



1940

DUKE



Renovations Delivering 2024



Rooftop Terrace

Open air amenity with sweeping views of the Masonic Temple, Washington Monument and Capitol



Town Hall

Versatile space with areas to meet, work, socialize and entertain



Conferencing

Divisible conferencing center with A/V, flexible seating and catering kitchen



World Class Amenities



Old Town's most inspiring rooftop terrace with monument views



Flexible and expansive on-site conferencing



Unparalleled visibility



Spa quality fitness and locker-rooms



Exceptional vehicular access to National Airport, and the Pentagon to the north and Fort Belvoir to the south



Framing the entrance of Carlyle District



2.0/1,000 parking at metro



Close proximity to Capital Beltway (I-495), I-395, the George Washington Parkway, and I-95

It's All About Location



Access through the Duke Street Pedestrian Tunnel



4 MIN.

Walk to King Street Metro Station (Yellow and Blue lines)



6 MIN.

Walk to Virginia Railway Express (VRE) and Amtrak



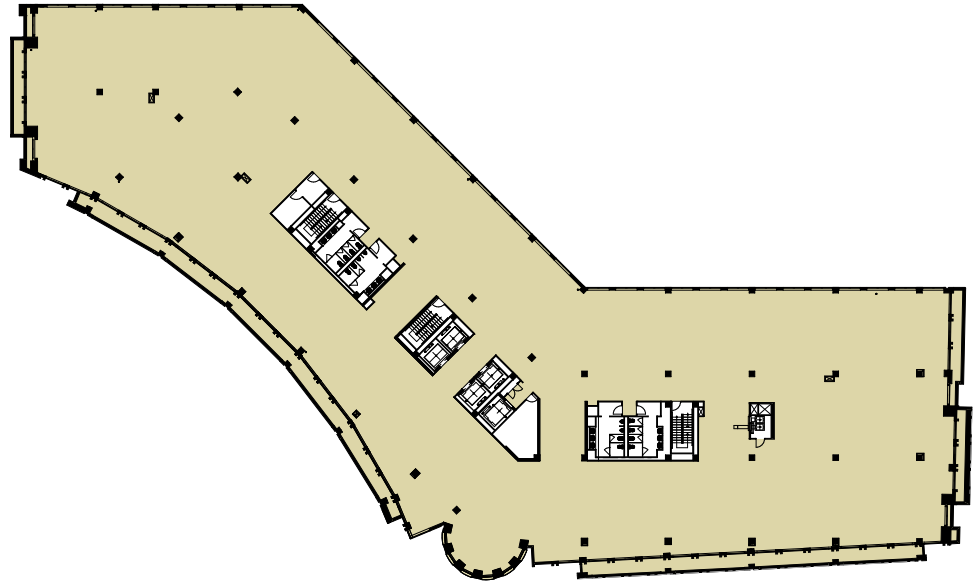
Everybody's Welcome

3,008 SF - 107,145 SF Available

7	ROOF DECK		
6	TOWN HALL + SPEC SUITES 3,200 - 28,800 SF		
5	LEASED		
4	41,500 SF AVAILABLE		
3	41,500 SF AVAILABLE		
2	LEASED		
1	PANERA BREAD	LOBBY	FITNESS

Typical Floor Plan

41,500 SF



Expansive, flexible floor plates with few columns



9' typical finished ceilings; 10' on Floor 6



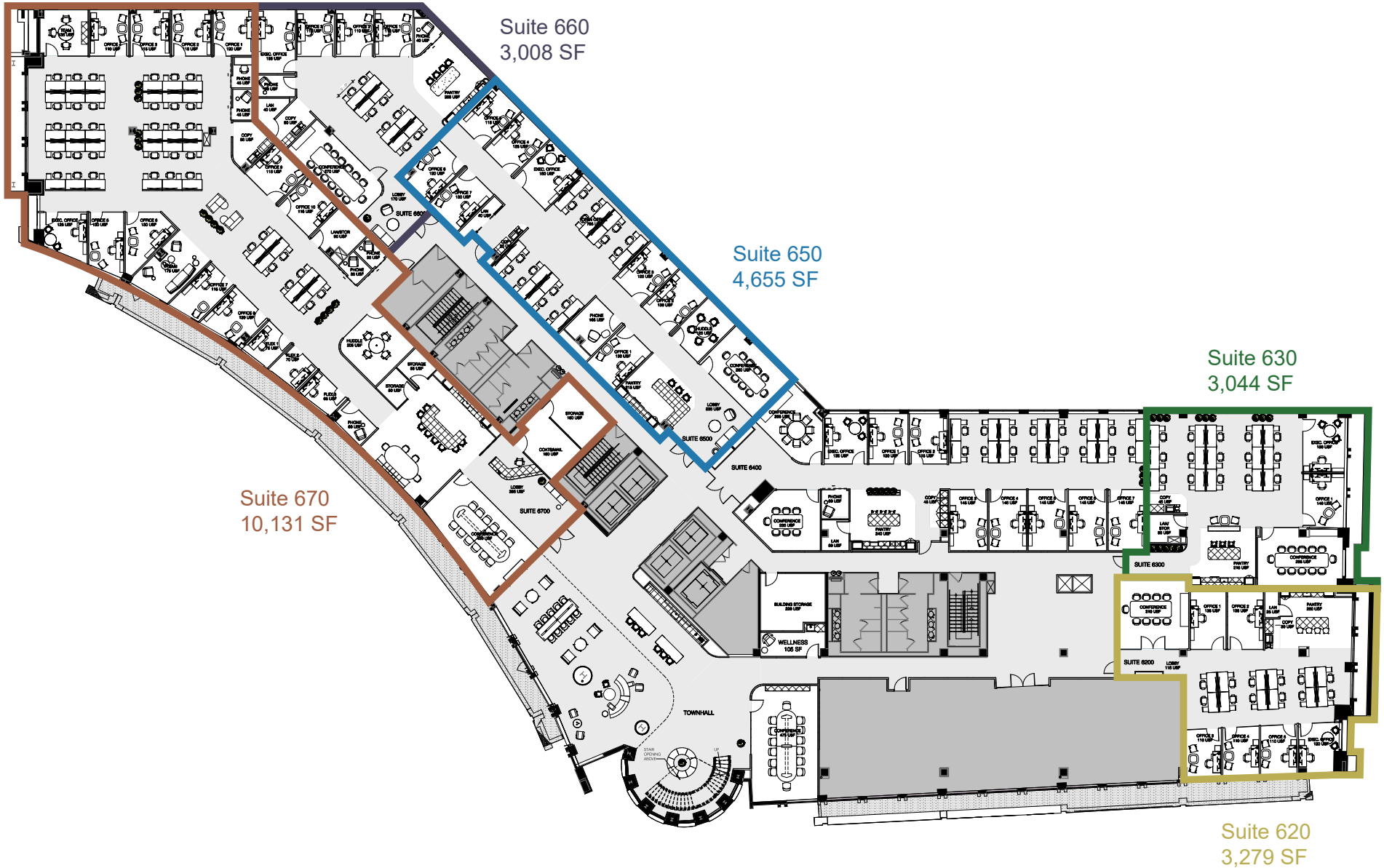
2 sets of restrooms per floor for added convenience

6th Floor Spec Suites + Town Hall

3,008 SF - 24,117 SF Available



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1st Floor Tenant-Exclusive Amenities



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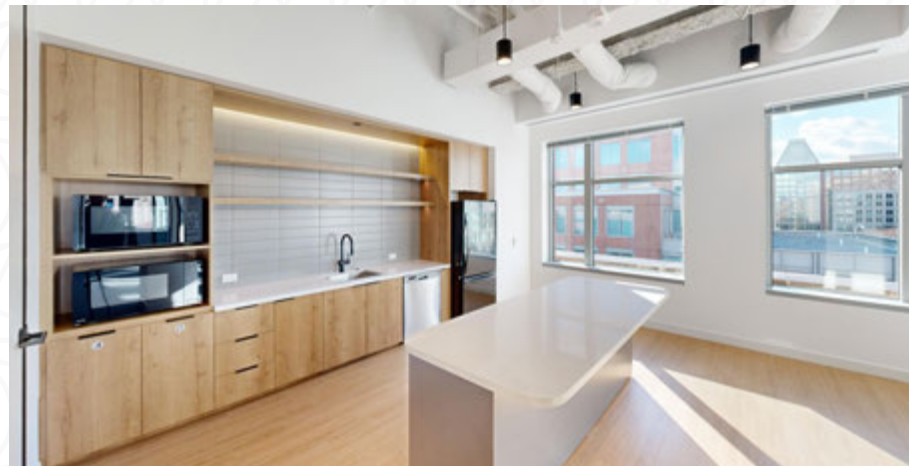




Town Hall

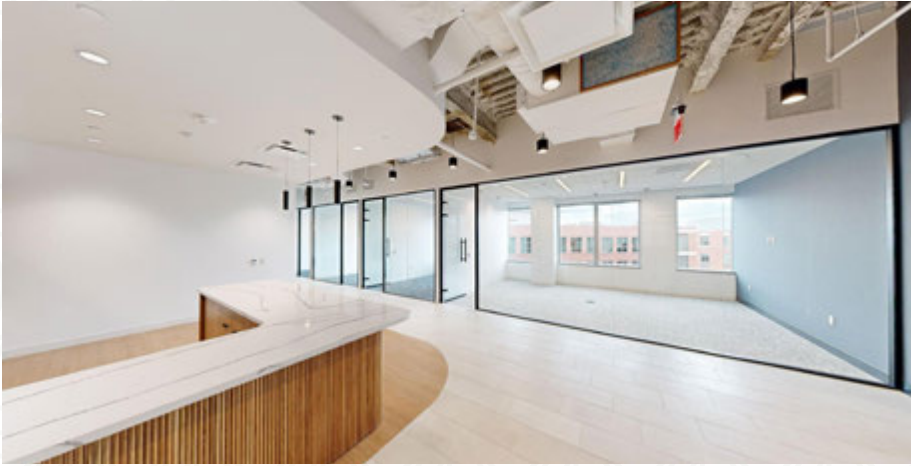


Suite 630 | 3,044 SF



Suite 620 | 3,279 SF

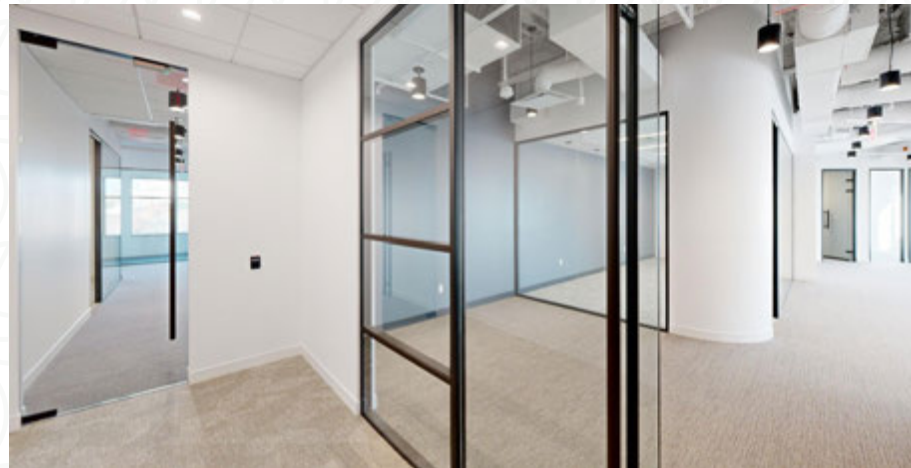




Suite 650 | 4,655 SF



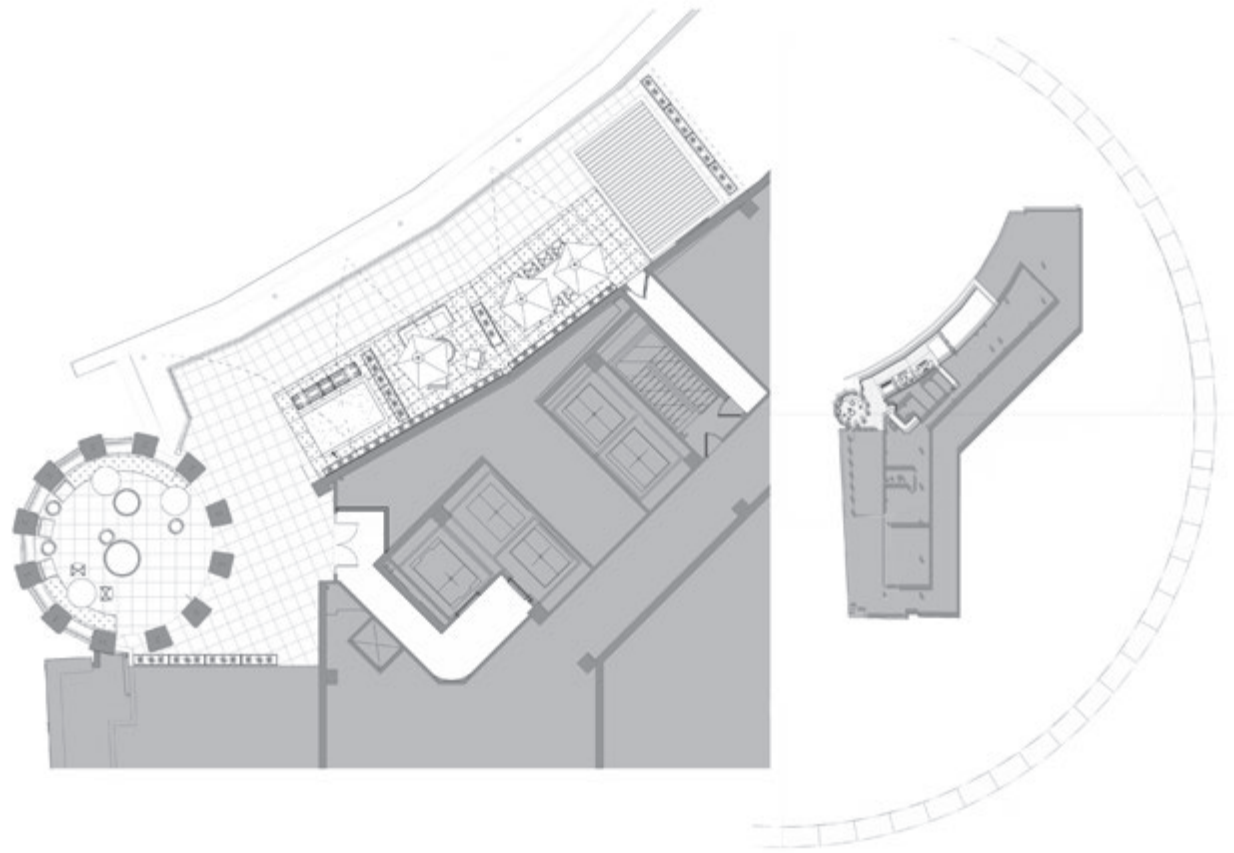
Suite 670 | 10,131 SF



Suite 660 | 3,008 SF



*Tenant Only
Roof Terrace*





At Heyday, our objective is to change the workplace experience by putting people first.

We're changing everything...

SERVICE EXCELLENCE

Thoughtful service is the biggest driver of an exceptional experience - we think people should expect innovation in service from their workplace.

MAKE IT EASY

Leasing space or booking a conference room, we keep processes simple on our end so you can concentrate on what matters to you.

LOOK TO THE FUTURE

We're leading with tech by bringing amenity booking, building access, food and beverage orders, and more into the Heyday App.

WE'RE FLEXIBLE

Plans change, businesses grow or shrink, and needs evolve. We think your workspace should evolve as you do.





OBLON

1540

323





King Street Metro



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