



A New Way TO WORK

1401HST.COM



**CUSHMAN &
WAKEFIELD**

MAIN LOBBY

1401 H STREET
NW WASHINGTON DC



LOUNGE



COFFEE BAR

1401 H STREET
NW WASHINGTON DC



TEAM BUILDING SUITES & GOLF SIMULATOR



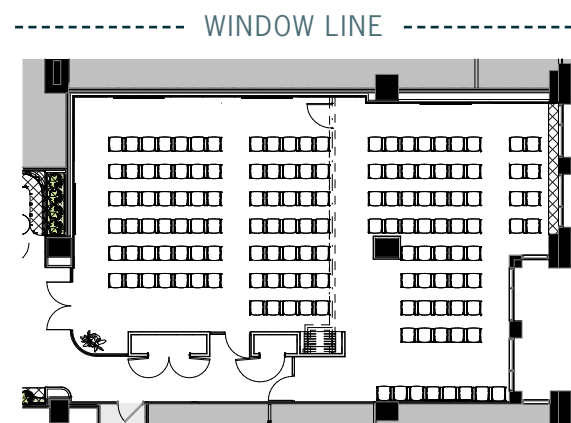
COMMUNITY COURTYARD

H 1401 H STREET
NW WASHINGTON DC

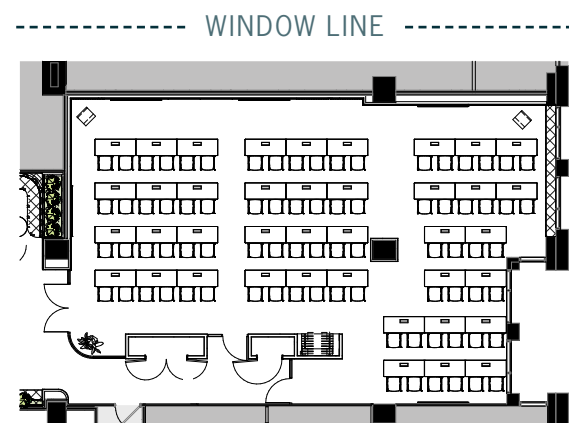


CONFERENCE CENTER

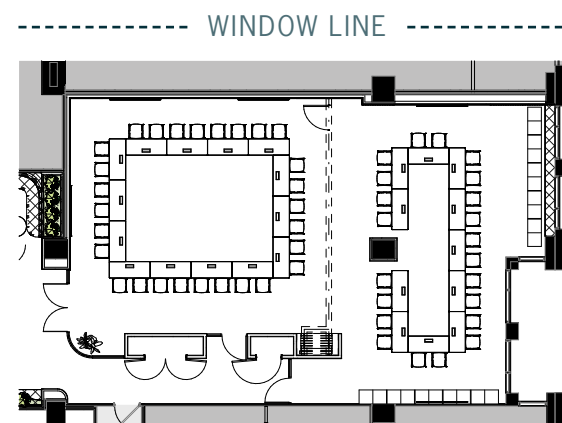
140+ PERSON CAPACITY



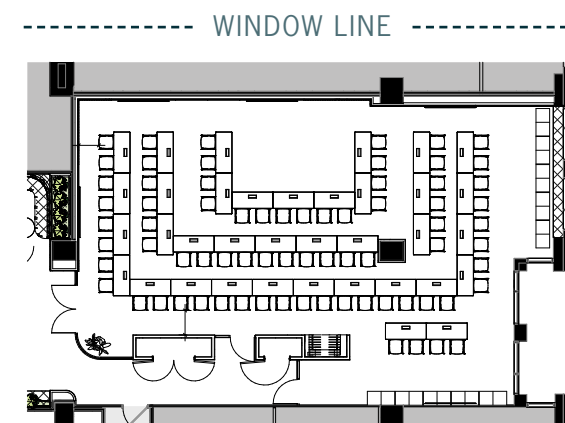
AUDIENCE STYLE | 142 SEATS



TRAINING STYLE | 80 SEATS



BOARDROOM STYLE | 50 SEATS



LECTURE STYLE | 72 SEATS

ROOFTOP TERRACE

1401 H STREET
NW WASHINGTON DC



FITNESS CENTER



H 1401 H STREET NW WASHINGTON DC

POWERED BY **onsite**

Onsite is a new workplace experience platform that delivers what you need to make every day your most productive. Onsite delivers work-forward hospitality-inspired amenity spaces, implemented through a framework of services, people, and technology.

CLICK
OR SCAN
TO VIEW
VIDEO



People Make the Difference

onsite
Staff of 3

Onsite Portfolio Director

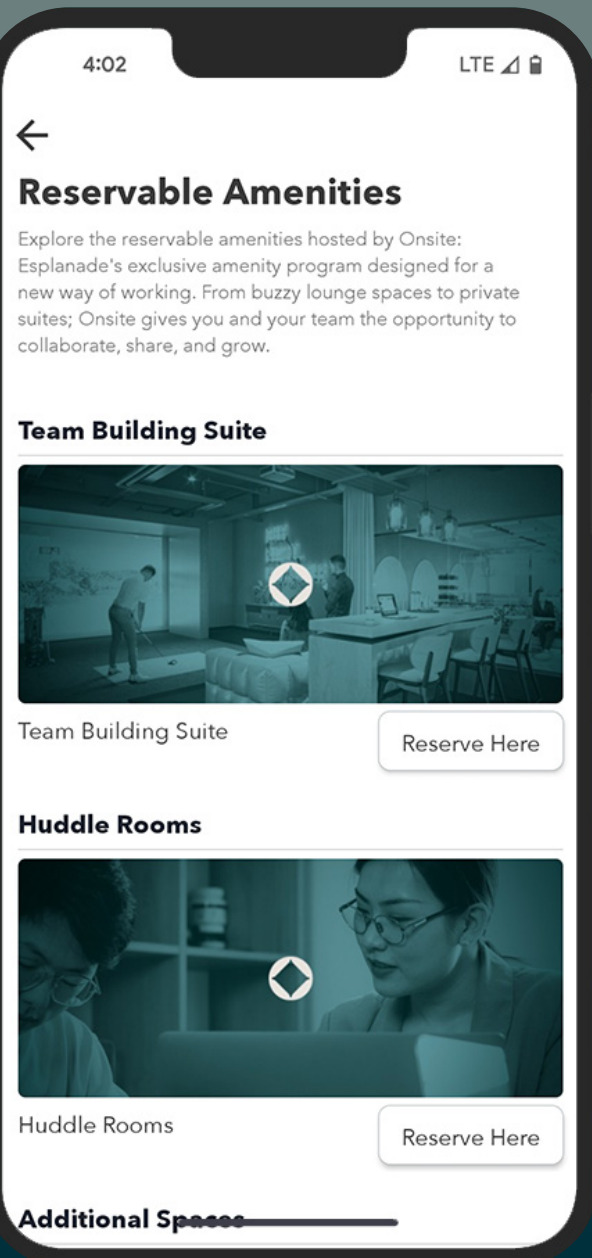
Leads and oversees the national Onsite workplace experience program.

Director of Onsite

Manages the 1401 H experience, including amenities, activations, and service offerings.

Hospitality Specialist

Provides hands-on support to coordinate and facilitate meetings and events.



SEAMLESS TECH INTEGRATION

24/7 connectivity, IT
concierge support, and
smart workplace solutions.

Work-Forward Spaces

Transforms office amenities into high-performance, collaboration-friendly environments.

Wellness & Productivity Boost

Fitness programs, meditation, and balanced work-life integration.

Community & Culture Building

Designed to foster connections, mentorship, and employee engagement.

Hospitality-Driven Services

Curated dining, live events, retail offerings, and concierge-level support.

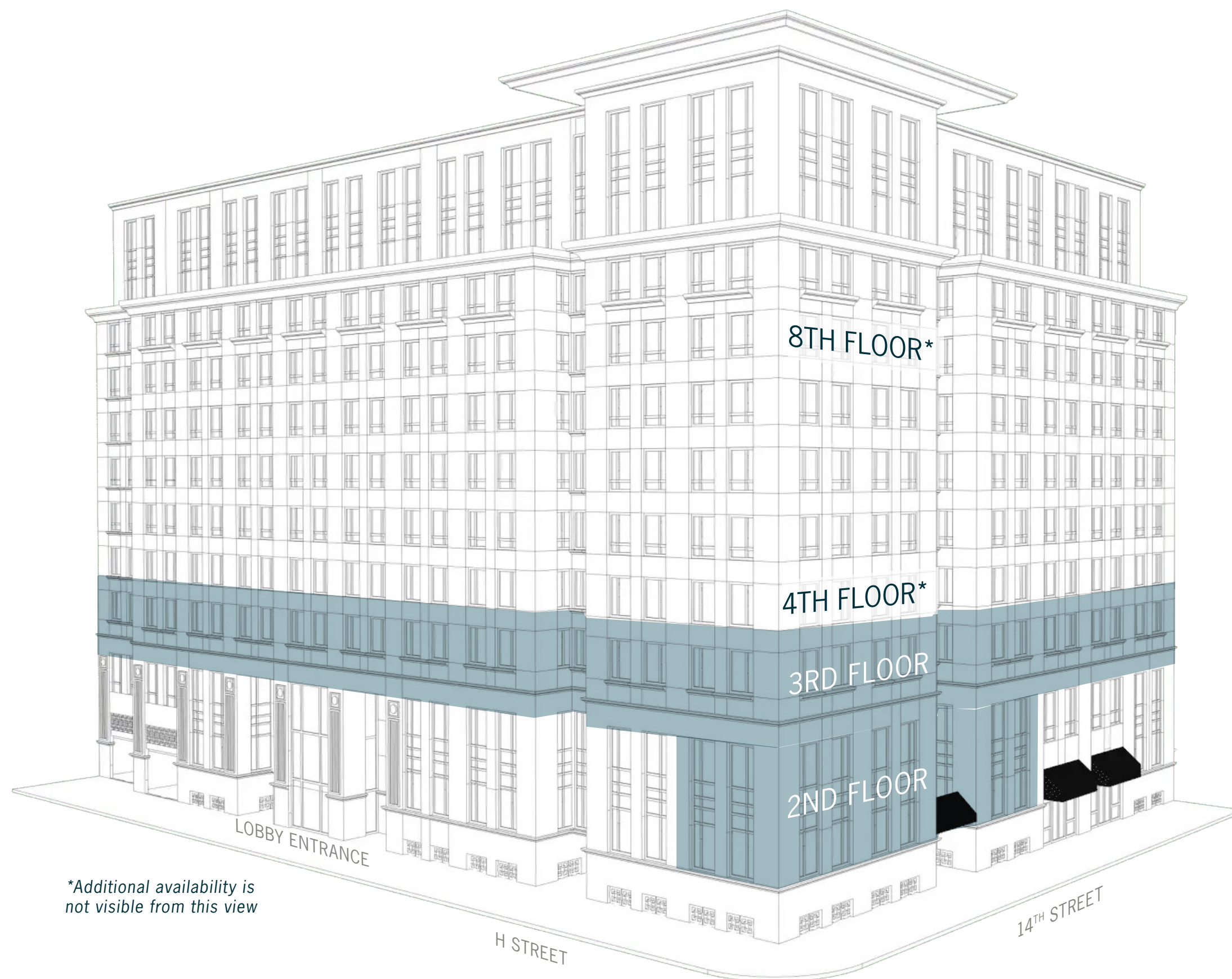
Available SPACE

2ND FLOOR - **2,634 RSF** →

3RD FLOOR - **31,545 RSF** →

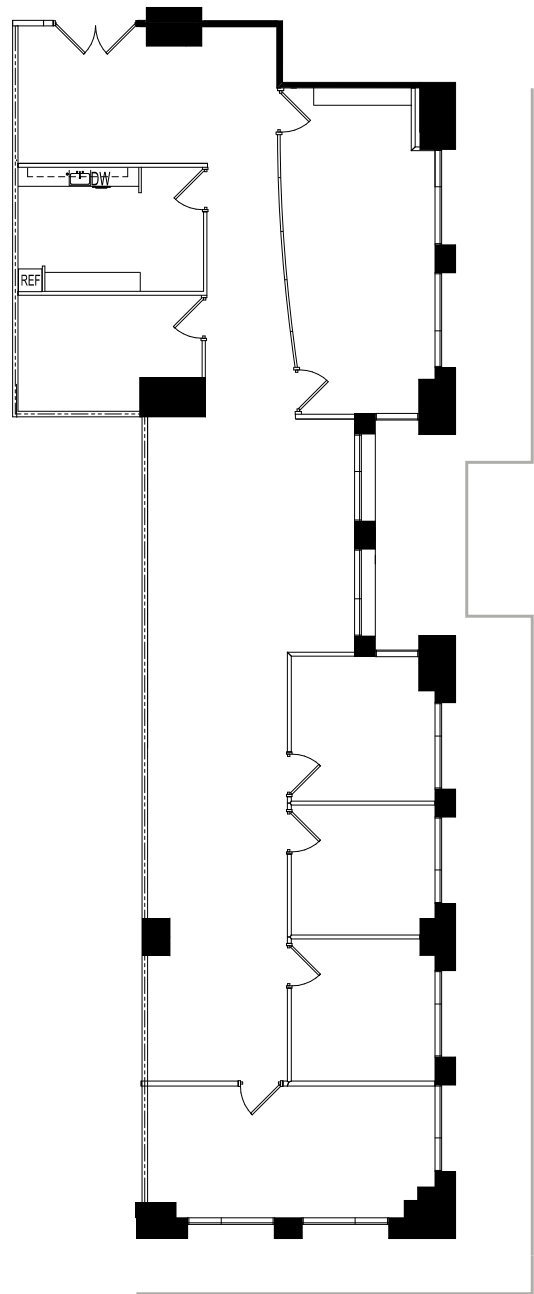
4TH FLOOR - **9,727 RSF** →

8TH FLOOR - **5,305 RSF** →



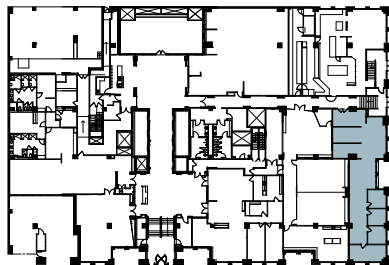
View Floor Plans →

2ND FLOOR
SUITE 220 | 2,634 RSF
As-built plan



14TH STREET

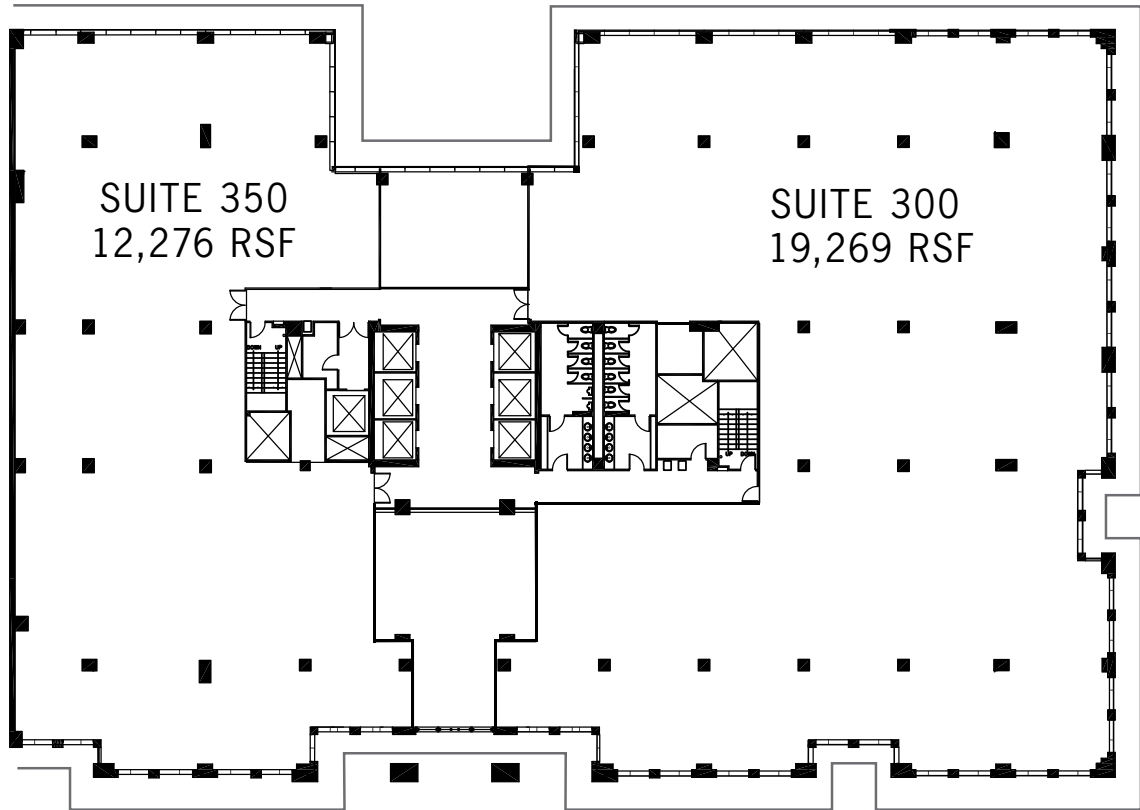
— WINDOW LINE



Return to Stack Plan →

H STREET

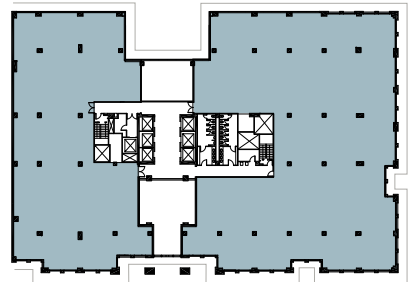
3RD FLOOR
31,545 RSF



14TH STREET

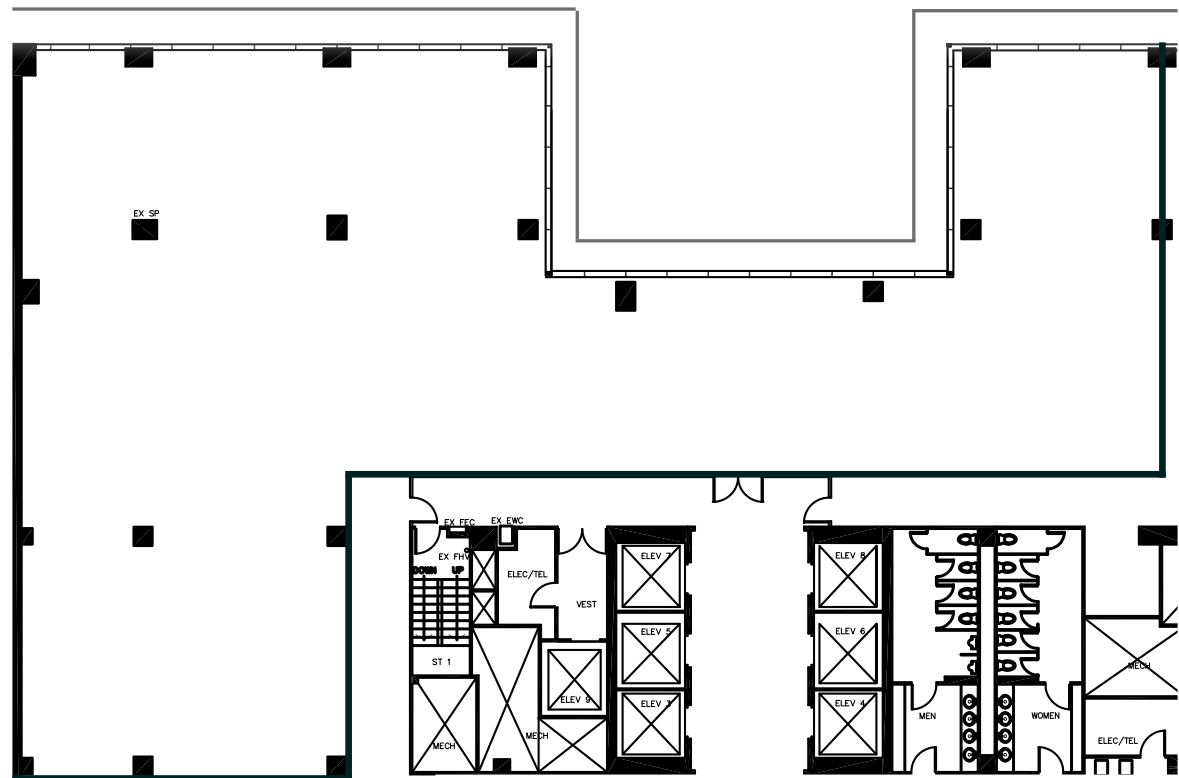
H STREET

— WINDOW LINE

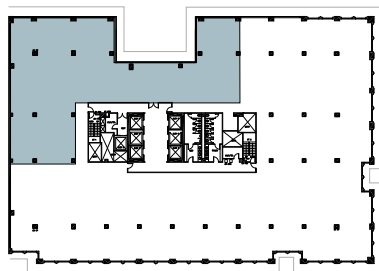


Return to Stack Plan →

4TH FLOOR
9,727 RSF

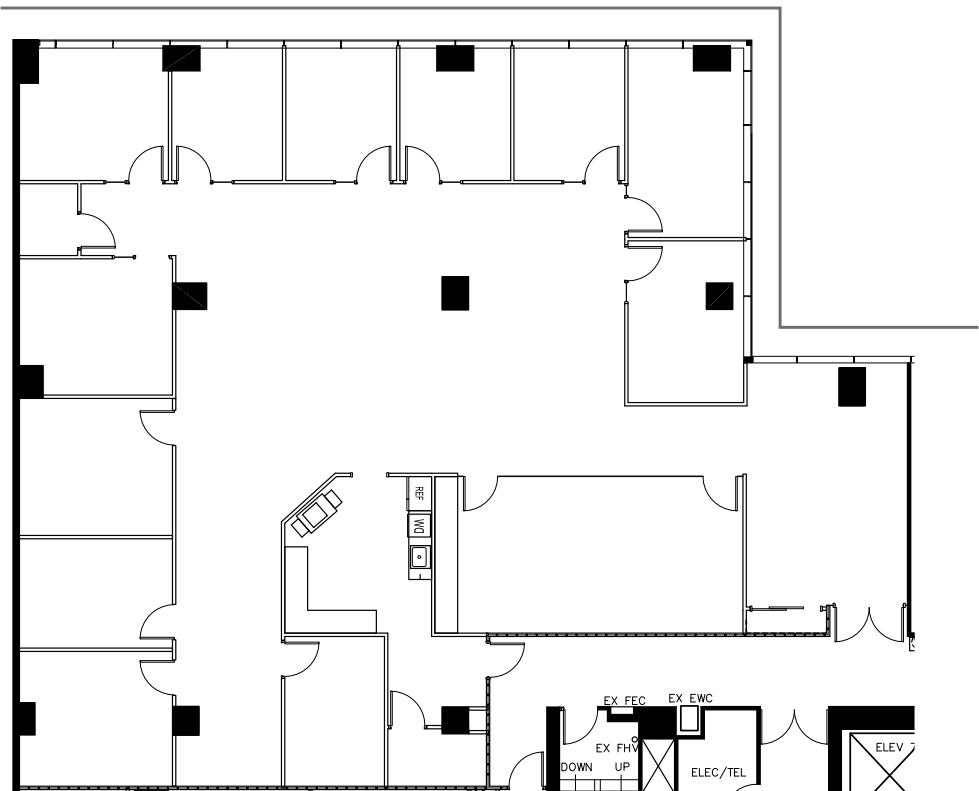


— WINDOW LINE

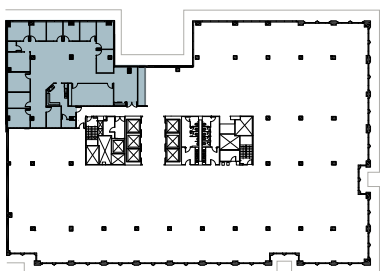


[Return to Stack Plan](#) →

8TH FLOOR
5,305 RSF
As-built plan



— WINDOW LINE



[Return to Stack Plan](#) →

Your Workday RECENTERED

A 5-7 minute walk to City Center, the Convention Center, the White House, Lafayette Square, and Franklin Square.

Transit riders can walk to the blue, orange, silver, and red metro lines, and auto commuters enjoy easy access to 395 North and Route 66.



Tourmaline Capital Partners

Tourmaline is a founder-led firm dedicated to providing best-in-class work environments that foster long-term company success. With a specialized focus on office and life science asset classes within the continental United States, Tourmaline leverages its deep market knowledge, robust relationships, and full-service resources to deliver transformative products to forward-thinking companies. The firm's expertise in navigating structural shifts and dislocations in the market, combined with its hands-on operational skill set and institutional investment acumen, positions it uniquely to mitigate investment and operational risks. Tourmaline's portfolio, which includes premier assets such as 801 Brickell in Miami and Esplanade in Phoenix, exemplifies its commitment to enhancing tenant experiences through innovative amenity management and technology solutions.

Founded in 2021, Tourmaline to-date has closed \$3B of transactions and has over 5M SF of assets under management, along with 1.4M SF of development in the pipeline.

Tourmaline

1401 H STREET
NW WASHINGTON DC

2021
FOUNDED

\$3B
IN CLOSED
TRANSACTIONS

5M SF
ASSETS UNDER
MANAGEMENT

1.4M SF
DEVELOPMENT
PIPELINE

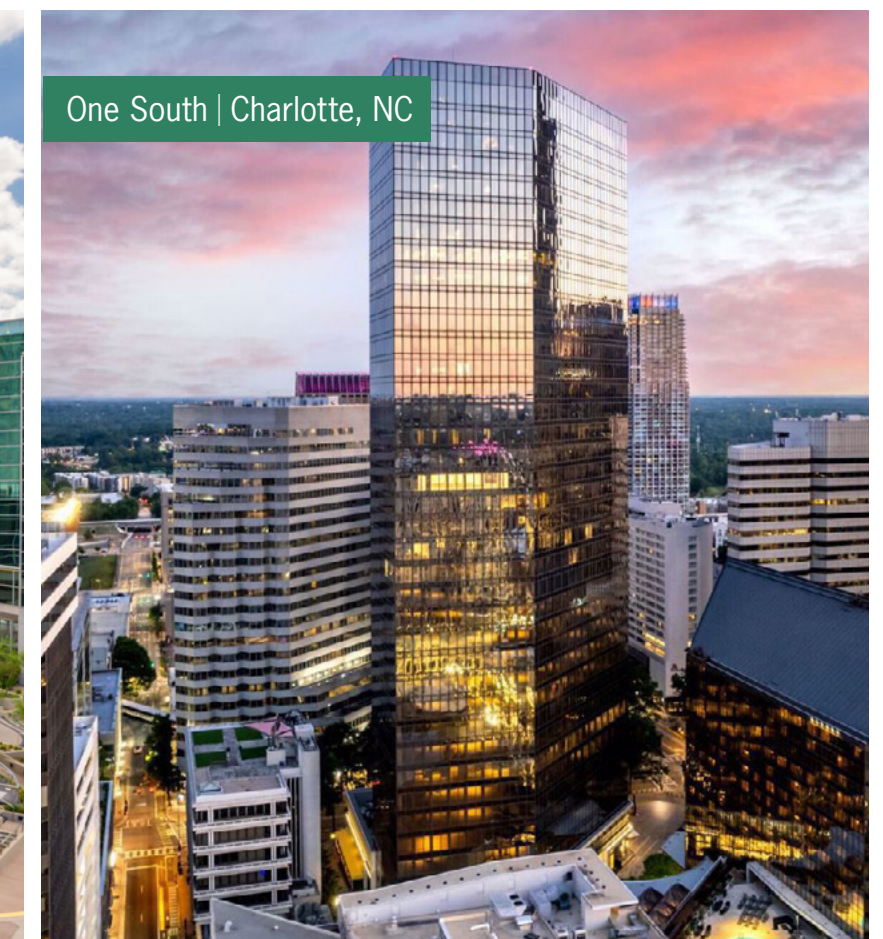
801 Brickell | Miami, FL



Esplanade | Phoenix, AZ



One South | Charlotte, NC





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