



1250

23RD STREET NW
WASHINGTON DC

29,422 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



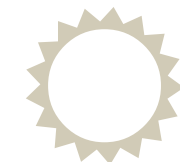
Common Area
Upgrades



High-End
Spec Suite



Efficient
Layouts



Abundant
Natural Light



Improved
Air Quality



On-Site
Fitness Center



Lobby
Attendant



Convenient
Commuter Access



Exceptional
Walk Score



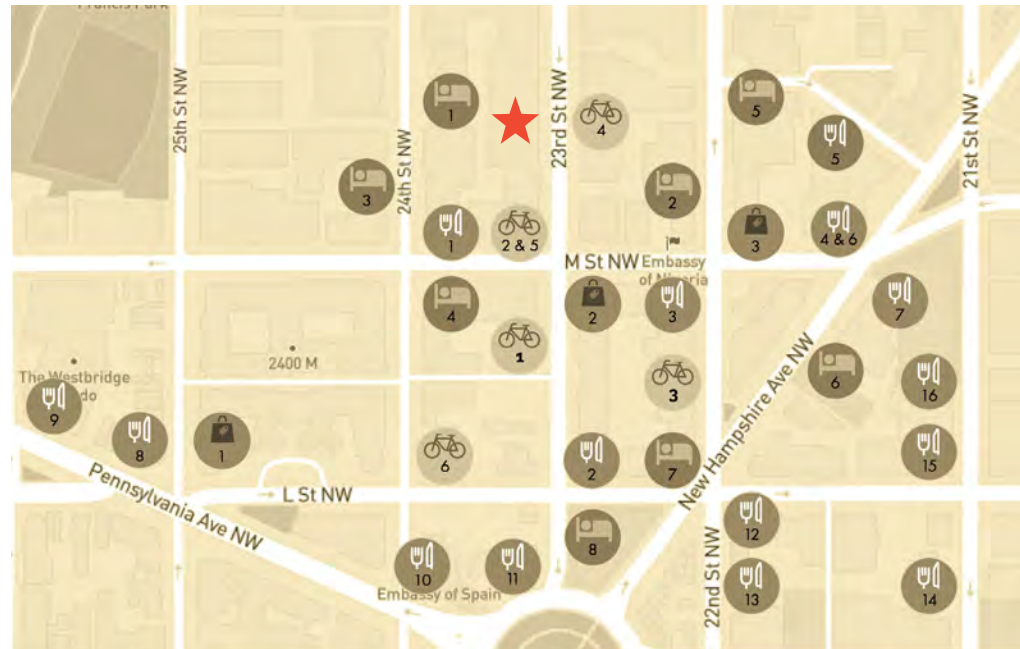
Bountiful Area
Amenities





Full Lobby Renovation

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

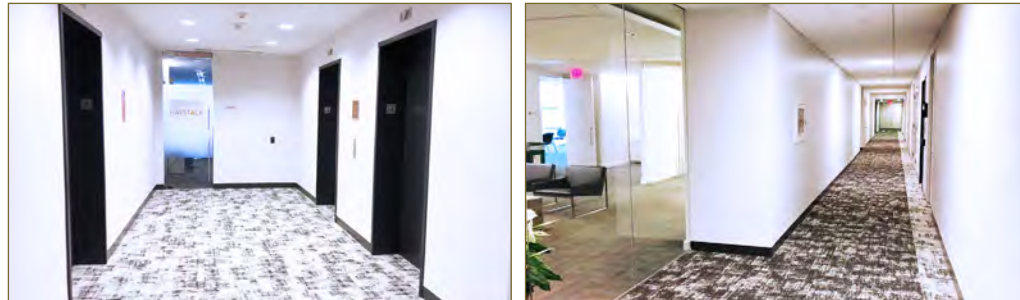
1. Park Hyatt
2. Hilton Garden Inn
3. Fairmont
4. The Westin
5. Washington Marriott
6. The Wink
7. The Ritz-Carlton
8. One Washington Circle





1250

29,422 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.

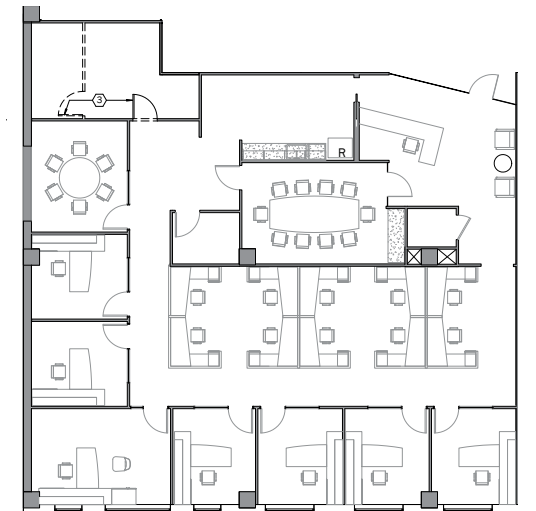


Suite 410
4,066 SF



Take a Virtual Tour

View Floor Plan

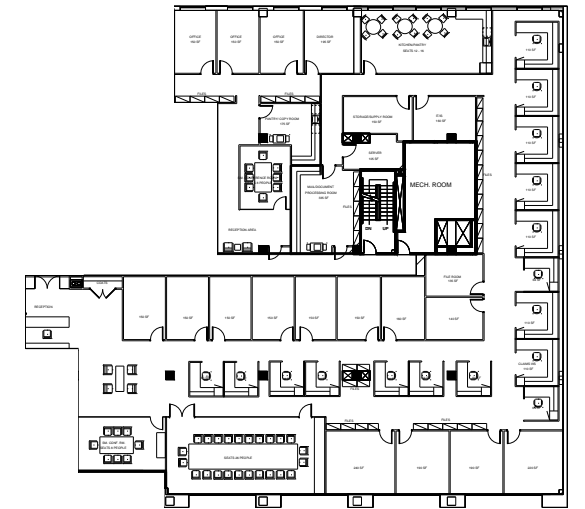


Suite 250
13,290 SF



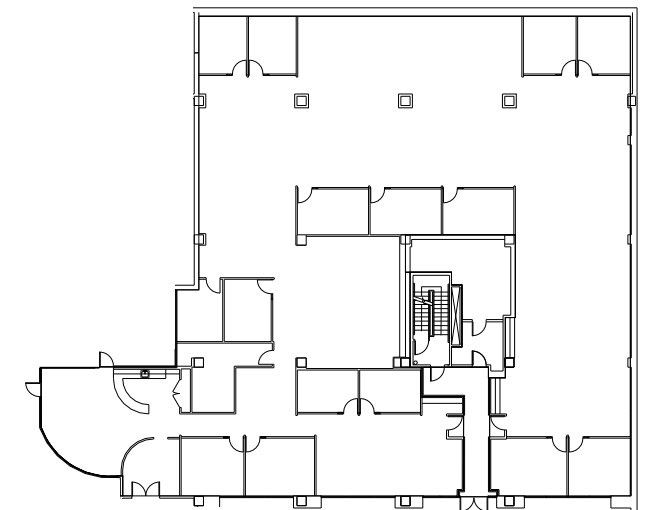
Take a Virtual Tour

View Floor Plan



Suite LL
12,066 SF

View Floor Plan



LEASING

703.925.5213

leasing@cambridgeus.com

Benjamin R. Eldridge Jr.

Andrew J. Czekaj III

Katherine C. Freehof

1250

23RD STREET NW
WASHINGTON DC

SCAN

For Property Website



Knowledge
Perseverance
Integrity

Cambridge
Property Group LLC

1250
23RD STREET NW
WASHINGTON DC

Suite 410
4,066 SF



SCAN



For Property Website

SCAN



For Virtual Tour

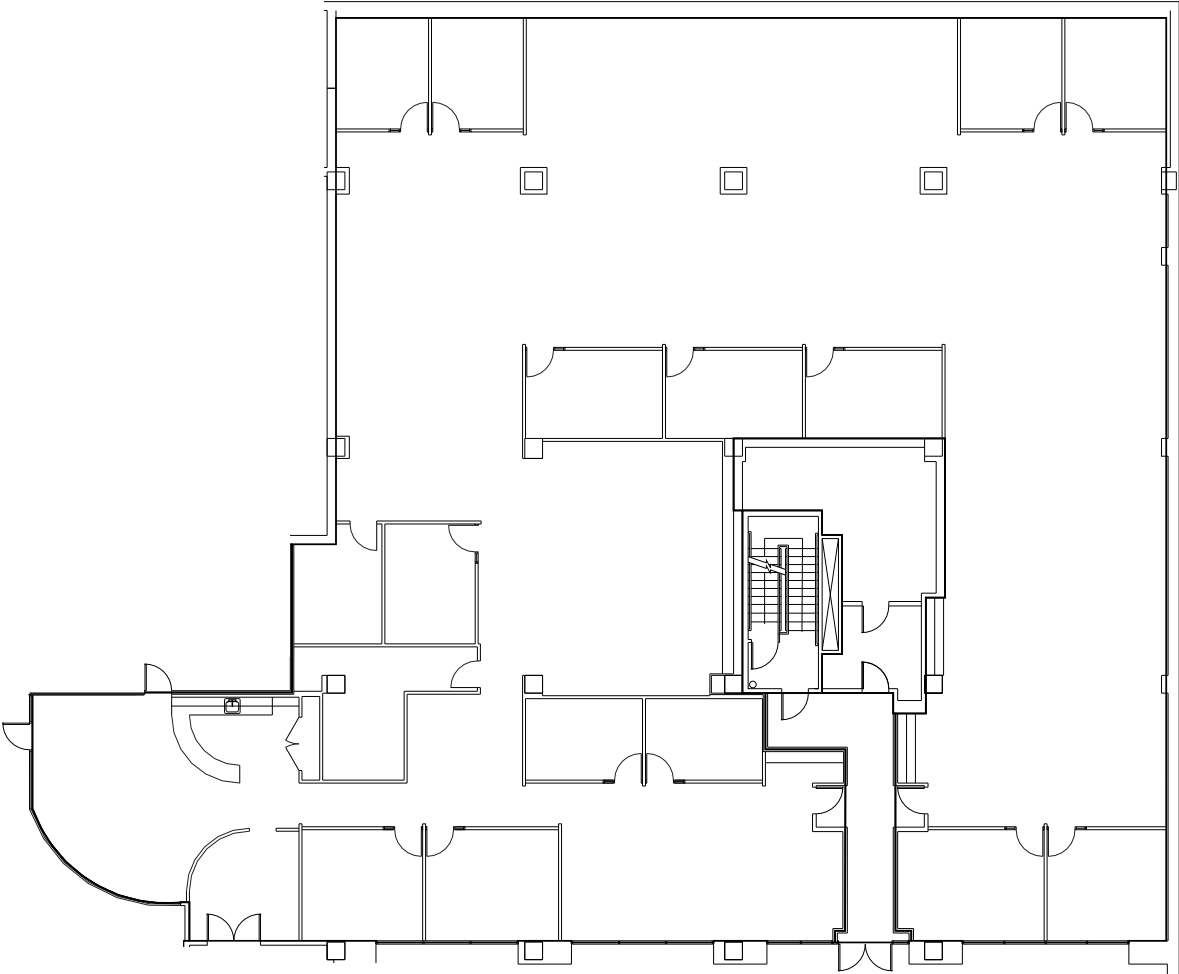
Knowledge
Perseverance
Integrity

Cambridge
Property Group LLC

1250
23RD STREET NW
WASHINGTON DC

Suite LL
12,066 SF

24th Street NW



1250 23rd Street NW

SCAN



For Property Website

Knowledge
Perseverance
Integrity
Cambridge
Property Group LLC