



FACTS &

EIGURES

CLASS A
BUILT IN 1928
RENOVATED IN 2017

ADJACENT TO MCPHERSON SQUARE

3 BLOCKS FROM THE WHITE HOUSE

TO METRO STATIONS (ORANGE, SILVER, BLUE AND RED)

263,942 SF TOTAL SF BUILDING

99,062 RSF OFFICE SPACE AVAILABLE

9,210 RSF RETAIL SPACE AVAILABLE ON GROUND FLOOR

TRANSIT WALK BIKE TRANSIT SCORE WALK SCORE BIKE SCORE MINUTES MINUTES MINUTES TO 14TH STREET TO UNION TO DUPONT STATION RETAIL CORRIDOR CIRCLE

AMENITIES ON-SITE PROPERTY MANAGEMENT 24 HOUR SECURITY GUARD SERVICE NEWLY RENOVATED LOBBIES WITH WI-FI SPA INSPIRED FITNESS CENTER TENANT-ONLY ROOFTOP LOUNGE UNDERGROUND PARKING GARAGE WITH ENTRANCE OF I STREET ON SITE RETAIL -GEORGIA BROWN'S -WELLS FARGO SECURED BIKE STORAGE LOCKERS AND PUMP/REPAIR STATION





FACTS & FIGURES

HVAC System

State-of-the-art, low humidity chill water system, high efficiency water

pumps with VFD controls

Completely brand new mechanical penthouse

base building equipment

INSTALLED IN

Electrical Capacity

Dual 13,000+ volt electrical feeders to accommodate

high-density use including data centers

Fiber Providers

Multiple fiber, cable, and dish providers

ELECTRICAL FEEDERS

+13,000V

Elevators

6 Smart Destination System elevators,

24/7 key card secured

2 elevators serving parking level

Website

Includes Tenant Portal Capabilities

to handle requests digitally

COMPLIMENTARY

Lighting

All new digital LED lighting for exterior

and interior common areas

Fire Control

Updated fire control and panel system

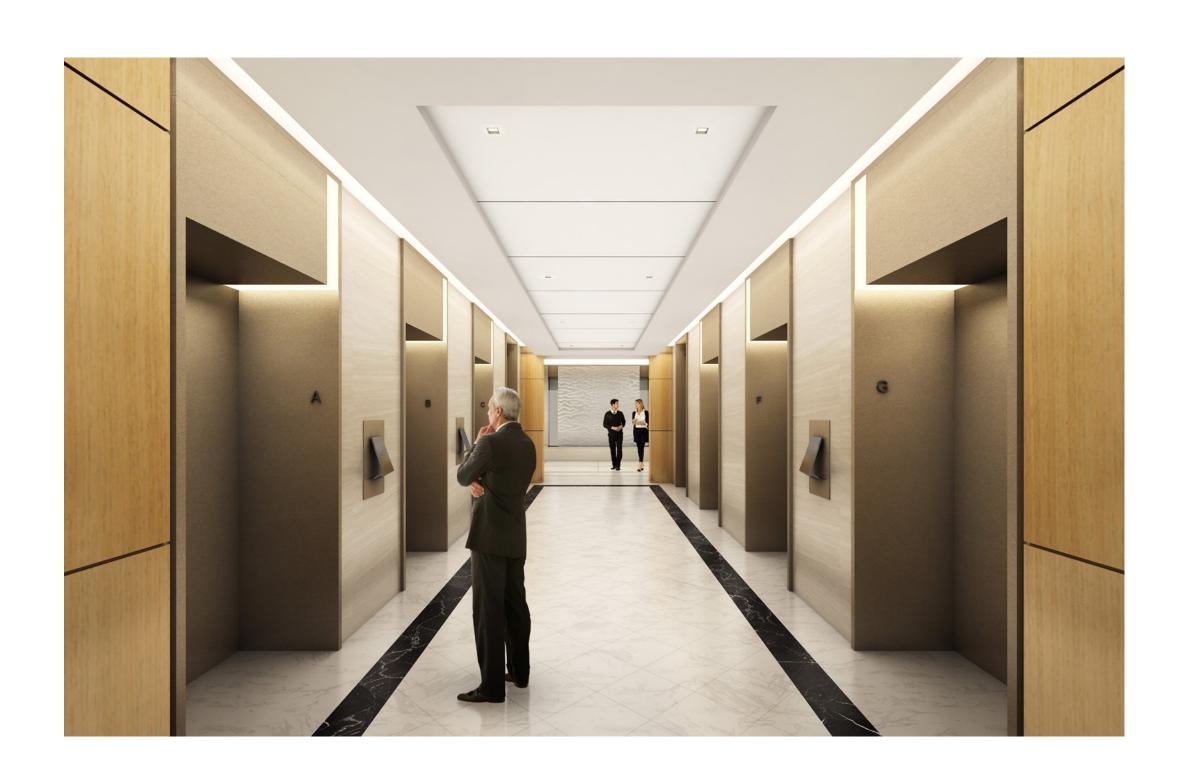
Smart sprinkler system

ELEVATOR

WAIT TIME

KEY CARD SECURED

DESTINATION **TECHNOLOGY**



Capital improvements include intelligent destination-dispatch solution elevators. Each trip can be personalized for the user. The PORT systems calculates the optimum route to any destination within the building and then assigns the best elevator to handle the call.