



THE FLATS AT DUPONT CIRCLE



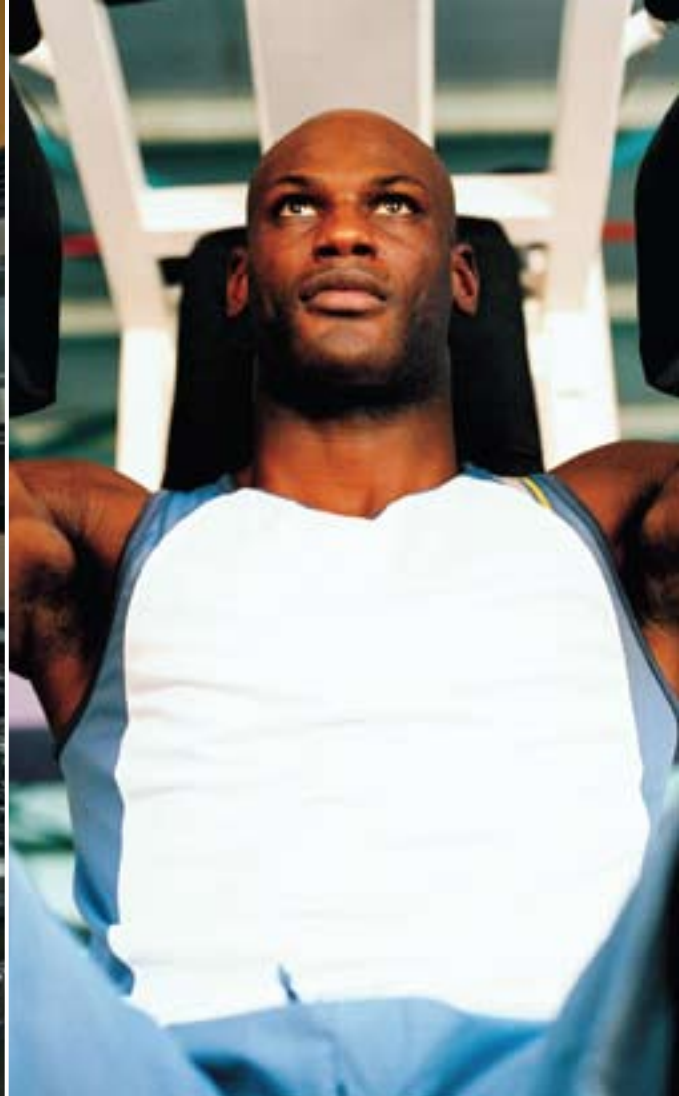
## Great apartments. Great service. Guaranteed.™

Archstone redefines apartment living by blending uniquely stylish apartments in remarkable cities with high-caliber service delivered by our friendly and professional staff. From our Seal of Service™ to the modern amenities and thoughtful details found throughout our apartment residences, we work relentlessly to ensure your total satisfaction. It won't take long to realize that living with us is easier. More reliable. And notably better. Welcome to a different kind of apartment experience. Welcome home to Archstone.



## Welcome to The Flats at Dupont Circle

Situated perfectly in one of D.C.'s most prestigious neighborhoods, you'll find The Flats at Dupont Circle, magnificent apartment residences that offer savvy urbanites the ultimate refuge from a hectic world. Here, each apartment has been meticulously constructed and generously appointed with high-end finishes that include hardwood flooring, built-in shelving and stunning chef-caliber stainless steel kitchens. Our five-star amenities are equally impressive, including a Zen-inspired fitness center with Pilates and yoga studio, Click! Café™ Internet lounge and a lobby that will knock the socks off your friends. Great apartments, great service and the amenities you deserve. All at a location that's exactly right, exactly where you want to be.



## Everyone should have a chance to live in an apartment like this at least once in their life.

### Apartment features

Studio, one- and two-bedroom apartments available

Open floor plans

Chef-caliber kitchens with breakfast bars\* and custom cabinetry

Stainless steel appliances, including frost-free refrigerators with icemakers, gas ovens, microwaves, multi-cycle dishwashers and disposals

Pantries\*

Hardwood floors and carpeting in bedrooms

Painted accent walls

Track lighting

Large walk-in closets

Spacious linen closets

Built-in bookshelves

Central heat and air conditioning

Custom UV-tinted windows that open

Private Juliet balconies

Amazing views of Dupont Circle, Rock Creek Park and The Washington National Cathedral from select apartments

Cable ready with high-speed Internet available

\* Select apartments

### Community amenities

Pet-friendly

Exclusive access to mySmithAdvantage.com, our resident services web site

Online rent payment

24-hour resident concierge

24-hour Caliber Sports Club with cardio theatre equipment, individual TVs at each machine and personal training available

Pilates/yoga studio with bamboo floors

Click! Café™ Internet lounge and conference space

Event room with large-screen TV, group seating, prep kitchen and meeting space

WiFi in common areas

Outdoor heated pool with sundeck

Spacious courtyard featuring the great lawn

Barbeque grills and outdoor dining tables

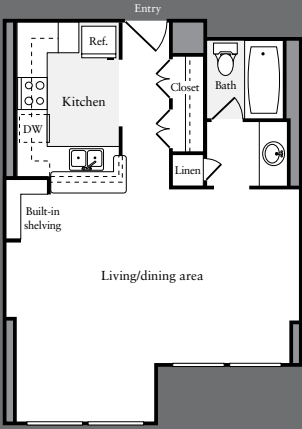
24-hour laundry lounge on-site

Valet dry cleaning available

Controlled access

Garage parking available

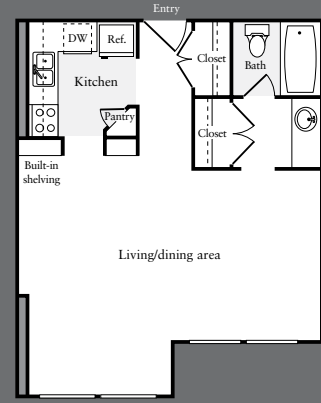
ATM on-site



Studio  
459 square feet



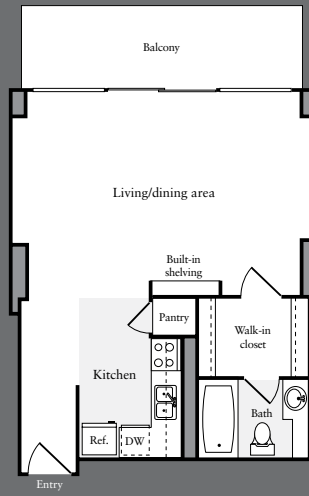
Studio  
475 square feet



Studio  
493 square feet



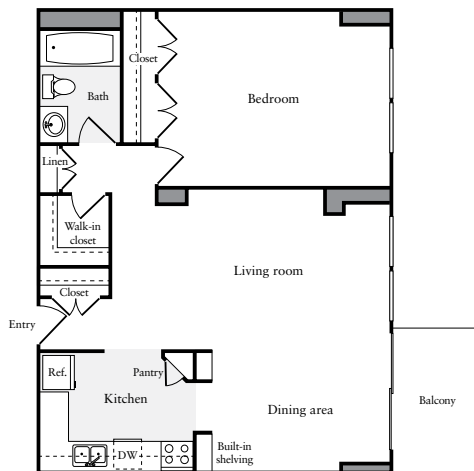
Studio  
494 square feet



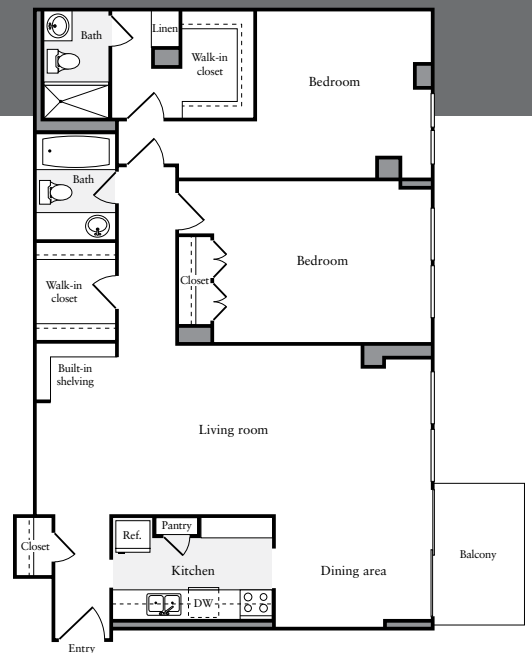
Studio  
583 square feet



One bedroom / one bath  
666 square feet



One bedroom / one bath  
772 square feet



Two bedroom / two bath  
1,089 square feet

## Keeping you happy is our top priority. We call it our Seal of Service.™ You'll probably just call it home.

**Online Lease.** Visit our web site to check real-time pricing and availability, select an apartment, complete your application and get your lease, in as little as 15 minutes.

**Flexible Lease Terms.** You choose the length of lease that works for you.

**myArchstone.com.** Log on to this resident-only web site to pay your rent online, submit and track service requests, take part in periodic feedback surveys – and more!

**100% Move-In Satisfaction Guarantee.** If you're not completely satisfied with your apartment for any reason, you can move without penalty within the first 30 days of your lease, no questions asked.

**1-Day Service Guarantee.** Keeping your apartment in excellent condition is a part of our commitment to your satisfaction. When you make a service request we'll respond within 24 hours. Guaranteed.

**The Relocation Guarantee.** Things happen. You change jobs, fall in love, realize you can't live without the sun (or snow). Whatever the reason, we'll help you find another Archstone apartment. If you need to move out of the area, you'll have peace of mind with the Archstone relocation services.



Proud to be a national sponsor since 1999

## A location that's exactly right. Exactly where you want to be.

In the heart of Dupont Circle

Walk to Dupont Circle and Foggy Bottom/GWU Metro stations

Nearby upscale boutique shopping and dining along Connecticut Avenue and Georgetown

Close to Rock Creek Park, the National Mall and Rose Hill Park

Minutes from Ronald Reagan Washington National Airport

Easy access to George Washington University, Georgetown University and American University

Moments from Rock Creek Parkway, I-66, I-395 and the GW Parkway

### Getting here

From MD: Take I-495. Exit Connecticut Avenue South. Follow to Dupont Circle. Proceed around circle to a right on N Street. The Flats at Dupont Circle is located on the left past 19th Street.

From VA: Take I-395, stay right to North Route 1 which becomes 14th Street. Turn left on K Street. Turn right on Connecticut Avenue. Turn left on N Street. Cross over 19th Street. The Flats at Dupont Circle is located on the left.

From Metro: Take the Red line to Dupont Circle. Take South exit and proceed down 19th Street. Turn right on N Street. The Flats at Dupont Circle is located on the left.

### THE FLATS AT DUPONT CIRCLE

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Washington, D.C. 20036

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Lease online at [FlatsAtDupontCircle.com](http://FlatsAtDupontCircle.com)



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[ArchstoneApartments.com](http://ArchstoneApartments.com)