



# Hall of the States

400 - 444 NORTH CAPITOL STREET, NW



## PROPERTY HIGHLIGHTS

- Immediate access to Union Station retail and transportation hub
- Beautiful rooftop with views of the Capitol Building, Union Station, and the Washington Monument
- Renovated tenant-only fitness center
- Amenity-rich neighborhood
- Located steps away from the Senate offices
- In-building convenience store and Wells Fargo Bank
- Flexible lease terms

## AVAILABILITIES

## SF

## LEASE RATE

## DATE AVAILABLE

Suite 846	2,944 SF	Negotiable	Immediately
Suite 770	1,540 SF	Negotiable	8/31/2022
Suite 775	3,667 SF	Negotiable	Available 12/1/2022
Suite 734	930 SF	Negotiable	Immediately
Suite 732	998 SF	Negotiable	Immediately
Suite 730	845 SF	Negotiable	Immediately
Suite 675	26,131 SF	Negotiable	Available 11/1/2023
Suite 612	129 SF	Negotiable	Immediately
Suite 594	2,047 SF	Negotiable	1/1/2023
Suite 413	340 SF	Negotiable	Immediately

Adam Biberaj  
202.513.6736  
abiberaj@lpc.com

Beth Wilzbach  
202.513.6733  
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Merrill Turnbull  
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PROPERTY  
COMPANY

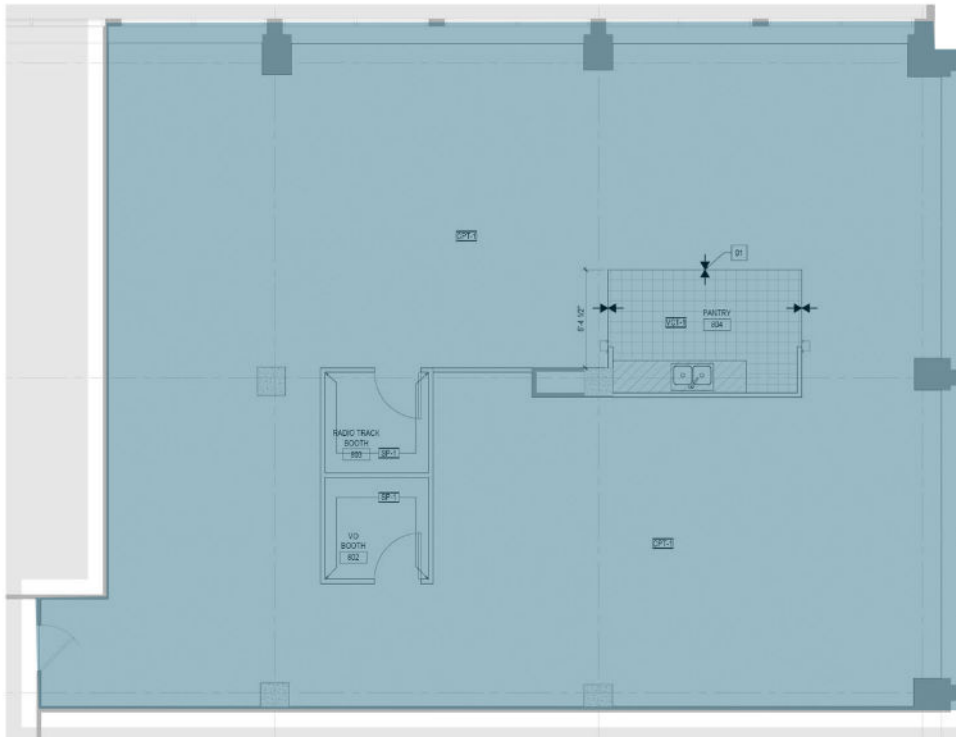


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400 - 444 NORTH CAPITOL STREET, NW

SUITE 846

## WINDOWS



VIEWS OF THE WASHINGTON MONUMENT

### AVAILABLE SPACES

SUITE	SIZE	LEASE RATE	DESCRIPTION
Suite 846	2,944 SF	Negotiable	Available Immediately

Adam Biberaj  
202.513.6736  
abiberaj@lpc.com

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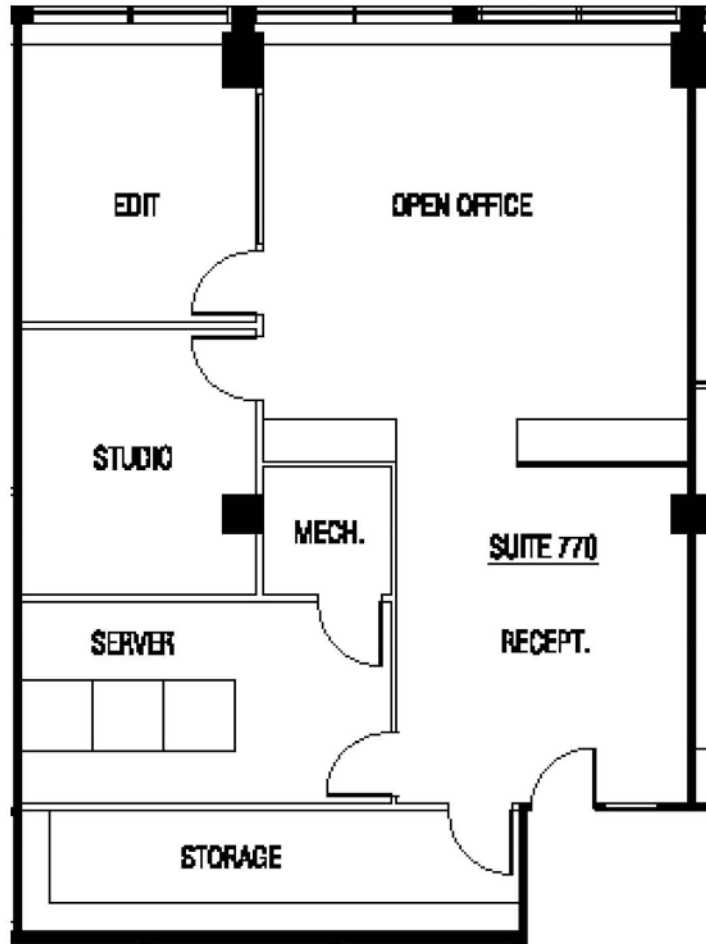


# Hall of the States

400 - 444 NORTH CAPITOL STREET, NW

SUITE 770

## WINDOWS



### AVAILABLE SPACES

SUITE	SIZE	LEASE RATE	DESCRIPTION
Suite 770	1,540 SF	Negotiable	8/31/2022

Adam Biberaj  
 202.513.6736  
 abiberaj@lpc.com

Beth Wilzbach  
 202.513.6733  
 bwilzbach@lpc.com

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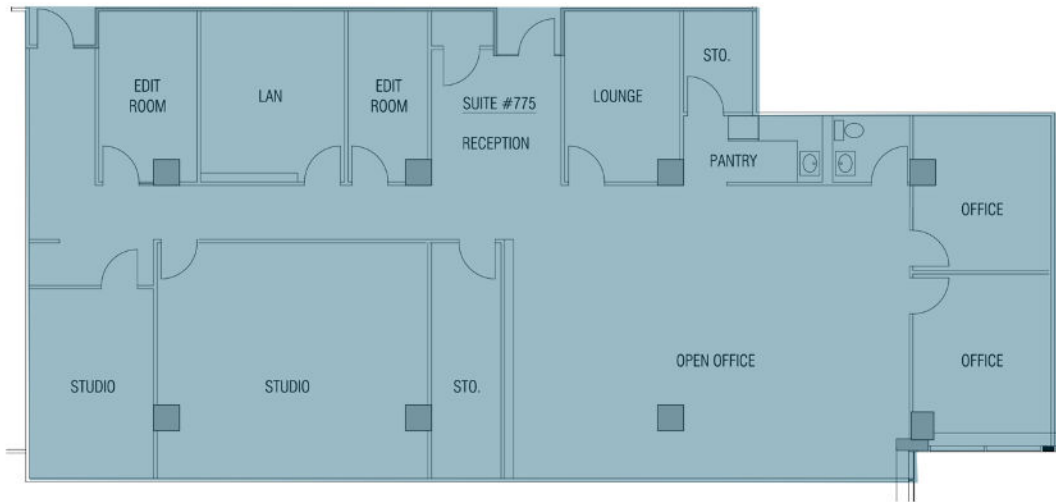




# Hall of the States

400 - 444 NORTH CAPITOL STREET, NW

SUITE 775



## AVAILABLE SPACES

SUITE	SIZE	LEASE RATE	DESCRIPTION
Suite 775	3,667 SF	Negotiable	12/1/2022

Adam Biberaj  
 202.513.6736  
 abiberaj@lpc.com

Beth Wilzbach  
 202.513.6733  
 bwilzbach@lpc.com

Merrill Turnbull  
 202.513.6713  
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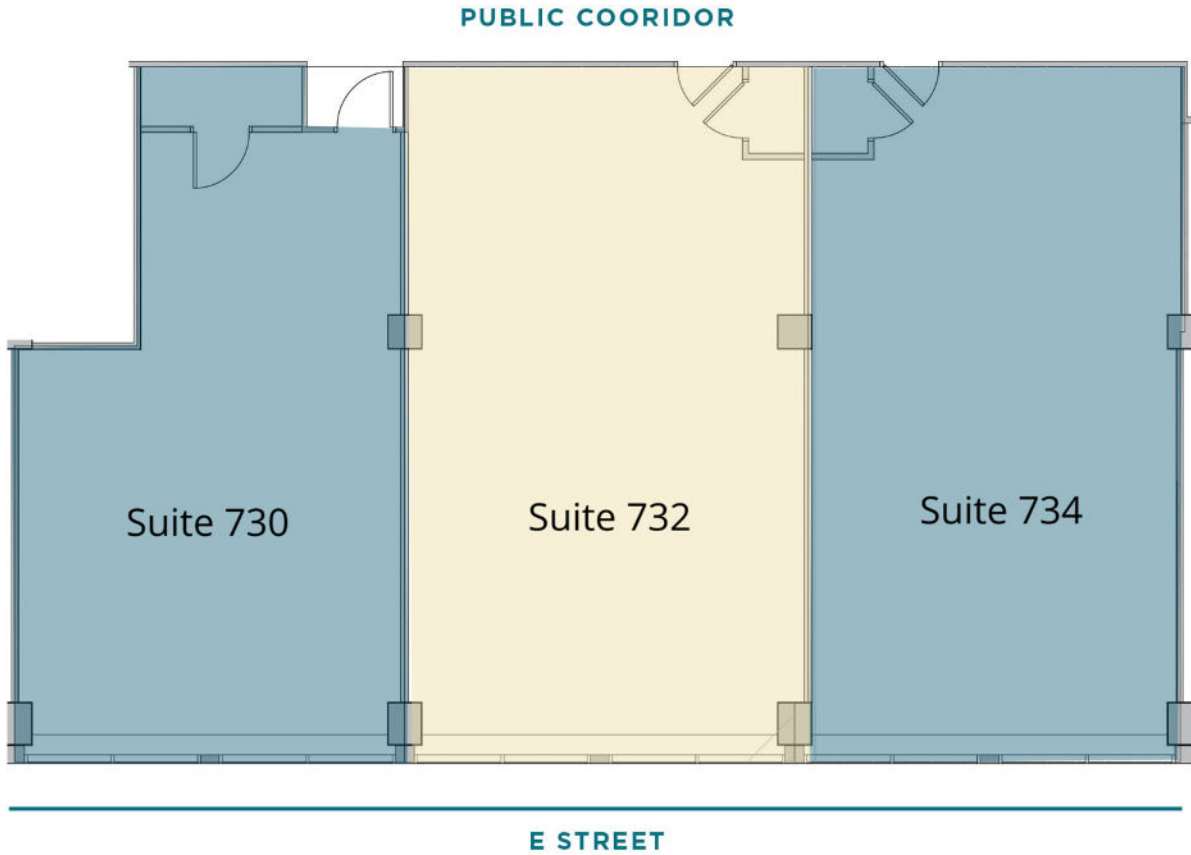




# Hall of the States

400 - 444 NORTH CAPITOL STREET, NW

SUITES 730-734



## AVAILABLE SPACES

SUITE	SIZE	LEASE RATE	DESCRIPTION
Suite 734	930 SF	Negotiable	Available Immediately
Suite 732	998 SF	Negotiable	Available Immediately
Suite 730	845 SF	Negotiable	Available Immediately

Adam Biberaj  
 202.513.6736  
 abiberaj@lpc.com

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 202.513.6733  
 bwilzbach@lpc.com

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 202.513.6713  
 mturnbull@lpc.com

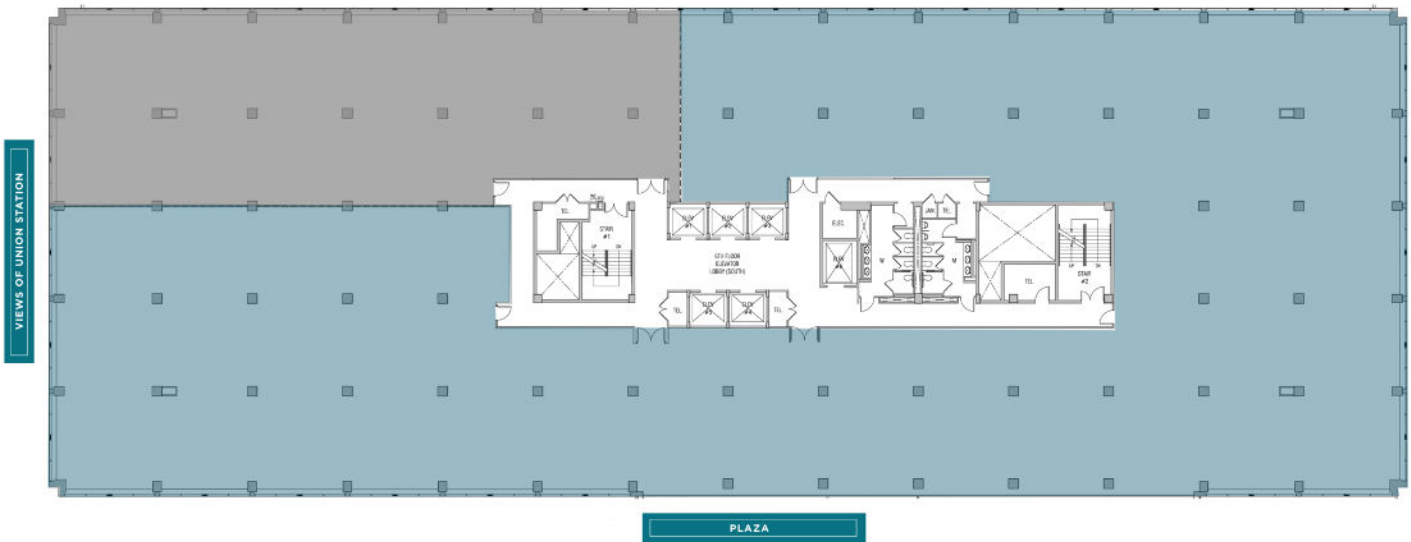




# Hall of the States

400 - 444 NORTH CAPITOL STREET, NW

SUITE 675



## AVAILABLE SPACES

SUITE	SIZE	LEASE RATE	DESCRIPTION
Suite 675	26,131 SF	Negotiable	Available 11/1/2023

Adam Biberaj  
202.513.6736  
abiberaj@lpc.com

Beth Wilzbach  
202.513.6733  
bwilzbach@lpc.com

Merrill Turnbull  
202.513.6713  
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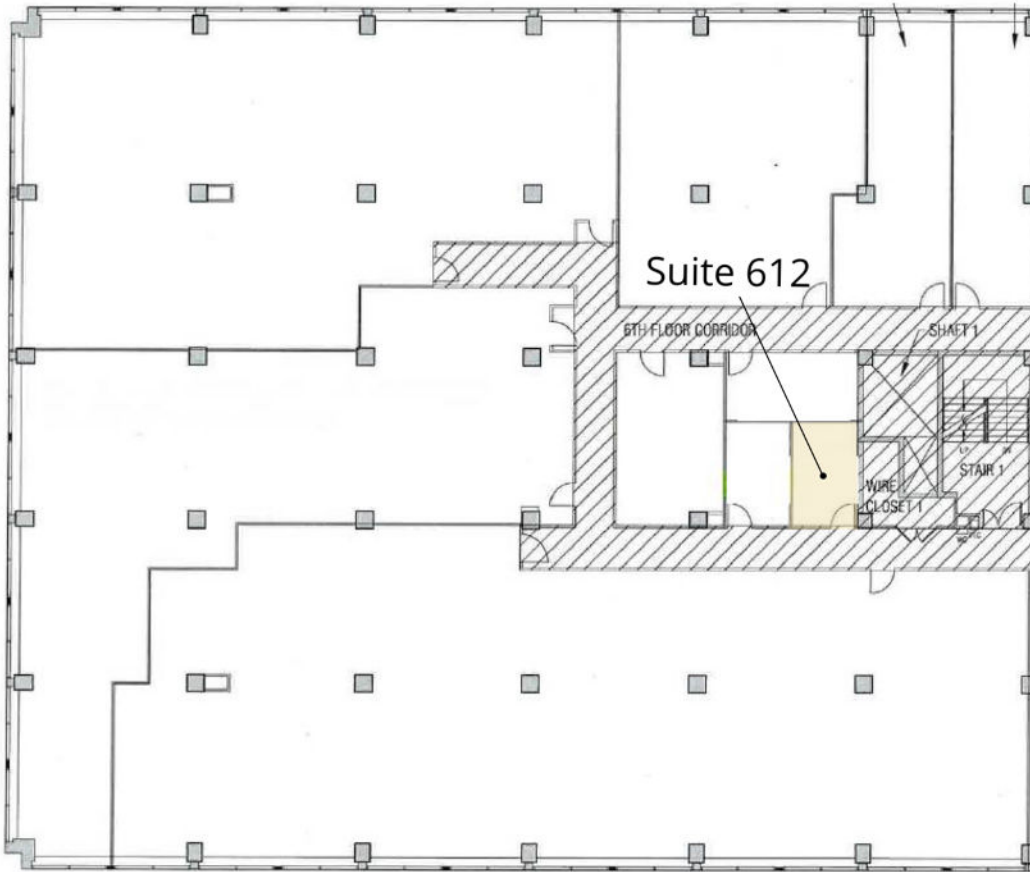




# Hall of the States

400 - 444 NORTH CAPITOL STREET, NW

SUITES 612



## AVAILABLE SPACES

SUITE	SIZE	LEASE RATE	DESCRIPTION
Suite 612	129 SF	Negotiable	Available Immediately

Adam Biberaj  
202.513.6736  
abiberaj@lpc.com

Beth Wilzbach  
202.513.6733  
bwilzbach@lpc.com

Merrill Turnbull  
202.513.6713  
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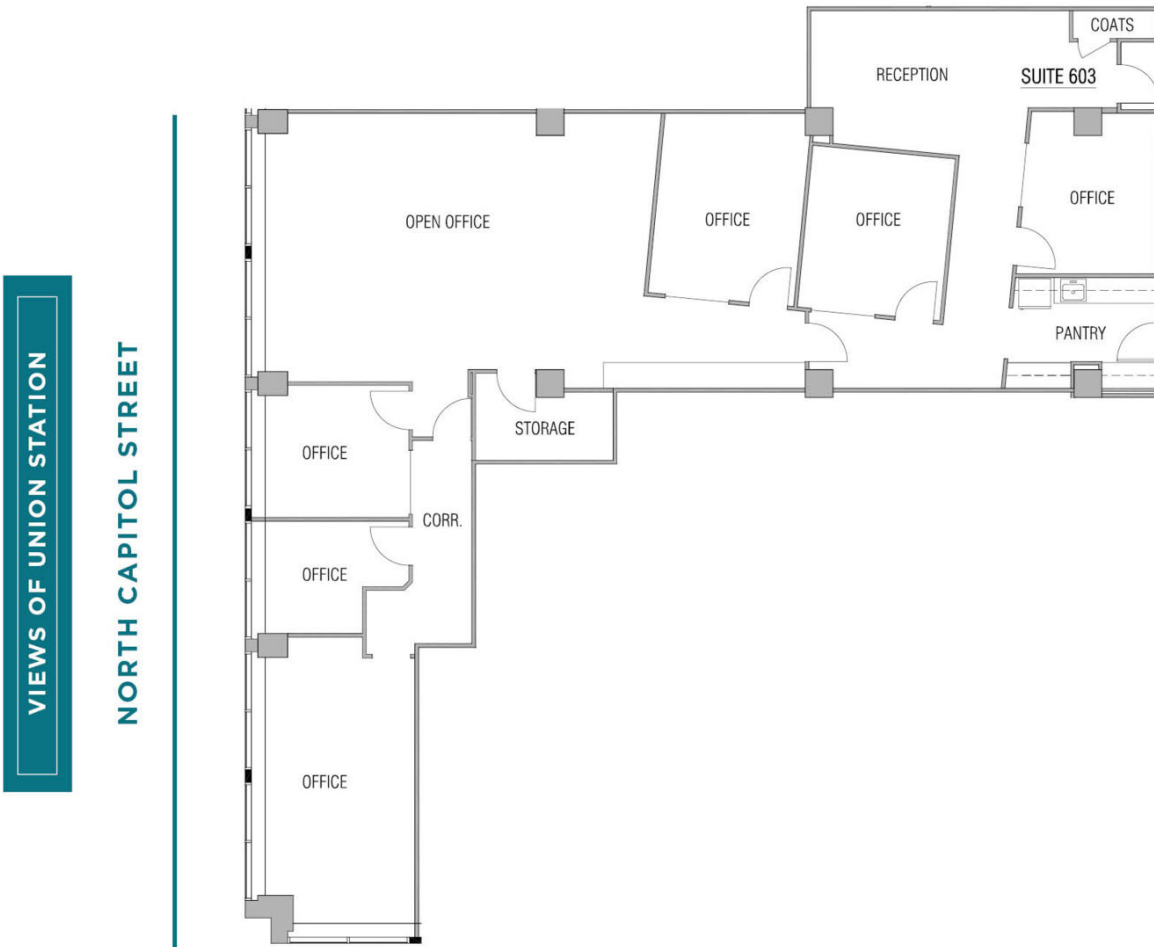




# Hall of the States

400 - 444 NORTH CAPITOL STREET, NW

SUITE 603



## AVAILABLE SPACES

SUITE	SIZE	LEASE RATE	DESCRIPTION
Suite 603	2,939 SF	Negotiable	Available Immediately

Adam Biberaj  
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 abiberaj@lpc.com

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 bwilzbach@lpc.com

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 mturnbull@lpc.com





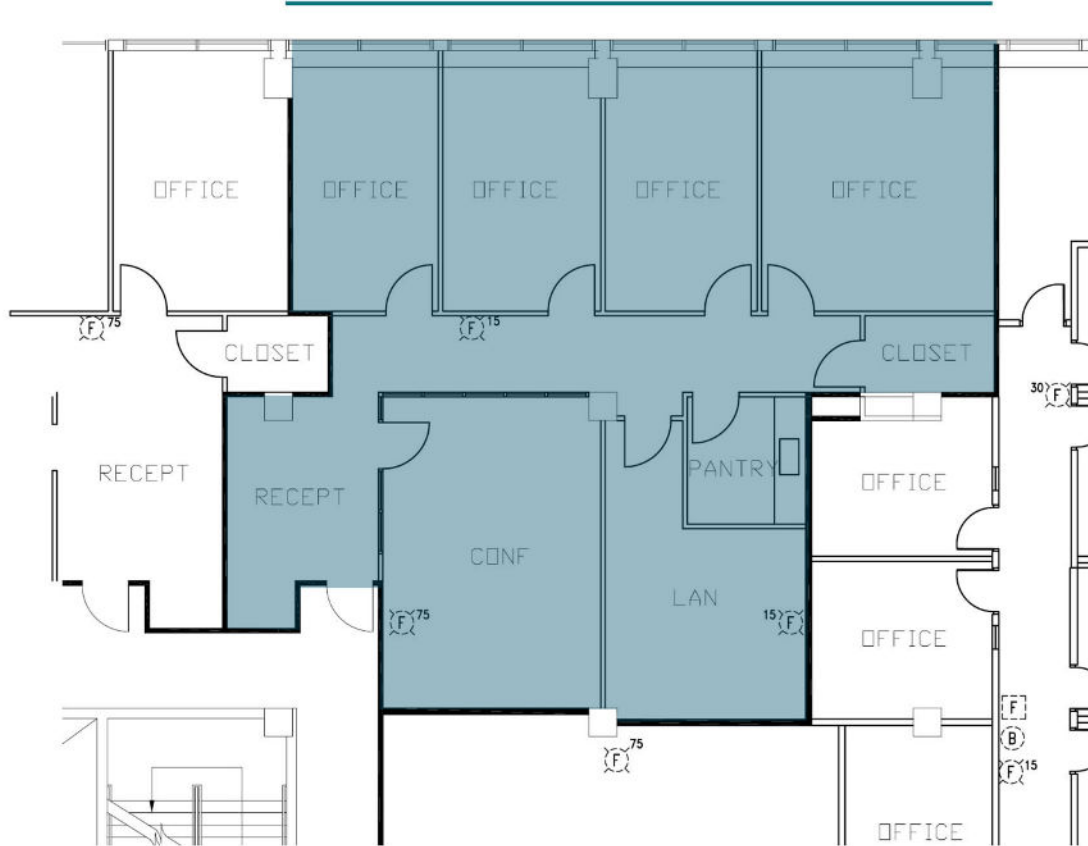


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SUITE 594

## WINDOWS



### AVAILABLE SPACES

SUITE	SIZE	LEASE RATE	DESCRIPTION
Suite 594	2,047 SF	Negotiable	Available January 1, 2023

Adam Biberaj  
202.513.6736  
abiberaj@lpc.com

Beth Wilzbach  
202.513.6733  
bwilzbach@lpc.com

Merrill Turnbull  
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mturnbull@lpc.com

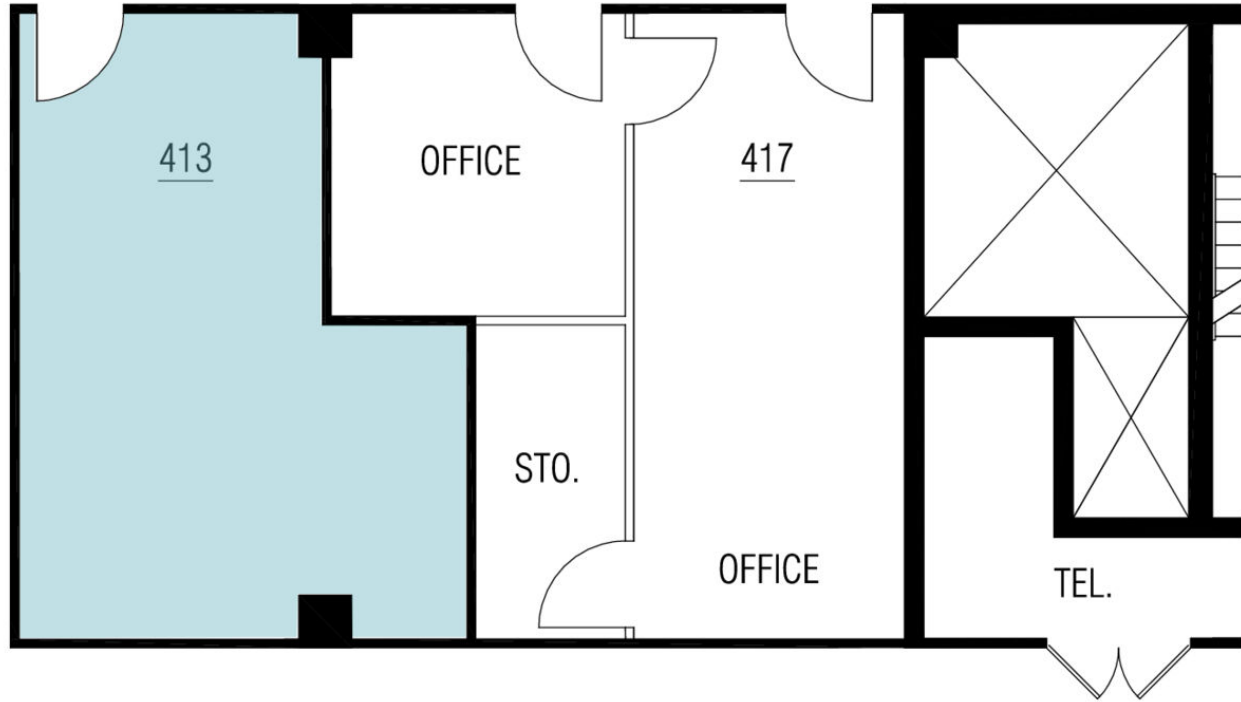




# Hall of the States

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SUITE 413



## AVAILABLE SPACES

SUITE	SIZE	LEASE RATE	DESCRIPTION
Suite 413	340 SF	Negotiable	Available Immediately

Adam Biberaj  
 202.513.6736  
 abiberaj@lpc.com

Beth Wilzbach  
 202.513.6733  
 bwilzbach@lpc.com

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FOR MORE LEASING INFORMATION: 202.513.6700

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