

616H STREET

THE OFFICES AT GALLERY PLACE



CUSHMAN &
WAKEFIELD

EXPERIENCE THE HOME COURT ADVANTAGE

Positioned at the epicenter of entertainment, 616 H Street brings tenants unprecedented access to Washington D.C.'s most renowned sports and music venue. This premier office opportunity offers front-row access to the city's biggest games, performances, and events at Capital One Arena and the top dining destinations in the surrounding Penn Quarter neighborhood. Whether you're looking to attract MVP talent or get clients closer to the action, 616 H Street is your ticket to a VIP entertainment experience.



RENOVATED LOBBY

616H STREET
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THE ULTIMATE WORKDAY EXPERIENCE

616H STREET
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With the perfect blend of premium amenities, expansive floorplates, and a prime location, 616 H Street is designed to give your business the competitive edge.

SPREAD THE FLOOR

With 120,000 square feet of Class A customizable space, featuring highly efficient layouts and minimal columns to accommodate businesses of all sizes.

UNDENIABLE HEIGHT ADVANTAGE

11' finished ceilings and 13'6" slab-to-slab heights, perfect for creating a dynamic workspace.

HIGH PROFILE VISIBILITY

Maximum your brand exposure in one of Washington's busiest corridors.

COURT SIDE SEATS

Directly connected to Capital One Arena with on-site retail and a variety of dining options, putting you right in the heart of D.C.'s premier entertainment district.

FAST BREAK ACCESS

Located near Gallery Place Metro and main thoroughfares, employees and clients can get to work faster than ever.

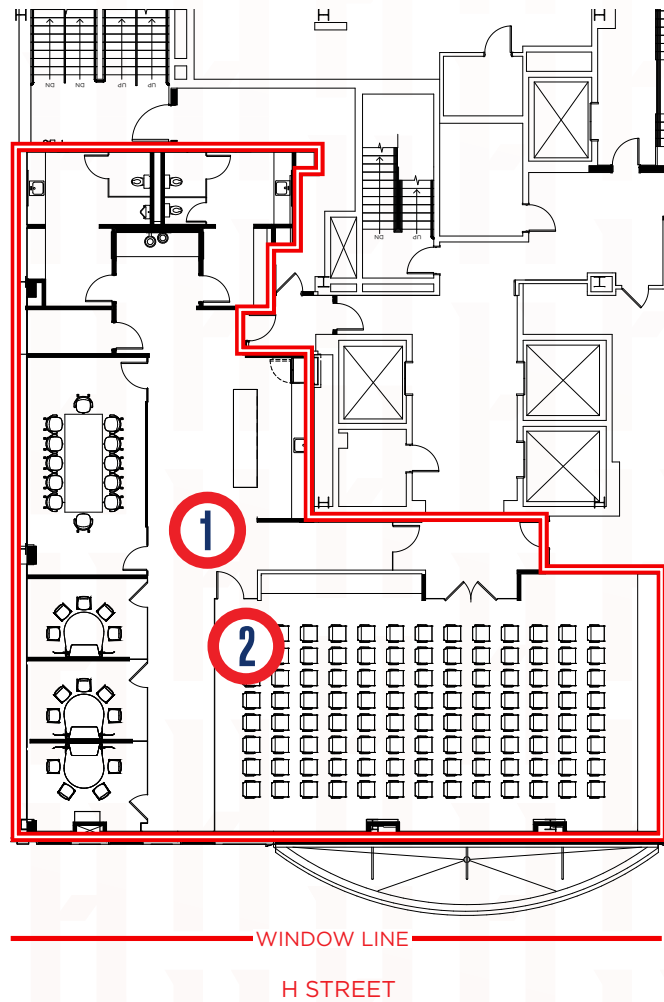
VIP TREATMENT

700-space underground parking garage, offering top-tier convenience for your team and visitors.



ALL-STAR AMENITIES

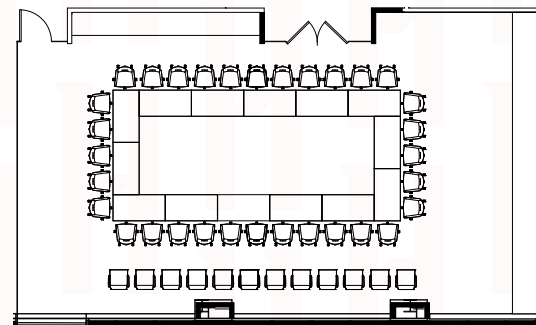
CONFERENCE CENTER



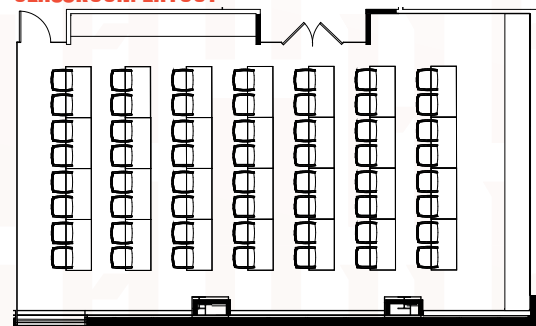
FEATURES

- 104-person capacity large conference room
- 12-person capacity board room
- 3 tech-enabled huddle rooms
- Open pantry
- Dedicated restrooms
- 2nd floor location with great natural light on H Street
- 13' ceilings and column free

BOARDROOM LAYOUT

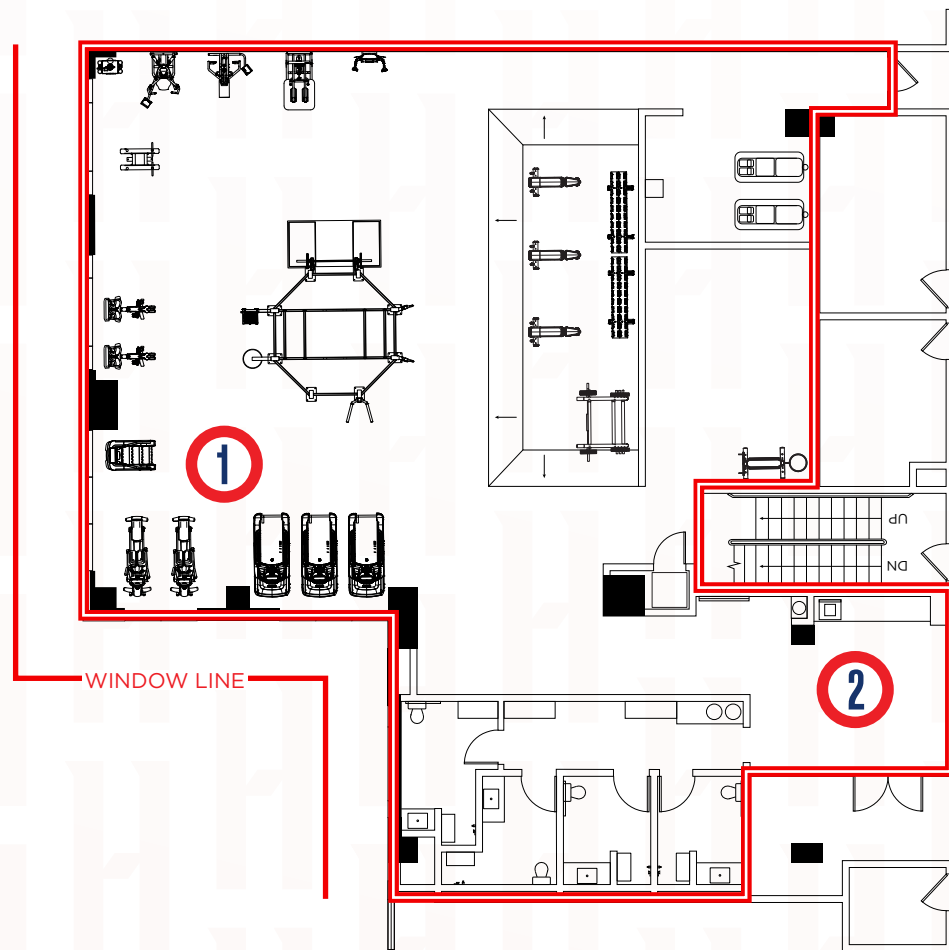


CLASSROOM LAYOUT



ALL-STAR AMENITIES

ATHLETIC CENTER



FEATURES

- Monumental Sports-inspired athletic center
- 6th floor location with natural light
- 4 private gender-neutral showers/restrooms
- Private workout room
- Semi-private recovery room
- Custom Octagon fitness system



FLOOR PLANS

LEVEL 3 - 10,708 SF

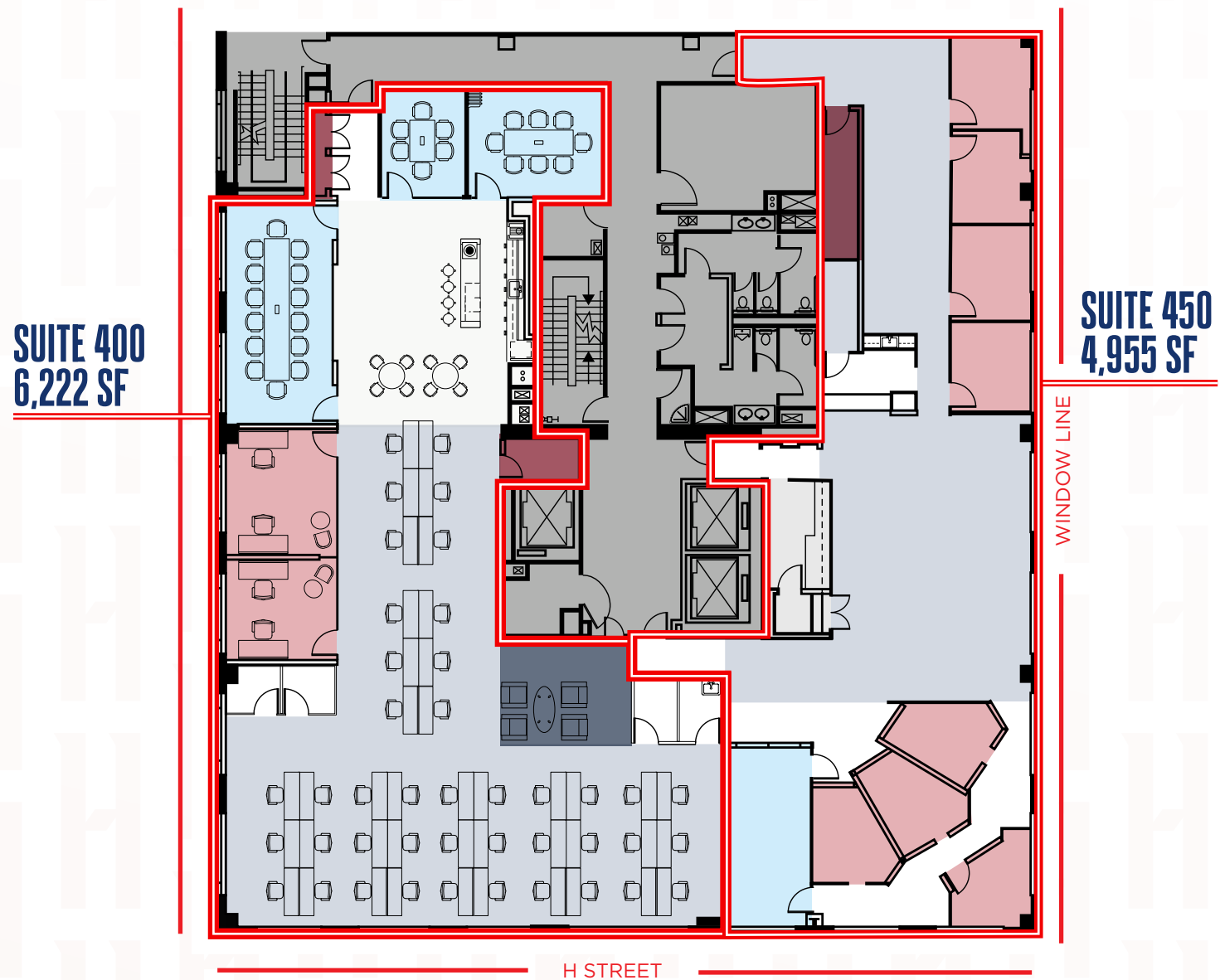


SUITE 300 - 10,443 SF

- Modern full-floor suite
- 13' Ceilings and column free
- Open ceilings
- Excellent elevator lobby presence
- Boardroom for 14 people
- 2 Medium conference rooms
- 1 Small conference rooms
- 5 Phone rooms
- 64 Workstations
- 1 Wellness room
- 2 Open collaborative spaces
- Large Pantry with room to gather



LEVEL 4 - 11,177 SF



SUITE 400 - 6,222 SF

- Modern corner spec suite
- 13' Ceilings and column free
- Open ceilings and polished concrete floors
- Excellent elevator lobby presence
- 14 Person conference room
- 4 Offices/huddle rooms
- 39 Bench seats
- Open Pantry
- 4 Phone rooms

SUITE 450 - 4,955 SF

- 2nd Generation corner suite
- 13' Ceilings and column free
- Open ceilings and polished concrete floors
- Excellent elevator lobby presence
- 8 Person conference room
- 8 Offices/huddle rooms

SCAN/CLICK TO VIEW MATTERPORT



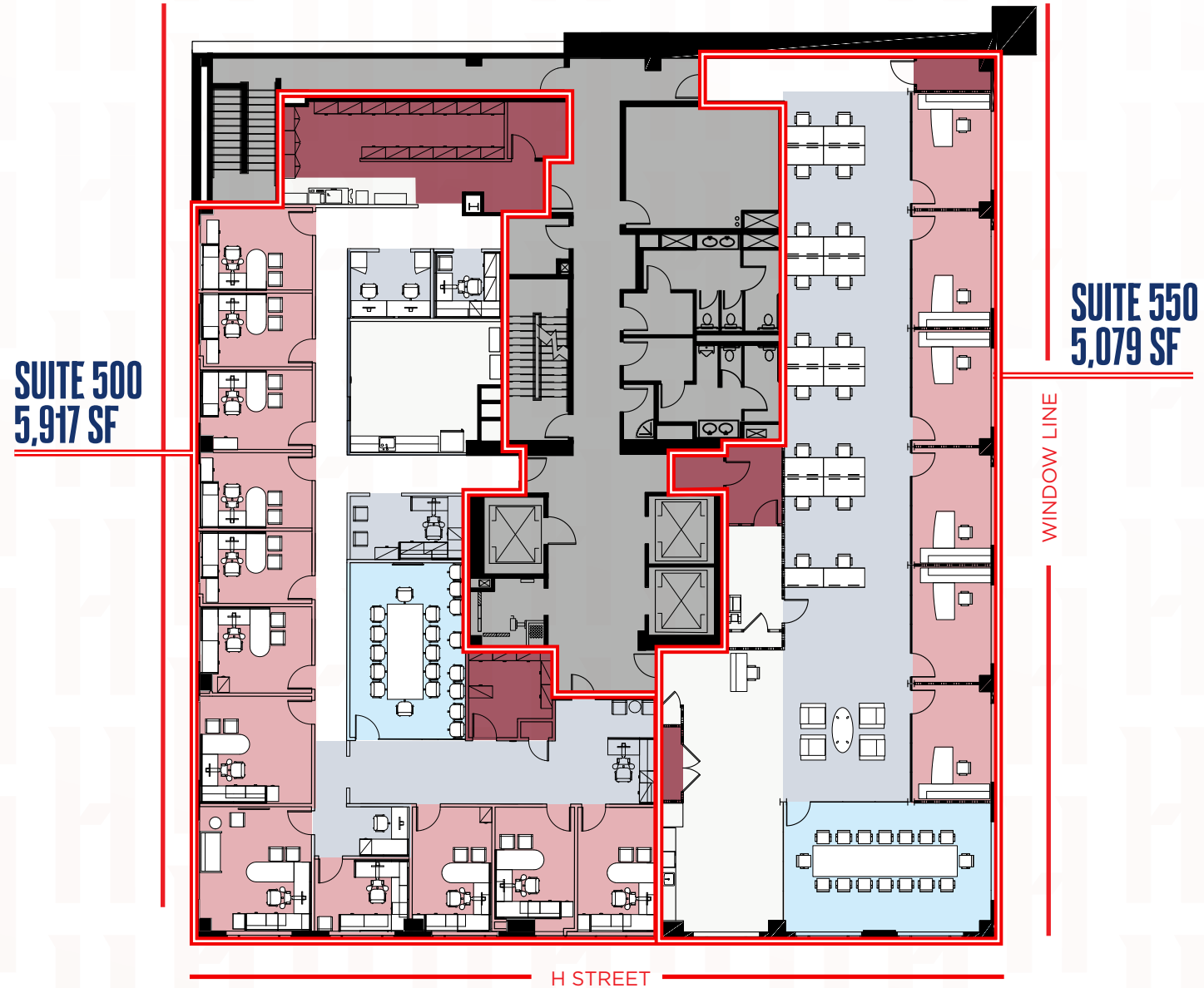
- OFFICE
- WORKSTATION
- COLLABORATION
- CONFERENCE
- STORAGE
- PANTRY

SUITE 400 - 6,222 SF

SCAN/CLICK TO VIEW MATTERPORT



LEVEL 5 - 10,996 SF



SUITE 500 - 5,917 SF

- Corner, private-office intensive suite
- Excellent elevator lobby presence
- 13' Ceilings & column free
- 12+ Person conference room
- 12 Private windowed offices
- 5 Workstation seats
- 1 Large eat-in pantry
- 1 Large dedicated work room
- 1 IT Room
- 1 Large storage room

SUITE 550 -5,079 SF

- Modern corner spec suite
- 13' Ceilings & column free
- Open ceilings and polished concrete floors
- Excellent elevator lobby presence
- 16 Person conference room
- 6 Offices/huddle rooms
- 18 Bench seats
- Open Pantry

[SCAN/CLICK TO VIEW MATTERPORT](#)



SUITE 550 - 5,079 SF

SCAN/CLICK TO VIEW MATTERPORT



COLLAPSABLE CONFERENCE ROOM WALL



OPEN PANTRY OVERLOOKING H STREET

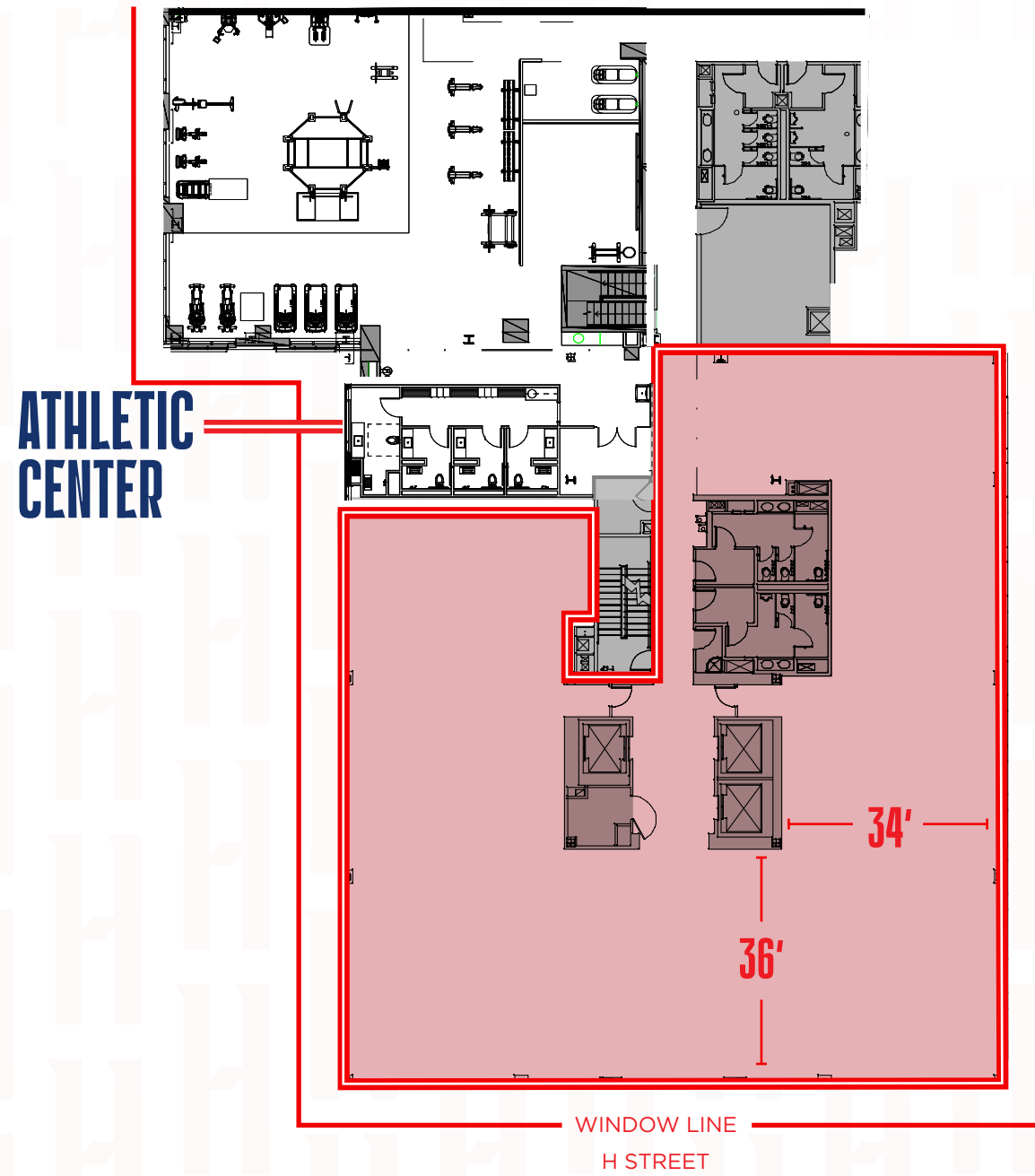


VIEW OF THE FRIENDSHIP ARCH



PERIMETER PRIVATE OFFICES AND INTERIOR OPEN OFFICE

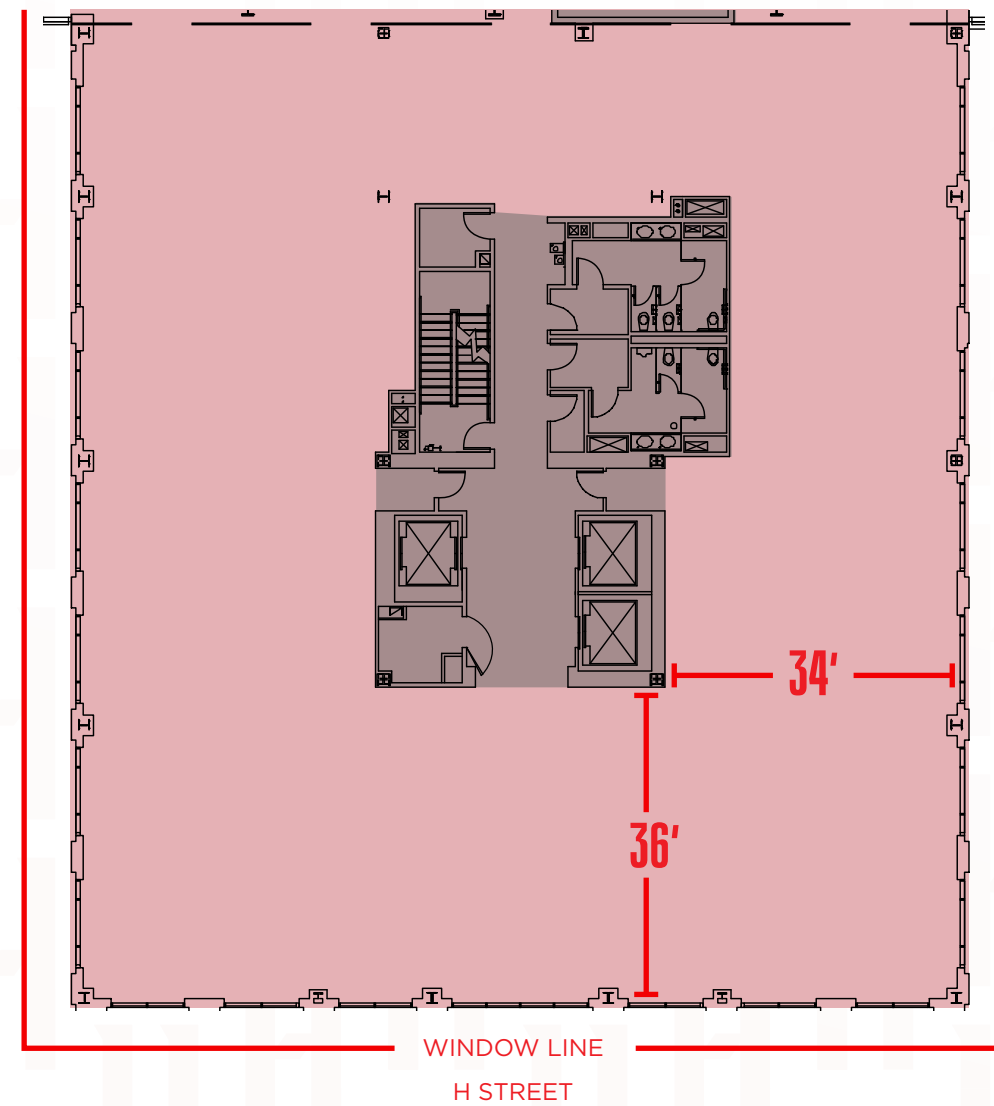
SUITE 600 - 10,095 SF



FEATURES

- 13' Ceilings
- Column Free

LEVEL 7 - 11,558 SF



FEATURES

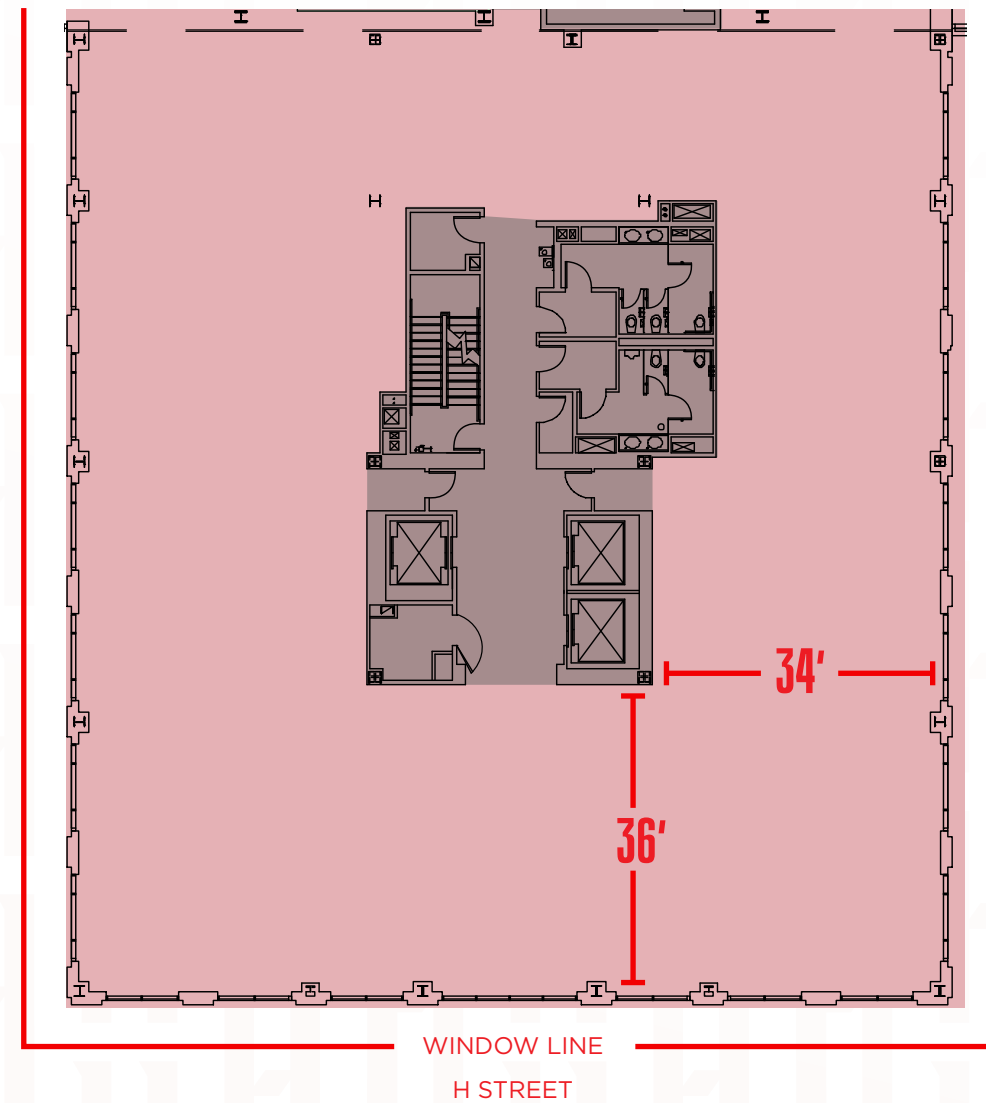
- 14' Ceilings
- Column Free

■ OFFICE
 ■ WORKSTATION
 ■ COLLABORATION
 ■ CONFERENCE
 ■ STORAGE
 PANTRY

LEVEL 8 - SHELL SPACE



LEVEL 8 - 11,788 SF



FEATURES

- 14' Ceilings
- Column Free
- Floor-to-Ceiling Glass



REIGNITING THE HYPE

“ We are going to have a state-of-the-art urban arena in Downtown DC and that’s a great deal for DC, for the teams, and for the fans,” said Mayor Bowser. “We made a great offer – and kept that offer on the table – because have known all along that this is a win-win for our city and the teams. This is a catalytic investment in Downtown DC. We are excited to have Monumental as our partners in DC’s comeback and we look forward to working together to win for DC. ”

- Muriel Bowser, Mayor of the District of Columbia

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Like a franchise investing in its future, D.C. Council is making waves with a \$515 million dollar investment in partnership with Monumental Sports & Entertainment, to revitalize downtown D.C. With plans to modernize the Capital One Arena and nearly 200,000 square feet of newly programmed space in Gallery Place, Chinatown is set to become a sought-after destination for the city’s fans, tourists, and businesses alike.

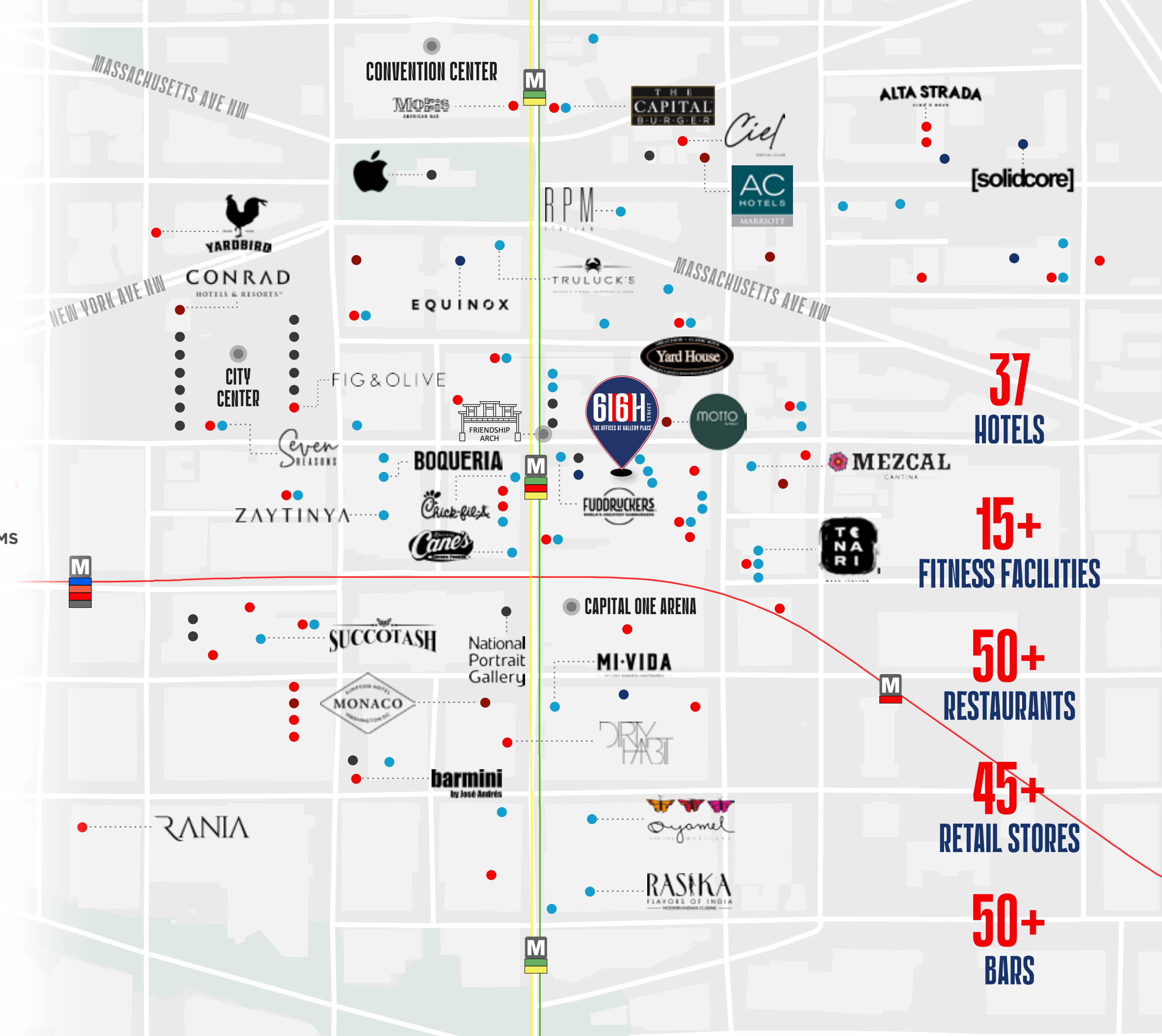


AT 616 H STREET, YOU’RE NOT JUST PART OF THE GAME—YOU ARE PART OF A CHAMPIONSHIP VISION BUILDING D.C.’S GREATEST COMEBACK!

GAME TIME DECISIONS MADE EASY

- BARS/LOUNGES
- RESTAURANTS
- HOTELS
- HEALTH CLUBS/GYMS
- SHOPPING

The 616 H Street experience is the ultimate gamechanger, offering unbeatable access to a host of different destinations, fit for any occasion and every vibe. Whether grabbing pre-game drinks at Clyde's before cheering on the Capitals or diving into D.C.'s eclectic foodie scene, 616 H Street puts you at center court for the neighborhood's best offerings.



37
HOTELS

15+
FITNESS FACILITIES

50+
RESTAURANTS

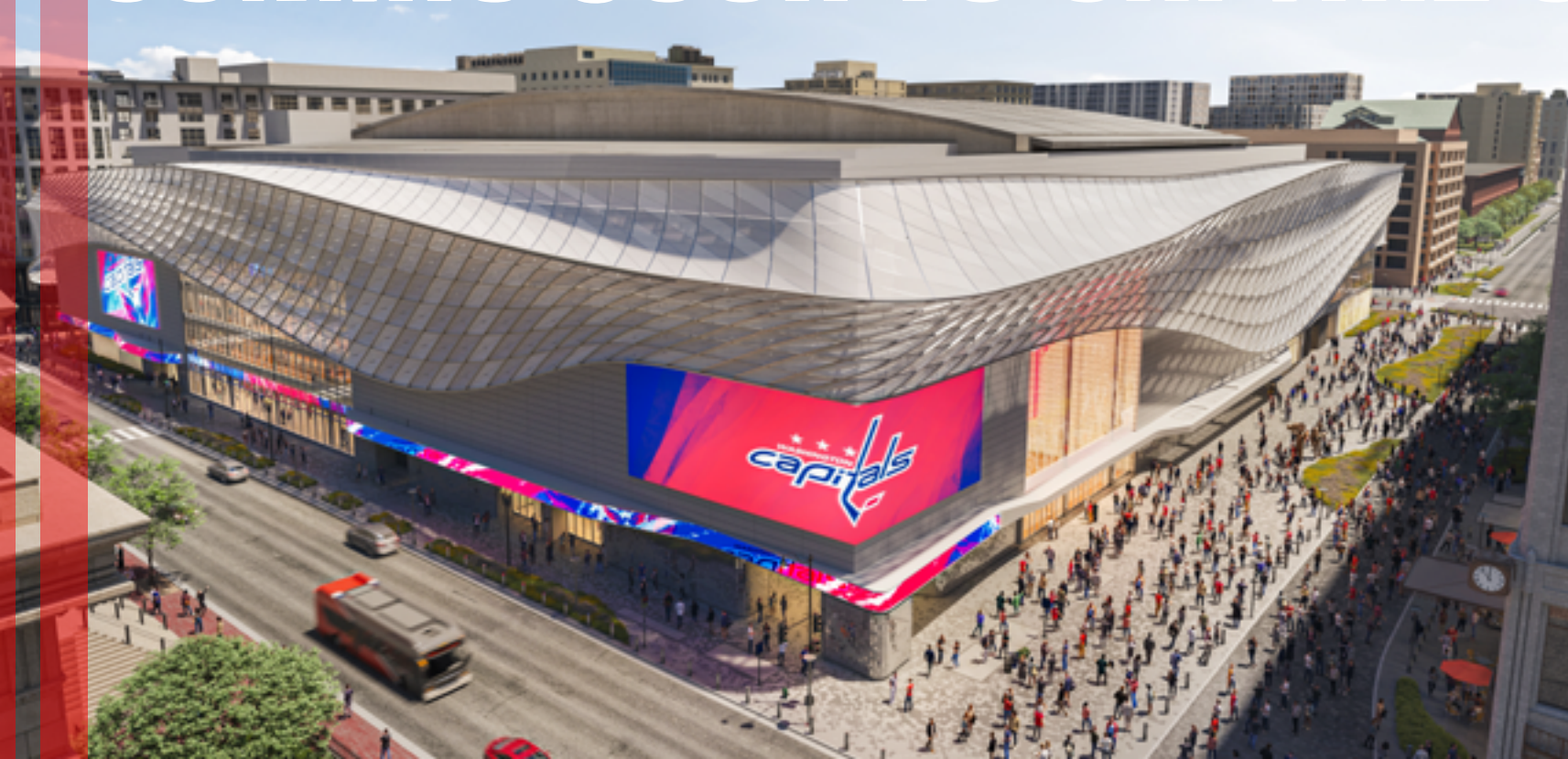
45+
RETAIL STORES

50+
BARS



\$800 MILLION RENOVATIONS COMING SOON TO CAPITAL ONE ARENA

[CLICK OR SCAN
TO VIEW VIDEO](#)



616H STREET

THE OFFICES AT GALLERY PLACE

READY TO **STEP UP** YOUR OFFICE GAME?

CONTACT OUR HYPE TEAM TO SCHEDULE A TOUR

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JOHN BENZIGER

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CHRISTOPHER GETZ

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