



2100
L ST

2100 L STREET, NW | WASHINGTON, DC 20037

UNVEIL THE UNEXPECTED



Where Art Meets Architecture

An iconic façade by world-renowned artist Jan Hendrix on the outside. A carefully curated art gallery on the inside. Stunning terraces, luxurious lounges, and picturesque views everywhere in between. From every perspective, 2100 L Street is a masterpiece.

The Veil

The globally acclaimed multidisciplinary artist, Jan Hendrix, has now made his mark in D.C. with The Veil. A captivating architectural installation inspired by the willow oak trees that line the streets of the nation's capital. This stainless steel sculpture adds a new dimension to 2100 L Street, creating a one-of-a-kind atmosphere throughout.



FIND YOUR ELEMENT

Amenities That Matter

2100 L Street has workplace down to a science. Discover the elements of next generation office space, with signature amenities that bring balance to work and life, and blur the line between indoors and out.

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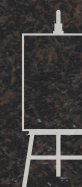
WILLOWTOP

Oa



OAKSIDE

Dr



DREW GALLERY

Fi



FITNESS CENTER

Bi



BICYCLE STORAGE

Po



POCKET PARK



FIND
YOUR
ELEMENT



Willowtop

Common areas that are anything but common.

Rich flora and fresh air combine at Willowtop's terrace and lounge, blurring the line between indoors and out to create flexible, adaptable spaces for everything from client meetings to happy hours.



Oa



OAKSIDE

FIND
YOUR
ELEMENT



Oakside

Workspace as distinctive as you.

The high-tech Oakside conference room creates a working environment that immerses and inspires. Say goodbye to the standard glass box.



FIND
YOUR
ELEMENT



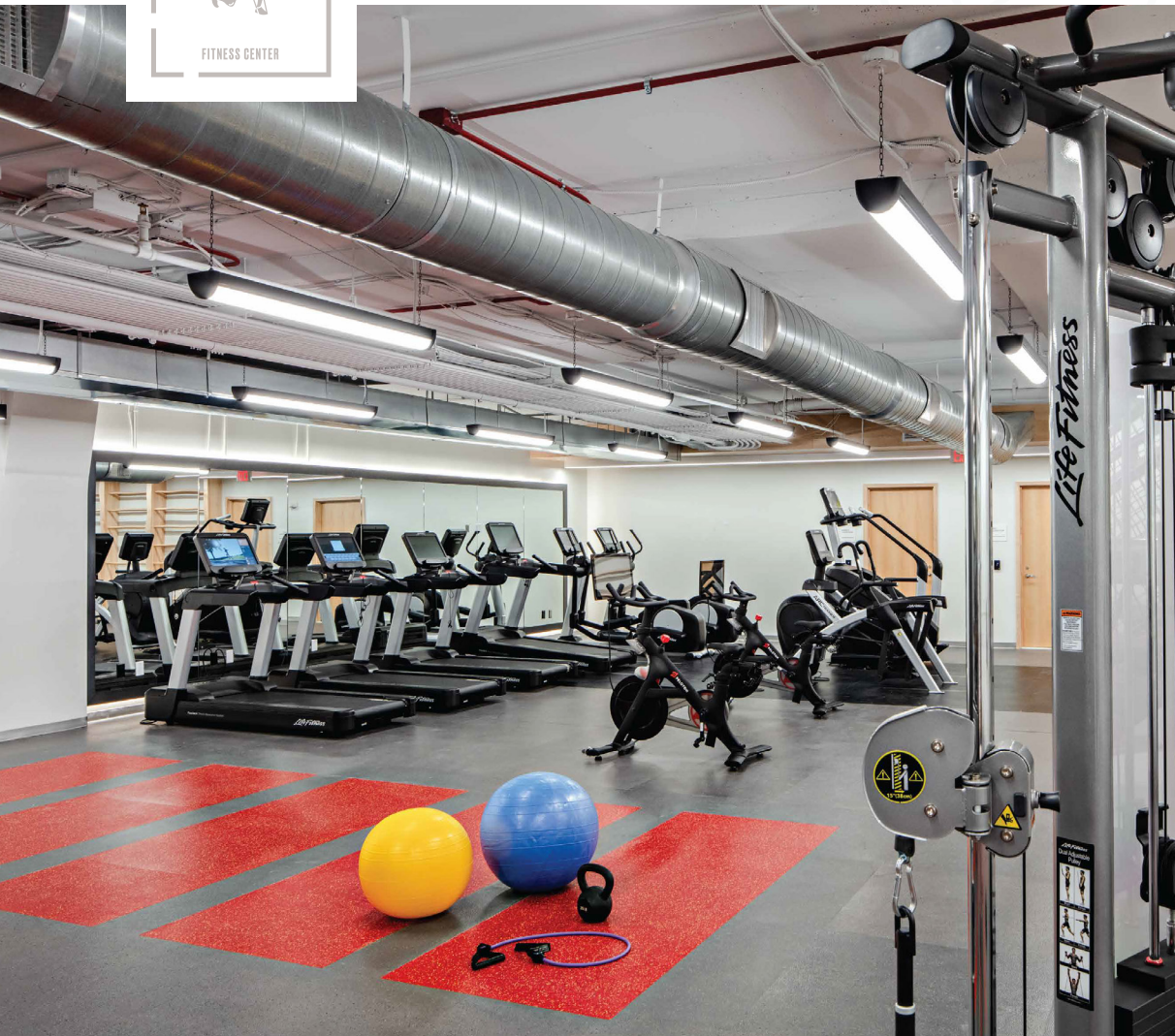
Drew Gallery

Atmosphere with a touch of art.

Every event is made memorable at the Drew Gallery, where a rotating selection of curated art creates the perfect ambiance for corporate gatherings, cultured conversation, and everything in between.



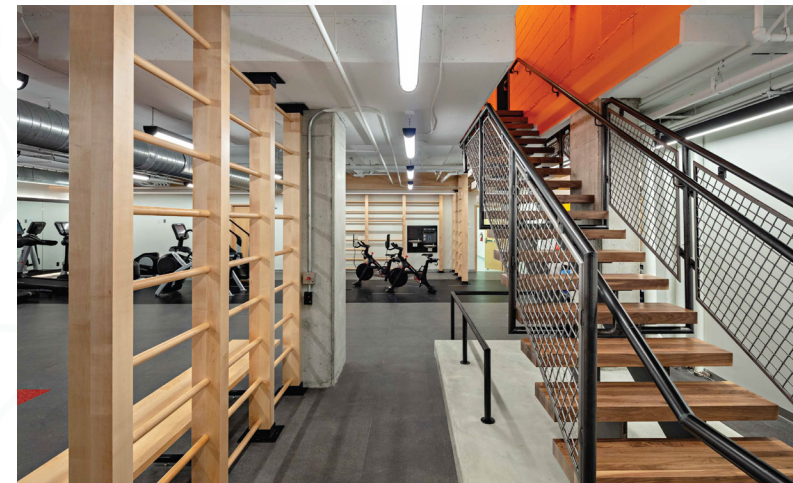
FIND
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ELEMENT



Fitness Center

A workout that works for you.

Whether you're the first one there in the morning or prefer to cap off your day with a workout, the spa-quality fitness center at 2100 L Street taps into your motivation and unlocks your next level—featuring locker rooms, Peloton bikes and towel service.





FIND
YOUR
ELEMENT



Bicycle Storage

Kick your commute into high gear.

Secure your two-wheeler in our dedicated 24/7 bicycle room for a seamless ride to the office. When you work at 2100 L Street, your workday's off to a speedy start.



FIND
YOUR
ELEMENT



Pocket Park

Legacy meets luxury.

Tucked away at 2100 L Street you'll discover an idyllic desk getaway. An adjoining pocket park, between the historic Thaddeus Stevens School and 2100 L Street, connects 19th-century architecture with next century workspace. It's like having your own secret slice of greenspace all to yourself.

ART/WORK

The Gallery Floors

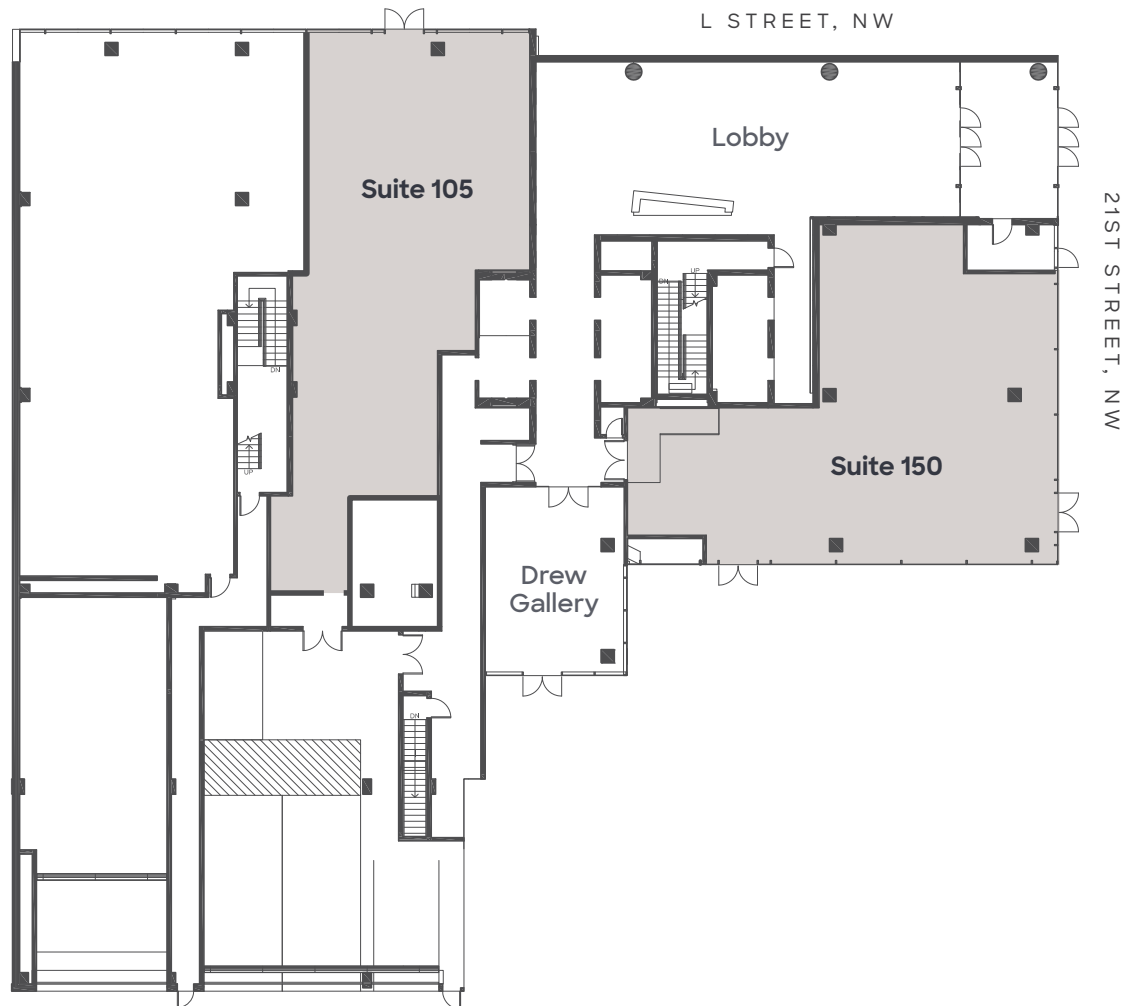
Steps to the Drew Gallery and pocket park, The Gallery Floors frame energizing streetscapes of a neighborhood alive with culture and history. This collection of pristine and efficient spaces is a blank canvas to craft in your image. Artistic touches and meticulously planned amenities throughout the property were designed to inspire and allow you to curate your perfect workday.



Floors 2-4: 56,939 RSF Unencumbered

Level 1

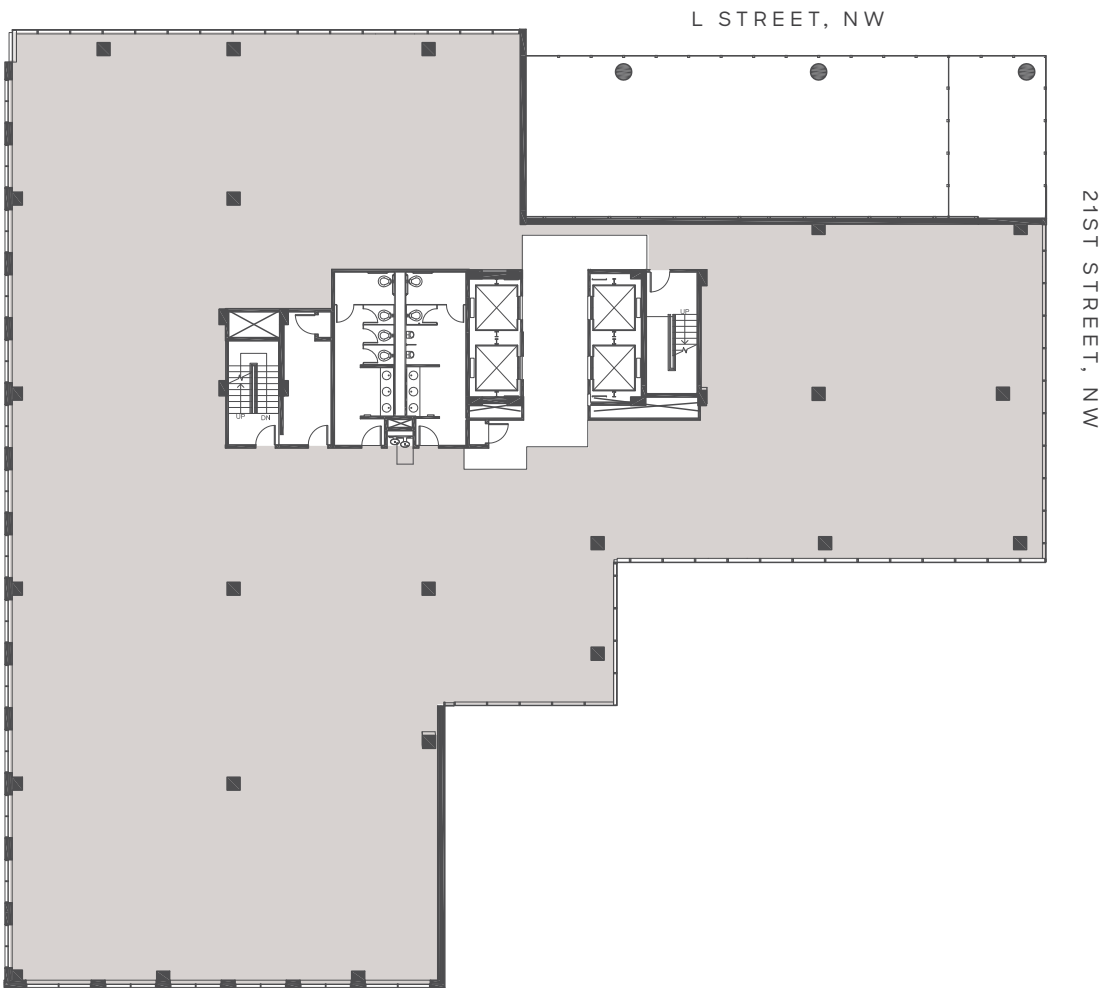
Suite 105: 2,472 RSF | Suite 150: 2,766 RSF



Level 2

16,408 RSF

THE
GALLERY
FLOORS



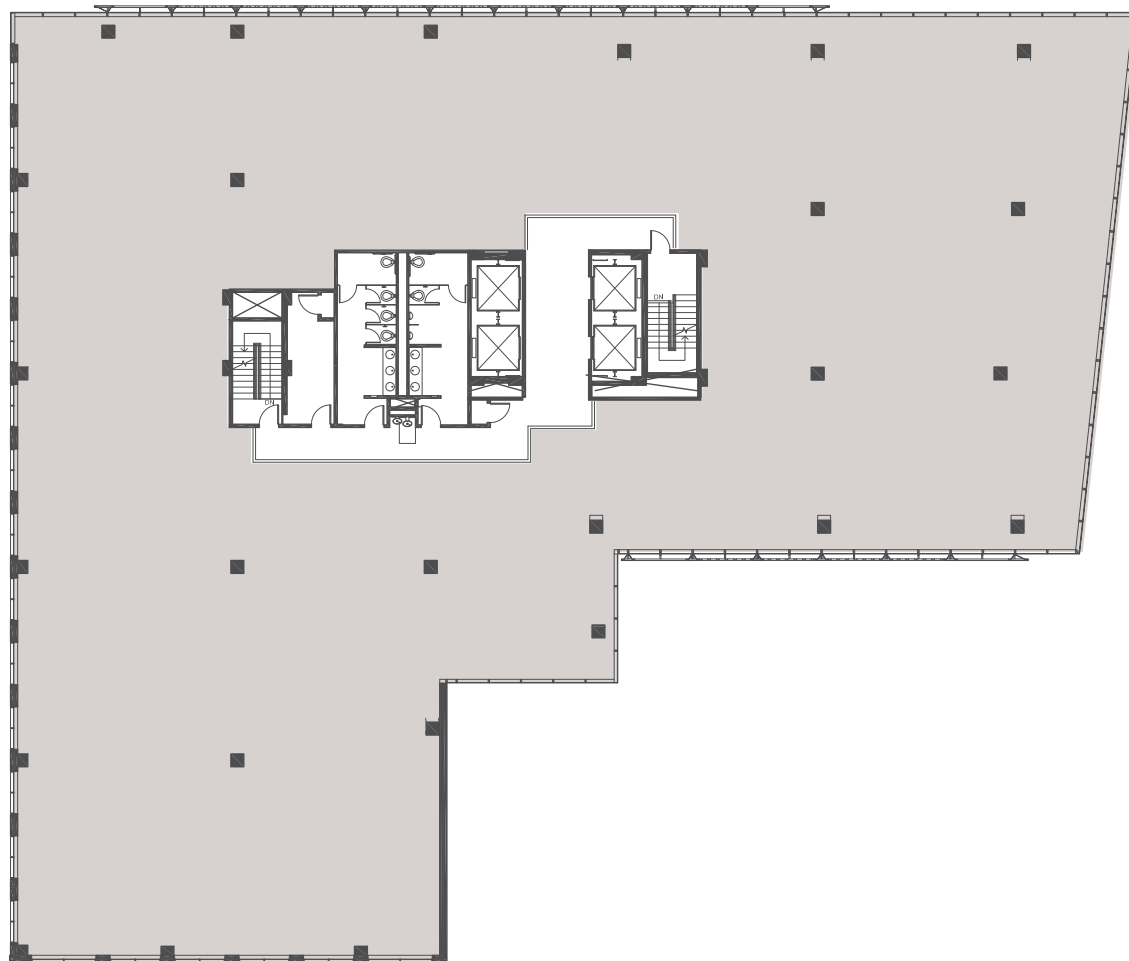
Levels 3 & 4

20,265 RSF

THE
GALLERY
FLOORS



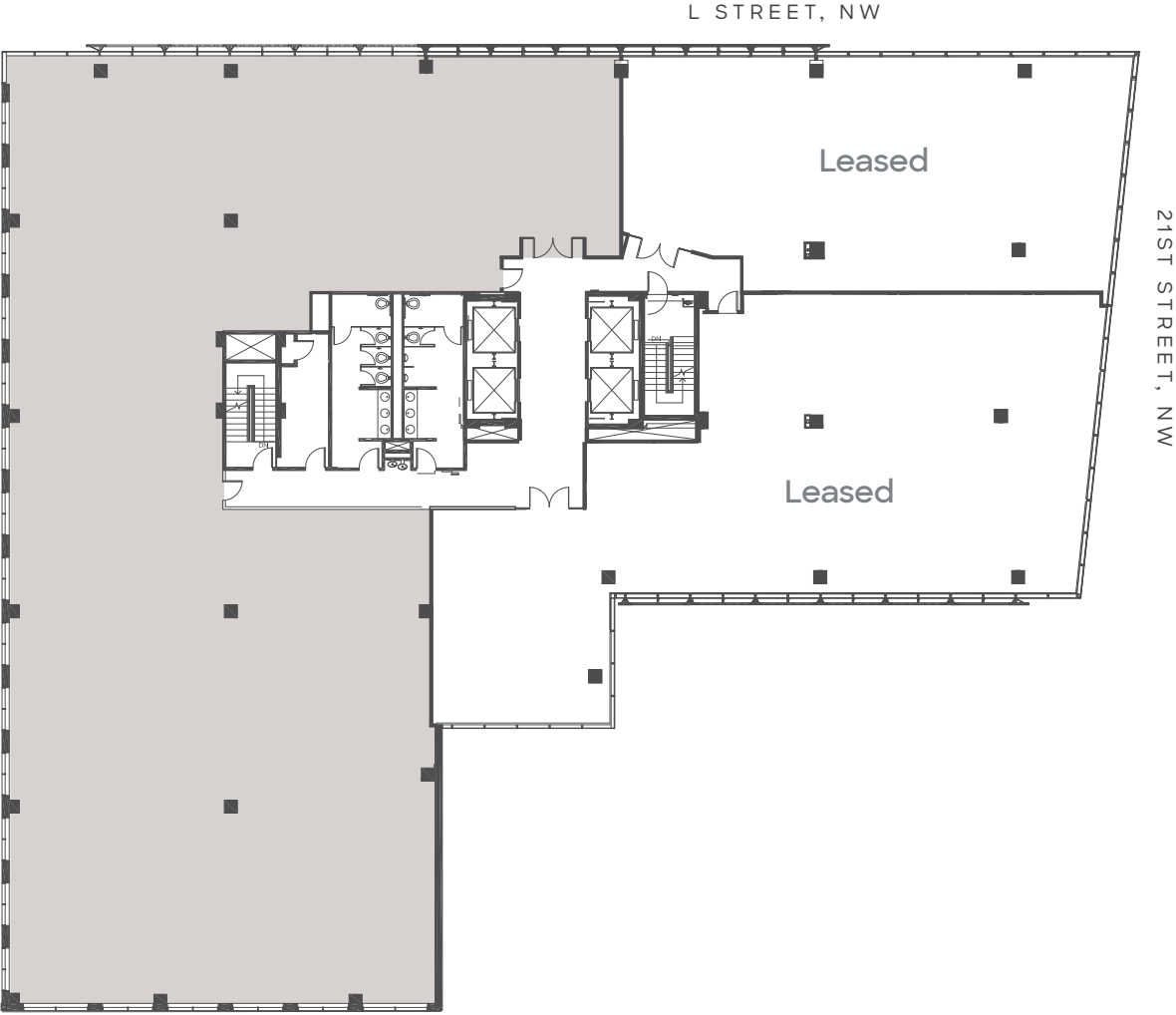
L STREET, NW



21ST STREET, NW

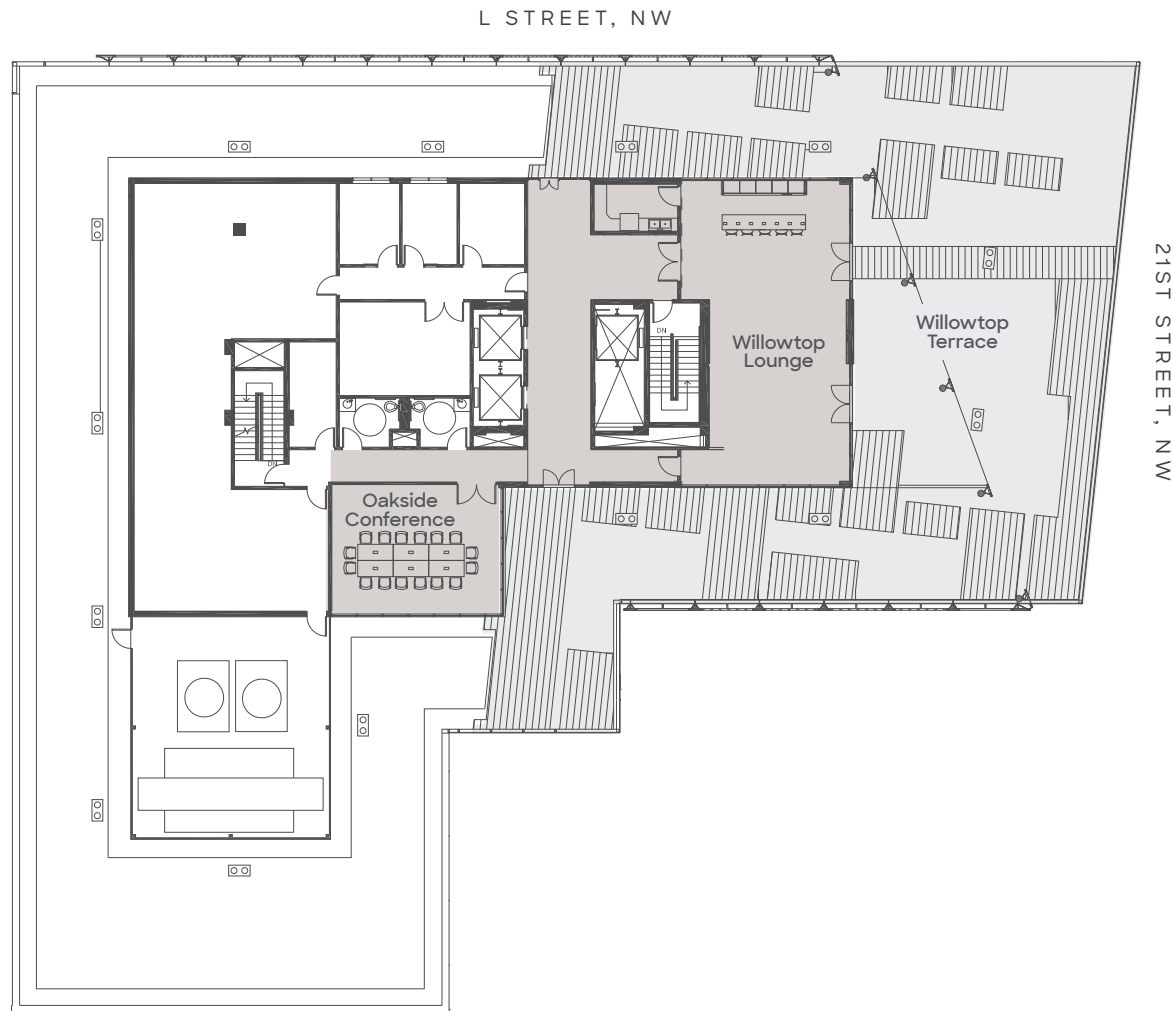
Level 5

11,779 RSF



Penthouse Amenities

Willowtop & Oakside



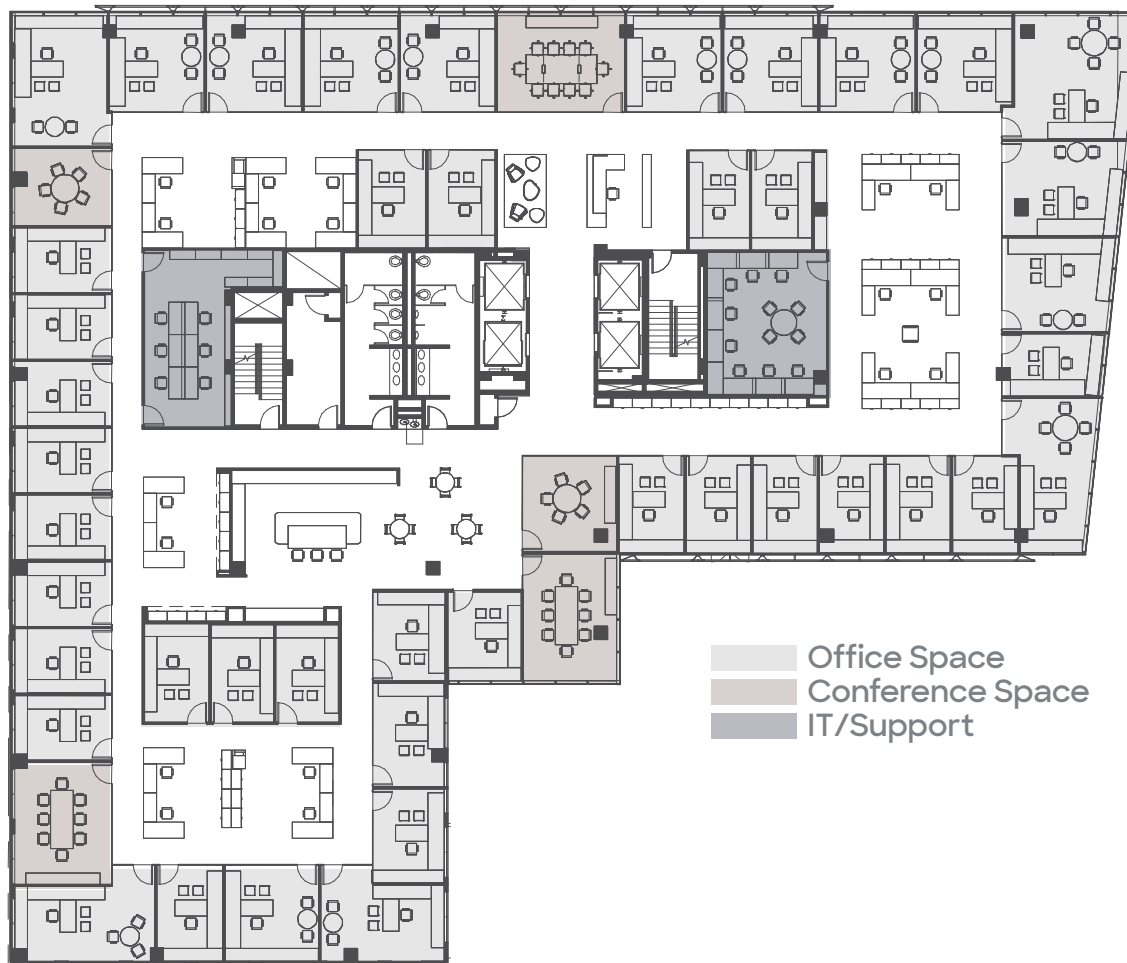
Open-Office Test Fit



Office-Intensive Test Fit



Hypothetical Test Fit



50/50 Test Fit



Multi-Tenant Test Fit



Specs

Total Building Area

190,000 SF

Height

10 Stories

Typcial Floor Size

20,000 RSF

Ceiling Heights

Perimeter: 9' 0"

Interior: 8' 9"

Sustainability & Safety

LEED Platinum

WELL Health-Safety Rated

Electrical

Minimum of five watts per square foot demand load for general power and distribution

Minimum of 10 watts per square foot demand load for lighting

Emergency Power

One 450 KW diesel powered generator for fire and life safety and select loads

TeleCom

Eight 3" sleeves in telecom closet for telecommunication risers

HVAC

Direct Outside Air System (DOAS) with at least one DOAS VAV box every 400 SF at the perimeter and at least one every 1,000 SF at the interior with thermostats

Supplemental HVAC

Building to provide condenser water for 24 hour service with a minimum of six tons per floor capability

Elevators

Four high-speed elevators

Two garage shuttle elevators

Access



Parking



Area Amenities



RESTAURANTS & CAFÉS

- 1 Blue Duck Tavern
- 2 Bourbon Coffee
- 3 Circa
- 4 Edgar
- 5 For Five Coffee Roasters
- 6 Founding Farmers
- 7 KAZ Sushi Bistro
- 8 Marcel's by Robert Wiedmaier
- 9 Mercy Me
- 10 Morton's Steakhouse
- 11 Nobu
- 12 Nooshi
- 13 The Palm
- 14 Panera Bread
- 15 Potbelly
- 16 Pret a Manger
- 17 Prime Rib
- 18 Proper 21
- 19 Rasika West End
- 20 Ris
- 21 Ruth's Chris Steak House
- 22 Soi 38
- 23 Starbucks
- 24 Sweetgreen
- 25 Tatte Bakery & Café
- 26 Teddy and the Bully Bar
- 27 West Wing Café

RETAIL

- 28 H&M
- 29 Jos. A. Bank
- 30 Nordstrom Rack

HOTELS

- 31 Hilton Garden Inn
- 32 Ritz Carlton
- 33 Yours Truly, DC

LIFESTYLE

- 34 Equinox Sports Club
- 35 SoulCycle
- 36 Trader Joe's
- 37 Whole Foods

M METRO STATIONS

- Dupont Circle
- Farragut North
- Farragut West
- Foggy Bottom - GWU



We are a real estate investment trust (REIT) focused on owning, operating, and developing mission critical facilities that support key U.S. Government defense installations and defense contractors. An S&P 400 Company, our shares are listed on the New York Stock Exchange under the ticker symbol CDP.



Akridge is a comprehensive real estate services company and a prominent investor and developer in the Washington metropolitan region and North Carolina. It provides acquisitions, design and construction management, development, finance and asset management, leasing, and property management services. For over 45 years, the company has acquired, developed, or entitled more than 29 million square feet of office, industrial flex, multifamily, retail, and entertainment space. Akridge has another 7.6 million square feet in its active pipeline, currently manages approximately 4.0 million square feet, and has a portfolio with an estimated value of over \$2.8 billion. Notable projects include the 1-million-square-foot Gallery Place, the internationally recognized Homer Building, the 240,000-square-foot 555 Mangum Street, and the 3-million-square-foot Burnham Place air rights development project at Union Station. For more information please visit akridge.com.



Argos Group is an innovative real estate developer of residential and commercial properties, providing the highest level of quality, and value to its tenants, and investors. Argos specializes in urban-infill, and transit oriented developments, in both private and public-private partnerships. Argos devoted attention to accuracy and fiduciary responsibility makes us a leader as a hands-on steward of premier public-private development ventures. Argos experience includes the renovation and adaptive reuse of historic landmarks such as the Engine House, and Police Station in Capitol Hill, and the Montrose in historic Georgetown. For more information, please visit argosg.com.

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