

CAPITOL VIEW

425 3RD STREET, SW



**OUTSTANDING
OPPORTUNITY STEPS
FROM THE CAPITOL**

WELCOME TO CAPITOL VIEW AT 425 3RD STREET, SW

An award winning, 12-story, trophy office building with street-level retail, and three levels of below-grade. Capitol View is strategically located one block from Federal Center Southwest Metro Station, providing tenants exceptional accessibility.

TWO STORY LOBBY WITH NATURAL LIGHT

PROPERTY DESCRIPTION

- 12-story, 228,333 SF Office Building
- 0.78/1,000 SF Parking Ratio - 173 Spaces, 2 Electric Charging Stations
- 10'10" Slab-to-Slab Height
- 8'6" Finished Ceiling Height
- 30' x 30' Interior Column Spacing
- 21,488 SF - Typical Floor Size
- 5 Passenger Elevators, 1 Freight

BUILDING FEATURES



Rooftop Terrace with
Stunning View of the Capitol



Penthouse Conference Center



Tenant Only Fitness Center



Prime Location in
Southwest DC



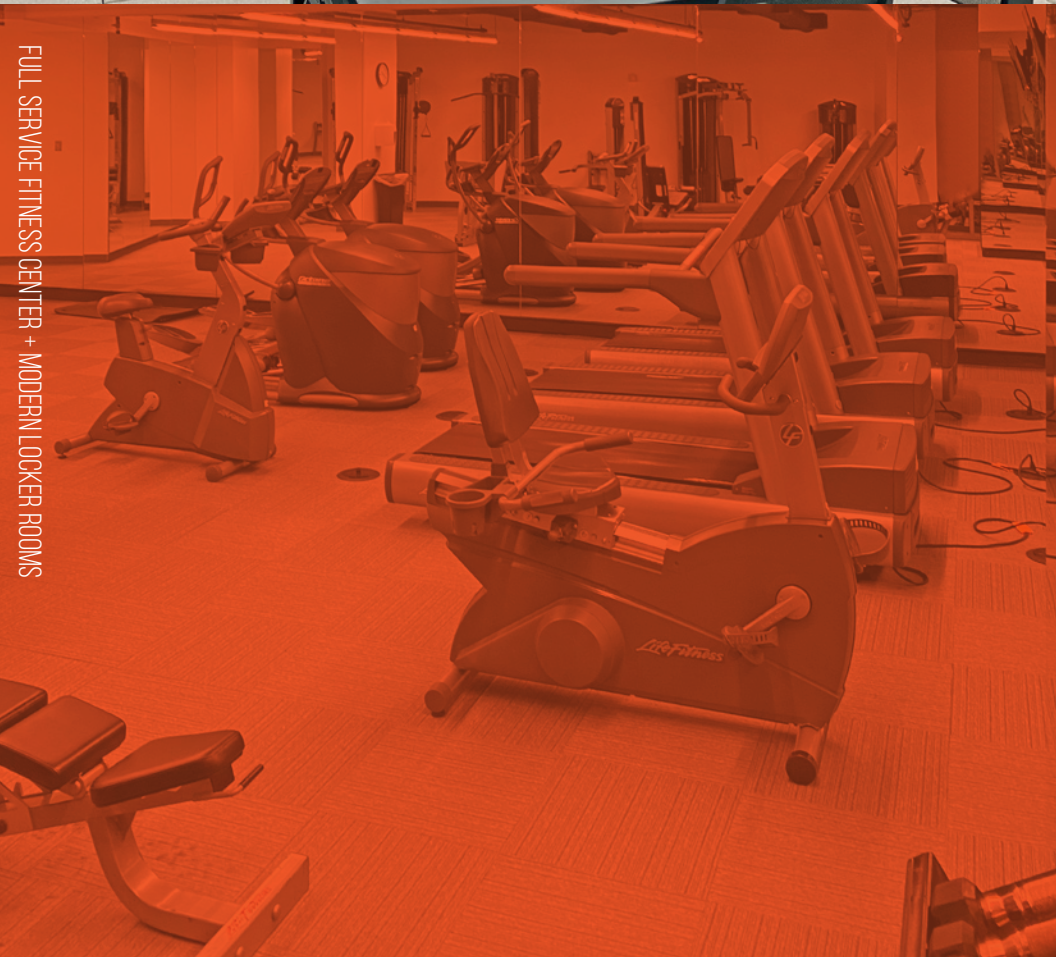
1 Block to Federal Center SW Metro
Station (Orange, Blue and Silver Lines)



Close Proximity to Numerous
Federal Agencies. Perfect for
Government Contractors



PANORAMIC VIEWS OF THE CAPITOL



FULL SERVICE FITNESS CENTER + MODERN LOCKER ROOMS

TENANT EVENT SPACE WITH PANORAMIC MONUMENTAL VIEWS

AVAILABILITY

6TH FLOOR
10,933 RSF

Direct Elevator Exposure
Capitol Views



AVAILABILITY

7TH FLOOR

FULL FLOOR
21,081 RSF

Built Out, Ready To Go Space
Full Floor
Unobstructed Capitol Views



AVAILABILITY

9TH FLOOR 7,870 RSF

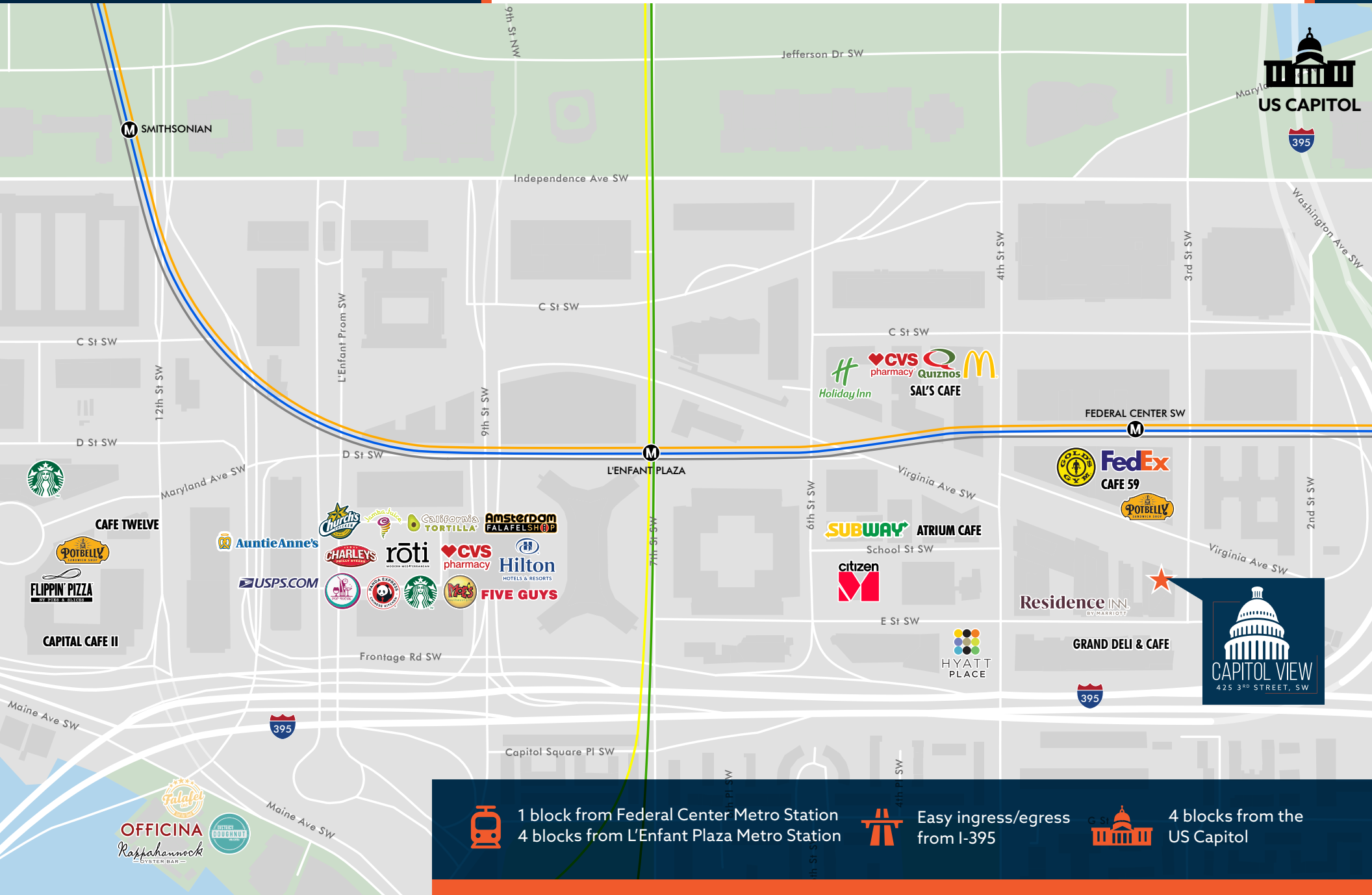
Built Out, Ready To Go Space
Direct Elevator Exposure
Unobstructed Capitol Views





AMENITIES MAP

AMONGST OTHERS

Over 30 Federal Agencies Located in SW Including



 1 block from Federal Center Metro Station
4 blocks from L'Enfant Plaza Metro Station

 Easy ingress/egress from I-395

 4 blocks from the US Capitol



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**FOR MORE
INFORMATION
PLEASE CONTACT**

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CBRE

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