

Watergate 600

- Unparalleled views of the Potomac River
- Rarely available corner suites
- Prestigious Watergate address
- Five minutes to Metro

FLOOR	SF	PRICE PER SF	TERM
2nd Floor	7,213 SF	\$39.00 – \$45.00 FS	5–10 Years
5th Floor	7,549 SF	\$39.00 – \$45.00 FS	5–10 Years
7th Floor	8,800 SF	\$39.00 – \$45.00 FS	5–10 Years

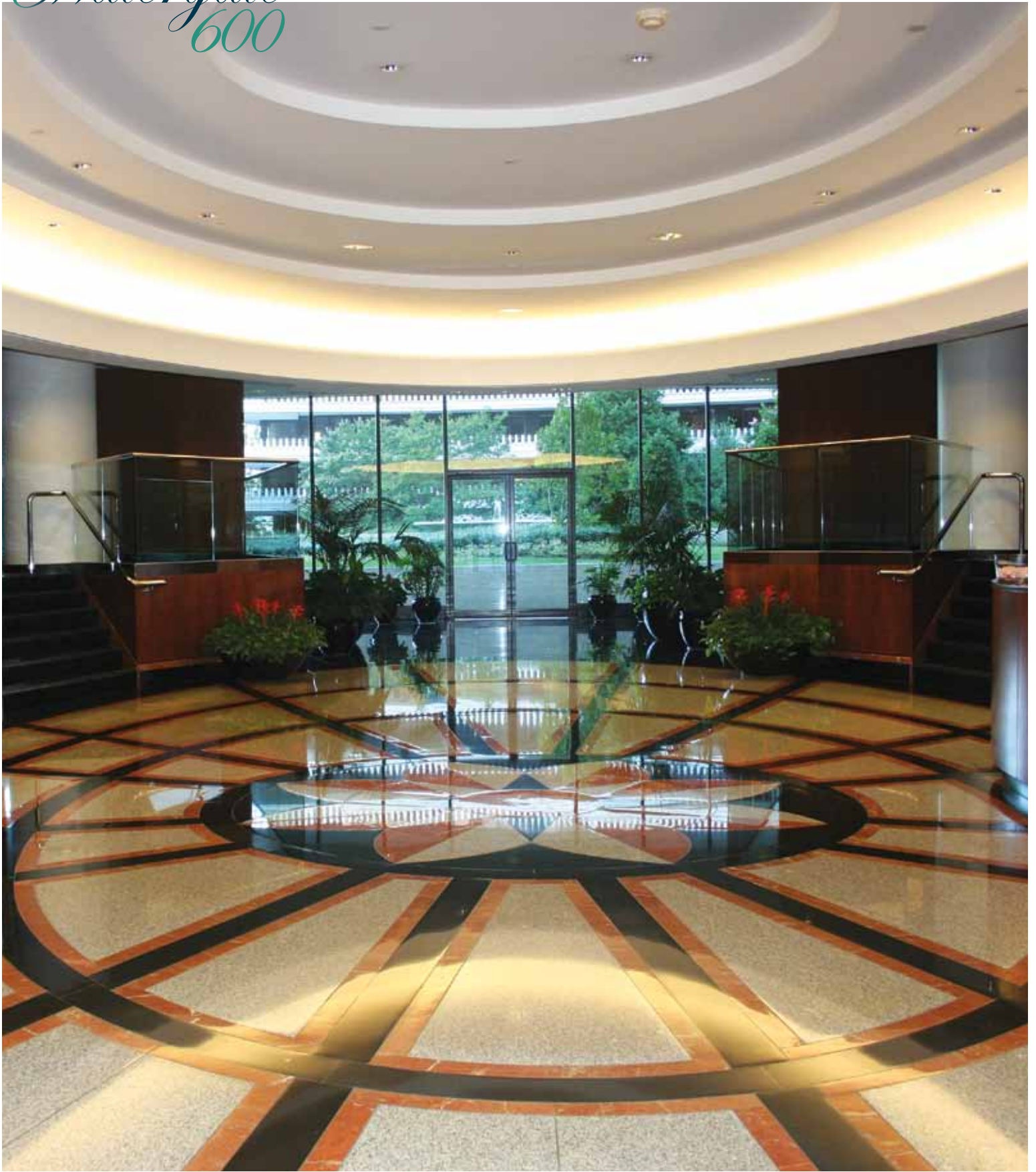


LEASING: WIL PACE 202.624.8649 • KATIE BURTON 202.624.8606

Akridge

Watergate 600

LOBBY



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ROOFTOP VIEWS

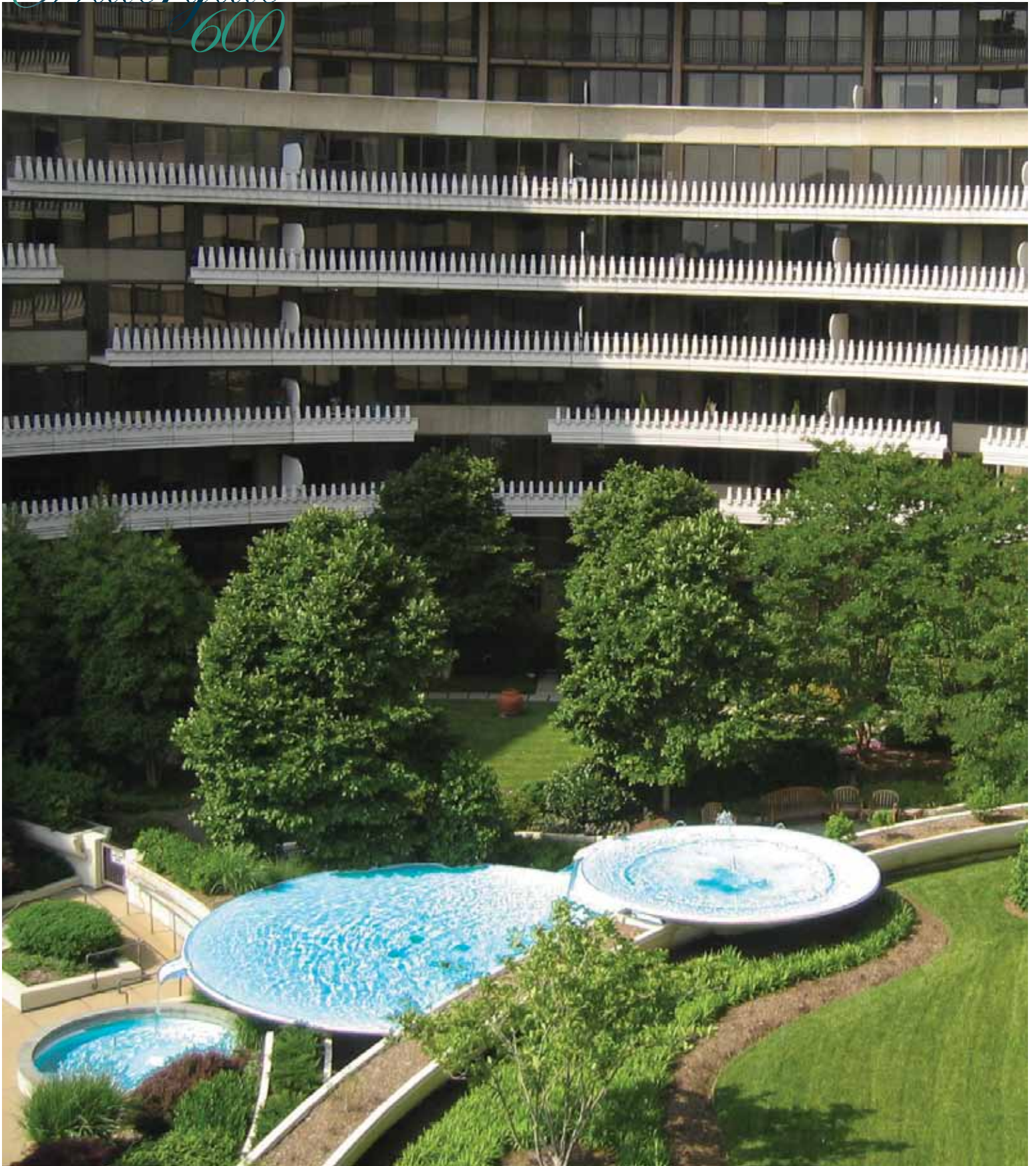


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COURTYARD



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Akridge

BUILDING SPECIFICATIONS

BUILDING AREA

- 12 Stories
- Rentable Office: 289,329 SF
- Ground Floor: 11,256 SF
- Total Rentable: 300,585 SF

AVAILABLE OFFICE FLOOR AREA

- Second floor: 7,213 SF
- Fifth floor: 7,549 SF
- Seventh floor: 8,800 SF

ELEVATORS

- Seven high-speed elevators serving each office and garage level
- One freight elevator

PARKING

- One parking space per 1,000 square feet leased in a three-level garage
- Additional parking available at The Kennedy Center

ELECTRICAL SYSTEM

- Nine Watts per square foot

KEY AMENITIES

- Client-only fitness facility
- New rooftop terrace
- Five-minute walk to Orange and Blue Metro lines
- Award-winning Akridge property management
- On-site dining, dry cleaner, Safeway, CVS, wine store, flower shop, and cafe
- Spectacular views of the Potomac River, Washington Harbor, and The Kennedy Center

HVAC SYSTEM

- Variable Air Volume (VAV)
- Standard Hours:
 - 8:00 am–8:00 pm Monday–Friday
 - 9:00 am–4:00 pm Saturday

OTHER FEATURES

- Free-standing building with windows on all sides
- Floor load: 100 pounds per square foot live load
- Easily accessible, secure loading dock
- Cable television available in building
- Finished ceiling height: 8' 3"
- T1 connection
- On-site property manager

LOCAL AMMENITIES

WATERGATE 600 – 600 NEW HAMPSHIRE AVE

- Watergate Shops
Dry Cleaning/alternations
- Cup'a Cup'a – \$
Breakfast specials and gourmet sandwiches
- Rivers at the Watergate – \$\$
Upscale sit-down dining

WATERGATE COMPLEX

- Fresco – \$
Italian
- Chen's – \$
Chinese
- Safeway – \$
Salad bar and sandwiches to go
- Watergate Pastry – \$\$
- CVS Pharmacy
- US Post Office
- Watergate Wine & Beverage
- PNC Bank

THE JOHN F. KENNEDY CENTER FOR PERFORMING ARTS

- Roof Terrace Restaurant & Bar Fresco – \$\$\$\$
Modern American
- KC Cafe – \$\$
Coffee bar, cafeteria style dining

THE WASHINGTON HARBOR

Ten-minute riverside walk

- Tony & Joe's – \$\$\$
Seafood
- Cabana's – \$\$
Latin American
- Bangkok Joe's – \$
Asian cuisine
- Sequoia – \$\$
Waterfront dining featuring seafood,
salads, pastas, meats and more
- Nick's Riverside Grille – \$\$
Waterfront dining
- Farmers and Fishers – \$\$\$
Modern American

COLUMBIA PLAZA

2400 Virginia Avenue, NW

- Cafe Express – \$
Featuring salad, sandwiches, sushi, and pizza
- Magic Gourd – \$
Chinese

IN THE NEIGHBORHOOD

Five-minute walk

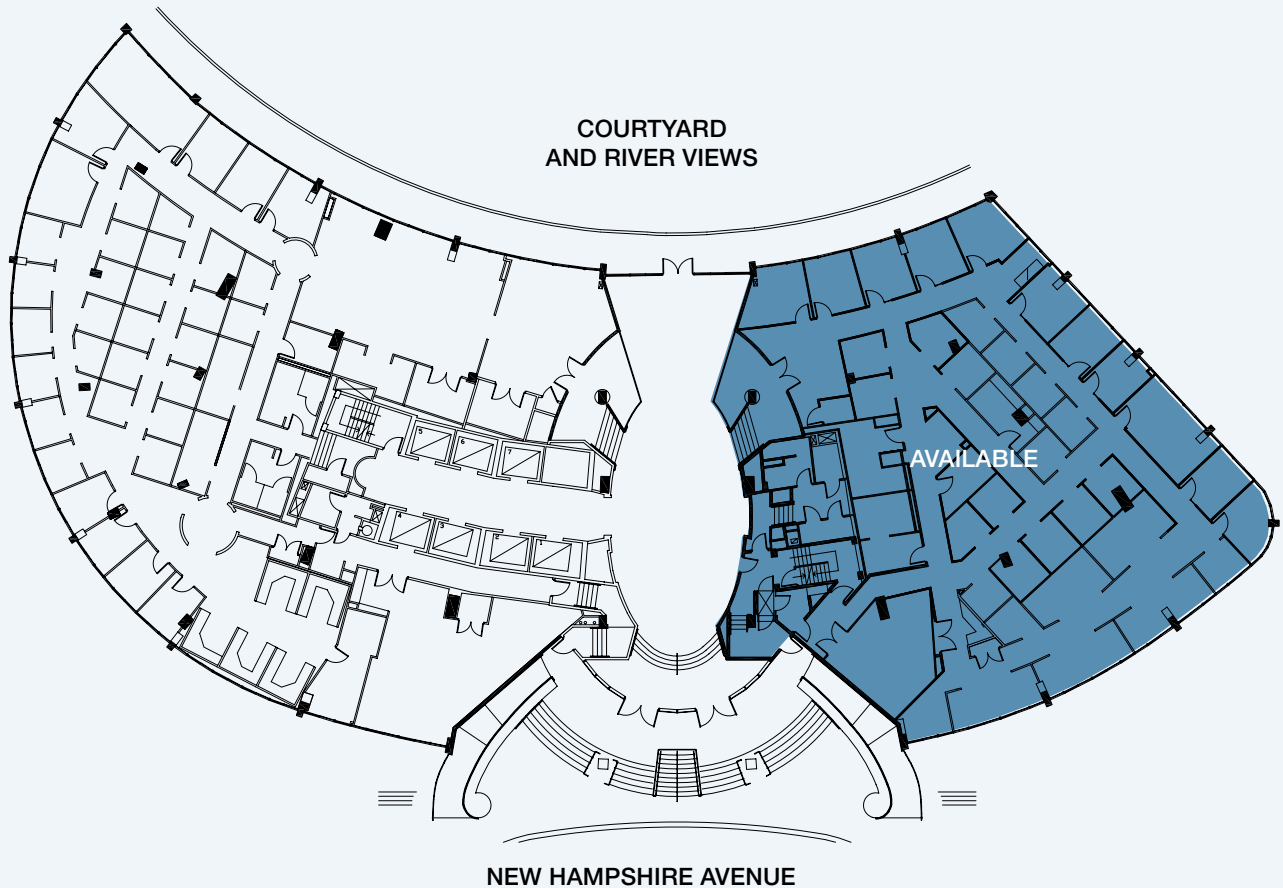
- The Foggy Bottom Cafe – \$
Soups, salads
- "Dish" The River Inn Hotel – \$\$
Modern American
- Notti Bianche – \$\$\$
Italian
- Potbelly – \$
Sandwiches Soups and sandwiches
- Trader Joes – \$\$
Grocery

Watergate 600



2ND FLOOR

7,213 SF | \$39.00 – \$45.00 FS | Term: 5 – 10 Years | Available: 60 Days

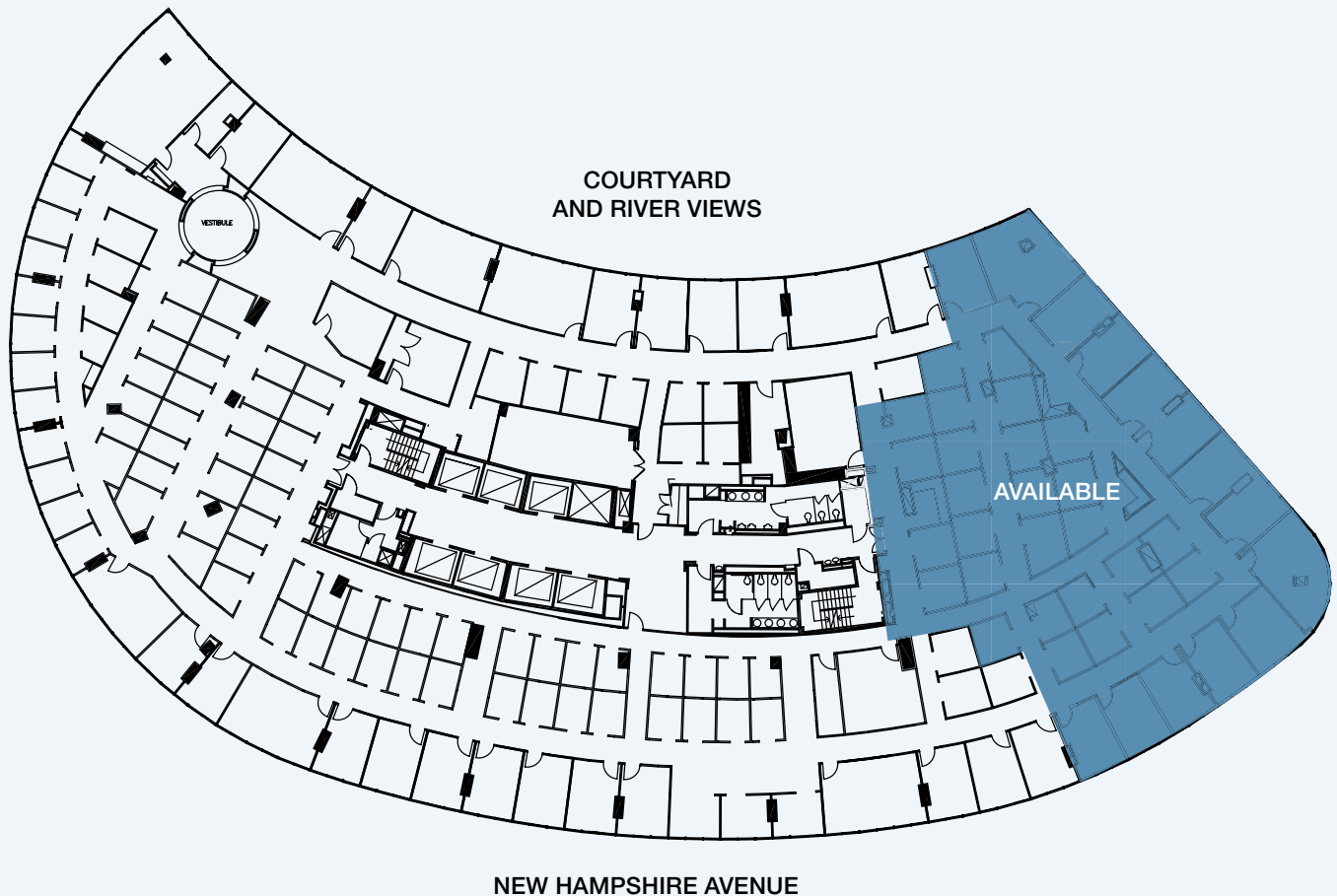


Watergate 600



5TH FLOOR

7,549 SF | \$39.00 – \$45.00 FS | Term: 5 – 10 Years | Available Now



Watergate 600



7TH FLOOR

8,800 SF | \$39.00 – \$45.00 FS | Term: 5 – 10 Years | Available: 60 Days

