

# 21 DUPONT CIRCLE, NW

WASHINGTON, DC

## AVAILABLE SPACE

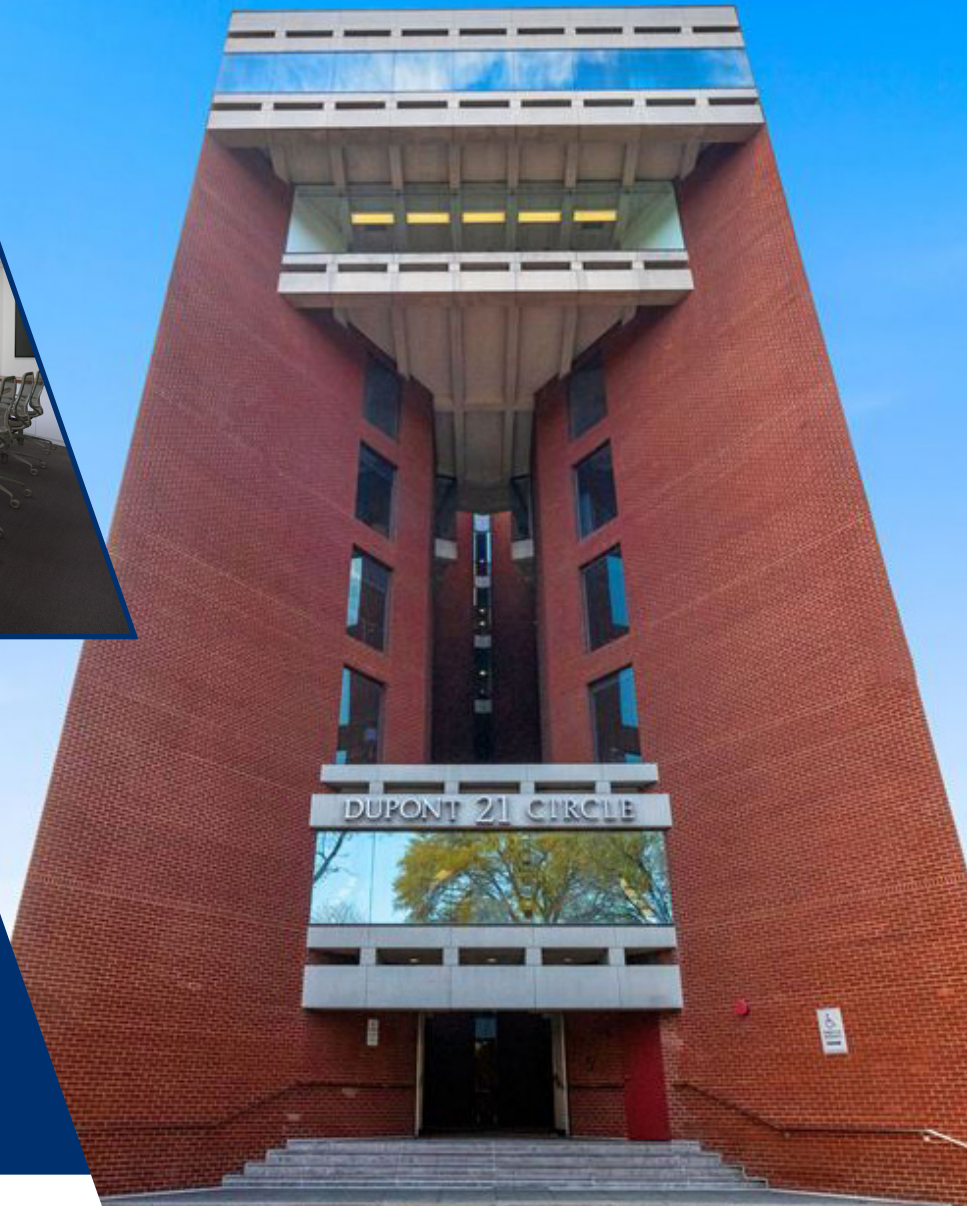
FIRST FLOOR EAST 1,650 SF  
SEVENTH FLOOR 7,733 SF (FULL FLOOR)  
AVAILABLE IMMEDIATELY



## PROPERTY HIGHLIGHTS

- LOBBY ATTENDANT
- CORNER BUILDING WITH EXPANSIVE WINDOW LINES ON ALL SIDES
- DRAMATIC VIEWS OF DUPONT CIRCLE
- FULL FLOOR IDENTITY FOR SMALL TENANTS
- OWNER OCCUPIED
- AMPLE UNDERGROUND PARKING
- ADJACENT TO DUPONT CIRCLE METRO SOUTH

- ARCHITECTURALLY STRIKING WITH INNOVATIVE BRICK/GLASS DESIGN
- UNIQUE SHAPE CONFIGURED AROUND OPEN-AIR ATRIUM



G. MATTHEW BORGER

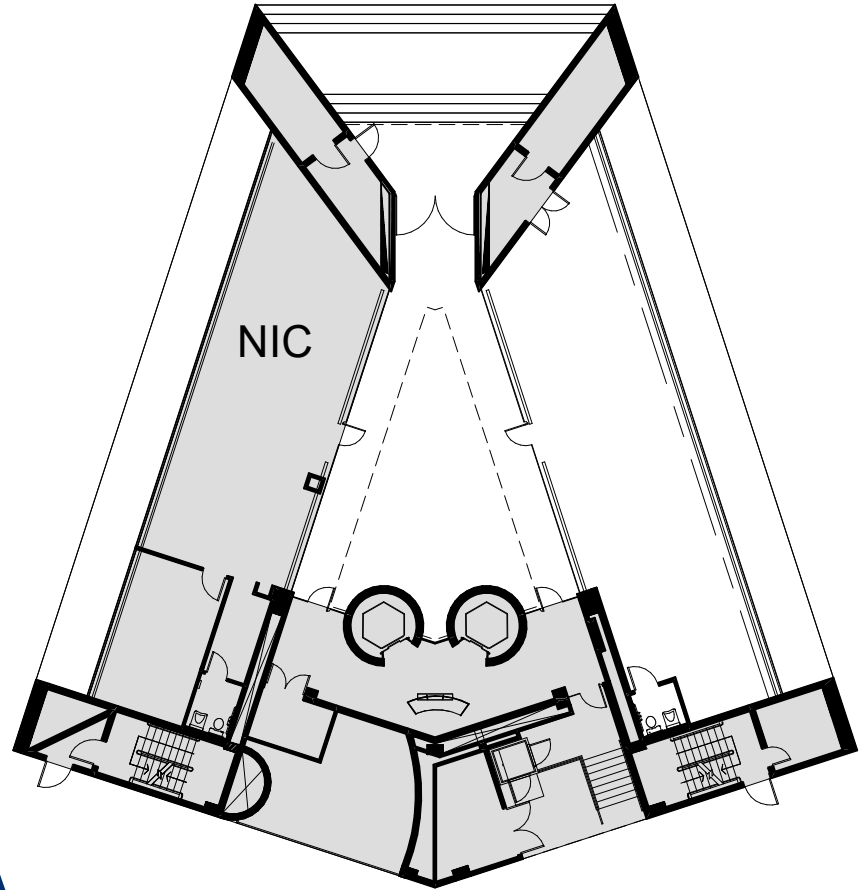
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# 21 DUPONT CIRCLE, NW

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## FLOOR PLAN

1ST FLOOR EAST PLAN



TERM: 5-10 YEARS

OPERATING EXPENSES & REAL ESTATE TAXES: PROPORTIONATE SHARE PAID BY TENANT



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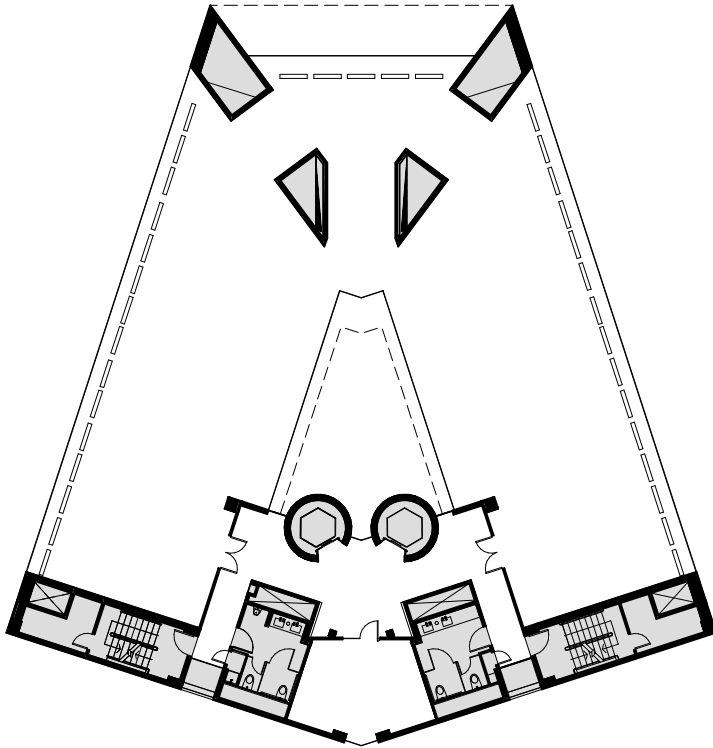
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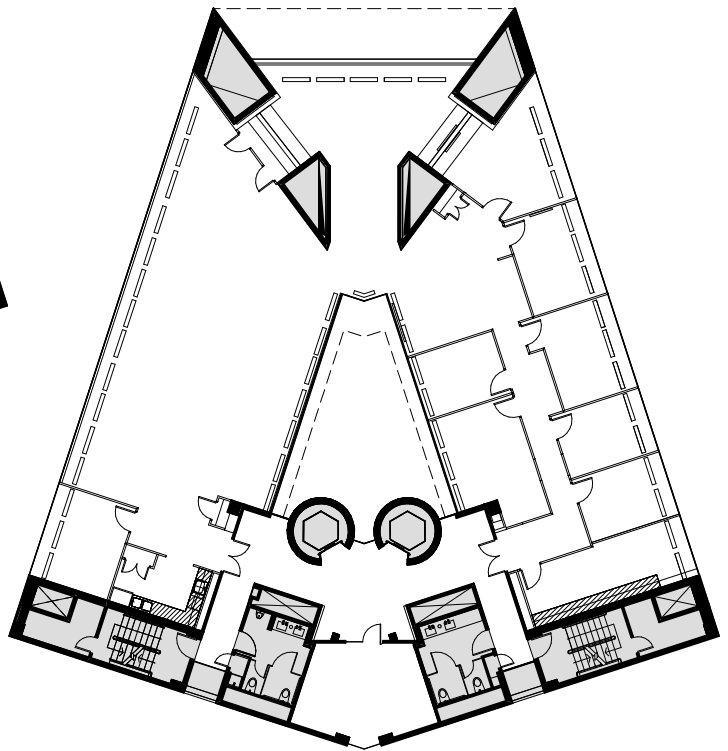
WASHINGTON, DC

## FLOOR PLAN

7TH FLOOR PLANS



7TH FLOOR CLEAN



7TH FLOOR EXISTING

TERM: 5-10 YEARS

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## PHOTOS

7TH FLOOR



TERM: 5-10 YEARS

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## LOCATION

1. BISTRO DU COIN
2. BOQUERIA
3. HANK'S OYSTER BAR
4. DUKE'S GROCERY
5. CHIKO

1. ROYAL SONESTA
2. THE EMBASSY ROW HOTEL
3. THE ST. GREGORY HOTEL DUPONT

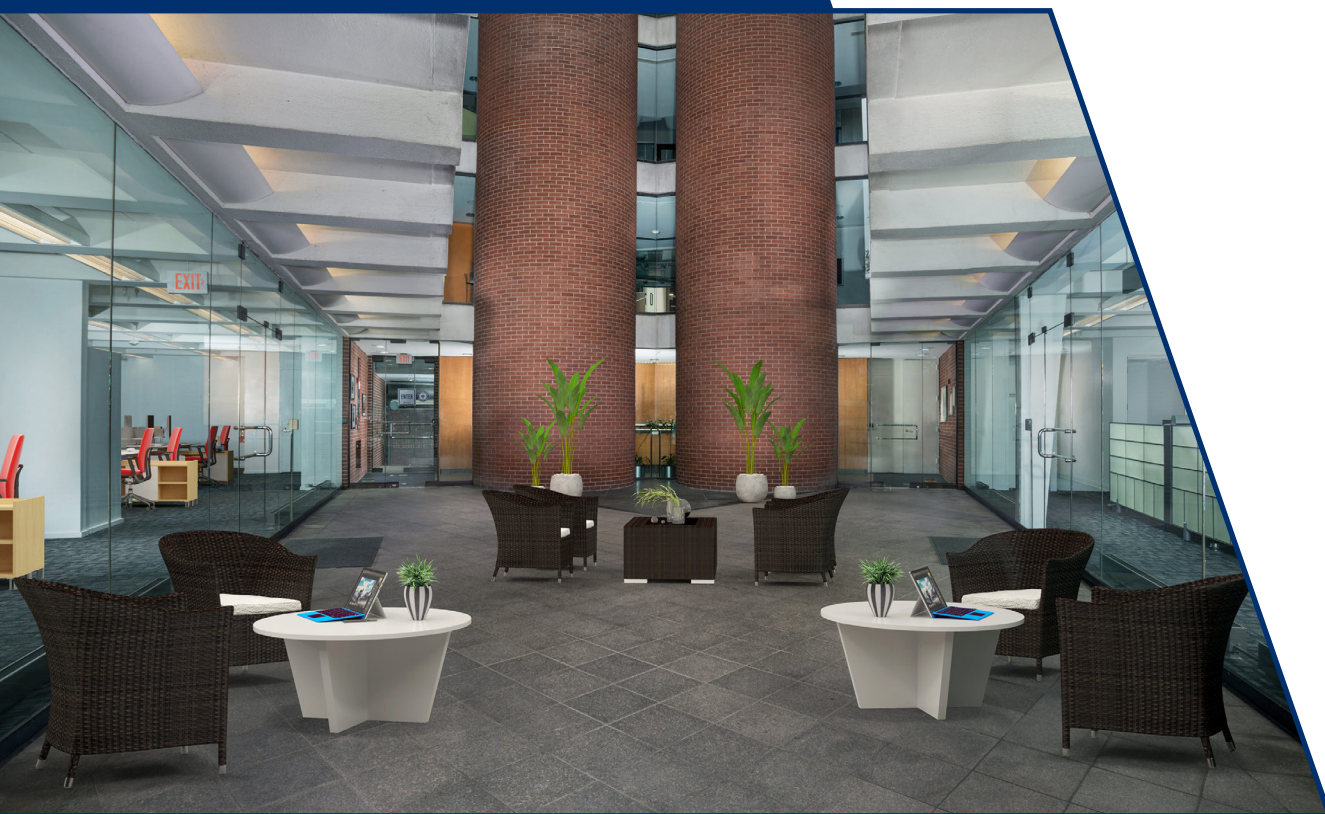
WITHIN WALKING DISTANCE OF THE MANSION ON O, DUPONT CIRCLE, SWINGERS MINI GOLF, MULTIPLE COFFEE SHOPS, RESTAURANTS, RETAIL, AND BANKS.



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