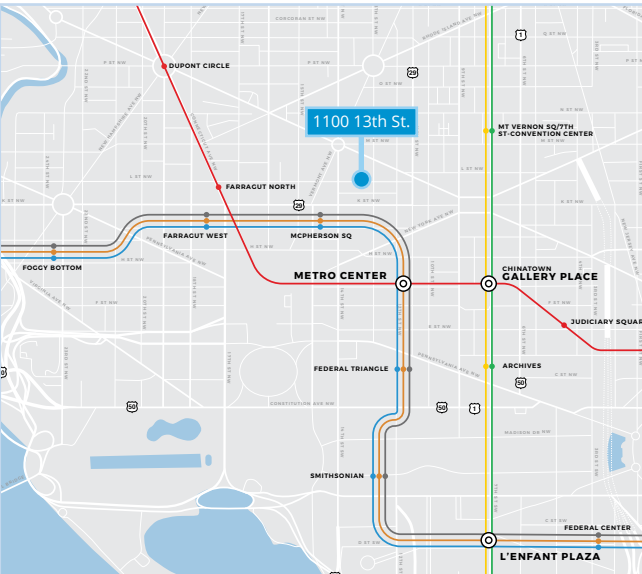


FOR SUBLEASE

1100

13TH STREET NW WASHINGTON, DC 20005

- Option A: 10,365 SF
- Option B: 4,208 SF
- Rent: \$34.99/SF
- Term: Thru August 31, 2028
- Available: Immediately
- Class A Office Space
- Furniture, Fixtures, and Equipment In Place



Office Space For Sublease

Option A: 10,365 SF
Option B: 4,208 SF



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FLOOR PLAN

Option A: 10,365 SF

Option B: 4,208 SF

Kitchen space can
be made available



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FRANKLIN SQUARE NORTH OVERVIEW



Parking
0.71/1,000 SF



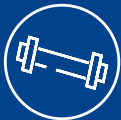
Au Bon Pain
On-Site



LEED Certified
Silver



55 Person
Conference Room



On-Site
Gym



On-Site
Management



Superior
Access



Outdoor
Courtyard

Additional Suite Highlights:

- Perfect for tenants looking for flexibility
- Brand new furniture, fixtures, and equipment included (if desired)
- Excellent credit Sublandlord

[Click To Tour Lobby](#)



[Click To Tour Conference Center](#)



[Click To Tour Fitness Center](#)



Property Highlights:

- Highly sought-after location with superior transportation access
- Two-story renovated building lobby
- Outdoor tenant lounge/seating area
- Walk Score: 98 (Walker's Paradise)



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