

CARROLL SQUARE



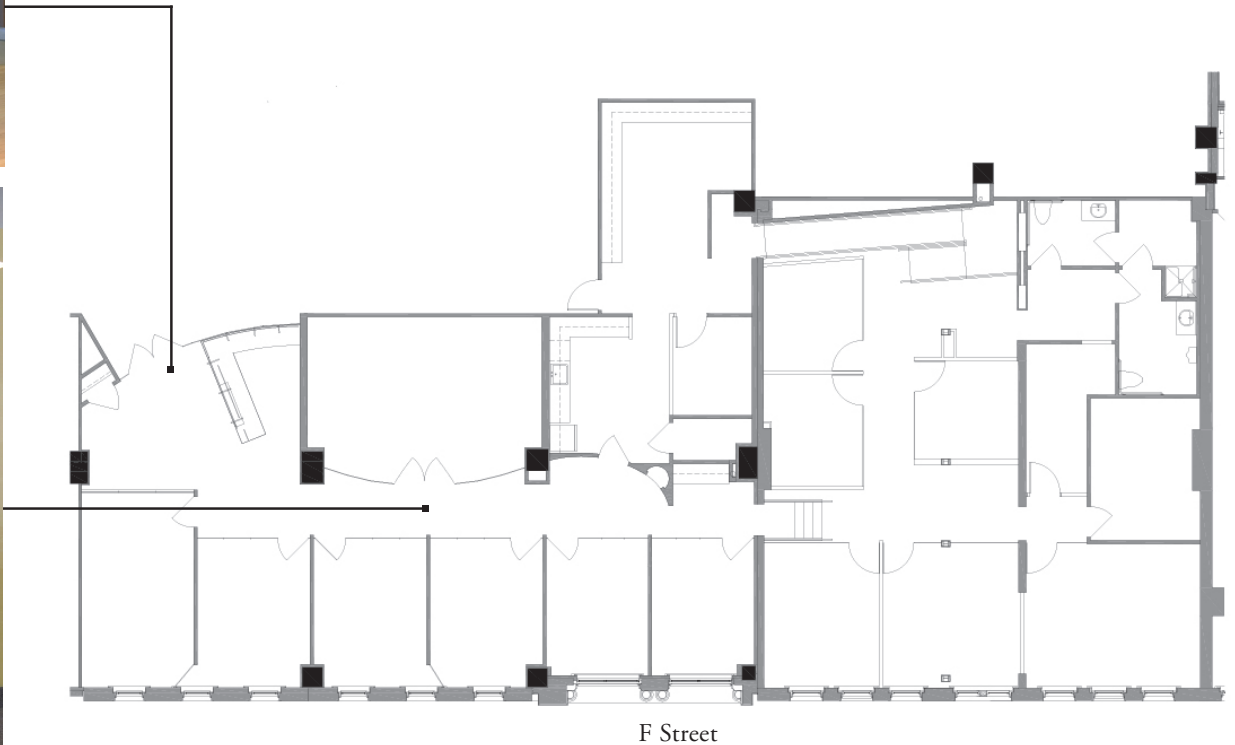
CARROLL SQUARE | 975 F STREET, NW
WIL PACE | 202.624.8649 | WPACE@AKRIDGE.COM
MCKAY ELLIOTT | 202.207.3932 | MELLIOTT@AKRIDGE.COM

AKRIDGE
Invested.

Third Floor

CARROLL SQUARE

SUITE 300: 6,187 SF | TERM: 5-10 YEARS



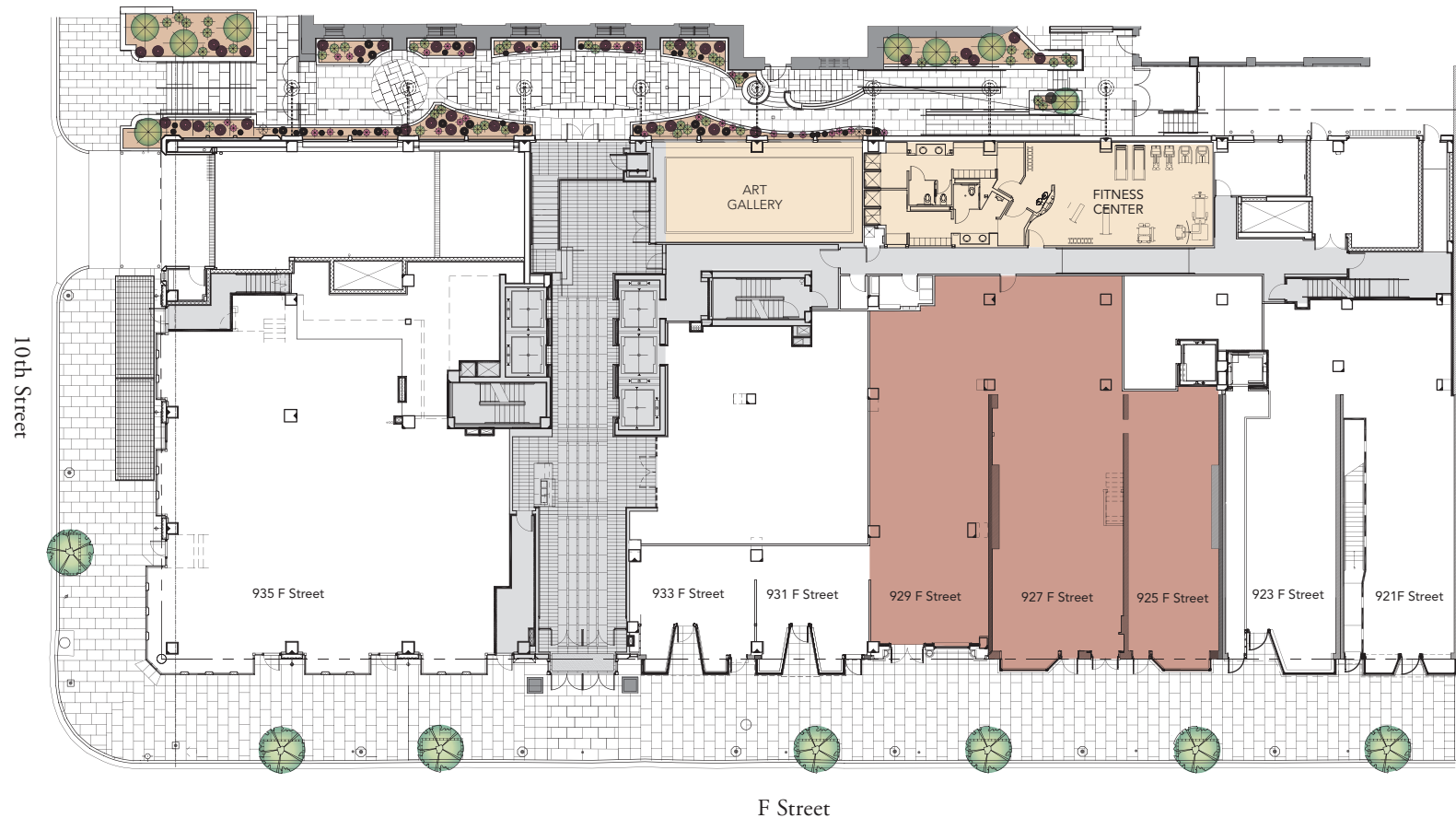
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Retail Level

CARROLL SQUARE

4,730 SF RESTAURANT | AVAILABLE 3.I.2018 | TERM: 7 - 10 YEARS | DIVISIBLE



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Building Amenities

CARROLL SQUARE



Rooftop Terrace



Pocket Park

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Building Amenities

CARROLL SQUARE



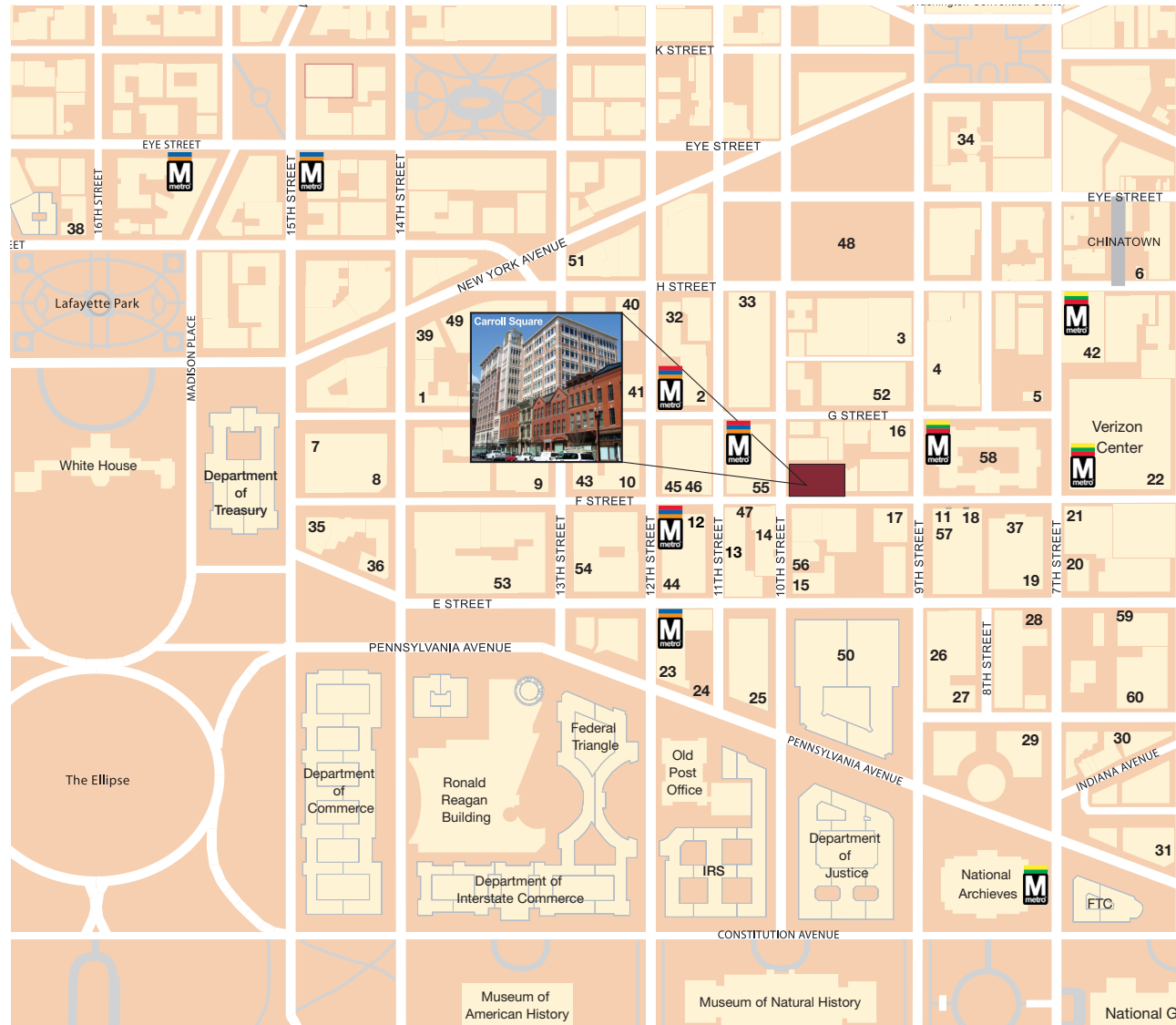
Art Gallery

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Amenity Map

CARROLL SQUARE



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Amenities

CARROLL SQUARE

Restaurants

1. Ocean Prime
2. Cosi
3. Ruth's Chris Steak House
4. Zaytinya
5. Legal Seafood
6. Tony Cheng's
7. Old Ebbitt Grill
8. The Hamilton
9. Mastro's Steakhouse
10. Oceanaire Seafood Room
11. Shake Shack
12. Ristorante Tosca
13. Starbucks
14. Bistro d'OC
15. Hard Rock Cafe
16. Ella's Pizza
17. Gordon Biersch
18. Nopa Kitchen + Bar
19. Poste
20. District ChopHouse
21. Rosa Mexicano
22. The Green Turtle
23. Del Frisco's Grille
24. Fogo De Chao
25. Tadich Grill
26. Caucus Room
27. Teatism
28. Jaleo
29. 701 Restaurant
30. Fiola
31. Capital Grille

Hotels

32. Marriott Metro Center
33. Grand Hyatt Hotel
34. Renaissance Hotel
35. Hotel Washington
36. Willard Inter-Continental Hotel
37. Hotel Monaco
38. The Hay-Adams

Retail

39. CVS
40. Staples
41. Macy's
42. Gallery Place
 - Ann Taylor Loft
 - AT & T
 - Aveda Salon
 - Bar Louie
 - BB & T Bank
 - Bed Bath & Beyond
 - Clyde's
 - Häagen-Dazs
 - Lucky Strike
 - Regal Cinemas
 - Sushi-go-Round
 - Thai Chili
 - Urban Outfitters
 - Washington Sports Club
 - Zengo
43. Banana Republic
44. Nordstrom Rack
45. H & M
46. Zara
47. Jos A. Bank

48. City Center

- Alexis Bittar
- Allen Edmonds
- Arc'teryx
- BOSS
- Burberry
- Canali
- Caudalie Boutique SPA
- Centrolina
- CH Carolina Herrera
- Corepower Yoga
- David Yurman
- DBGB Kitchen and Bar
- Del Frisco's Double Eagle Steak House
- Dior
- Dolcezza
- Fig & Olive
- Flywheel
- Fruitive
- Gucci
- Hermès
- Jo Malone London
- Kate Spade New York
- Lilith
- Longchamp
- Loro Piana
- Louis Vuitton
- Mango Tree
- Milk Bar
- Momofuku
- Morgenthal Frederics
- Paul Stuart
- Raresweets
- Salvatore Ferragamo
- The Great Republic
- TUMI
- VINCE
- Zadig & Voltaire

Corporate / Government

49. Inter-American Bank
50. FBI Headquarters

Cultural

51. Museum of Women in the Arts
52. Martin Luther King Library
53. National Theater
54. Warner Theater
55. Madame Tussauds
56. Ford's Theater
57. International Spy Museum
58. Smithsonian Museum of American Art and Portraiture
59. Shakespeare Theater
60. Woolly Mammoth Theater

Building Specs

CARROLL SQUARE

Building Areas

- 10 stories
- Rentable office above grade 142,777 SF
- Rentable office below grade 14,372 SF
- Retail on ground floor 13,262 SF
- Artist studios in historic townhouses 6,522 SF
- Total rentable 176,933 SF

Available Space

- Third floor (Office) 6,187 SF
- Fifth floor (Office) 3,000 - 10,000 SF
- Tenth floor (Office) 4,000 - 13,000 SF

Key Amenities

- 24-hour guard
- Client-only fitness facility
- Rooftop terrace
- Within two blocks of all Metro lines
- Award-winning Akridge Property Management
- Pocket Park between Carroll Square and St. Patrick's church
- Public Art Gallery on the ground Floor

Column Spacing

- Southwest corner bay is 67' x 43' column-free
- Other bays range from 22' x 22' to 22' x 24'

Finishes

- Façade incorporates seven preserved or restored 19th century commercial townhouses
- Façade materials are granite, brick, pre-cast concrete, and metal accents
- Main lobby features marble floors and wood-paneled walls with architectural metal and marble accents throughout

HVAC System

- Variable Air Volume (VAV) in office area
- 24-hour condenser water loop for package units
- Computerized Client override HVAC for over-time usage

Electrical System

- 8 watts per SF (Office):
2 watts 277/480 volt
6 watts 120/280 volt

Voice/Data System

- In-building wireless network
- Fiber optic and T1 connection

Elevators

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

Parking

- One parking space per 1,500 square foot in a 4-level garage

Other Features

- Virtually free standing building with windows on all four sides
- Classic architectural design by SmithGroup
- Floor Load: 100 pounds per SF live load
- Easily-accessible, secure loading dock

First Floor Retail

- Mia Gemma
- L'Occitane
- CoCo Sala
- idoc Optical & Contact Lens Center
- Alden Shoes
- Leica

Carroll Square Benefits

- LEED-EB Gold Building and Energy Star labeled building
- Green Seal Certified cleaning supplies and paper products
- Single-stream recycling
- Bike Storage, lockers, fitness and shower facilities
- Upgraded water-efficient restroom fixtures
- Upgraded energy-efficient lighting and motion sensors
- VFD Fixtures on all HVAC equipment regulating energy consumption
- BOMA 360 Designation

About Carroll Square

Located at the corner of Tenth and F Streets next to historic St. Patrick's Church, Carroll Square masterfully integrates office, retail, and arts uses to create a tranquil boutique environment.

Designed by SmithGroup and developed by Akridge in 2007, the trophy-class property incorporates four renovated late 19th century commercial townhouses and the facades of two others, as well as a defining architectural cupola and a distinguished new structure accented with brick and stone. The project features subsidized studios for artists and a public art gallery curated by Hemphill Fine Arts.

Transportation: Ride, Walk, or Bike

Located in the heart of the downtown Penn Quarter neighborhood, Carroll Square is a short walk to the Metro Center and Gallery Pl-Chinatown Metro Stations, and minutes to vibrant retail, restaurants, and entertainment. Bicycle commuting is supported by the availability of bike racks and a tire-pump service station in the building garage, along with convenient lockers, changing areas, and showers in the on-site fitness facility.

For More Information Please Contact:

Wil Pace 202.624.8649 or wpace@akridge.com
McKay Elliott 202.207.3932 or melliott@akridge.com