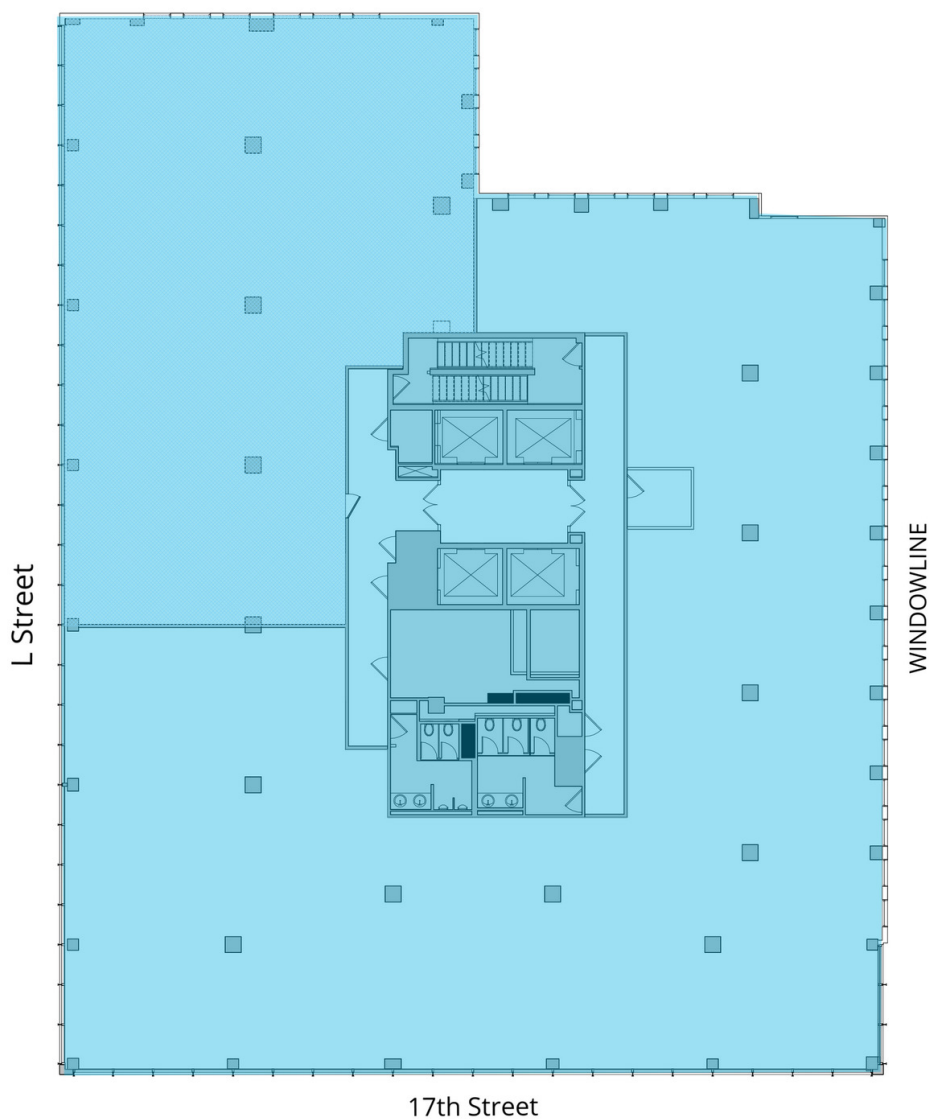
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Suite	Size	Lease Rate	Description
■ Suite 805	1,843 SF	\$48.00 FS	Planned spec suite.

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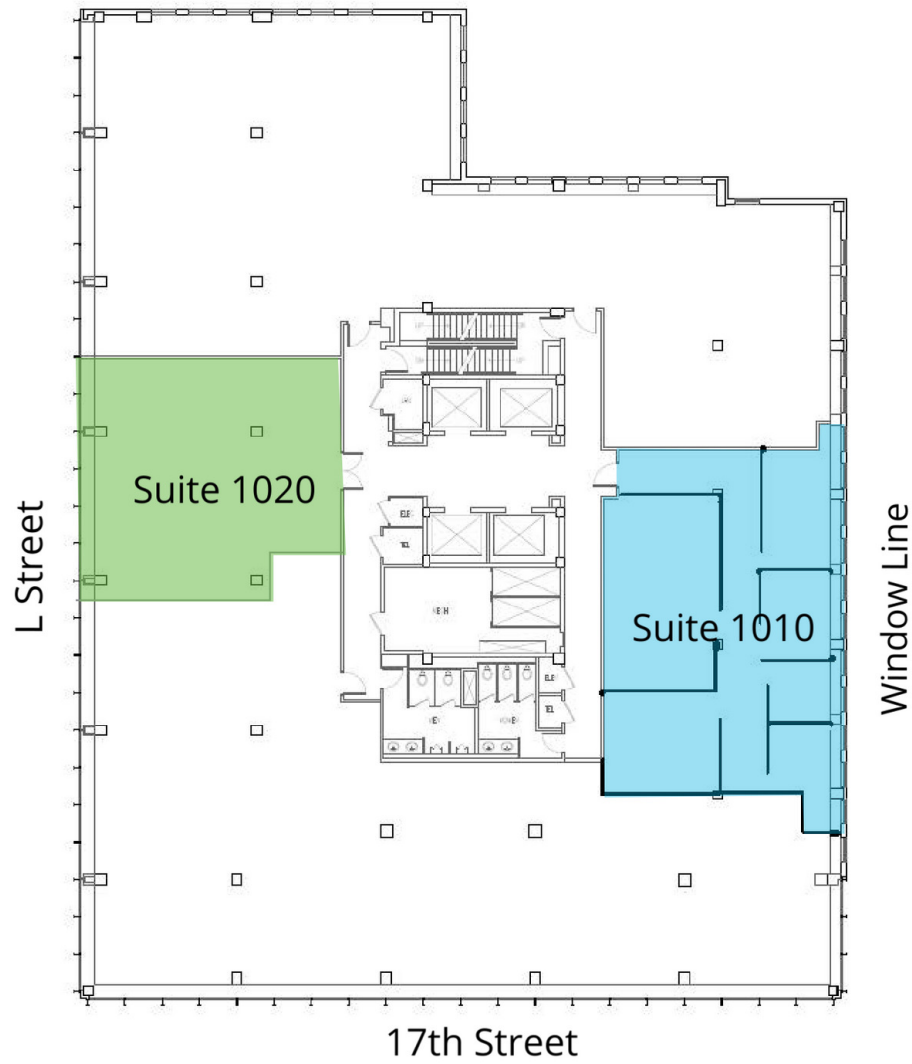
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Suite	Size	Lease Rate	Description
■ Suite 900	6,500 - 13,038 SF	\$50.00 FS	Full floor opportunity at just 13,000 SF. Full window line along L and 17th with incredible corner view. Flexible demise.

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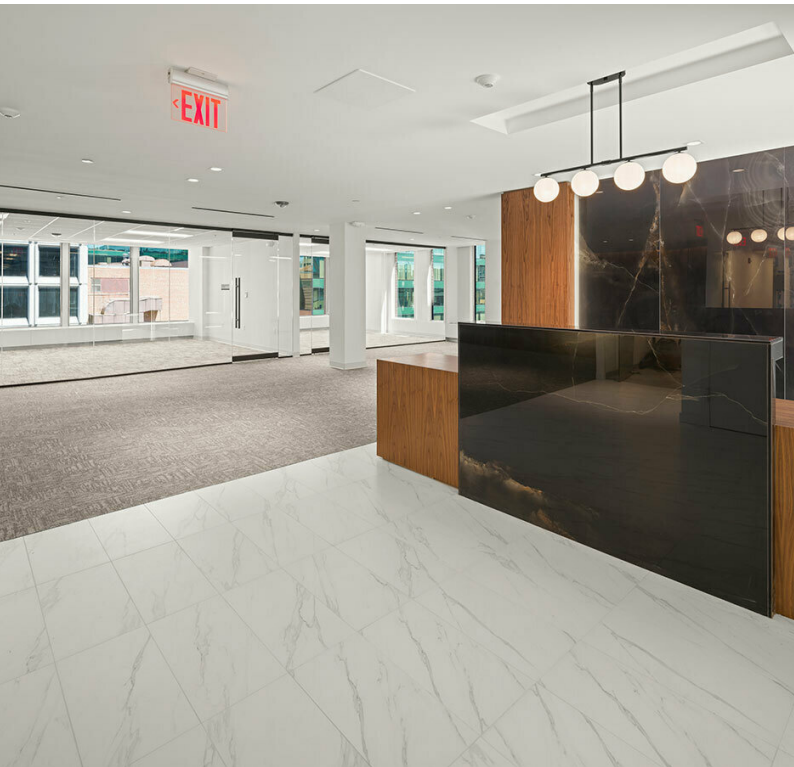
Suite	Size	Lease Rate	Description
■ Suite 1020	1,195 SF	\$50.00 FS	Available Immediately
■ Suite 1010	1,763 SF	\$48.00 FS	Available Immediately

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Sample Build-out



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Nearby Retail



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