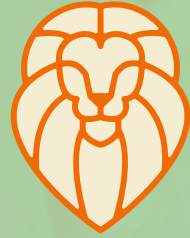




THE LION BUILDING



THE LION BUILDING

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:** 20,000 SF



LEED Silver Certified



1 per 1,500 RSF parking ratio



The Den - Tenant Lounge



Conference Center

The Den - Tenant Lounge



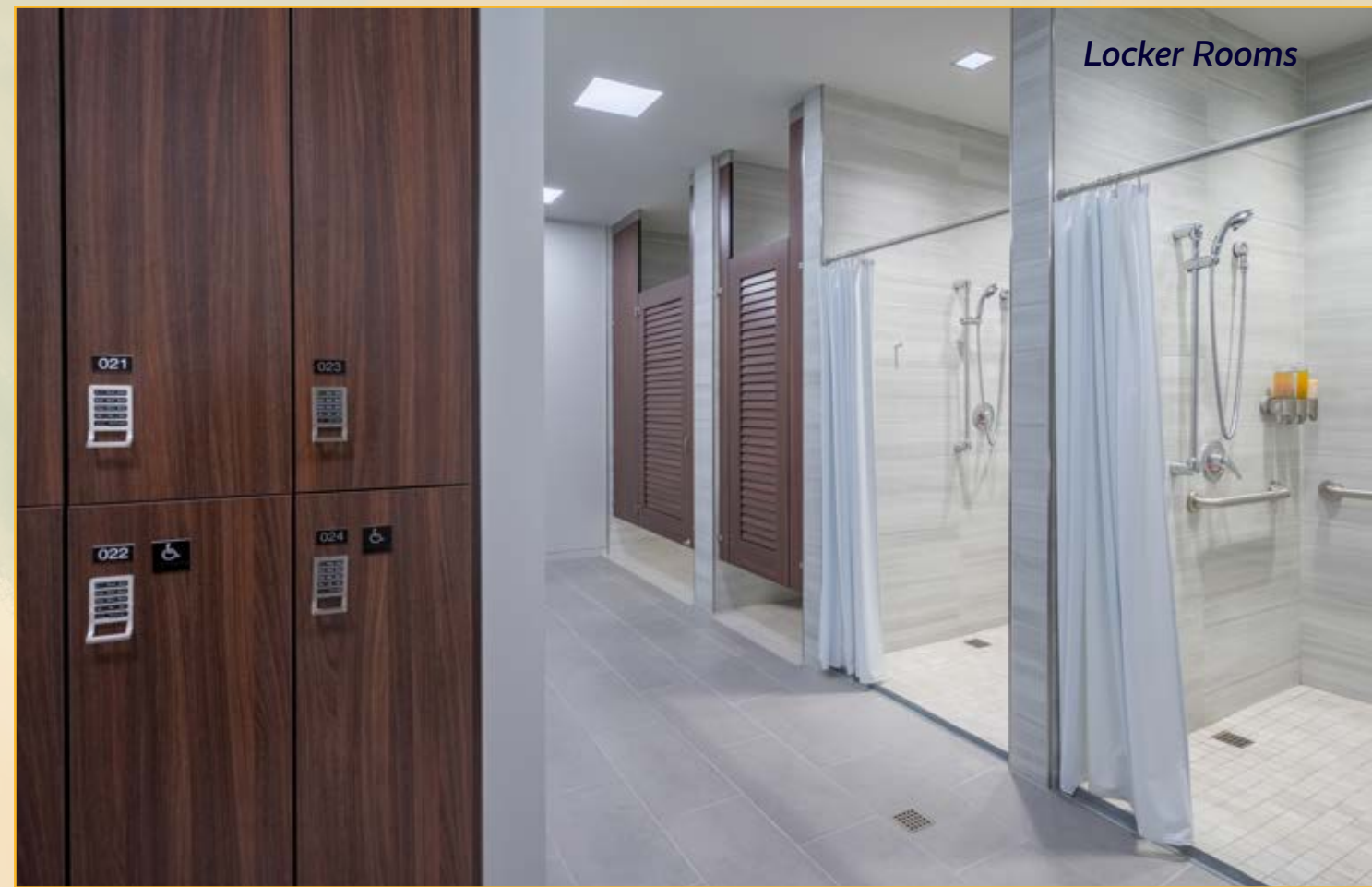
Fitness Center



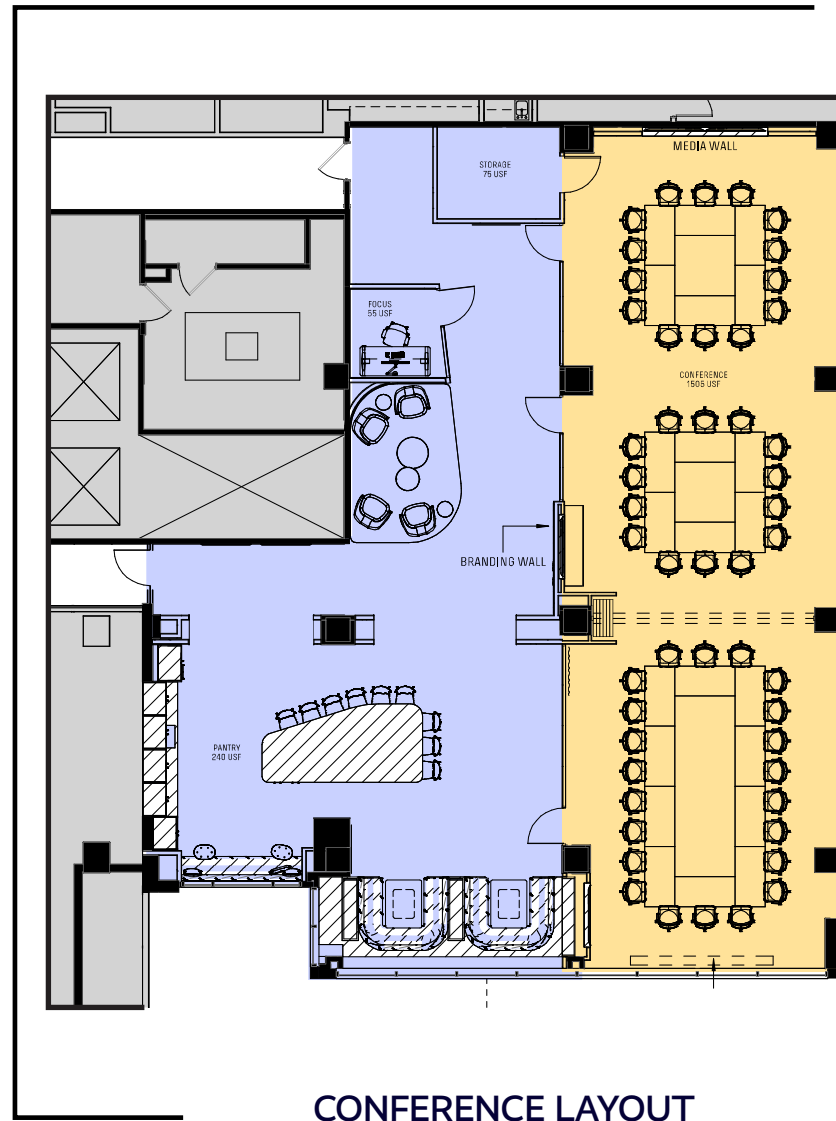
Conference Center



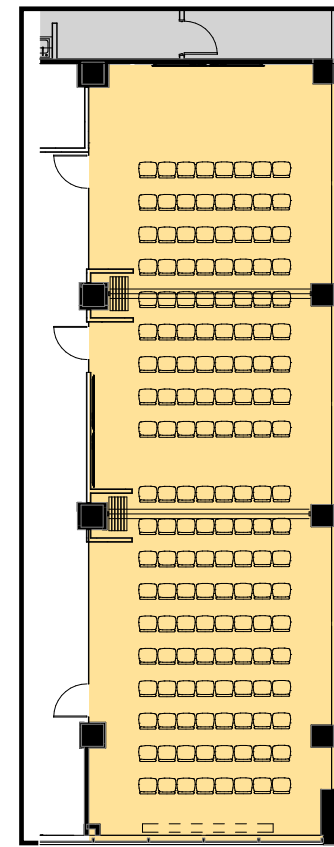
Locker Rooms



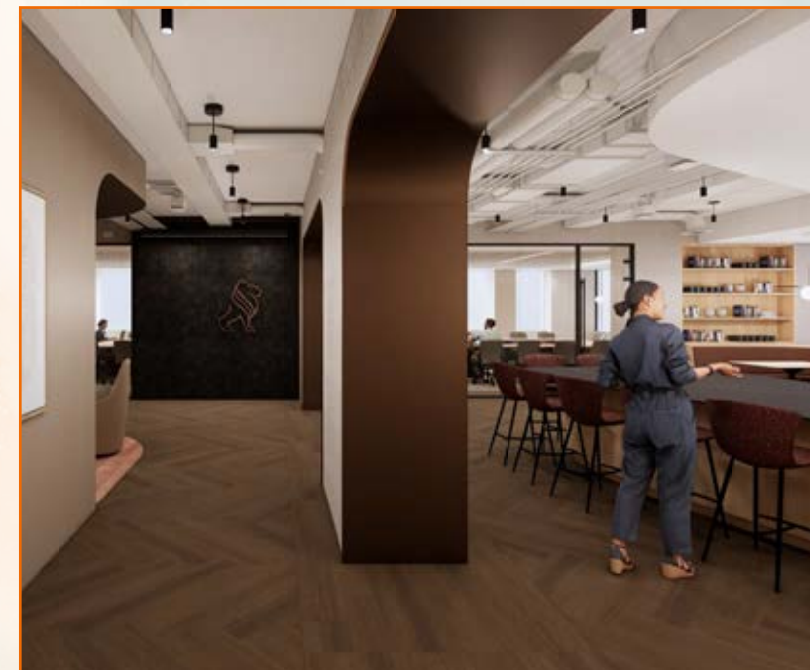




CONFERENCE LAYOUT
Seats 75+



AUDITORIUM LAYOUT
Seats 150+



BRAND NEW CONFERENCE CENTER & LOUNGE COMING SOON

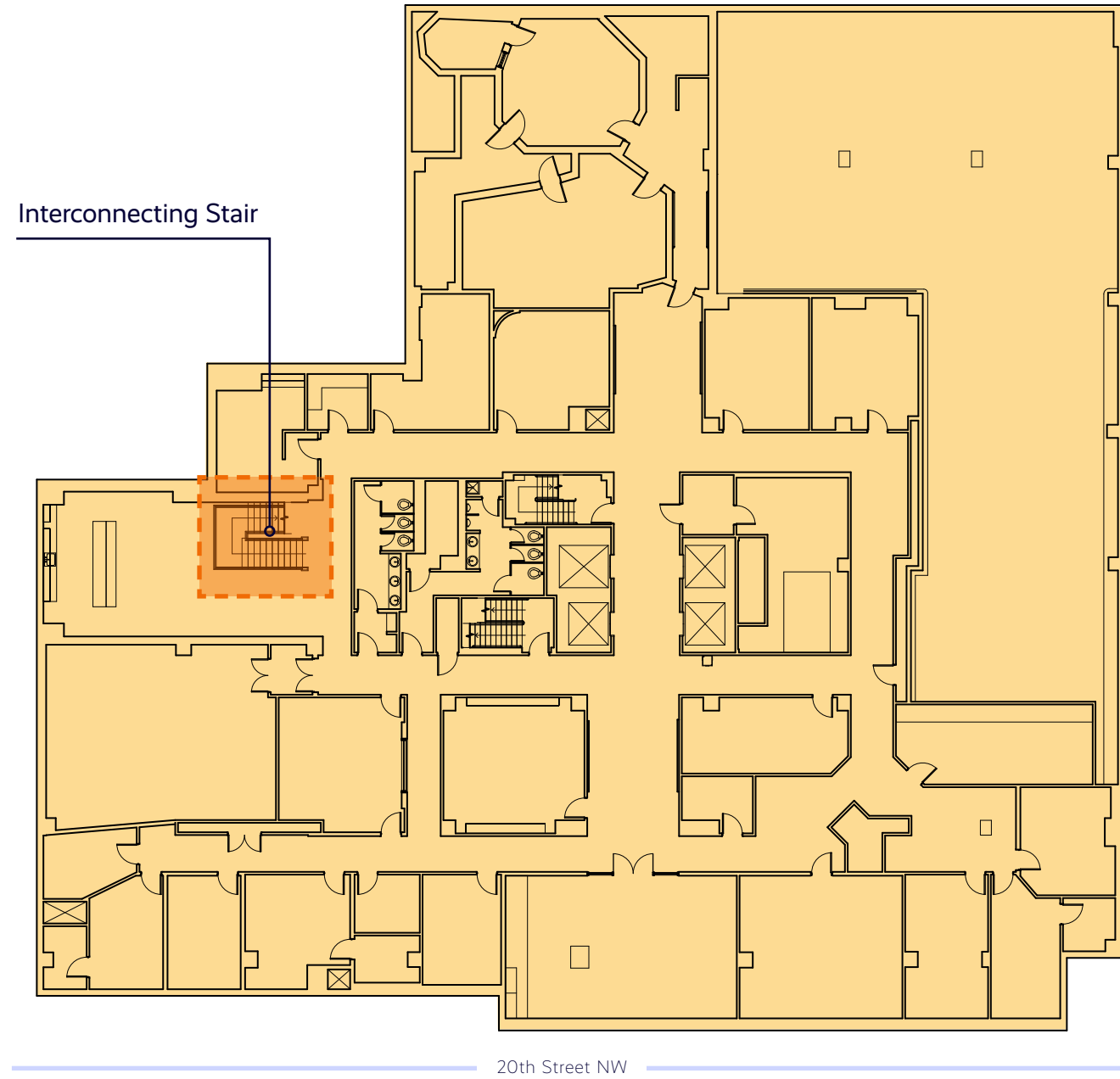
AVAILABILITIES

8	Suite 800 - FULL FLOOR! 20,127 RSF			
7	Suite 725 5,520 RSF	LEASED	Suite 730 3,995 RSF	Suite 750 3,108 RSF
6	LEASED	Contiguous up to 10,225 RSF		Suite 600 7,367 RSF
			Suite 620 2,858 RSF	
5	Suite 505 1,467 RSF	Suite 540 2,730 RSF	LEASED	
4	LEASED	Suite 420 880 RSF	LEASED	Suite 460 1,667 RSF
			Suite 470 2,822 RSF	
3	LEASED	LEASED	LEASED	
2	Suite 200 <i>Spec Suite</i> 6,324 RSF	Suite 210 2,026 RSF	LEASED	NEW CONFERENCE CENTER COMING SOON
1	LEASED			Suite 100 6,948 RSF
LL	FILM STUDIO SPACE - FULL FLOOR 17,903 RSF			



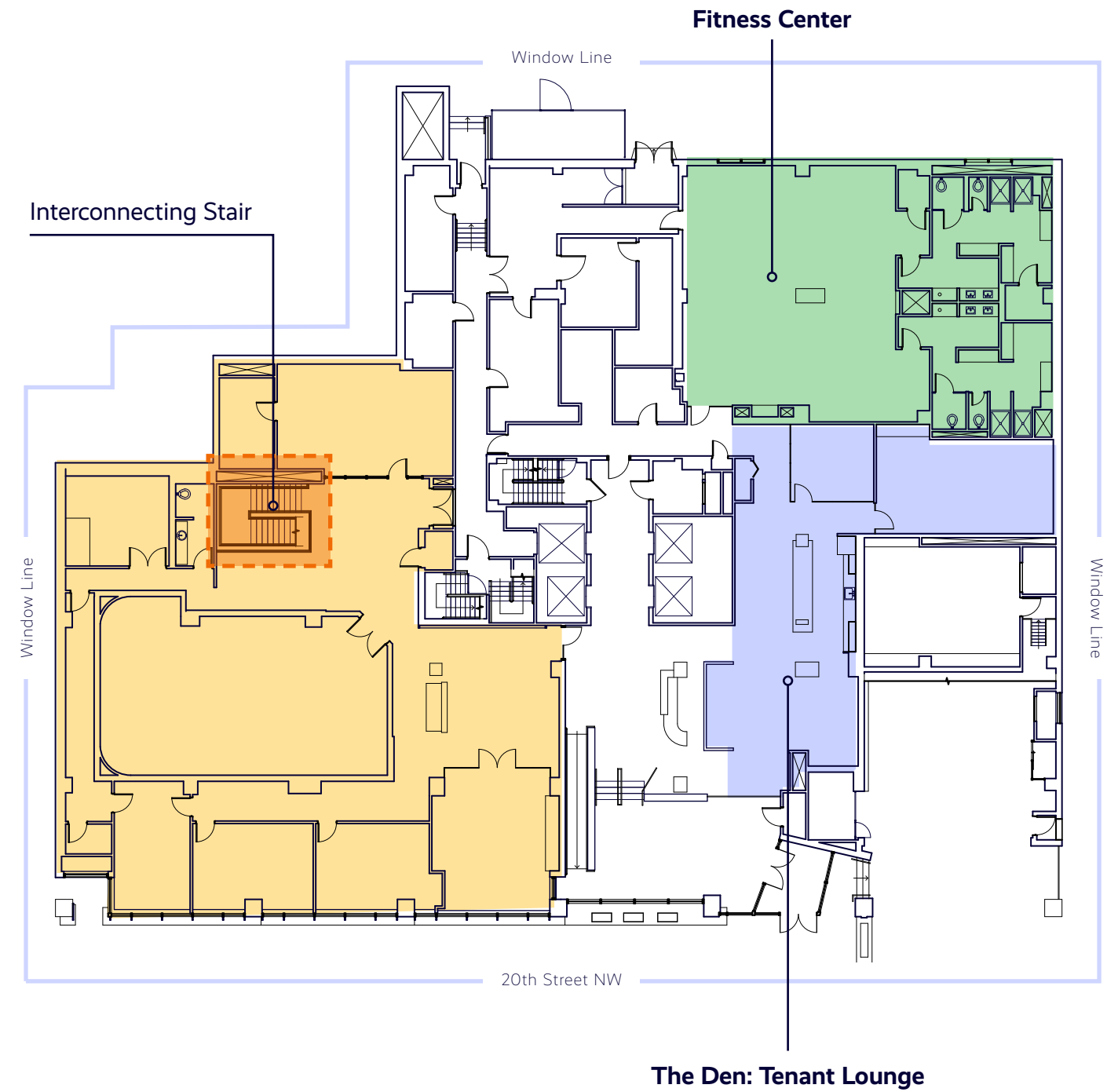
LOWER LEVEL

Film Studio | 17,903 RSF
Full Floor As Built Plan



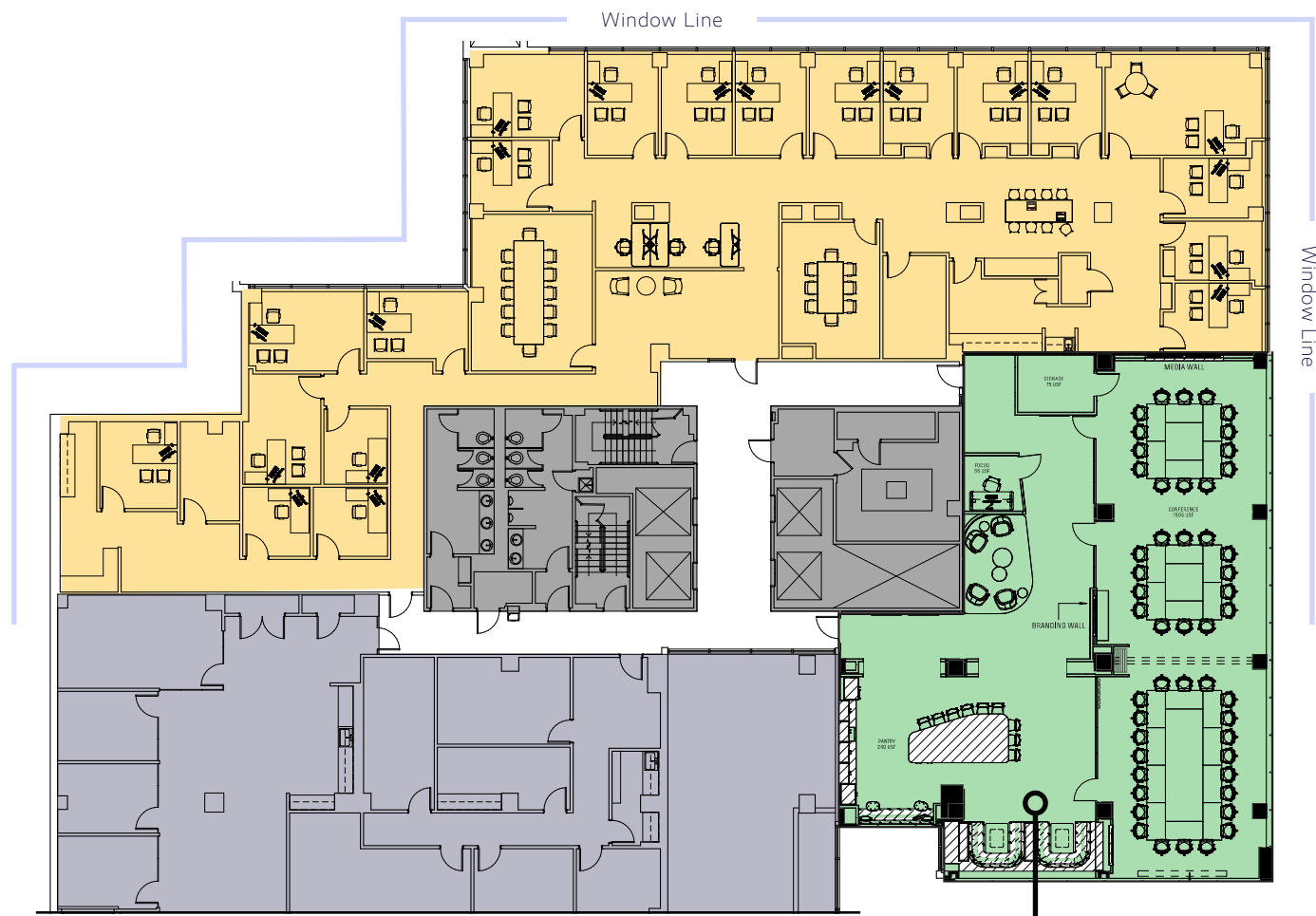
1ST FLOOR

Suite 100 | 6,498 RSF



2ND FLOOR

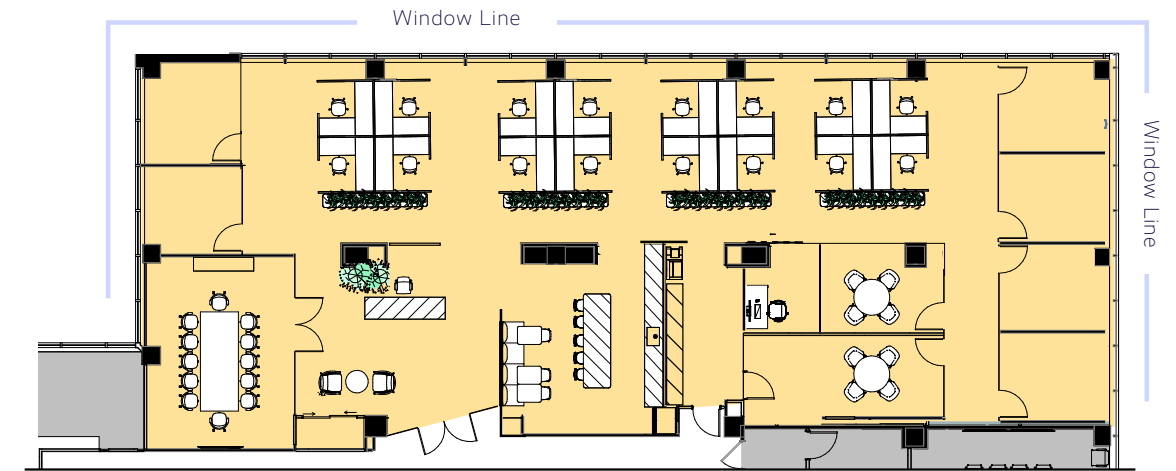
Suite 200 | 8,350 RSF Available
As-Built Plan



**New Conference
Center & Lounge**

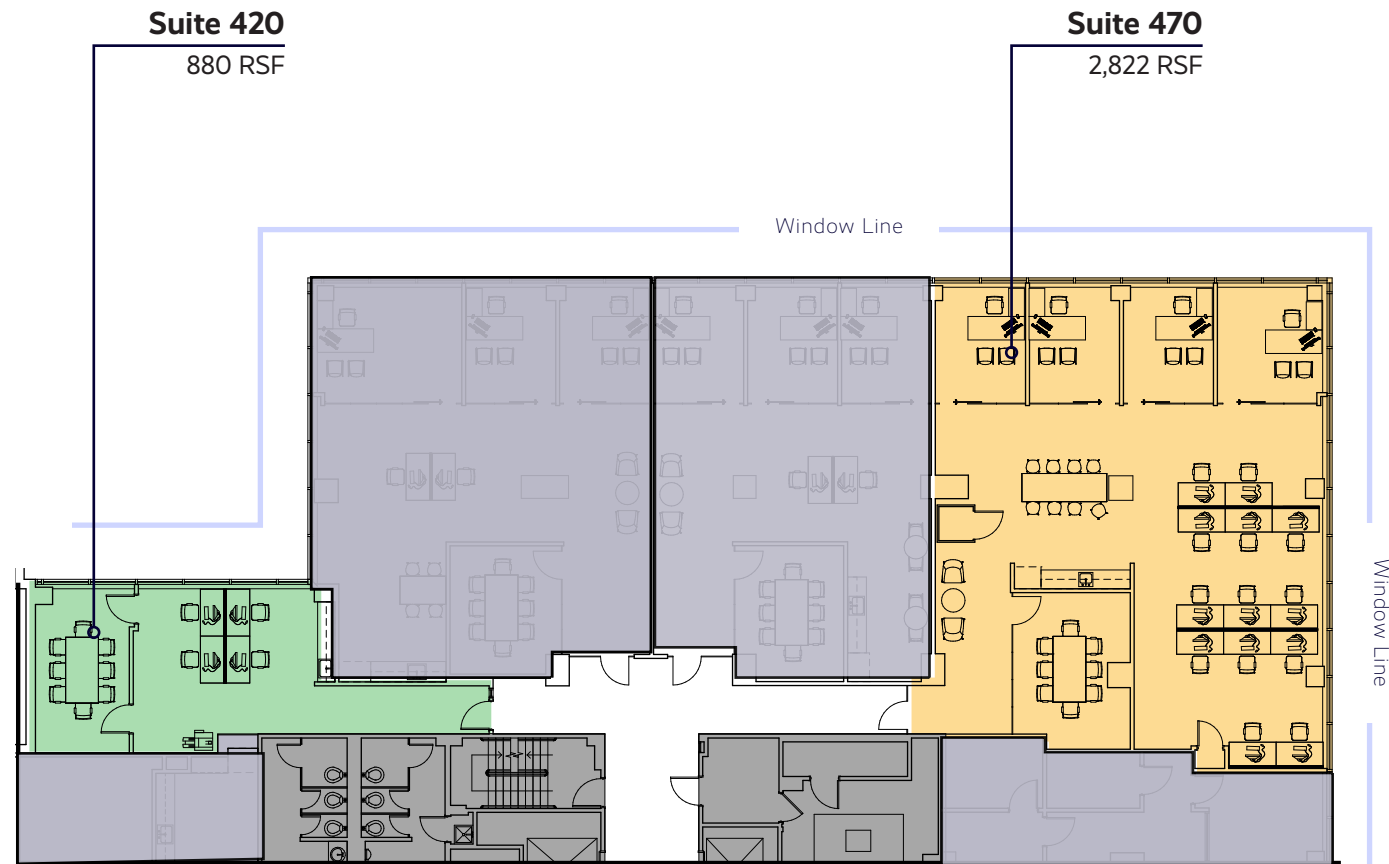
2ND FLOOR

Suite 200 | 6,324 RSF Available
Spec Suite



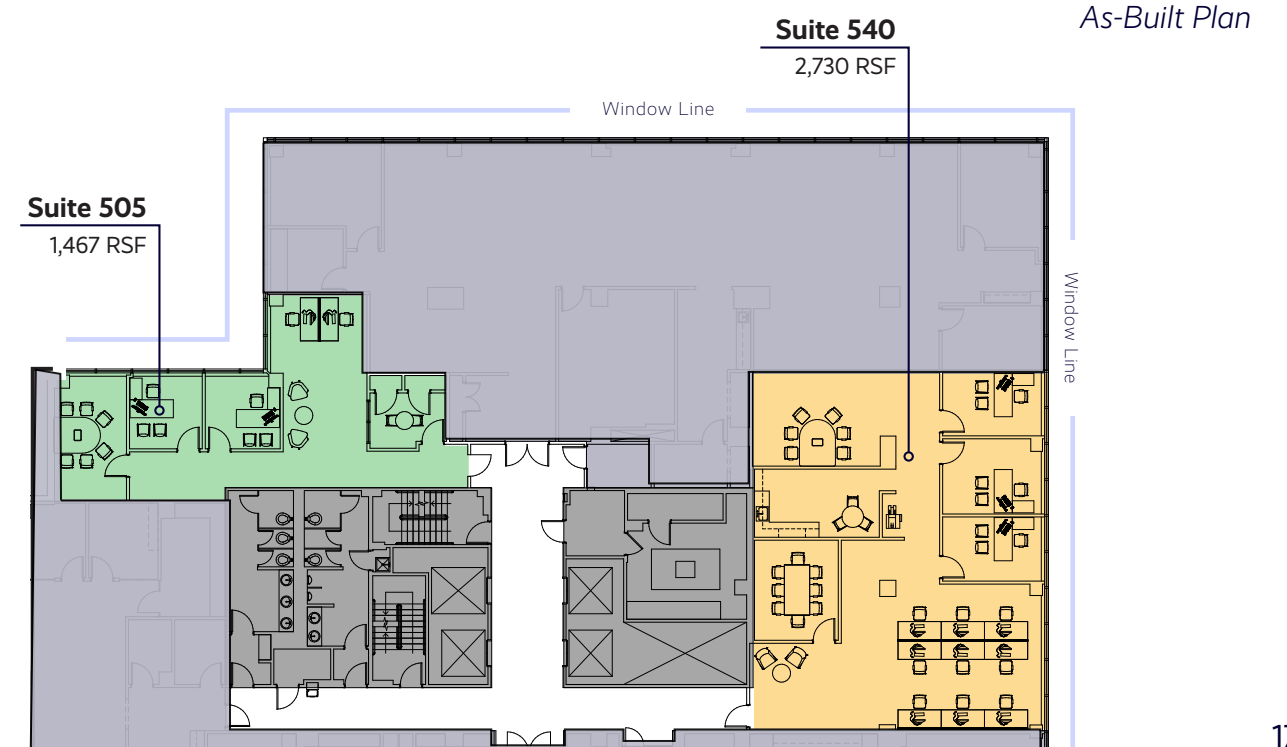
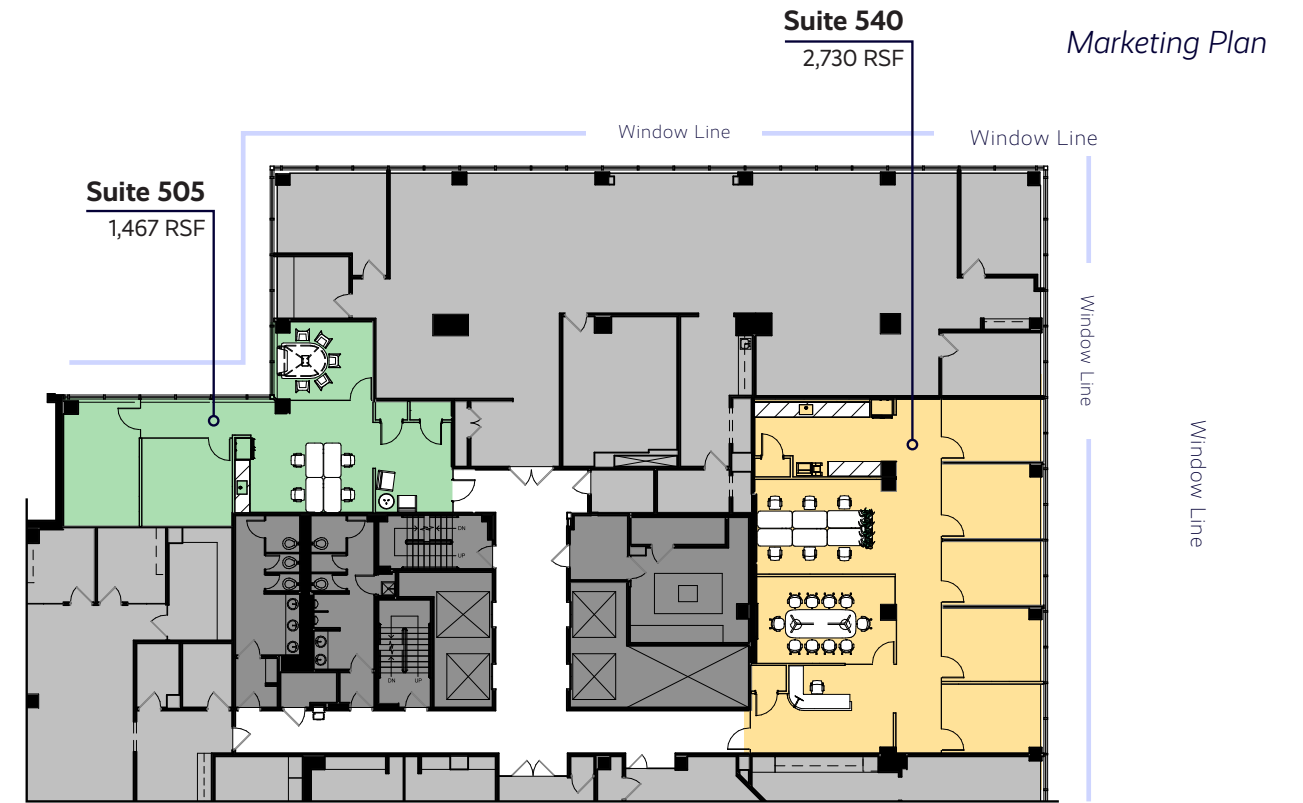
4TH FLOOR

As-Built



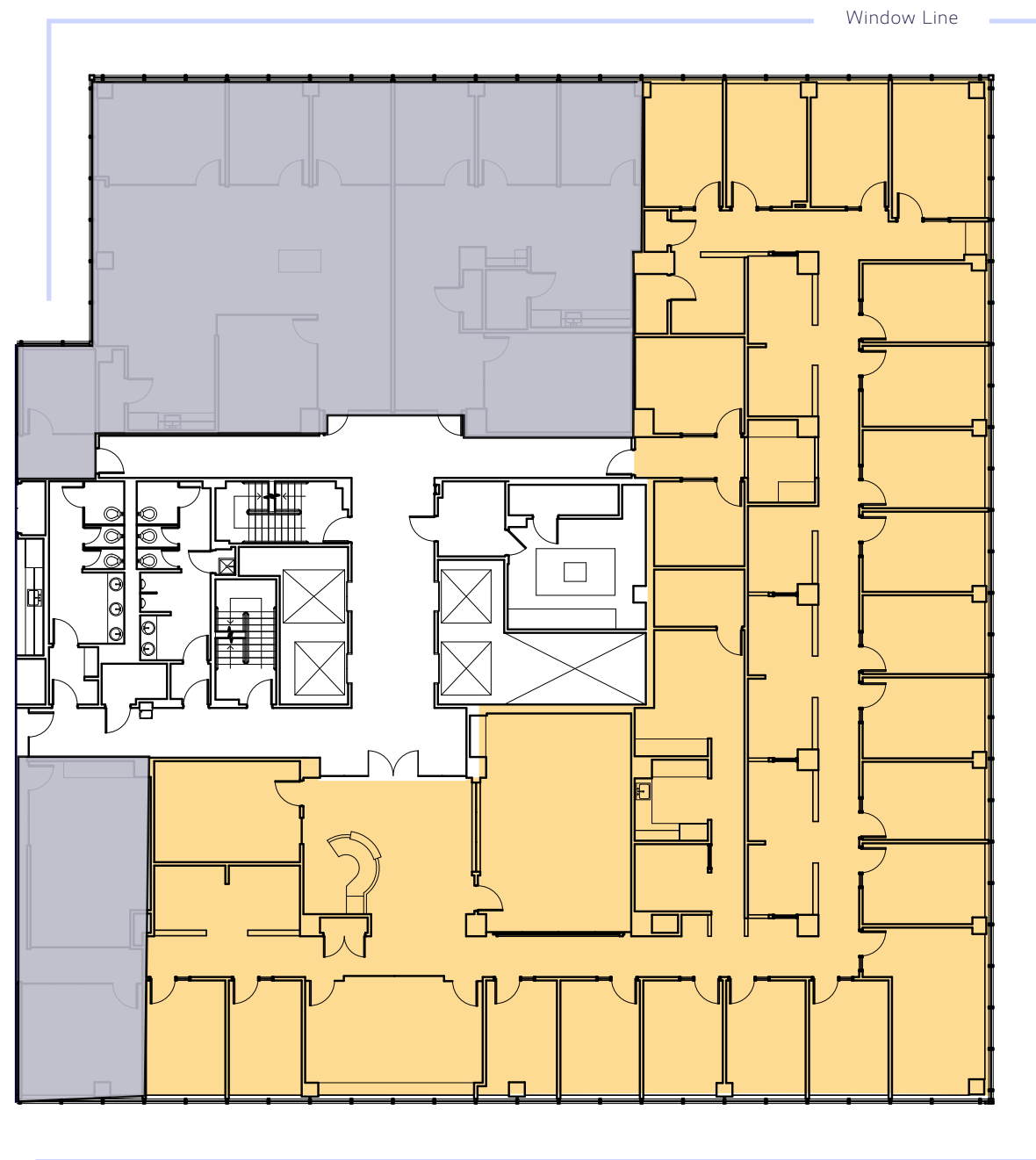
5TH FLOOR

Marketing Plan



6TH FLOOR

10,225 RSF
As-Built



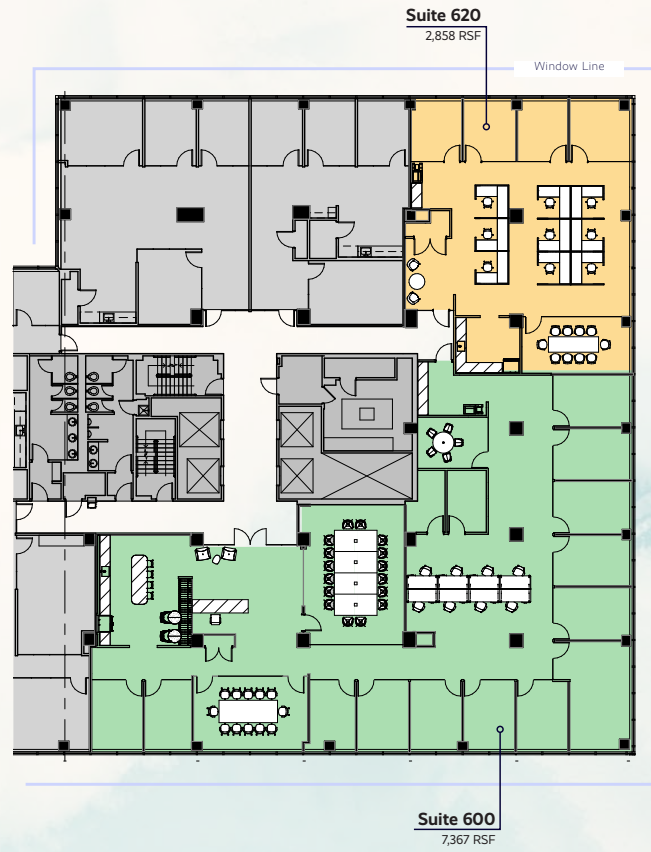
6TH FLOOR

Spec Suite
Available 6/1/2027



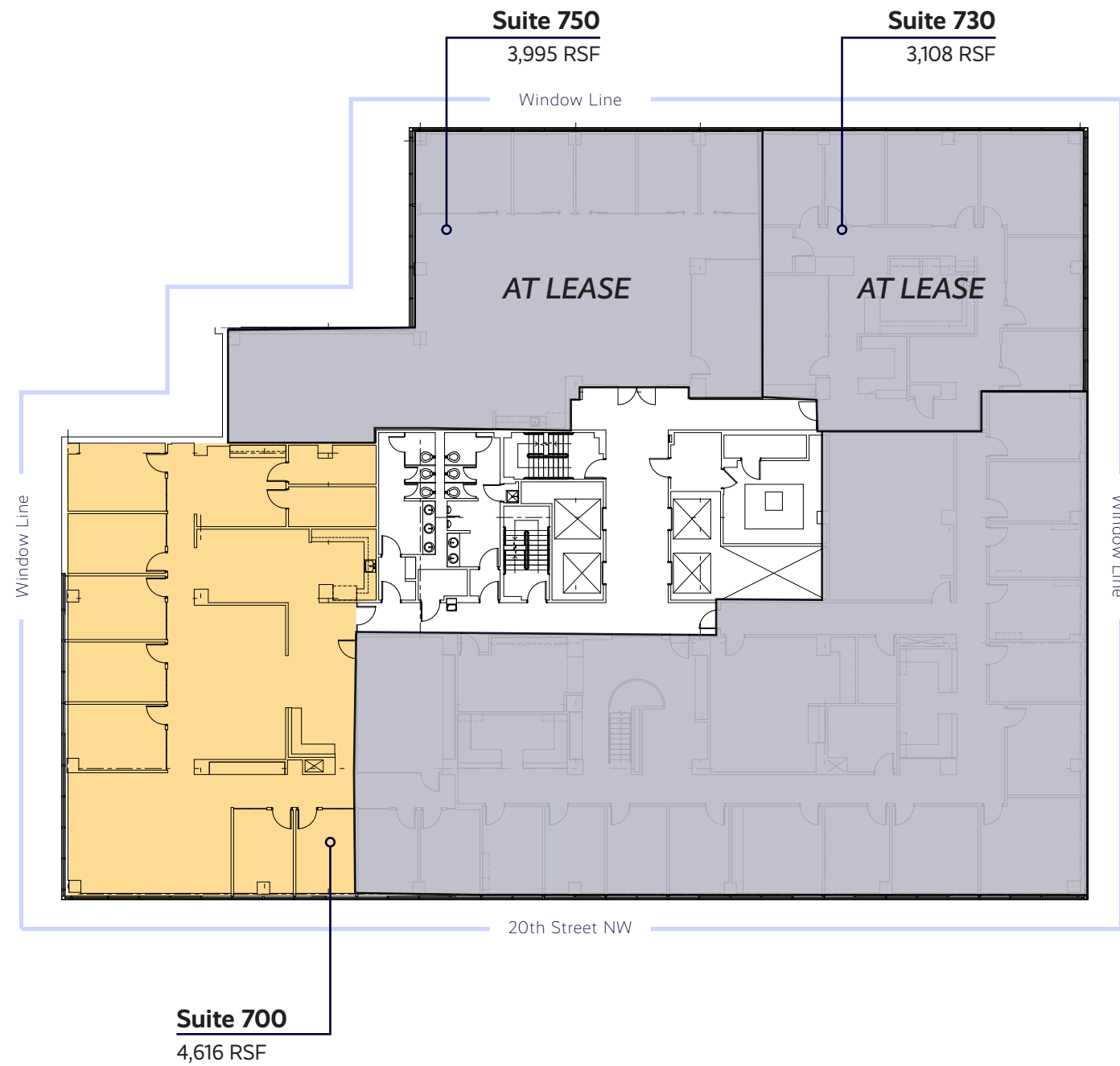
6TH FLOOR

Spec Suite Renderings



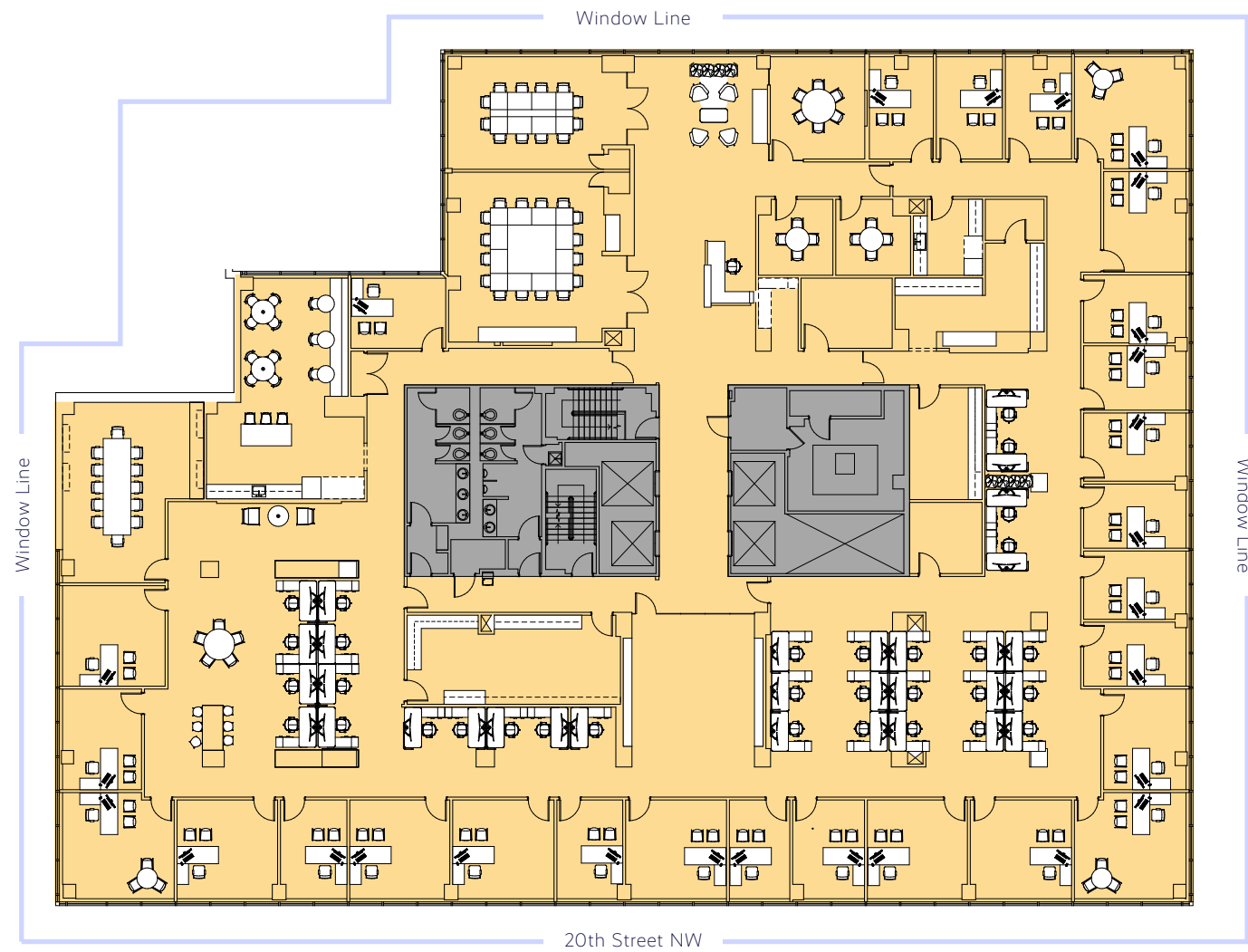
7TH FLOOR

3,108-4,616 RSF Available
As-Built



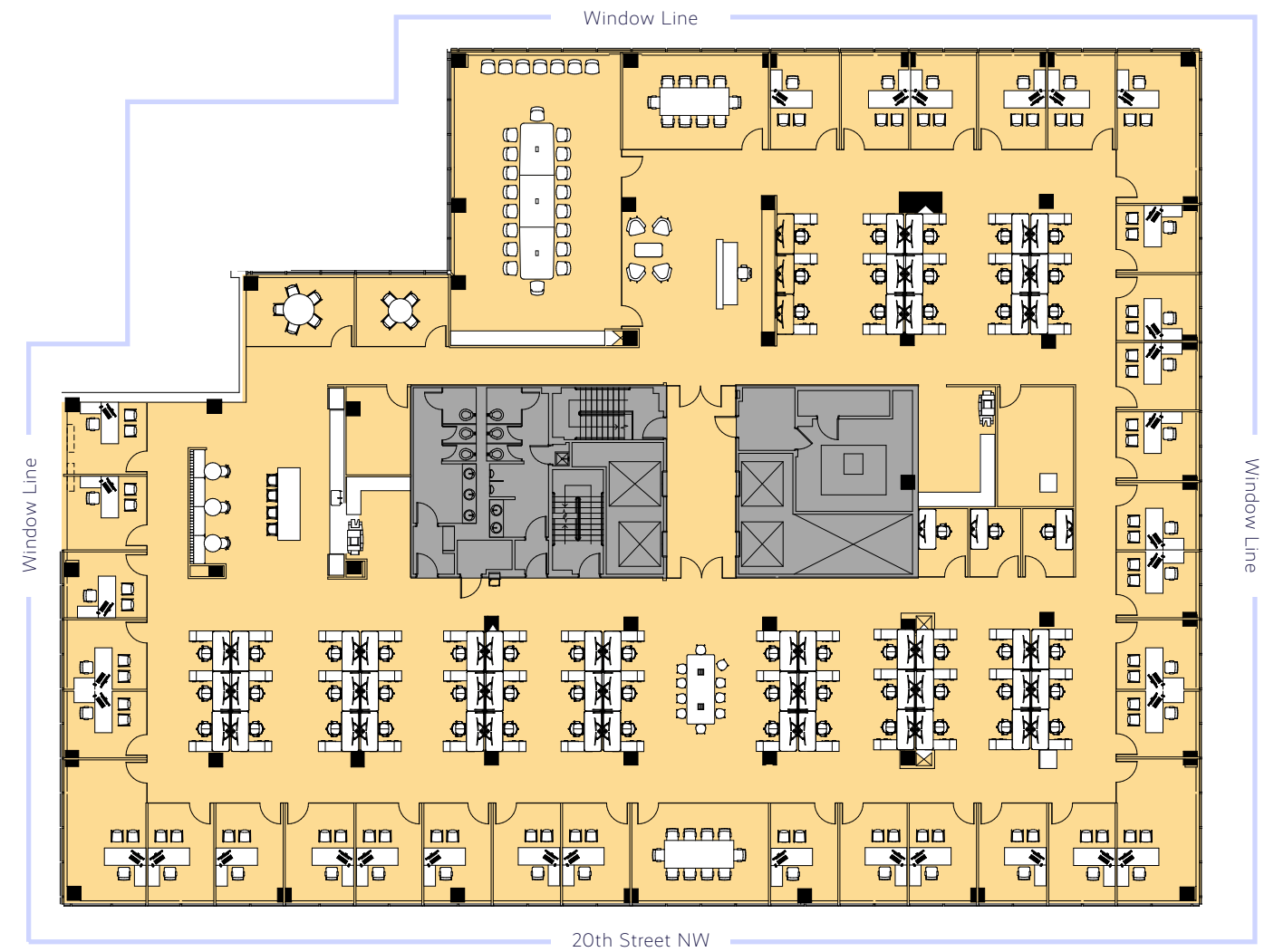
8TH FLOOR

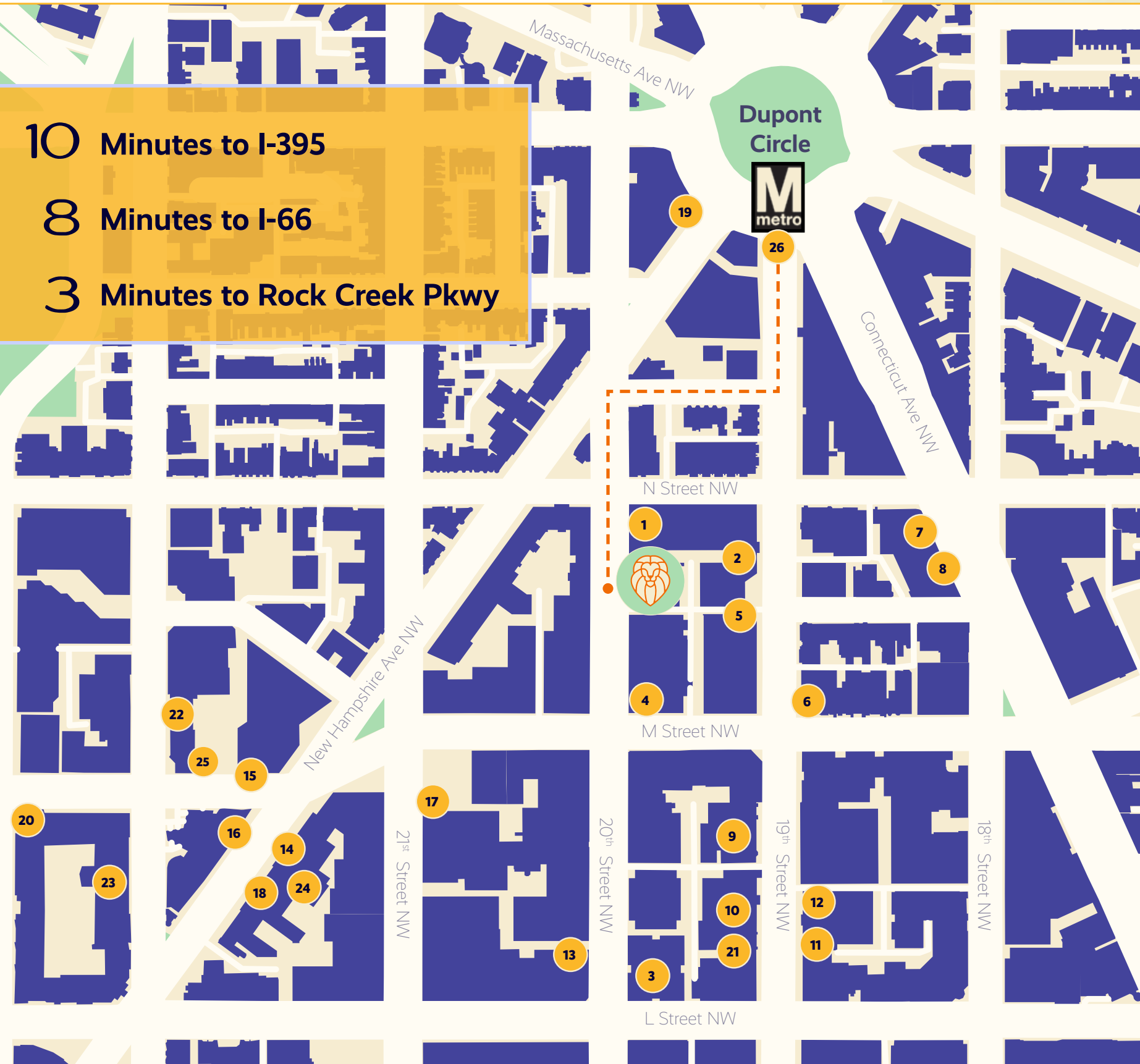
Suite 800 | 20,127 RSF
As-Built Plan



8TH FLOOR

Suite 800 | 20,127 RSF
Marketing Plan





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



THE LION BUILDING

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JEMAL
EQUITIES

