

# 1250

23RD STREET NW  
WASHINGTON DC

## 29,063 SF

High-End Office Space  
In the West End



1250

Knowledge  
Perseverance  
Integrity

**Cambridge**  
Property Group LLC

# PROPERTY OVERVIEW



**1250 23rd Street** is a high-end office property that occupies the first five floors of a prominent nine story building in the thriving West End of Northwest Washington, DC. The property is proximate to numerous walkable restaurants, hotels, and retail amenities. It is also conveniently situated less than a mile from both Foggy Bottom-GWU (orange/silver/blue lines) and Dupont Circle (red line) Metro stations. Newly delivered building enhancements include a full lobby renovation, elevator cab restoration, and common area upgrades. Tenant wellness improvements include bipolar ionization HVAC modifications and Merv-13 filtration for better air quality. Additional features include an on-site fitness facility and a lobby attendant.



Full Lobby  
Renovation



Elevator Cab  
Restoration



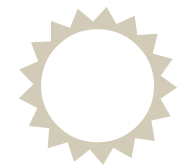
Common Area  
Upgrades



High-End  
Spec Suite



Efficient  
Layouts



Abundant  
Natural Light



Improved  
Air Quality



On-Site  
Fitness Center



Lobby  
Attendant



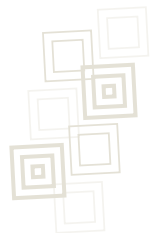
Convenient  
Commuter Access



Exceptional  
Walk Score



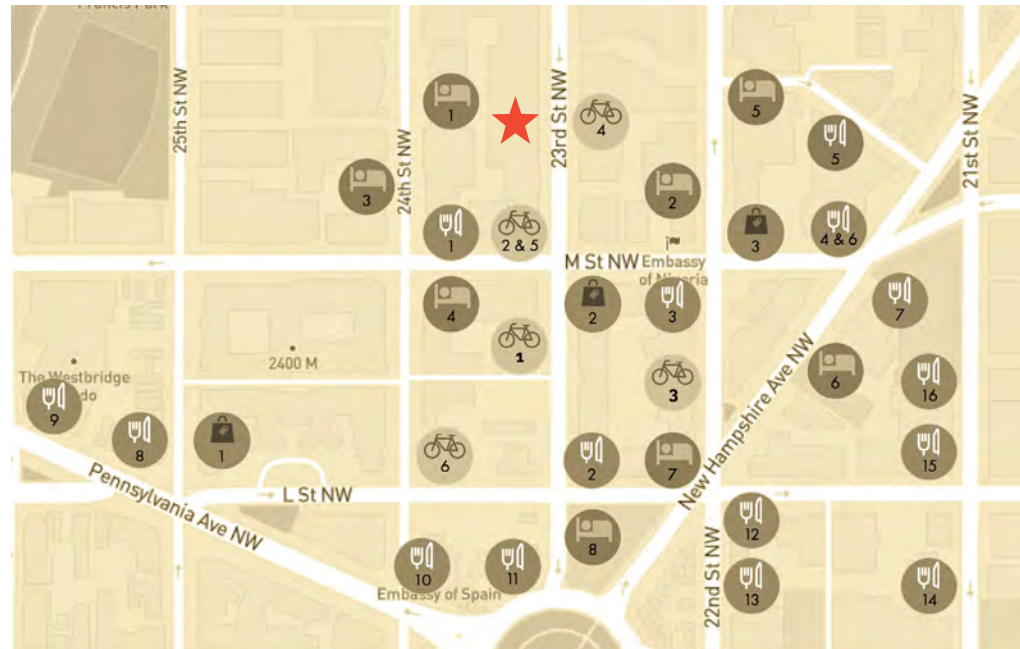
Bountiful Area  
Amenities





1250

## AMENITY RICH LOCATION



**1250 23rd Street** is submerged in the heart of the West End between Georgetown, the Golden Triangle, and the office driven Central Business District of the nation's capital. Nestled among a hub of international embassies, the property's premier location offers tenants a unique collection of prestigious dining, casual restaurants, trendy retail, and a large concentration of high-end hospitality accommodations. With immediate access to a broad network of walkable thoroughfares, tenants enjoy full immersion in a highly amenitized environment.



### Shop

1. Trader Joe's
2. CVS
3. Walgreens



### Play

1. Urban Boxing
2. Soulcycle
3. Equinox Sports Club
4. Solidcore
5. Landmark Theaters
6. West End Library



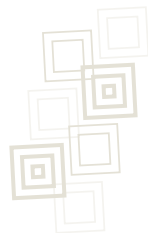
### Eat

1. Blue Duck Tavern
2. Ris
3. Sweetgreen
4. Starbucks
5. Grillfish
6. Meiwah
7. Potbelly
8. Subway
9. One Fish, Two Fish
10. Marcel's
12. Char Bar
13. Starbucks
14. Bobby's Burger Palace
15. Bourbon Coffee
16. Soi 8



### Stay

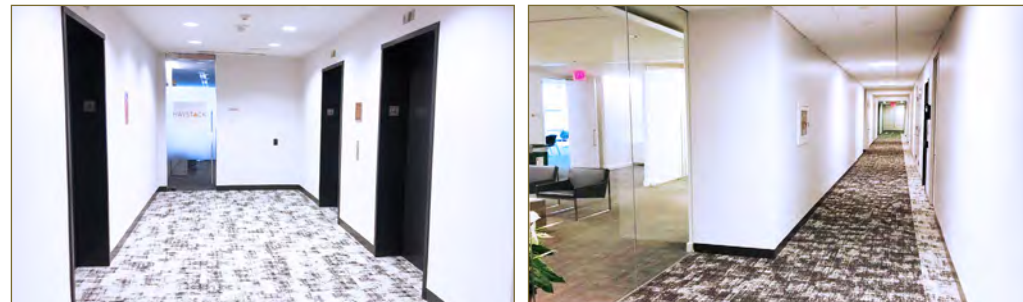
1. Park Hyatt
2. Hilton Garden Inn
3. Fairmont
4. The Westin
5. Washington Marriott
6. The Wink
7. The Ritz-Carlton
8. One Washington Circle





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29,063 SF AVAILABLE



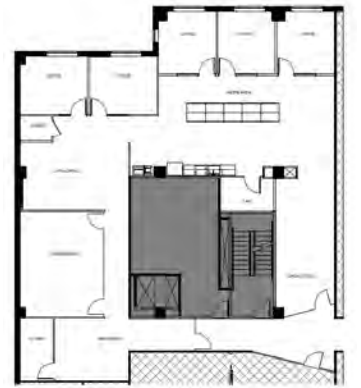
**1250 23rd Street** currently offers over 29,000 SF of prime office space. Newly renovated common areas and elevator lobbies have been delivered to the 2nd and 4th floors. Available suites typically feature a mix of open/office throughout, contemporary glass concepts, high-end finishes, prominent elevator exposure, exceptional window lines, abundant natural light, and views overlooking 23rd Street.

[Spec Suite Virtual Tour](#)



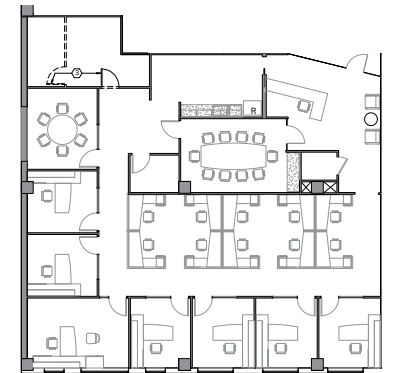
Spec Suite 420  
**3,355 SF**

[View Floor Plan](#)



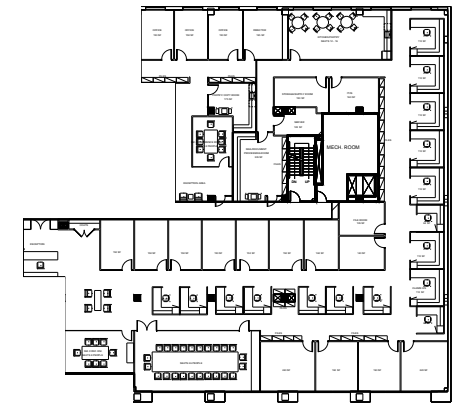
Suite 410  
**4,066 SF**

[View Floor Plan](#)



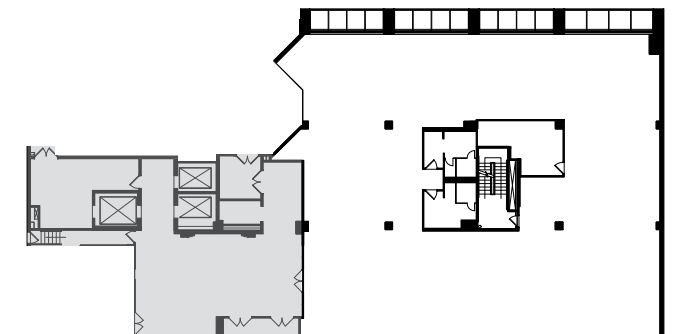
Suite 250  
**13,290 SF**

[View Floor Plan](#)



Suite 100  
**8,352 SF**

[View Floor Plan](#)



LEASING

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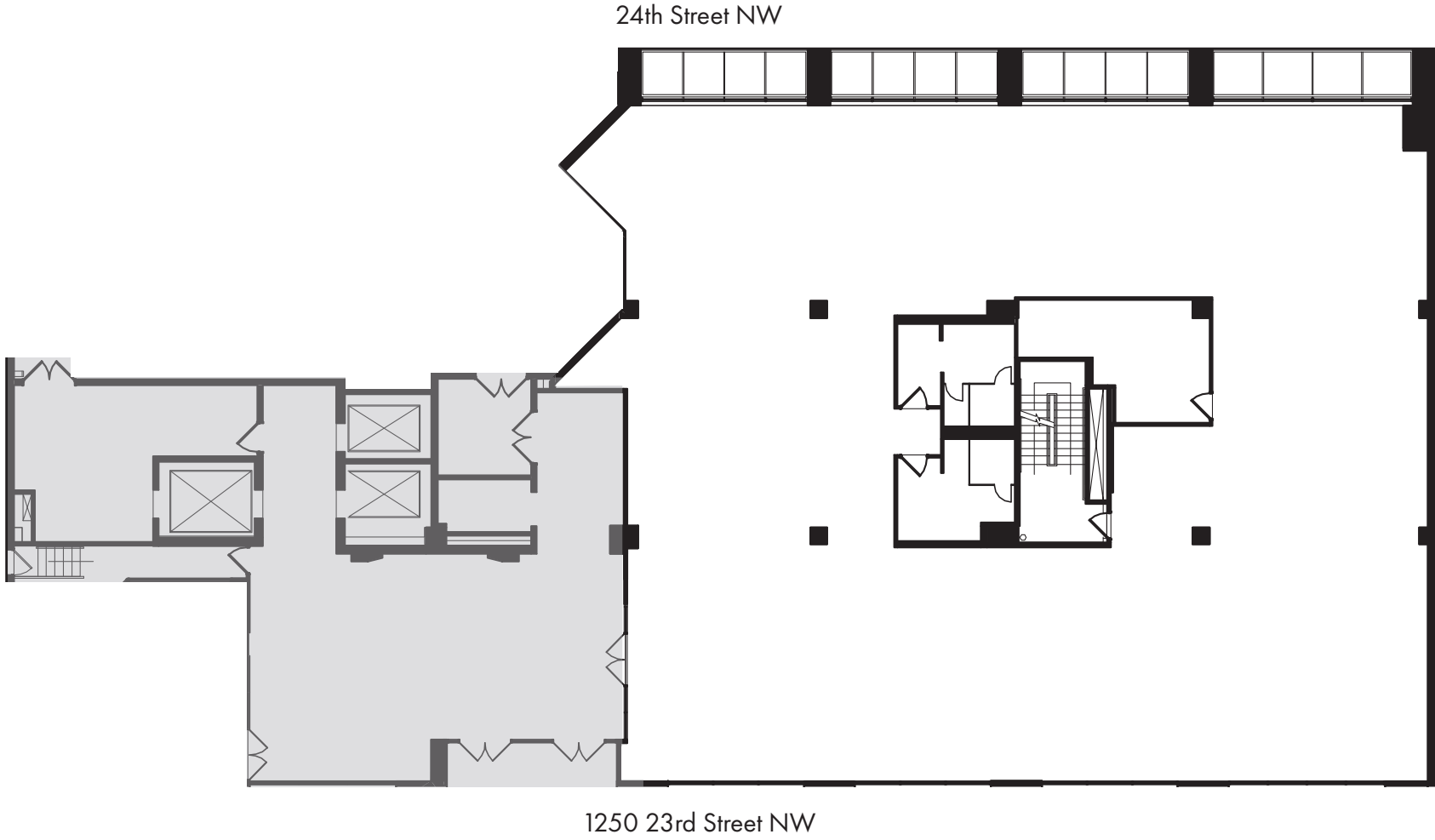
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ENTRADA

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**Suite 100**  
8,352 SF



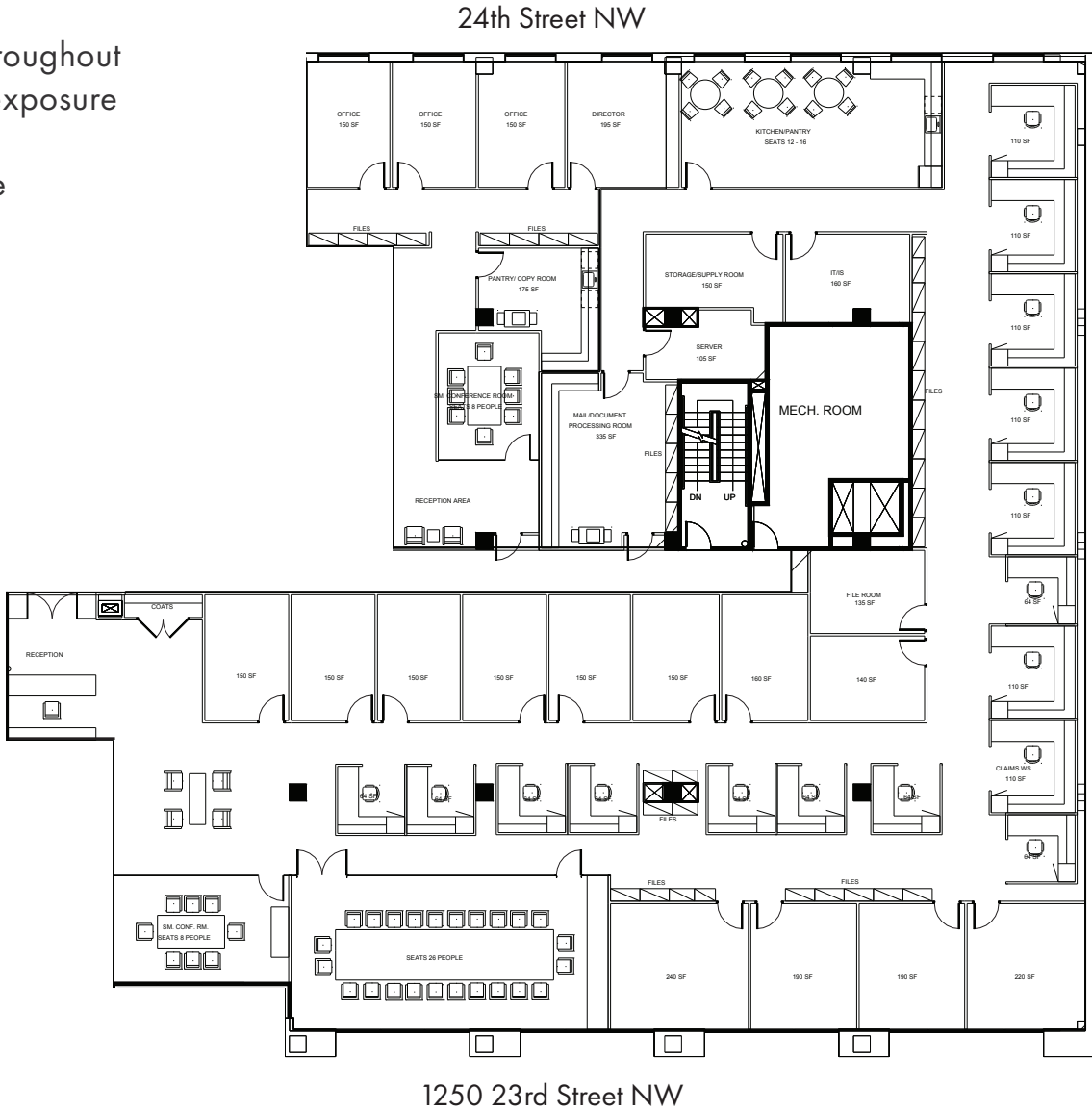


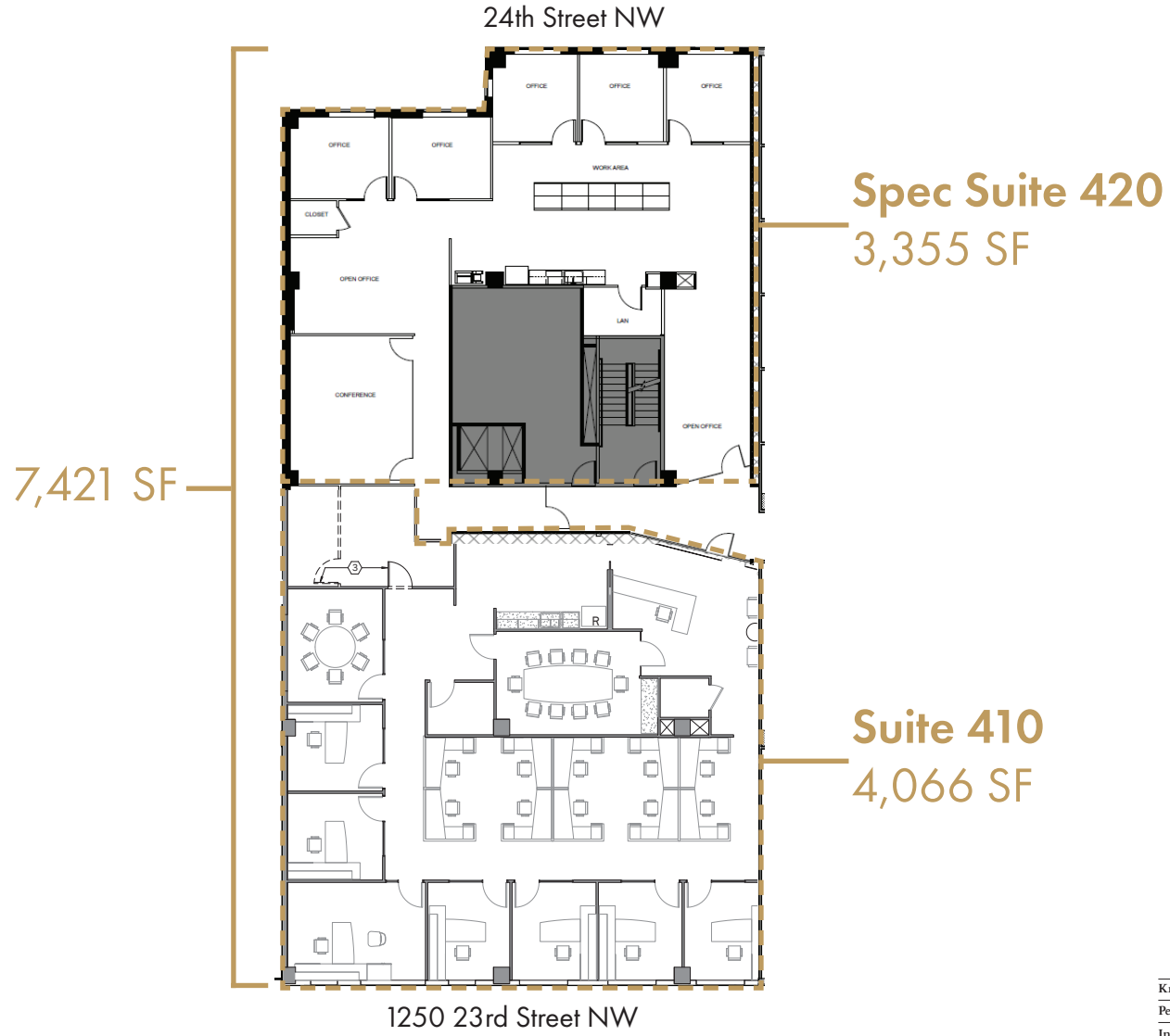
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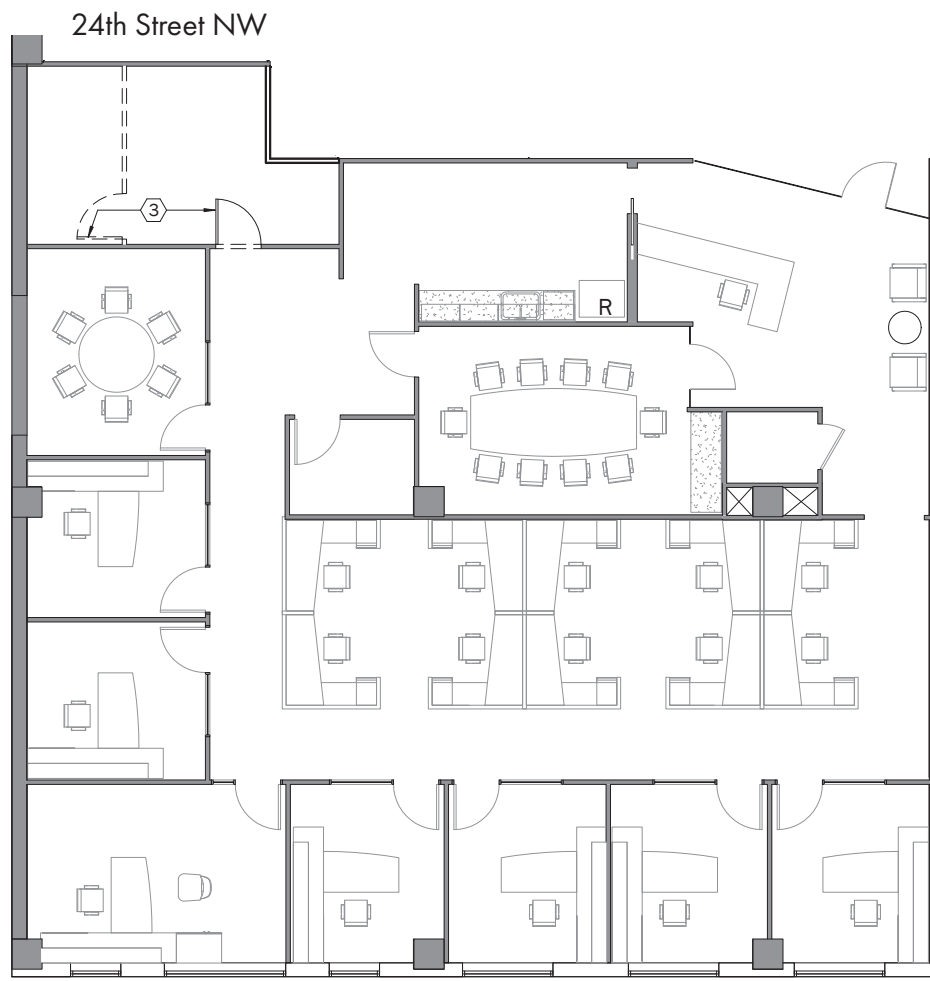
23RD STREET NW  
WASHINGTON DC

Suite 250  
13,290 SF

- High-end finishes throughout
- Prominent elevator exposure
- 23rd Street frontage
- Mix of Open/Office







1250 23rd Street NW

