

SECOND FLOOR

SQUARE FEET	AVAILABILITY	TERM
1,198 RSF	Immediately	7-10 Years



LEASING OPPORTUNITIES

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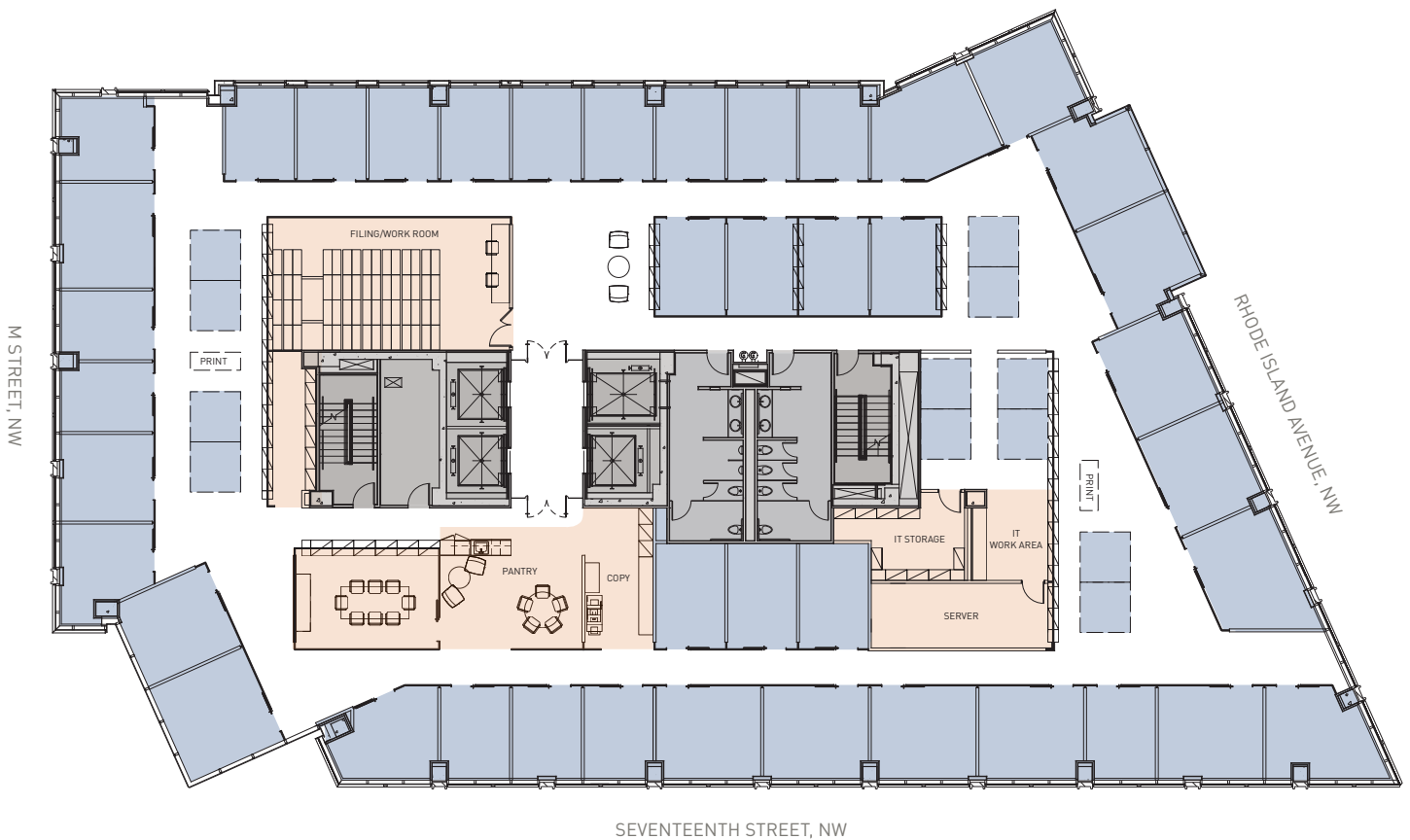
OPEN OFFICE TEST FIT



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OFFICE-INTENSIVE TEST FIT



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BUILDING SPECIFICATIONS

BUILDING SIZE

Total building size: 169,000 SF

Typical floor: 16,700 SF

BUILDING FEATURES

HVAC system: State-of-the-art, dedicated outside air system (DOAS) with VAV controls (33 percent more efficient than a conventional VAV system)

Finished ceiling: Height of 9'0" throughout the tenant space

Parking: One space for every 1,500 square feet leased (self parked)

Elevators: Four high-speed elevators (with additional garage shuttle elevators)

Column spacing: 37' x 30' allows for column-free client space

Windowline: Free standing building with floor-to-ceiling glass

Views: St. Matthews Cathedral, National Shrine of the Immaculate Conception, and Washington Monument

Lobby finishes: Trophy finishes with 27' window wall

Electrical power: One watt per square foot for lighting; five watts per square foot for power

BUILDING AMENITIES

Immediate access to retail and service amenities on Connecticut Avenue

Short walk to Dupont Circle, Farragut North, and Farragut West Metro stations (red, blue, orange, and silver lines)

Recognized as a Walker's Paradise by WalkScore.com

Roof Terrace: Expansive event space framed by a landscaped green roof

Fitness Center: 2,500 square foot fitness center with men's and women's locker rooms, showers, and towel service

LEED Platinum Certified; sustainable installations include:

- Bicycle storage and changing facilities will be among features supporting cleaner modes of transportation.
- Water-saving fixtures will contribute to a 35 percent reduction in water use.
- Low-emitting materials and ample ventilation will increase air quality.
- Abundant daylight and views will enhance quality of life and overall work environment.
- Construction used 20 percent recycled content and will recycle over 50 percent of generated waste.
- 35 percent of the building's power will be derived from a green power source.
- Average energy use will be nearly 20 percent less than non-LEED certified buildings.
- Award-winning Akridge property management will ensure sustainable operation.

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1200 / SEVENTEENTH



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