

SEE WHAT'S **NEW** ON
NEW HAMPSHIRE



I200NH

PROPERTY HIGHLIGHTS

- / New Entrance + Main Lobby Upgrades
- / New Street-Level Glass Facade
- / New Fitness Center
- / New Conference Center
- / New Common Areas
- / New Restrooms
- / New Bike Storage

AVAILABILITY

FLOOR	SF	AVAILABLE
8	36,798 sf	1/1/2021
7	39,153 sf	1/1/2021
6	28,137 sf	1/1/2021
5	28,503 sf 2,881sf-6,164 sf	1/1/2021 Immediately
4	2,984 sf 35,272 sf	Immediately 11/1/2023
3	40,505 sf	11/1/2023
1	3,788 sf (Retail)	Immediately



REFRESHED FOR WORK

1200 New Hampshire has a fresh new look that works for the way you do: bright, energetic and collaborative. Take a meeting or take a mental break in the new tenant cafe, right next to the new 500 sf conference center.





EXPAND YOUR POV

A new conference center exclusively for tenants helps you stretch your own space further. With moveable walls and furniture, it's easy to host any kind of gathering, whether serious or social, formal or casual, large or small.

CONFERENCE CENTER HIGHLIGHTS

- / Multiple seating options
- / Sliding glass doors to open up space for larger groups
- / Latest flatscreen monitor and projection capabilities
- / Comfortable, moveable furniture
- / Capacity for up to 50 seated





THIS WORKS WELL

Light, bright and welcoming, 1200 New Hampshire's new wellness center adds time back to people's day and complements other fitness retail in the neighborhood. Get to work with the yoga/fitness studio, TRX, weights and cardio equipment, and cool down in a new spa-quality locker room.

LOCATION + ACCESS

- Ample parking
- Minutes from I-66, Whitehurst Freeway and Rock Creek Parkway
- Foggy Bottom (Orange, Blue, Silver), Farragut West (Orange, Blue, Silver), and Dupont Circle (Red) Metrorail stops within 10 minute walk
- New secure bike room; Capital Bikeshare docks on 21st and M
- New Hampshire Ave and M Street NW Bus stop

RESTAURANTS

- 1831 Bar & Lounge
- Au Bon Pain
- Blue Duck Tavern
- Bobby's Burger Palace
- Boqueria Spanish Tapas
- Bourbon Coffee
- Bread & Chocolate
- CAVA
- Char Bar
- Chipotle
- Chopt
- Crepeaway
- District Taco
- Daily Grill
- Dupont Coffee Shop
- Firefly
- GRK Fresh Greek
- Illy Coffee House
- I Ricchi
- Iron Gate Restaurant
- Nando's Peri-Peri
- Nooshi
- Potbelly Sandwich Shop
- Shake Shack
- Soi 38
- Starbucks
- Stoney's
- Surfside
- Sweetgreen
- The GreenBee Cafe
- The Palm
- Tulips
- West Wing Cafe
- Westend Bistro
- Yafa Grille

HOTELS

- Embassy Suites by Hilton
- Fairmont Washington DC
- Four Seasons Hotel
- Hilton Garden Inn
- Hyatt Place Washington DC
- Kimpton Hotel Palomar
- Melrose Georgetown Hotel
- One Washington Circle Hotel
- Park Hyatt Washington DC
- St. Gregory Hotel Dupont Circle
- The Mayflower Hotel
- The Ritz-Carlton
- The Westin Georgetown
- The Wink Hotel
- Washington Marriott

SERVICES + SHOPPING

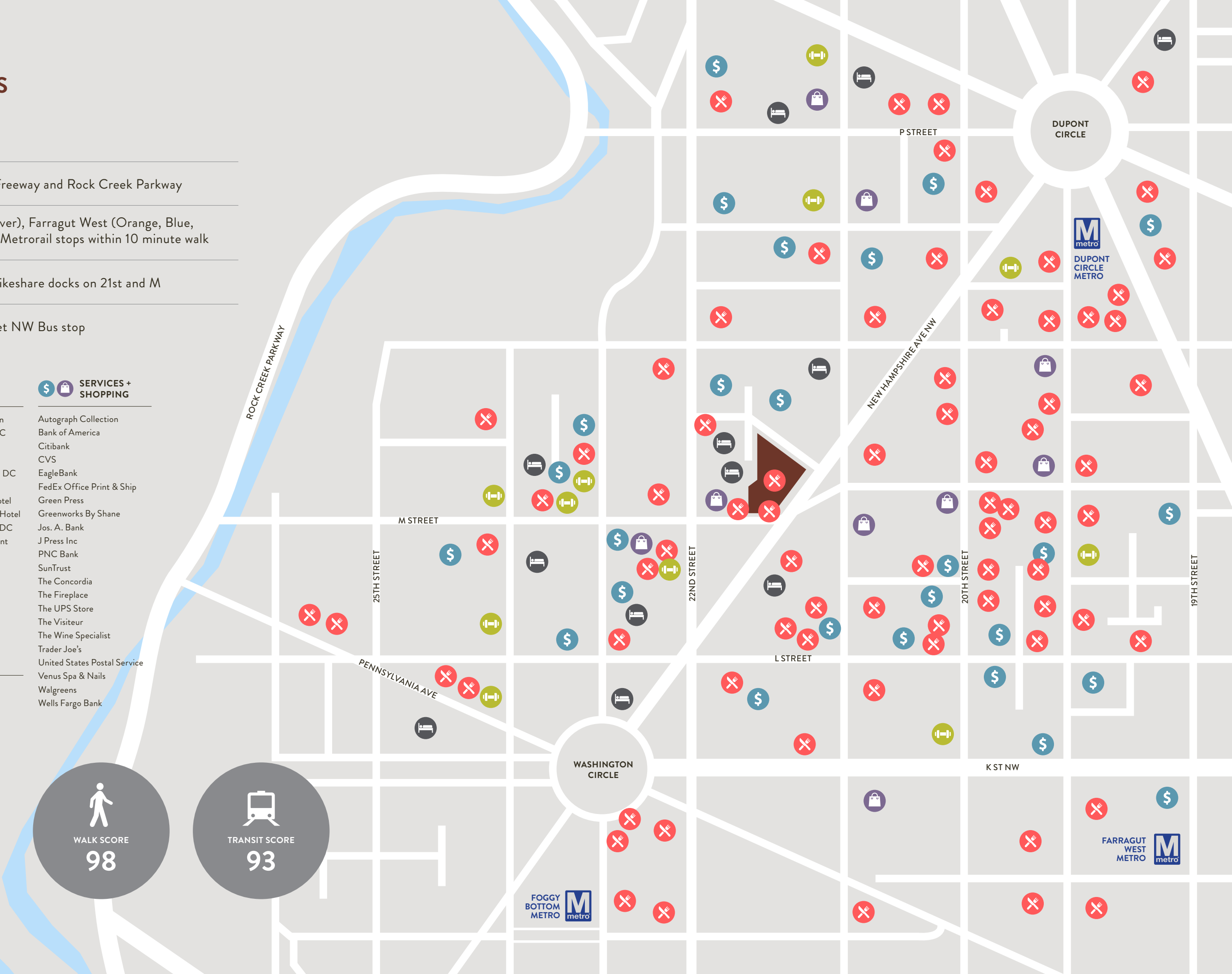
- Autograph Collection
- Bank of America
- Citibank
- CVS
- EagleBank
- FedEx Office Print & Ship
- Green Press
- Greenworks By Shane
- Jos. A. Bank
- J Press Inc
- PNC Bank
- SunTrust
- The Concordia
- The Fireplace
- The UPS Store
- The Visiteur
- The Wine Specialist
- Trader Joe's
- United States Postal Service
- Venus Spa & Nails
- Walgreens
- Wells Fargo Bank

FITNESS

- CorePower Yoga
- CrossFit Foggy Bottom
- Equinox Sports Club
- Evolving Fitness
- Orangetheory Fitness
- Rumble Boxing
- Solidcore
- SoulCycle
- Urban Boxing

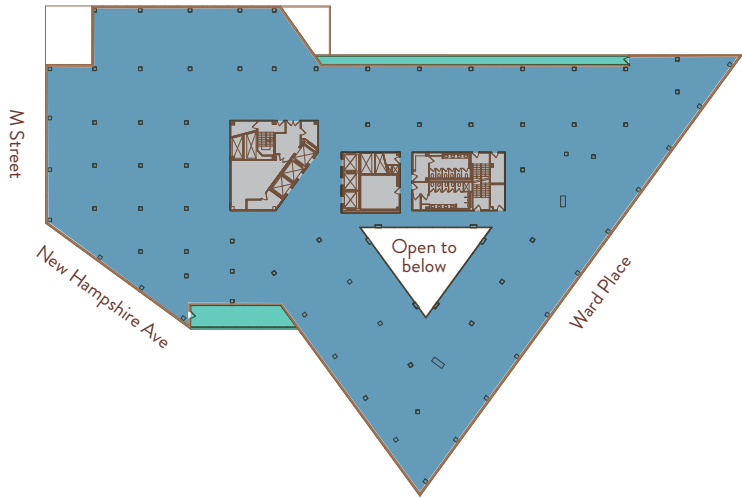
WALK SCORE
98

TRANSIT SCORE
93

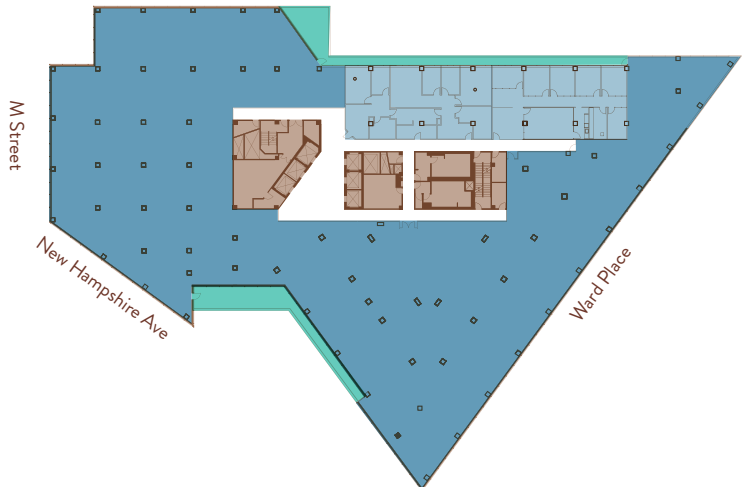


AVAILABILITY

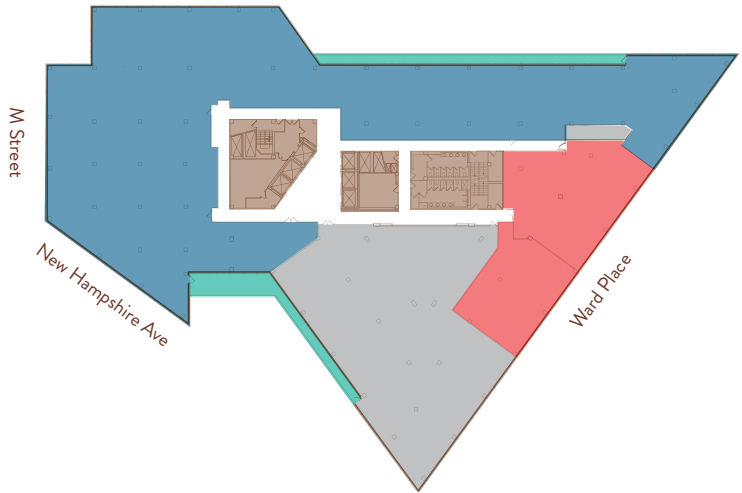
Most spaces at 1200 NH offer a terrace for fresh air entertainment and blue-sky thinking.



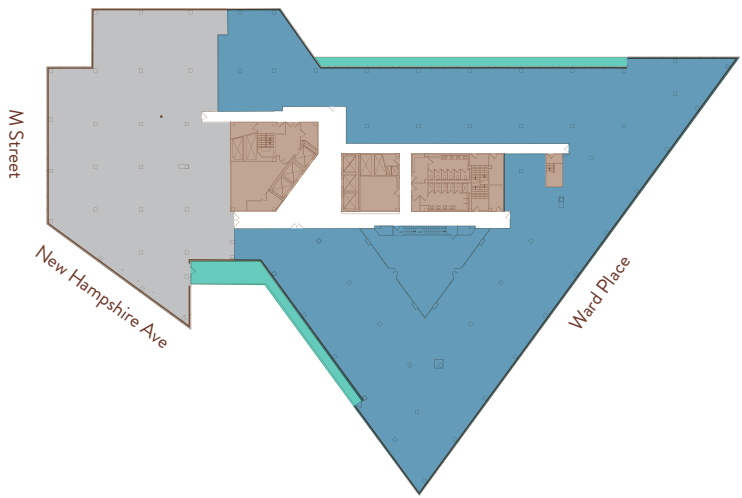
- FLOOR 3**
- 40,505 sf Available 11/1/2024
 - Terrace



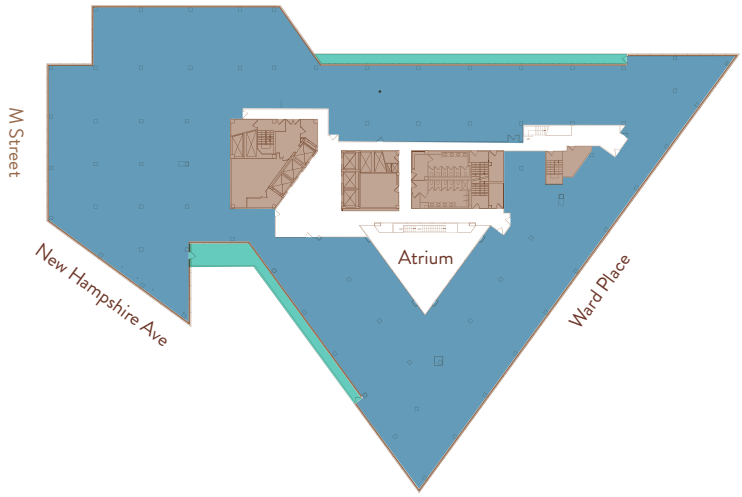
- FLOOR 4**
- 2,984 sf Available Immediately
 - 35,272 sf Available 2023
 - Terrace



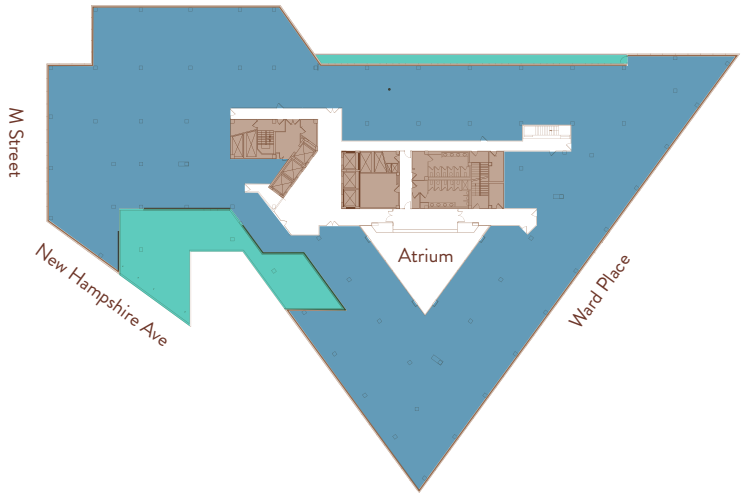
- FLOOR 5**
- 28,503 sf available 1/1/2021
 - 6,164 sf Available Immediately
 - Leased
 - Terrace



- FLOOR 6**
- 28,137 sf Available 1/1/2021
 - Leased
 - Terrace



- FLOOR 7**
- 39,153 sf Available 1/1/2021
 - Terrace



- FLOOR 8**
- 36,798 sf Available 1/1/2021
 - Terrace

SINGLE TENANT TEST FIT
LAW FIRM



- Support
- Conference
- Cafe
- Associate
- Partner

LAW FIRM

Partner	22	Paralegal	8
Associate	24	(1 per 8 attorneys)	
Associate (Open)	19		
Total Attorneys		65	
(460 sf per workplace seat)			
		Secretary	10
		(1 per 6.5 attorney)	
		Conference Seats	120
		(1.84 seats per attorney)	

MULTI-TENANT TEST FIT
TECHNOLOGY, ASSOCIATION , & GOVERNMENT AFFAIRS



- Association
- Government Affairs
- Technology

TECHNOLOGY

Office	4
Open	64
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Total Seats (157 sf per workplace seat)	80
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Conference Seats (0.4 conference per workplace seat)	32

ASSOCIATION

Office	15
Open	12
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Total Seats	27
(587 sf per workplace seat)	
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Conference Seats	34
(1.25 conference seats per workplace seat)	

GOVERNMENT AFFAIRS

Office	17
Open	12
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Total Seats	29
(400 sf per workplace seat)	
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Conference Seats	32
(1.10 conference per workplace seat)	

LEASING CONTACTS

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GREENOAK

