

# 1227

TWENTYFIFTH



→ LIFE + STYLE ←





FITNESS CENTER



BRAND NEW LOBBY

# 1227 25TH STREET NW

Situated in the West End neighborhood, 1227 25th Street is surrounded by premier hotels, numerous upscale restaurants, and the Sports Club LA. This prime location is close to Foggy Bottom and Dupont Circle Metro stations, and offers fast and direct access to key highways and interstates. Georgetown eateries and shops are a short walk away, and the building enjoys direct access to Rock Creek Park. Most of all, 1227 25th street offers spectacular unobstructed views overlooking National Cathedral, the Virginia skyline, Rock Creek Park and Georgetown from a large rooftop terrace.

**SF:** 135,475 BOMA RSF

**Improvements:** Brand New Lobby

**Amenities:** Roof Top Terrace & Penthouse Fitness Center

**Ceiling Height:** 8'6" (finished)

**Floor Plate:** ±19,000 RSF

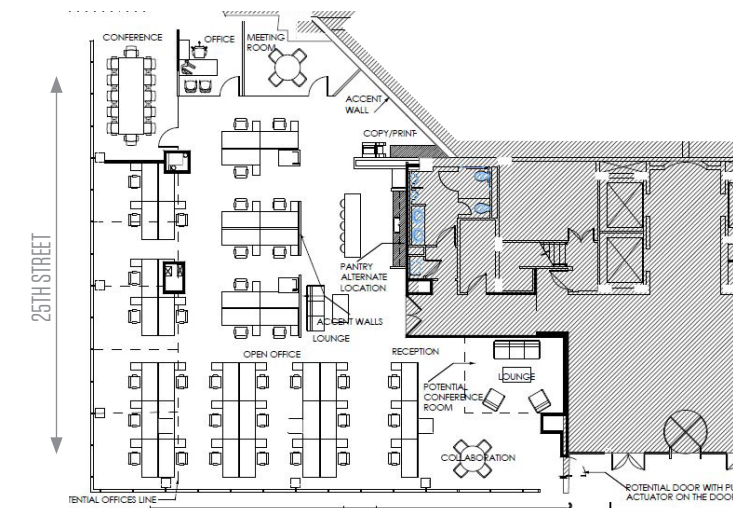
**Parking Ratio:** 0.9 spaces per 1,000 SF



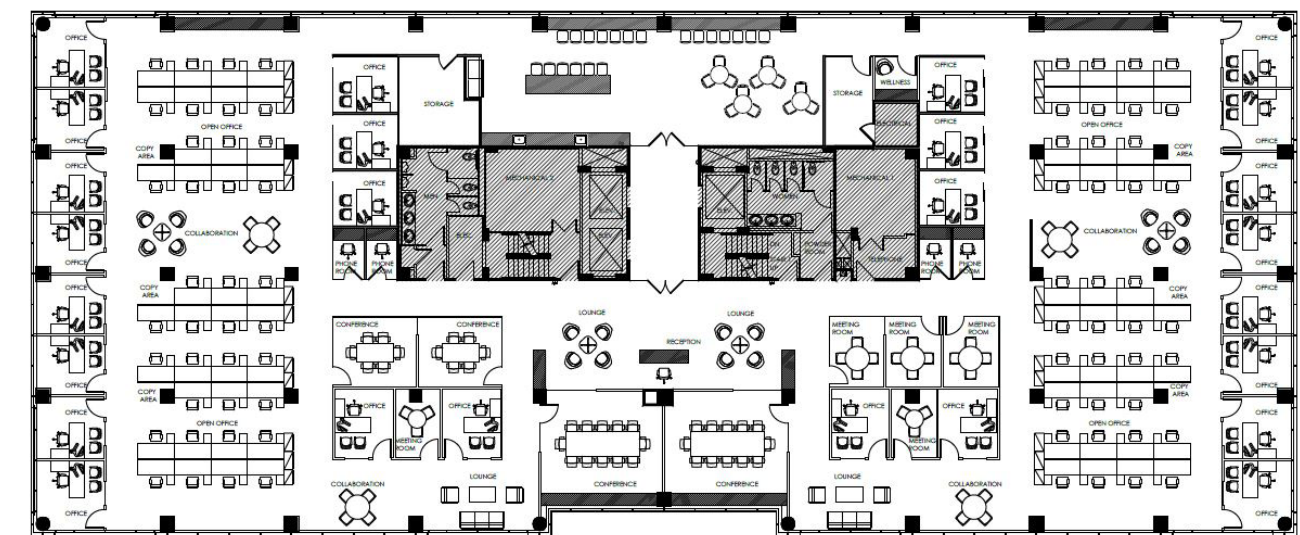
LARGE ROOFTOP TERRACE

## AVAILABILITIES

**SUITE 100A** | 5,289 SF - AVAILABLE IMMEDIATELY  
SPEC SUITE DELIVERING (6.19)

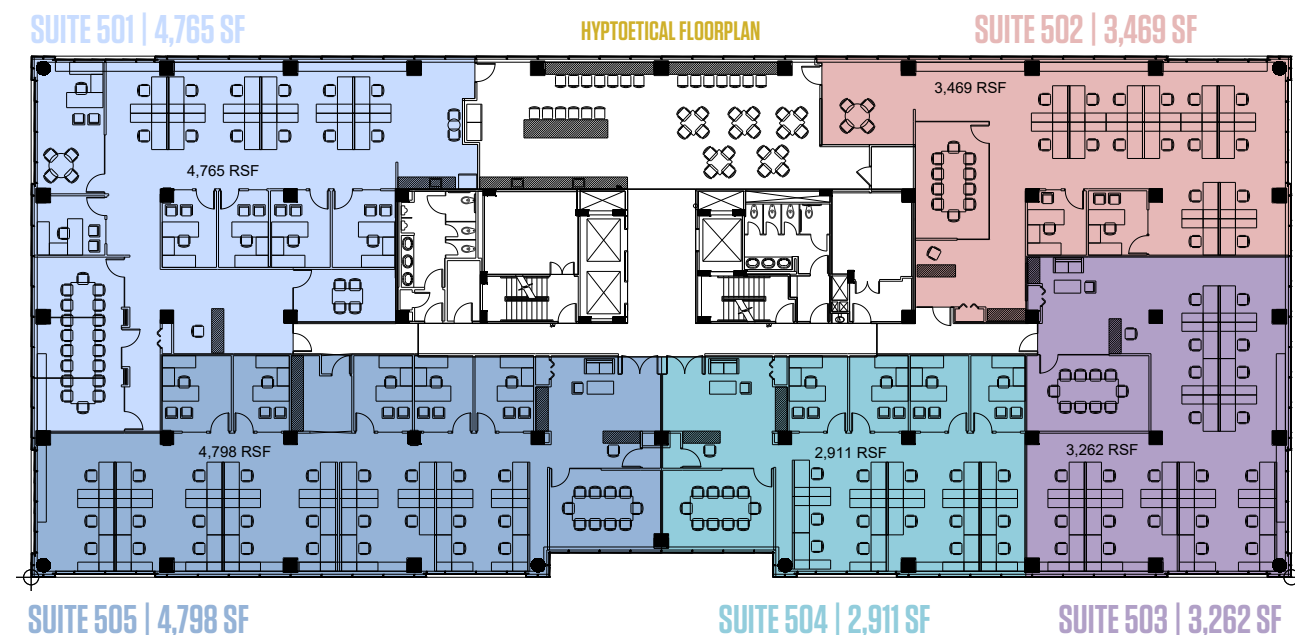


**FULL 5TH FLOOR** | 18,669 SF - AVAILABLE IMMEDIATELY



HYPTOETICAL FLOORPLAN

**SMALL SUITE SCENARIO** | 2,900 - 4,800 SF - AVAILABLE IMMEDIATELY



SUITE 501 | 4,765 SF

HYPTOETICAL FLOORPLAN

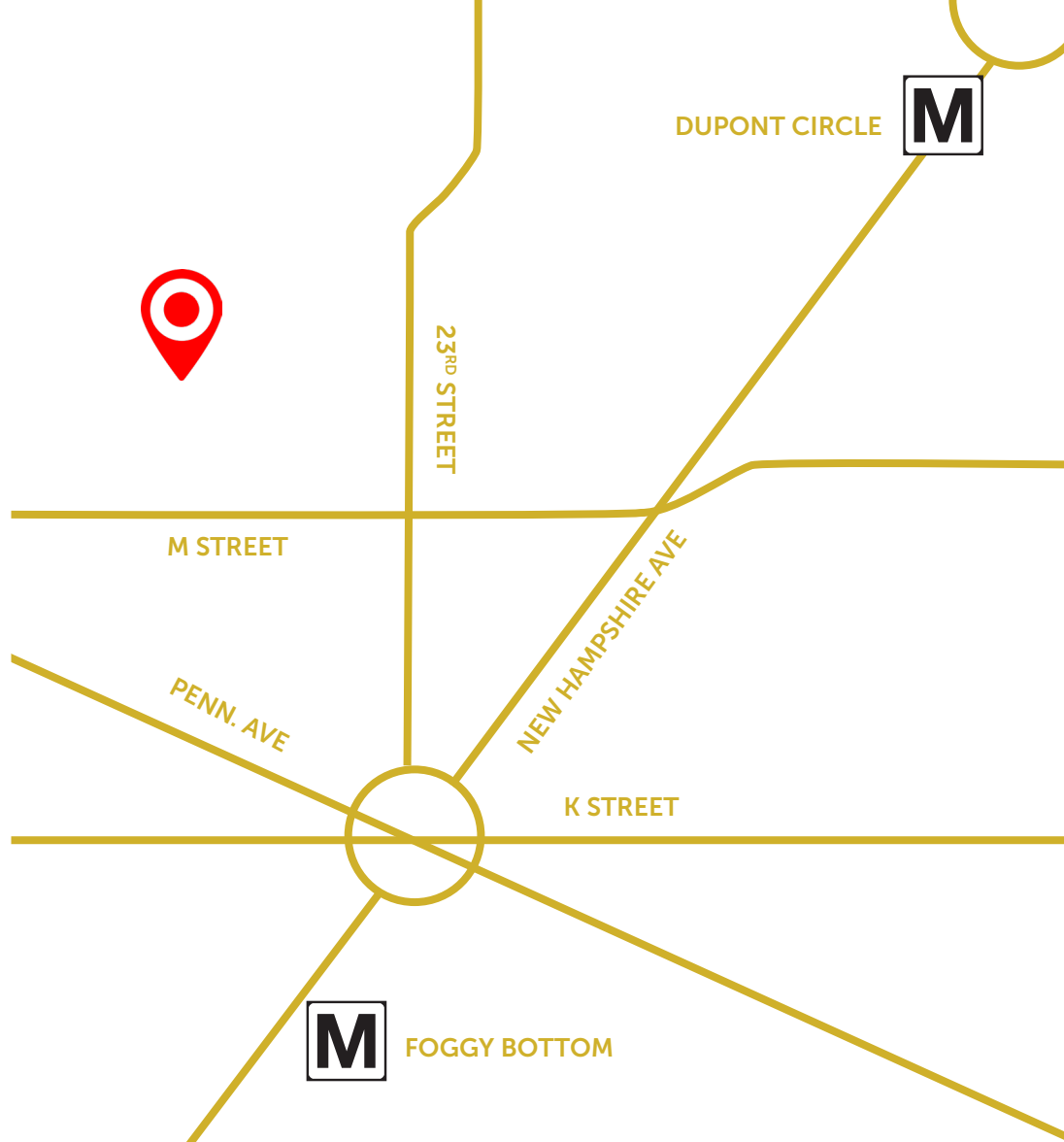
SUITE 502 | 3,469 SF

SUITE 505 | 4,798 SF

SUITE 504 | 2,911 SF

SUITE 503 | 3,262 SF





LESS THAN 1 BLOCK AWAY



1 BLOCK AWAY



2 BLOCKS AWAY



1717 K Street NW, Suite 1000  
Washington, DC 20006

#### GEORGE VOGELI

+1 202 775 7042  
[george.vogelei@transwestern.com](mailto:george.vogelei@transwestern.com)

#### SCOTT FETTEROLF

+1 202 775 7012  
[scott.fetterolf@transwestern.com](mailto:scott.fetterolf@transwestern.com)

#### ERIN KURUCZA

+1 202 775 7006  
[erin.kurucza@transwestern.com](mailto:erin.kurucza@transwestern.com)

#### RYAN FERGUSON

+1 202 207 0711  
[ryan.ferguson@transwestern.com](mailto:ryan.ferguson@transwestern.com)