

730 11TH ST NW

Washington, DC 20001
East End Submarket



PLUG-N-PLAY OFFICE SPACE FOR LEASE

- Located just one block from Metro Center Station (Red, Orange, Blue & Silver lines) – DC’s primary transit hub
- Surrounded by top-tier law firms, lobbyists, think tanks, and federal agencies
- One block from CityCenterDC – DC’s premier destination for dining, shopping, and executive lodging
- Walking distance to Capital One Arena, Walter E. Washington Convention Center, and Gallery Place
- Immediate access to major commuter routes, including K Street, I-395, and Constitution Avenue
- Short drive to Reagan National Airport (DCA) – approx. 15 minutes
- Positioned in a high-demand, high-foot-traffic corridor ideal for professional services and client-facing operations
- Abundant nearby amenities including high-end hotels (Marriott Marquis, Grand Hyatt), fitness centers, and quick-service lunch options

SUMMARY AVAILABILITY

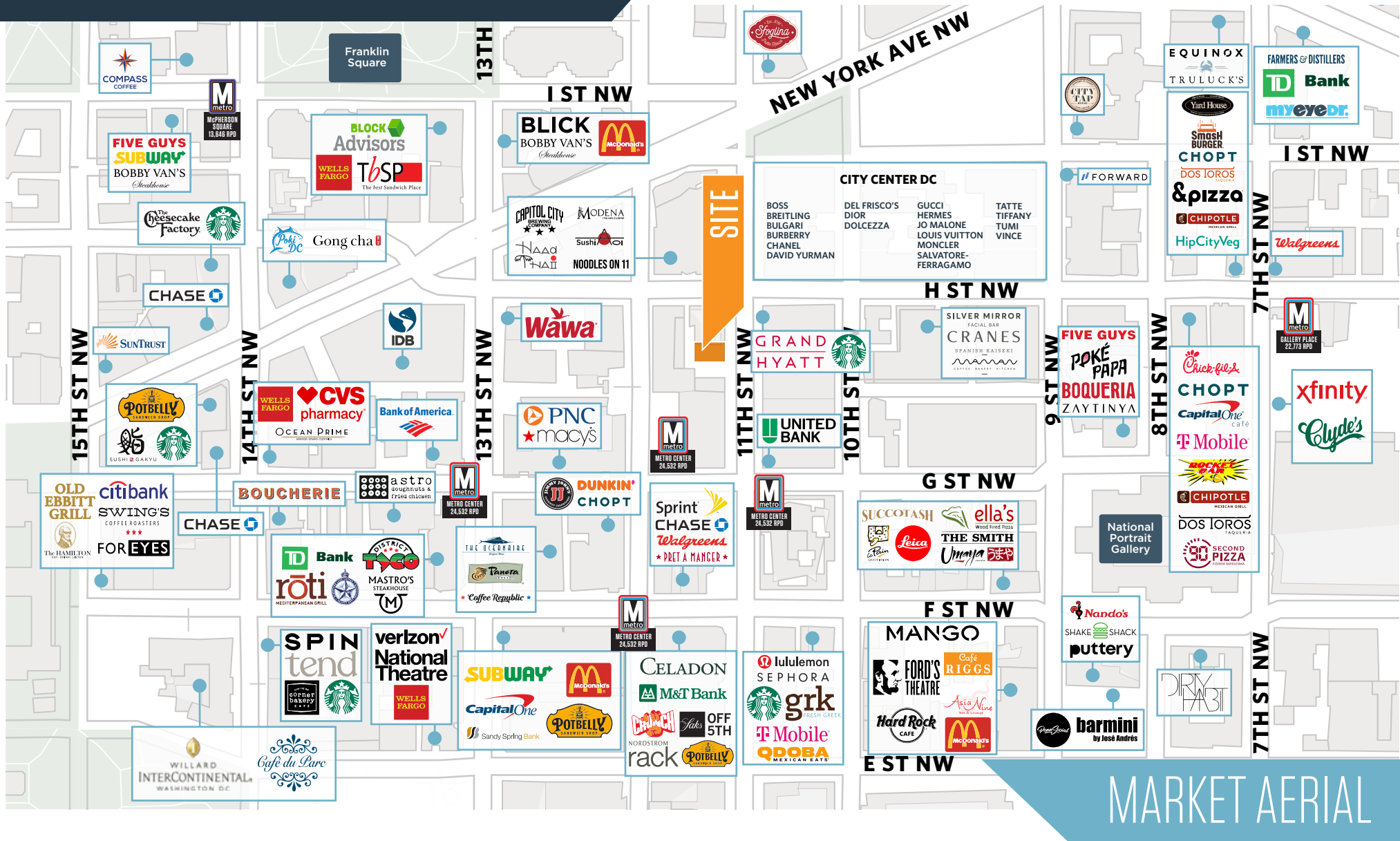
FLOOR	SF	AVAILABLE
2nd	3,780 SF	April 1, 2027
3rd	3,780 SF	April 1, 2027
4th	3,780 SF	April 1, 2027
5th	3,780 SF	Immediate

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2ND FLOOR

Office Count: 8 private offices

Conference Rooms: Conference capable rooms within layout, 6 to 8 seats

Open Workstations: 40 to 55 seats

Estimated Total Seating: 50 to 65 people

Available: April 1, 2027

SITE PLAN

FLEXIBLE LAYOUT IDEAL FOR OFFICE USERS

- Expansive open work area perfect for collaborative teams, workstations, or flexible benching layouts
- Eight private offices with glass potential, ideal for executives or focused work
- Inviting front lounge/staff area creates a natural reception zone or breakout space
- Two in-suite restrooms and a dedicated utility/storage area for operational efficiency
- Efficient rectangular floor plan supports a wide range of tenant build-outs or furniture layouts
- Ideal for law firms, nonprofits, associations, or creative office users
- Direct elevator access and abundant natural light from oversized windows
- Seamless access to shared building amenities and Downtown DC's extensive walkable offerings



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PHOTOS



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3RD FLOOR

Office Count: 8 private offices

Conference Rooms: 1 large conference room (16 to 24 seats)

Open Workstations: 35 to 50 seats

Estimated Total Seating: 45 to 60 people

Available: April 1, 2027

SITE PLAN

MOVE-IN READY OFFICE SPACE

- Expansive open work area ideal for collaborative teams, bullpen layout, or flexible workstations
- Eight private perimeter offices – perfect for executives, managers, or focused work zones
- Large glass-front conference room ideal for meetings, presentations, or team huddles
- Dedicated reception area creates a polished first impression for clients and visitors
- Built-in kitchenette, file/storage room, and supply closet for everyday convenience
- Two in-suite restrooms and utility/storage areas included
- Efficient layout with a balance of open space and enclosed rooms — ideal for both privacy and collaboration
- Great natural light and elevator exposure



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Open Workstations: 35 to 50 seats

Estimated Total Seating: 45 to 60 people

Available: April 1, 2027

PHOTOS



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4TH FLOOR

Office Count: 4 private offices plus 3 to 4 flex rooms

Conference Rooms: 1 large conference room (16 to 26 seats)

Open Workstations: 25 to 40 seats

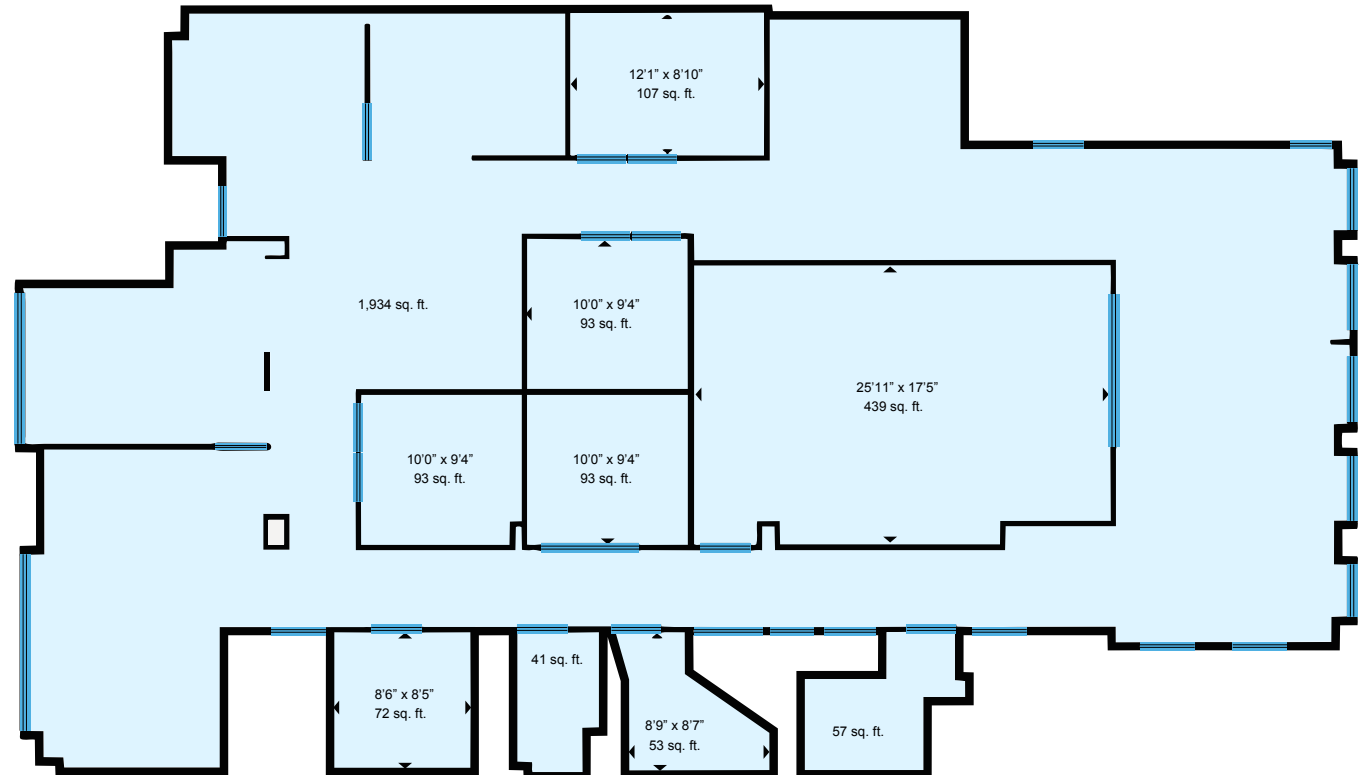
Estimated Total Seating: 35 to 50 people

Available: April 1, 2027

SITE PLAN

EFFICIENT CREATIVE OFFICE WITH LARGE OPEN CORE

- Expansive central open work area ideal for collaborative teams, bullpen layout, or flexible workstation configurations
- Large perimeter conference room provides an excellent setting for meetings, presentations, or client facing functions
- Four private offices centrally located, well suited for executives, managers, or breakout rooms
- Additional smaller perimeter rooms can function as private offices, phone rooms, or storage areas
- Irregular floor plate creates unique breakout zones and opportunities for creative build out or departmental separation
- Efficient layout allows for a strong balance between open workspace and enclosed offices
- Abundant window line along multiple sides provides strong natural light throughout the suite
- Ideal for creative firms, nonprofits, associations, or groups seeking a mix of open collaboration and private offices



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4TH FLOOR

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Conference Rooms: 1 large conference room (16 to 26 seats)

Open Workstations: 25 to 40 seats

Estimated Total Seating: 35 to 50 people

Available: April 1, 2027

PHOTOS



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5TH FLOOR

Office Count: 13 private offices

Conference Rooms: 1 conference room (12 to 18 seats) plus 1 meeting room (6 to 8 seats)

Open Workstations: 20 to 30 seats

Estimated Total Seating: 35 to 45 people

Available: Immediately

SITE PLAN

FURNISHINGS NEGOTIABLE

WELL-APPOINTED FULL FLOOR OFFICE SUITE

- Efficient full-floor layout featuring a mix of open work areas, private offices, and meeting spaces
- Shared open workspace ideal for collaborative teams or flex seating arrangements
- 13 private offices with natural light – perfect for executives, managers, or quiet work zones
- Dedicated conference room plus a separate meeting room for internal or client-facing sessions
- Welcoming reception area sets a professional tone upon entry
- Fully built-out kitchenette and print/copy room for day-to-day convenience
- Two in-suite restrooms, utility/cleaning closet, and storage space
- Direct elevator access and excellent window line providing ample natural light
- Turnkey opportunity for professional services, consulting firms, or non-profits



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5TH FLOOR: 3,780 SF

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5TH FLOOR

Office Count: 13 private offices

Conference Rooms: 1 conference room (12 to 18 seats) plus 1 meeting room (6 to 8 seats)

Open Workstations: 20 to 30 seats

Estimated Total Seating: 35 to 45 people

Available: Immediately

PHOTOS



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