

717
H ST NW

L3 Capital





NEW CONSTRUCTION

2024 DELIVERY
HISTORIC REDEVELOPMENT

BUILDING TYPE

3-STORY, MIXED-USE

G | RETAIL

2-3 | BOUTIQUE OFFICE

BUILDING SIZE

TOTAL: 9,117 SF
G - 2,725 RSF (DIVISIBLE)
+ 1,500 SF SIDEWALK SEATING
2 - 3,305 RSF
3 - 3,087 RSF + OUTDOOR BALCONY

FRONTAGE

75' ON 8TH ST
40' ON H ST

CEILING HEIGHTS

+/- 12'

BUILDING SAFETY

NEW HVAC SYSTEMS WITH MERV13 FILTRATION
ENHANCED INDOOR AIR QUALITY
TOUCHLESS RESTROOM FIXTURES ON THE OFFICE FLOORS

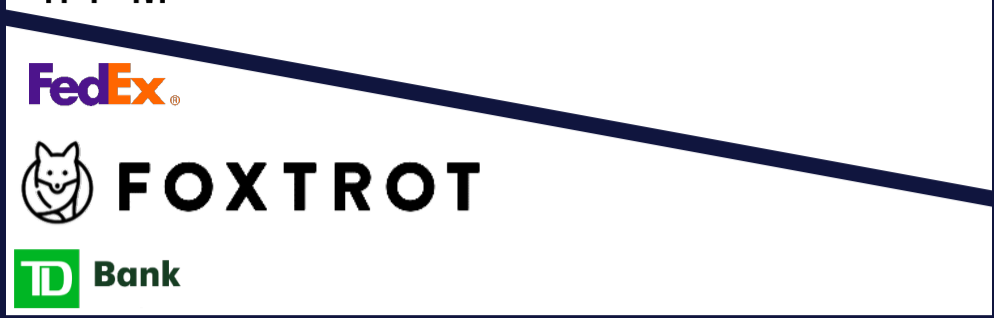
2ND AND 3RD FLOOR OFFICE:

WARM, LIT SUITE WITH FINISHED FLOORING,
HVAC, PANTRY, RESTROOMS, AND LIGHTING

FUTURE:
600k SF Office
30k SF Retail



RPM



I ST NW



9TH ST NW



8TH ST NW



7th ST NW



H ST NW



G ST NW



CHINATOWN



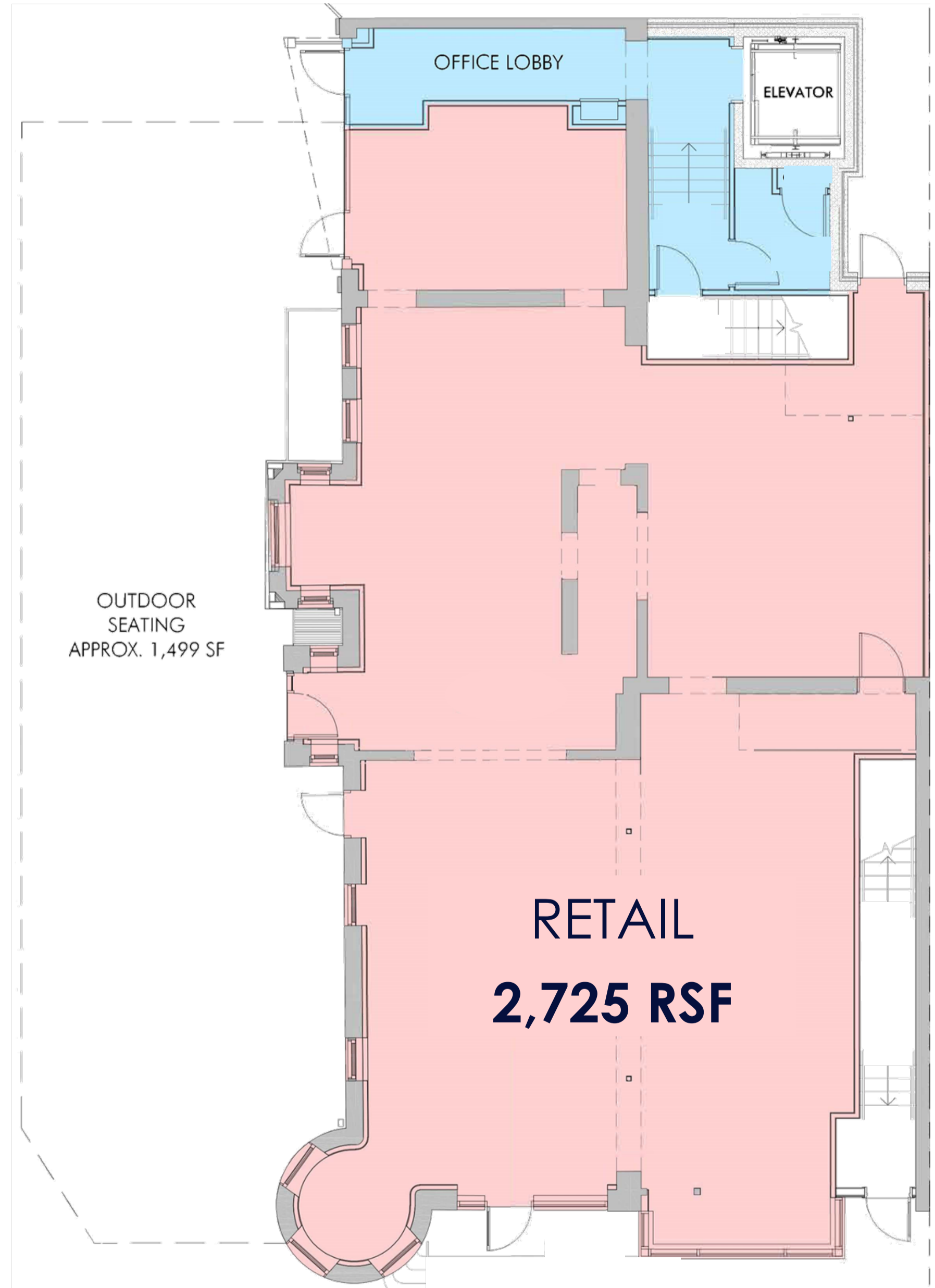
- **24/7 work-live-play** destination with a strong urban environment of retail, residential, office, academics, history, theater, public transit, and tourism.
- Submarket traffic drivers: CAPITAL ONE ARENA, APPLE CARNEGIE LIBRARY, SMITHSONIAN AMERICAN ART MUSEUM, WALTER E. WASHINGTON CONVENTION CENTER
- Access to DC's **#2** and **#3** busiest Metro stops



GROUND | RETAIL
2,725 RSF
(Divisible)

8TH ST

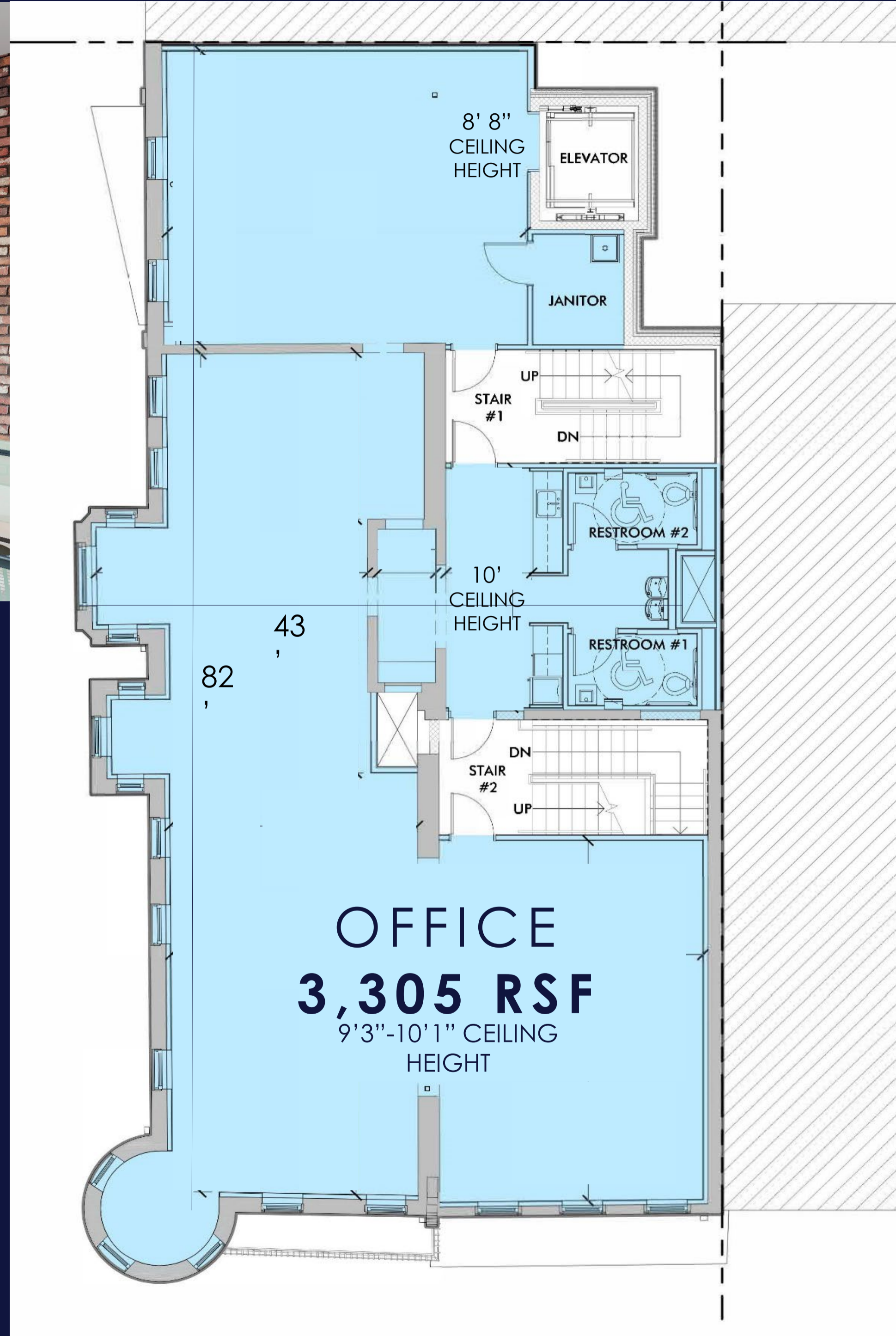
OUTDOOR SEATING
APPROX. 1,499 SF



H ST NW

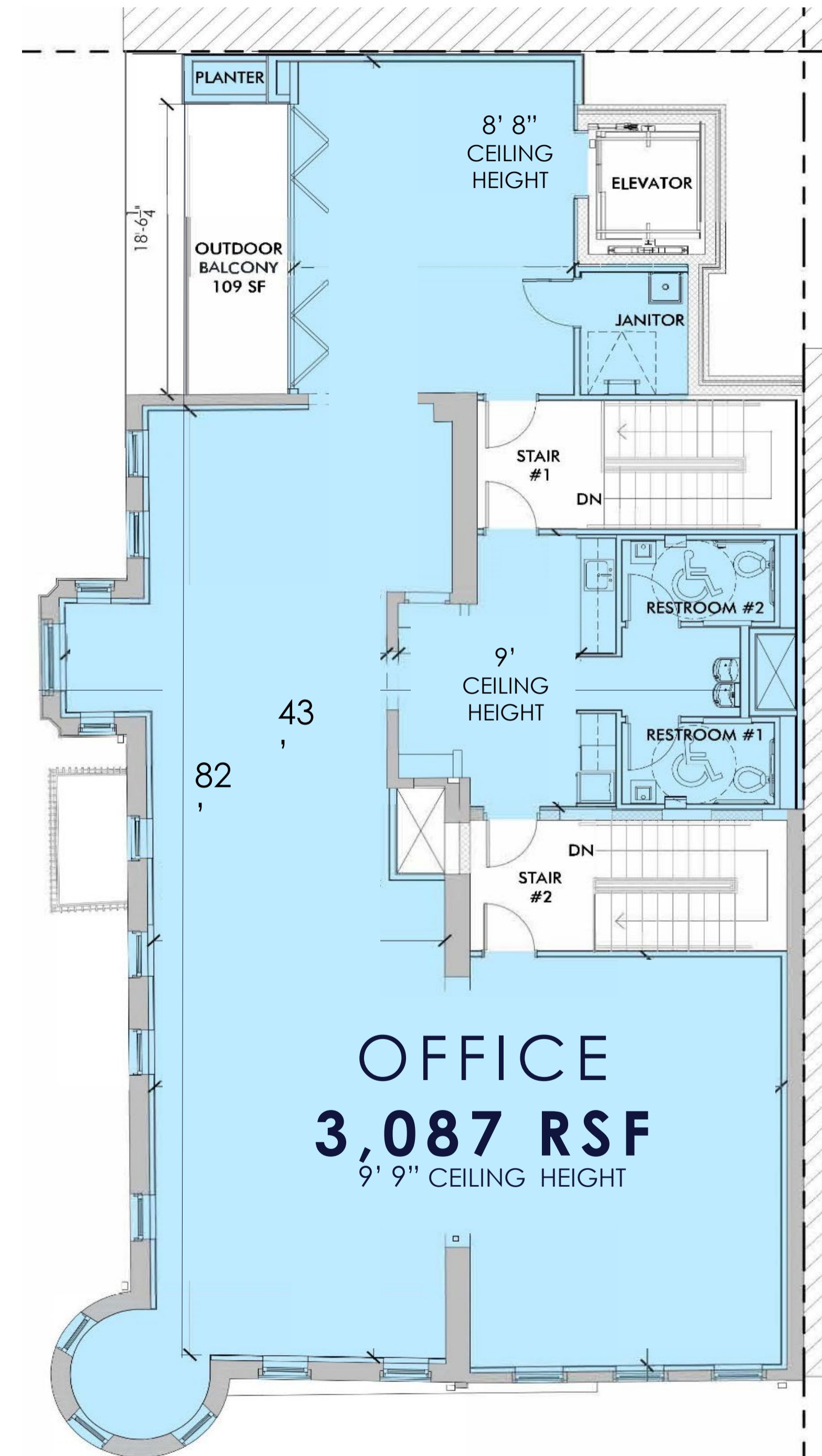


SECOND FLOOR OFFICE
3,305 RSF





THIRD
FLOOR
OFFICE
3,087 RSF



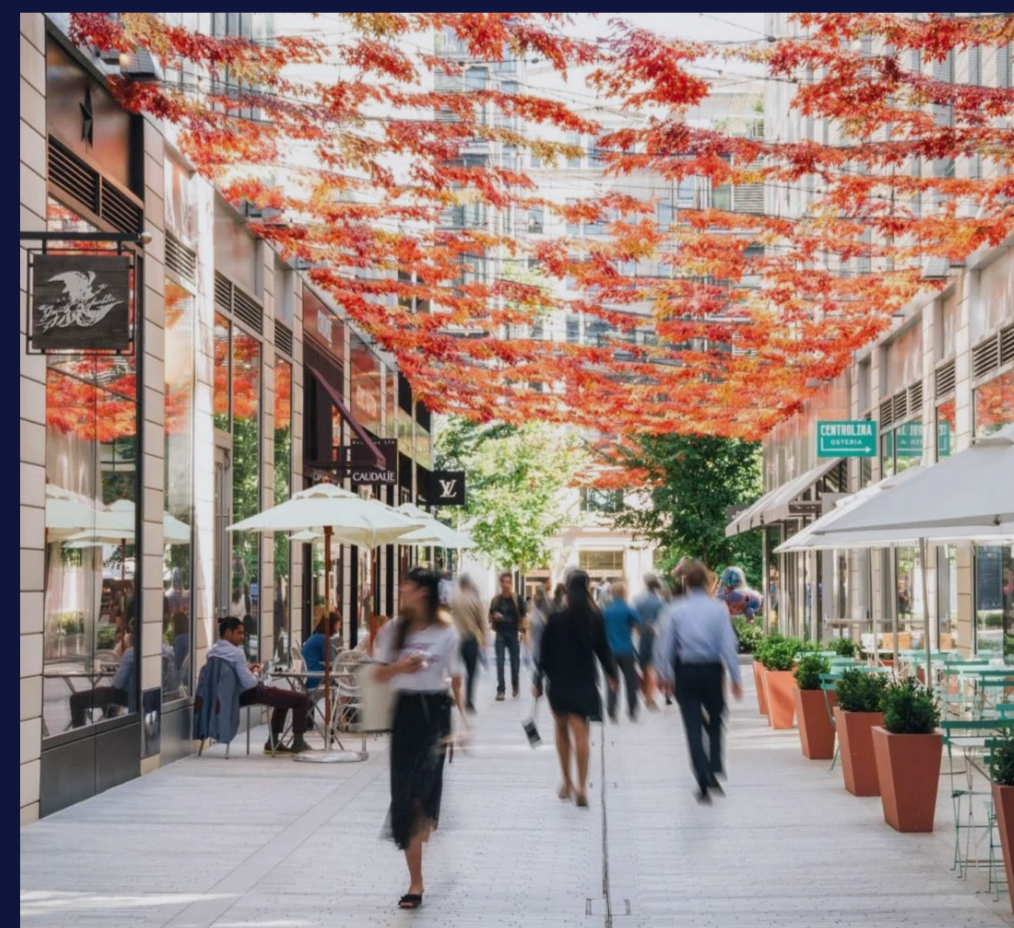
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