



VICTOR  
BUILDING

# Flourish Downtown

AT THE INTERSECTION OF CLASSIC AND CONTEMPORARY



# Creating a new history

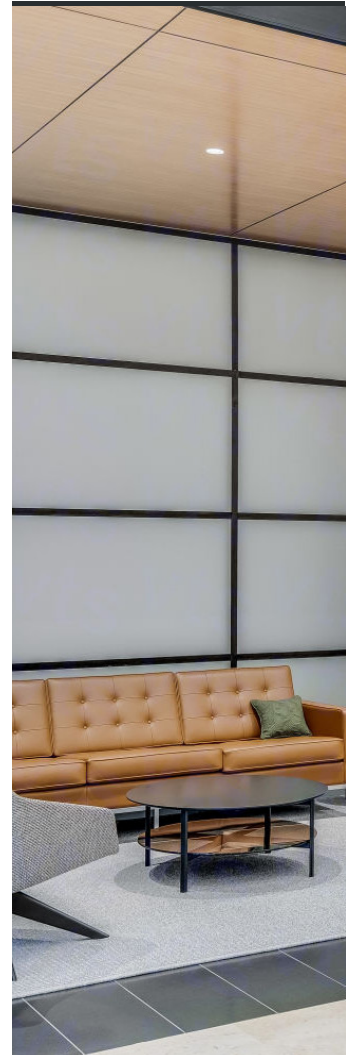
NEW LOBBY, RETAIL,  
FITNESS CENTER AND  
PENTHOUSE-LEVEL





# Modern Classic

A FRESH, IMPRESSIVE  
WELCOME FOR YOU  
AND YOUR GUESTS



# Lobby

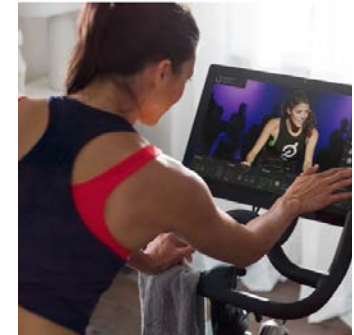




# Lobby



# Fit & Well



SPACE TO RUN, BIKE,  
OR CLIMB - ENERGIZE  
YOUR DAY



# Fitness Center

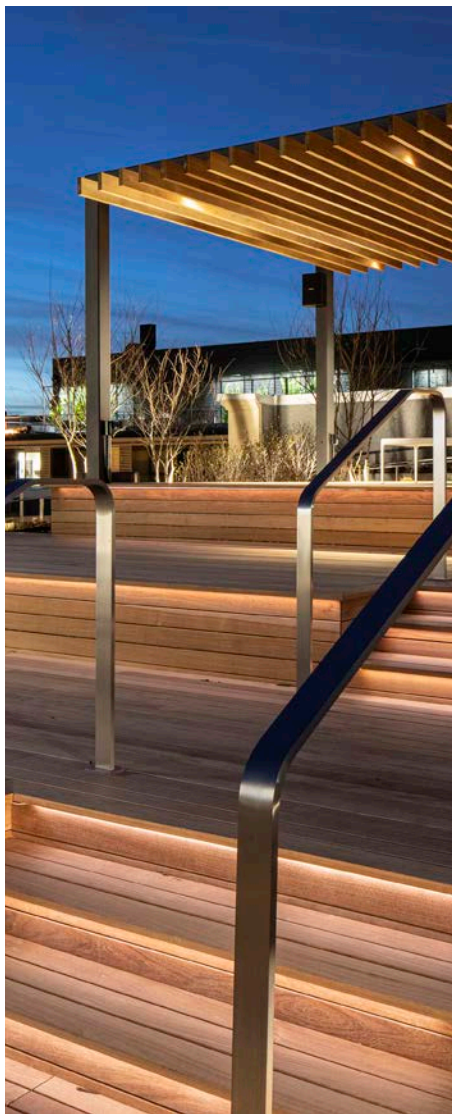




# Fitness Center







# Penthouse Gardens

LUSH ROOFTOP GARDENS  
WITH SPACE TO WORK,  
OR TO RELAX AND ENJOY THE VIEW



# Rooftop Garden Interior





# Rooftop Garden Exterior





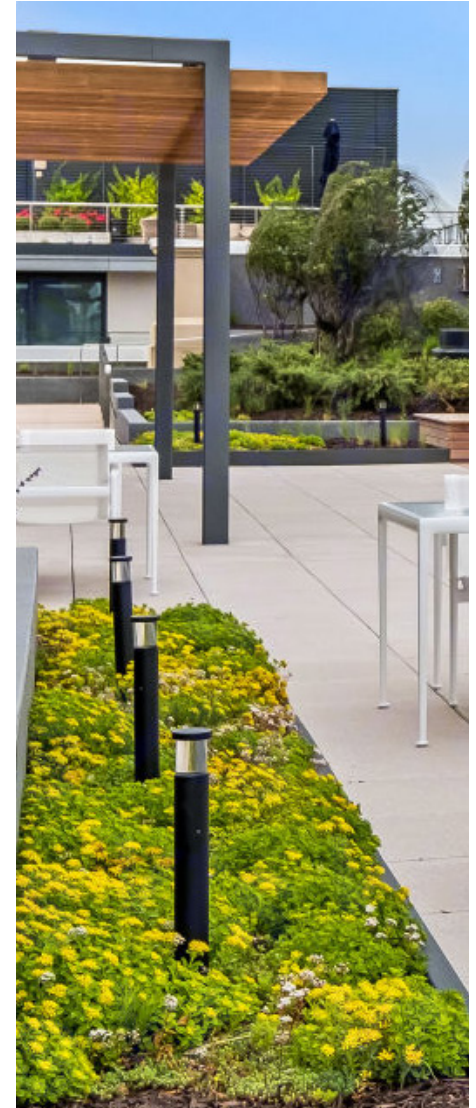
# Rooftop Garden Exterior





# Rooftop Exclusivity

BESPOKE 8TH AND 9TH FLOOR  
PRIVATE TERRACES





# MAKE AN Impression

9th  
FLOOR



THE EXPANSIVE 9TH FLOOR  
TERRACE CREATES AN IMPACTFUL  
SENSE OF PLACE FOR YOUR  
EMPLOYEES AND CLIENTS



— M A K E A N  
**Impression**

**9th**  
FLOOR





# Calming

R E T R E A T

8th  
FLOOR



TAKE A BREAK FROM YOUR DESK  
WITH A REINVIGORATING MOMENT  
ON THE SERENE 8TH FLOOR TERRACE



M O D E R N

# Conferencing



MODERN CONFERENCING - EXCLUSIVE  
OPPORTUNITY FOR 50,000+ SF TENANTS  
ON THE 8TH AND 9TH FLOOR



# Spacious

COLLABORATION AREAS AND PRIVATE TERRACES



SPACIOUS COLLABORATION AREAS - EXCLUSIVE  
OPPORTUNITY FOR 50,000+ SF TENANTS ON  
THE 8TH AND 9TH FLOOR



STUNNING

# Shared Spaces



STUNNING SHARED SPACES - EXCLUSIVE  
OPPORTUNITY FOR 50,000+ SF TENANTS ON  
THE 8TH AND 9TH FLOOR



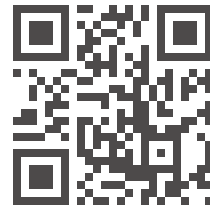
# Office

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of 96



Redfin  
Transit Score  
of 100



Redfin  
Bike Score  
of 92



# Urban Oasis

THE VICTOR BUILDING LIES AT THE INTERSECTION  
OF THE PENN QUARTER AND CITYCENTERDC, STEPS AWAY  
FROM A PLETHORA OF SHOPPING, DINING,  
ENTERTAINMENT, AND TRANSPORTATION OPTIONS



**All Metro lines**

WITHIN A 2 BLOCK RADIUS



9 MINUTES FROM

**Capitol Hill**



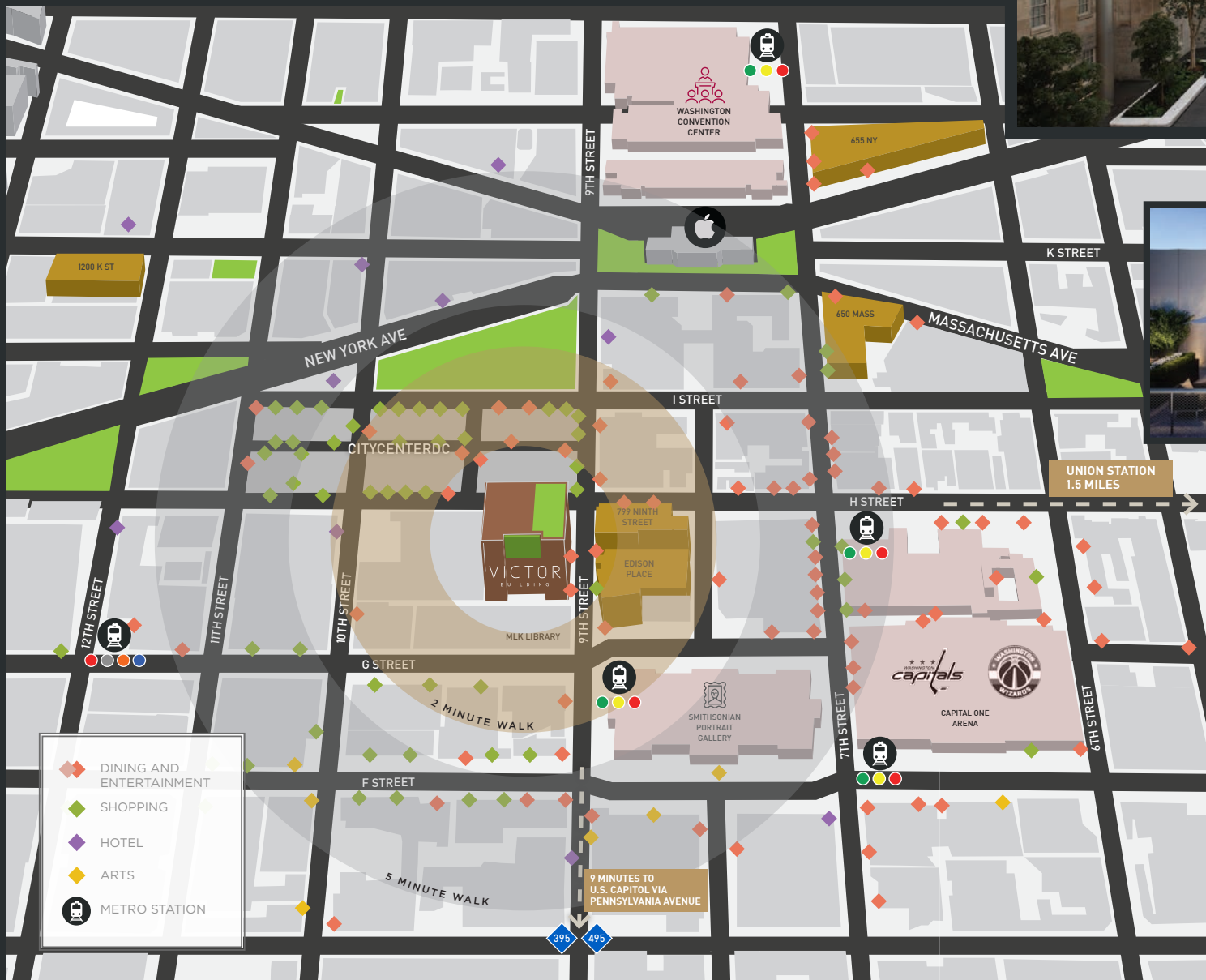
2 BLOCKS FROM THE NEW

**Apple Store**

AND EVENTS VENUE AT  
MT. VERNON SQUARE



# Urban Oasis



**+85**  
DINING, BARS AND  
**entertainment**



**+60**  
**Shopping**



**8**  
**Hotels**



**6**  
**Arts**



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# Now it's your turn to add to the story.



VICTOR  
BUILDING

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## CONTACT LEASING

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**Brookfield  
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