

1901



AN ILLUMINATING OFFICE EXPERIENCE

Welcome to 1901 L Street. From the moment you arrive at our doorstep, you are surrounded by style and amenities. A two-story lobby that impresses. Walls of floor-to-ceiling glass that flood your workday with light. Offices and collaboration spaces that propel productivity. A state-of-the-art fitness center that motivates. A vibrant penthouse terrace with meeting and conference spaces designed to inspire. And it's all located in an ideal location that eases your commute and enhances your lifestyle. **Clearly, you've arrived.**

1901

A VIBRANT DISTRICT



1901 L Street is located in the heart of DC's Central Business District. The prominent corner of 19th and L streets places tenants in the middle of the action with ample dining, shopping, and transportation options all at their fingertips. In addition to the dining options at the building, there are dozens of restaurants, along with plenty of retailers and other conveniences only steps away. Plus, the central location creates a less stressful commute with easy access to bike lanes, three Metro stations, and major thoroughfares for drivers arriving from Virginia, Maryland, and Northwest DC.

NEIGHBORHOOD CONVENIENCES

Sweetgreen, fast casual, and white tablecloth restaurant on ground floor

20+ white tablecloth restaurant options nearby

95+ fast casual eateries within easy walking distance

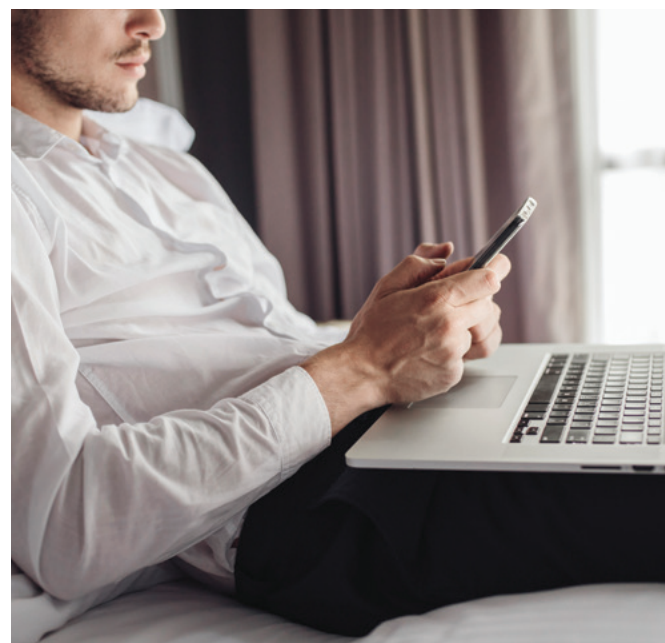
25+ retailers nearby, including dry cleaners, pharmacies, and other errand-friendly outlets

13 hotels conveniently located nearby for out-of-town clients

A bike lane on L Street that eliminates the need to cross traffic

Located within steps of Farragut West, Farragut North, and Dupont Circle Metro stops

LOCAL AREA



TRANSPORTATION MAP

ACCESSIBLE DRIVING ROUTES

MARYLAND/UPPER NORTHWEST

- COMMUTE IN
- COMMUTE OUT

NORTHERN VIRGINIA

- COMMUTE IN
- COMMUTE OUT



440

FEET of linear glass
on each floor



ARCHITECTURE

1901
L STREET

1901L.COM

ARCHITECTURE THAT IMPRESSES

The floor-to-ceiling glass walls and unique four-foot bay projections of 1901 L Street provide views up and down 19th and L streets. The corner location set back from its L Street neighbors allows for more offices with a view. In addition, generous ceiling heights contribute to the building's overall airy atmosphere, while floor plans are flexible and foster both collaboration and confidentiality.



100%

OUTSIDE AIR circulating throughout,
plus sustainable materials used as
part of LEED Gold Certification

STYLE THAT STANDS OUT

The striking exterior at 1901 L Street sets the stage, but this architectural element is just one of many standout style features. High-end finishes, including marble and wood veneer, are used throughout, as well as modern, angular designs in the public spaces, offices, and exclusive rooftop penthouse. The building was also carefully designed for LEED Gold Certified Status and WELL Building Certification.

STYLE & SUSTAINABLE FEATURES

High-end finishes include marble, wood veneer, polished plaster walls, and bronzed brush stainless steel elevators

LEED Gold Certification features: New Dedicated Outside Air System (DOAS) HVAC that recycles energy 30% more efficiently than traditional VAV system

WELL Building Certification, the first of its kind in DC

STYLE

ARRIVE AND SHINE

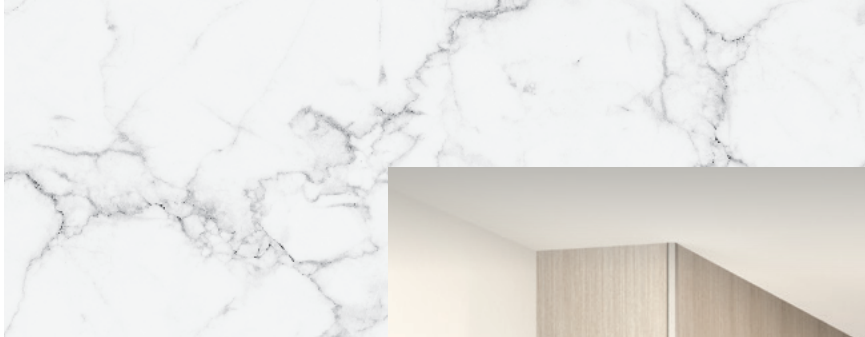
First impressions matter. At 1901 L Street, the lobby makes a powerful statement. Located on a bustling corner at 19th and L streets, the architecturally impressive lobby is visible through multi-story glass panes. Once inside, tenants and visitors are greeted

by a light-filled two-story area and a dedicated arrivals desk that has the feel of a high-end boutique hotel. White marble floors, large glass walls, and a handcrafted artistic feature wall create a polished, powerful presence. It is a special moment, every day.



202K

SQUARE FEET of total office space spread across 11 floors and a penthouse



LOBBY



LOBBY-LEVEL FEATURES

3,170-square-foot hospitality-inspired lobby

Dedicated arrivals desk available with concierge and 24/7 security

On-site high-end dining with outdoor seating and fast casual options

4 high-speed, destination-dispatch elevators serving all floors, penthouse, and garage

A PENTHOUSE WORTH PURSUING

Tenants have access to an exclusive indoor/outdoor rooftop deck with dedicated space for entertaining and collaboration—or simply enjoying lunch on a sunny day. The wraparound terrace, coffee bar, lounge, conference space, and catering kitchen make the rooftop an ideal space for hosting clients.



200+

GUESTS comfortably accommodated for rooftop entertaining





ROOFTOP AND PENTHOUSE FEATURES

11' finished ceiling heights in indoor penthouse

Wraparound terrace with 360° skyline views of downtown DC

Full-height glass fronting L Street

Flexible multipurpose space with capacity for 200+ people

Sliding glass NanaWall with access to wraparound rooftop deck

ROOFTOP

4,300+

SQUARE FEET of shared penthouse conference, lounge, and entertainment space

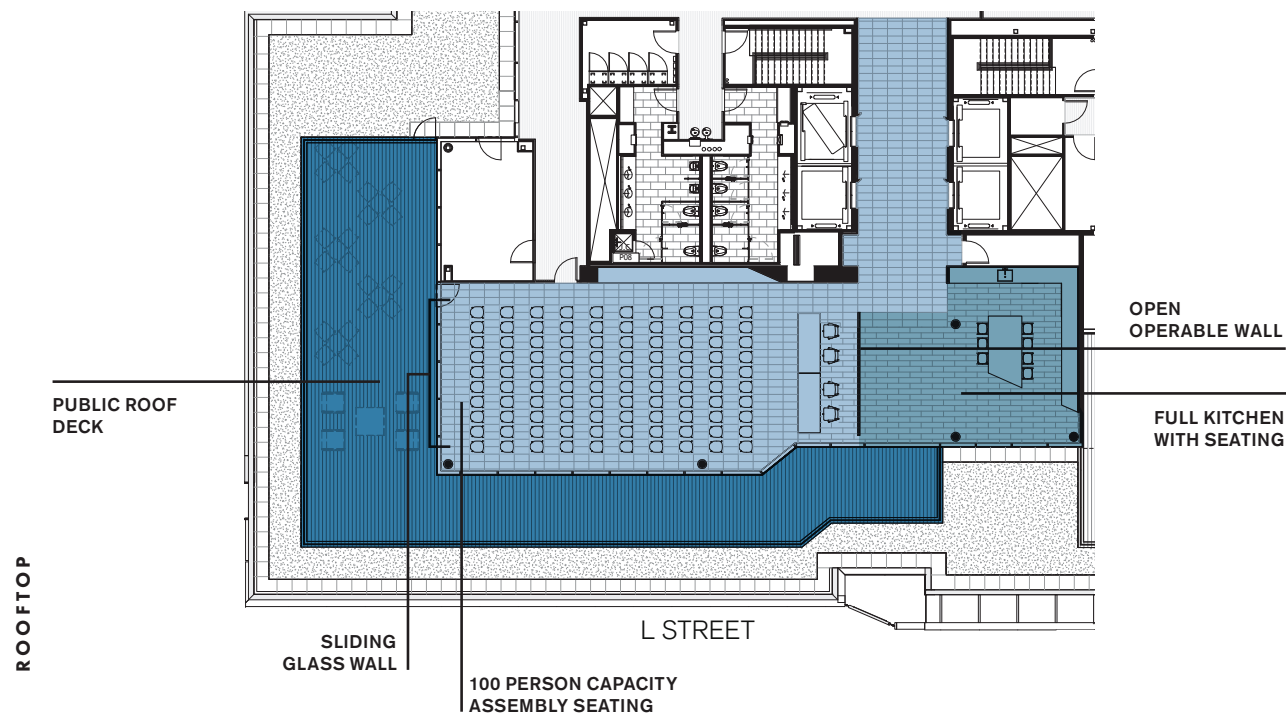
ROOFTOP



THE TOP SPOT FOR ALL OCCASIONS

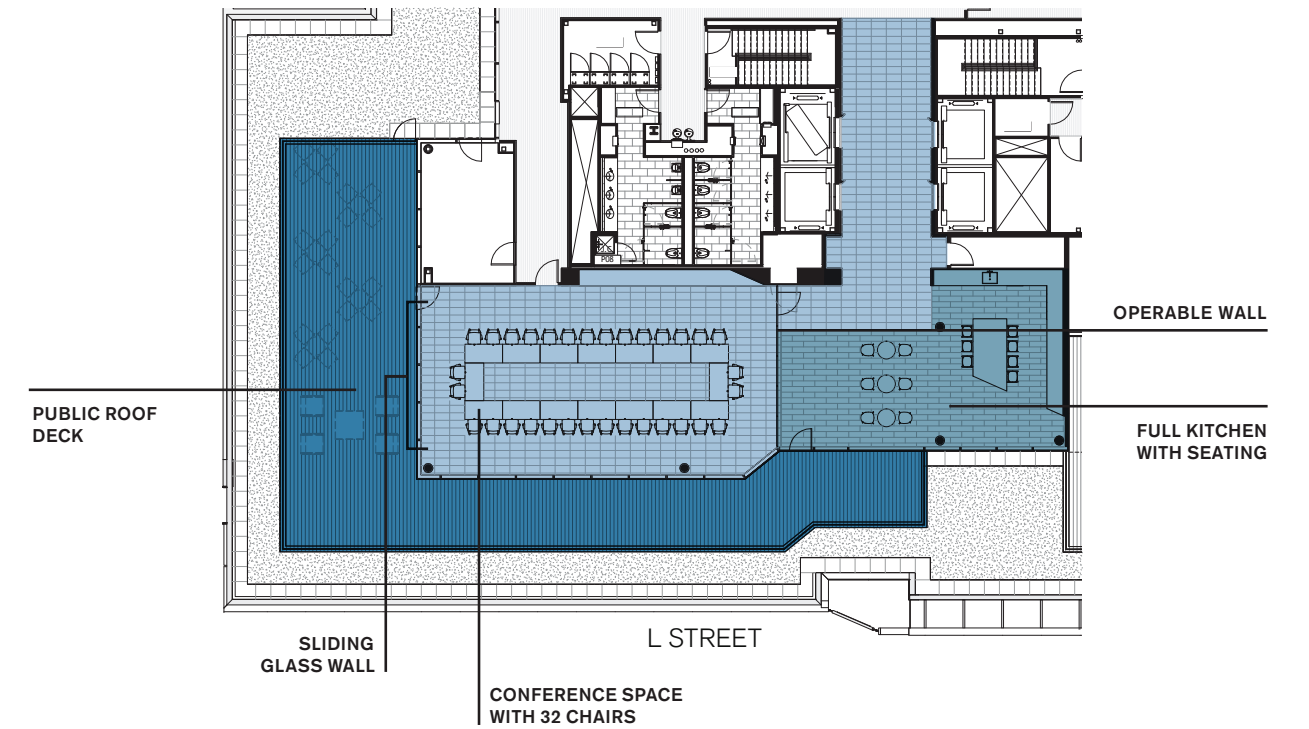
BIG CROWDS

Unique meeting space for large meetings, featuring a customizable logo screen that will make it feel like it's all yours.



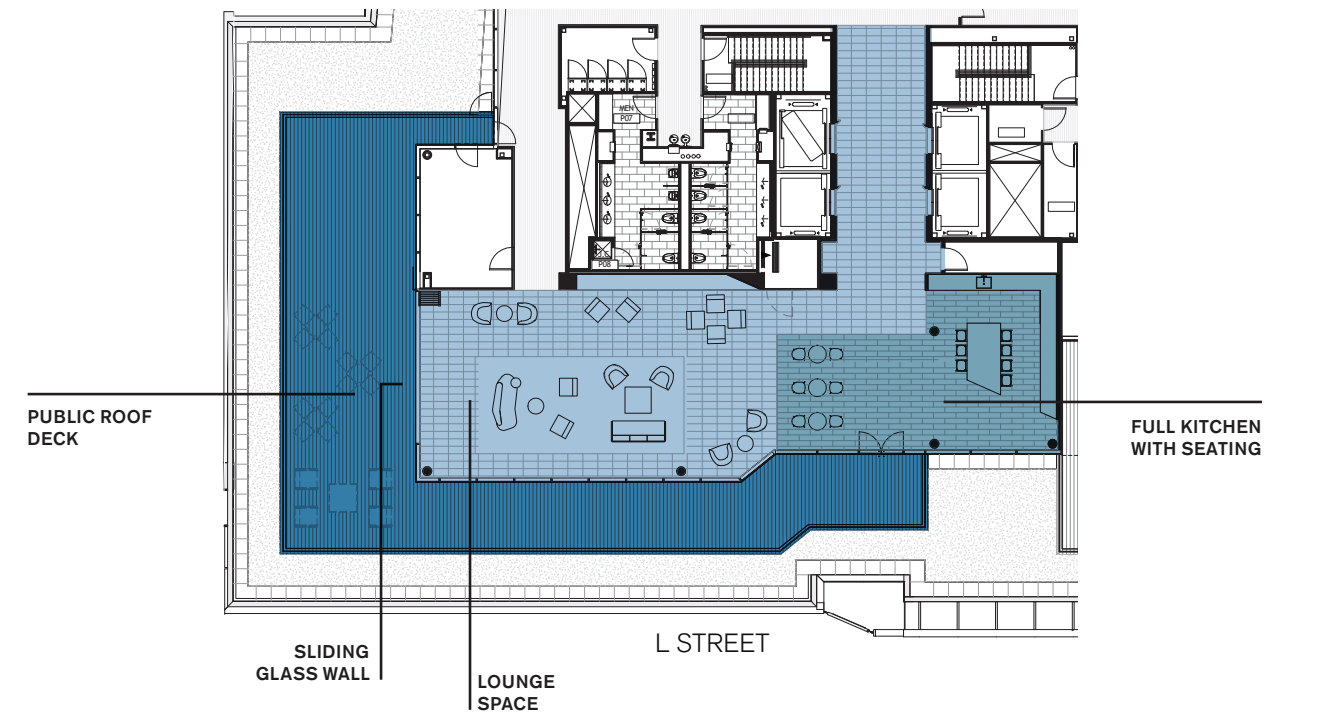
IMPORTANT MEETINGS

A conference room designed to impress visitors with soaring ceilings, customizable layouts, and unparalleled views of the city.



MEMORABLE CELEBRATIONS

Comfortable, casual lounge seating with a seamless connection to the roof terrace.





“1901 L Street will be a celebration of transparency and 21st century notions of workplace.”

— JP SPICKLER | Fox Architects, Lead Architect, 1901 L Street



ROOFTOP



ILLUMINATING AMENITIES

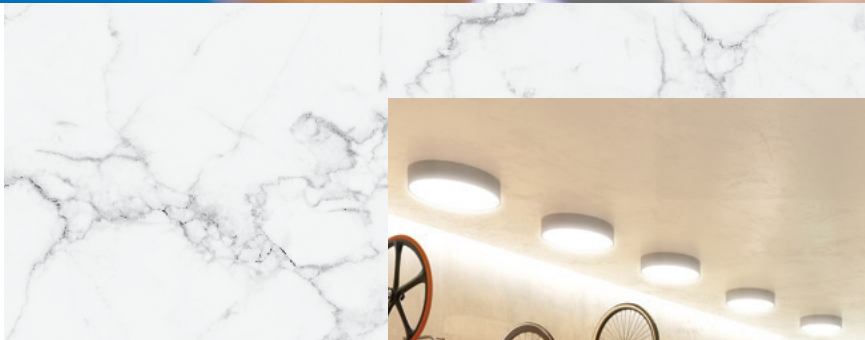
1901 L offers a host of amenities that enhance your lifestyle, whether putting in late nights, taking advantage of early mornings—or both.



14

CARDIO machines, including Peloton bikes, that offer the most cutting-edge fitness technology

AMENITIES



FITNESS & LIFESTYLE AMENITIES

38 bike racks available in secure bike room accessed via dedicated L Street bike lane

State-of-the-art fitness center with spa-quality changing rooms and showers, full weight room, and on-site classes like Zumba and yoga

Wi-Fi and DAS system throughout the building

Secure, underground garage (entrance on L Street) with parking available at 1 spot per 1,500 RSF

AT A GLANCE



440

FEET of linear glass on each floor

ARCHITECTURAL & TECHNICAL FEATURES

- 30+ windowed offices available on each floor
- 9 corner offices available on each floor
- Average finished ceiling heights 8'6"-9'0"

NEIGHBORHOOD CONVENIENCES

- Sweetgreen, fast casual, and white tablecloth restaurant on ground floor
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- 95+ fast casual eateries within easy walking distance
- 25+ retailers nearby, including dry cleaners, pharmacies, and other errand-friendly outlets
- 13 hotels conveniently located nearby for out-of-town clients
- A bike lane on L Street that eliminates the need to cross traffic
- Located within steps of Farragut West, Farragut North, and Dupont Circle Metro stops



100+

DINING OPTIONS from casual to white tablecloth within close proximity

STYLE & SUSTAINABLE FEATURES

- High-end finishes include marble, wood veneer, polished plaster walls, and bronzed brush stainless steel elevators
- LEED Gold Certification features: New Dedicated Outside Air System (DOAS) HVAC that recycles energy 30% more efficiently than traditional VAV system
- WELL Building Certification, the first of its kind in DC

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GUESTS comfortably accommodated for rooftop entertaining

ROOFTOP AND PENTHOUSE FEATURES

- 11' finished ceiling heights in indoor penthouse
- Wraparound terrace with 360° skyline views of downtown DC
- Full-height glass fronting L St
- Flexible multipurpose space with capacity for 200+ people
- Sliding glass NanaWall with access to wraparound rooftop deck

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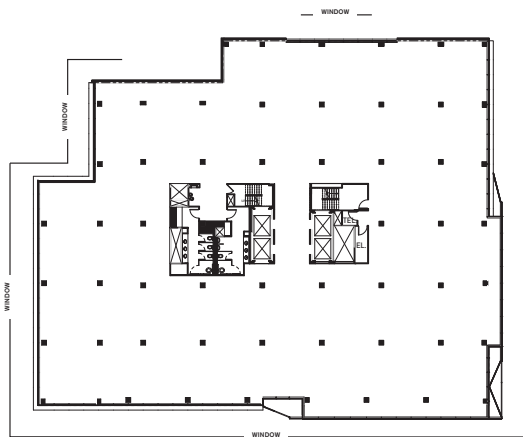
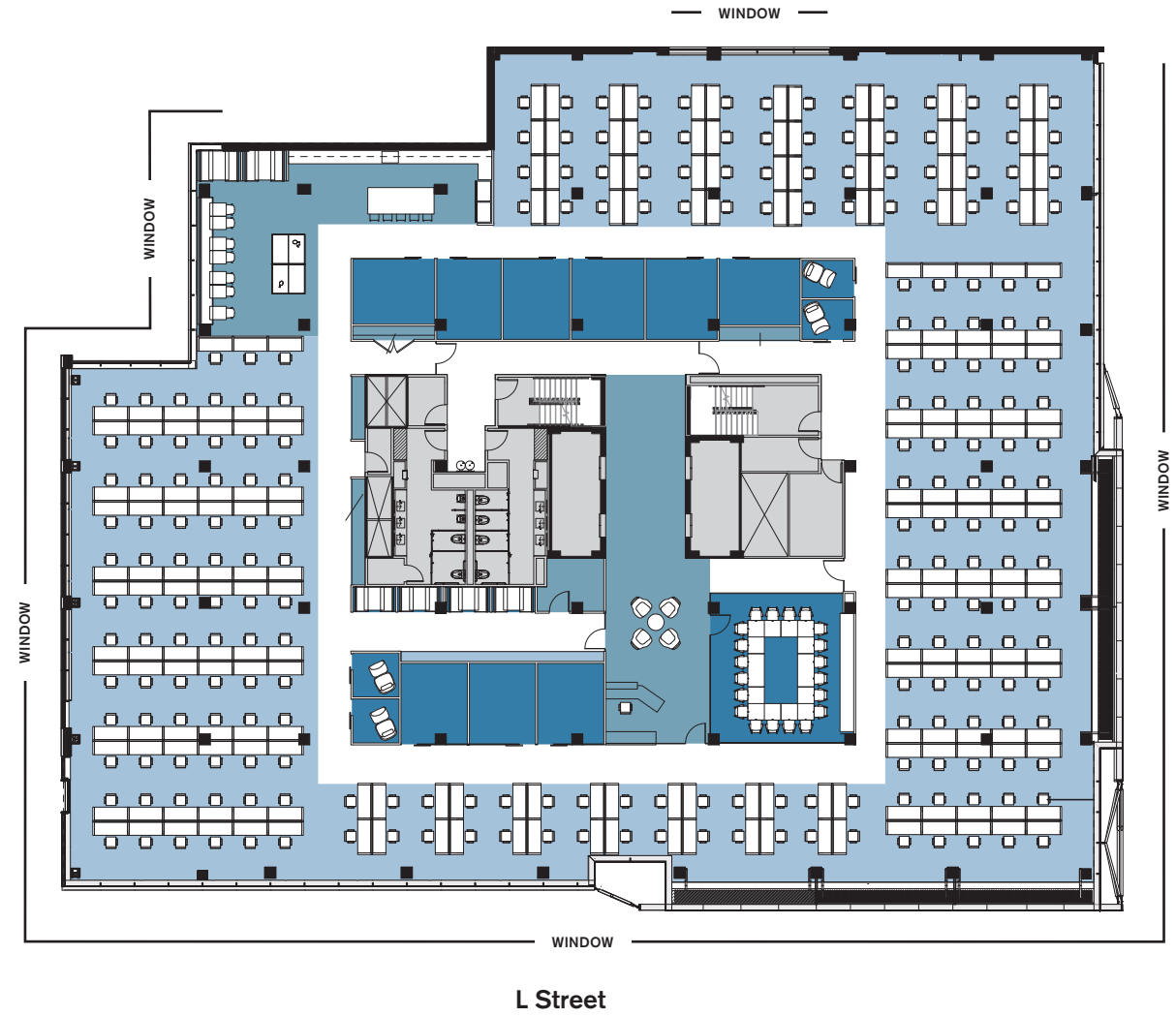
FLOORS 3-6:

OFFICE INTENSIVE PLAN

FLOORS 3-6:

OPEN PLAN

FLOOR PLANS



19,700 RSF

8'6"-9' finished ceiling height – typical

440' of linear glass per floor

35 windowed offices

8 interior offices

3 conference rooms

6 workstations

19,700 RSF

8'6"-9' finished ceiling height – typical

440' of linear glass per floor

234 workstations

4 phone rooms

9 interior offices/huddle rooms

1 conference room



THE
MERIDIAN
GROUP

ROCKEFELLER
GROUP

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