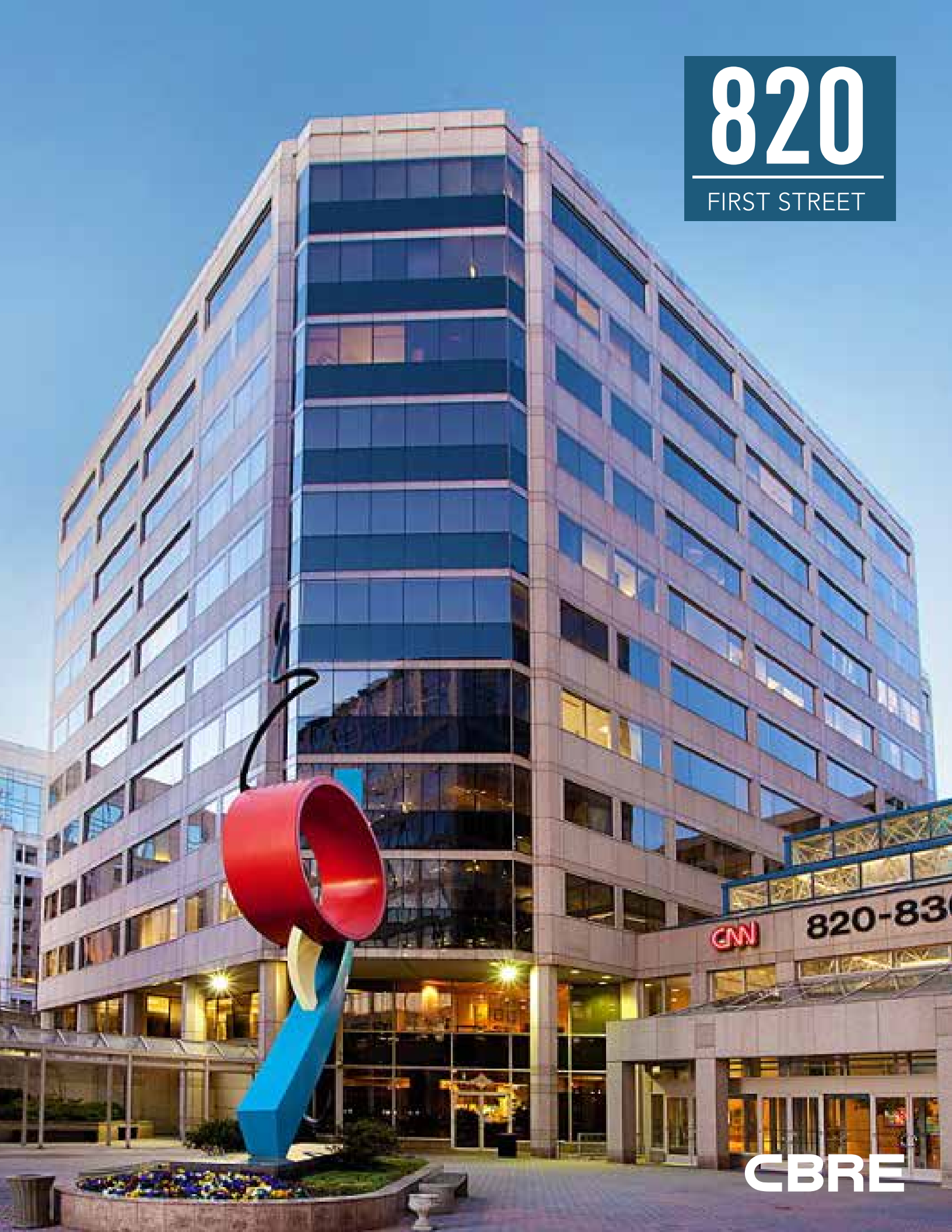


# 820

FIRST STREET



**CBRE**



# SPACE AVAILABLE

## PARTIAL LOWER LEVEL

**Size:** 3,262 SF  
**Rent/SF/YR:** \$33.00 FS  
**Occupancy:** Immediate  
**Term:** 3-10 years  
**Condition:** Built out  
**Work:** New Build-out

## PARTIAL 3RD FLOOR

**Size:** 1,633 SF  
**Rent/SF/YR:** \$48.00 FS  
**Occupancy:** Immediate  
**Term:** 3-10 years  
**Condition:** Built out  
**Work:** New Build-out

## PARTIAL 4TH FLOOR

**Size:** 5,966 SF  
(Divisible to 1,825 SF)  
**Rent/SF/YR:** \$48.00 FS  
**Occupancy:** Immediate  
**Term:** 3-10 years  
**Condition:** Built out  
**Work:** New Build-out

## ENTIRE 5TH FLOOR

**Size:** 5,000-24,133 SF  
**Rent/SF/YR:** \$48.00 FS  
**Occupancy:** January 1, 2021  
**Term:** 3-10 years  
**Condition:** Built out  
**Work:** New Build-out

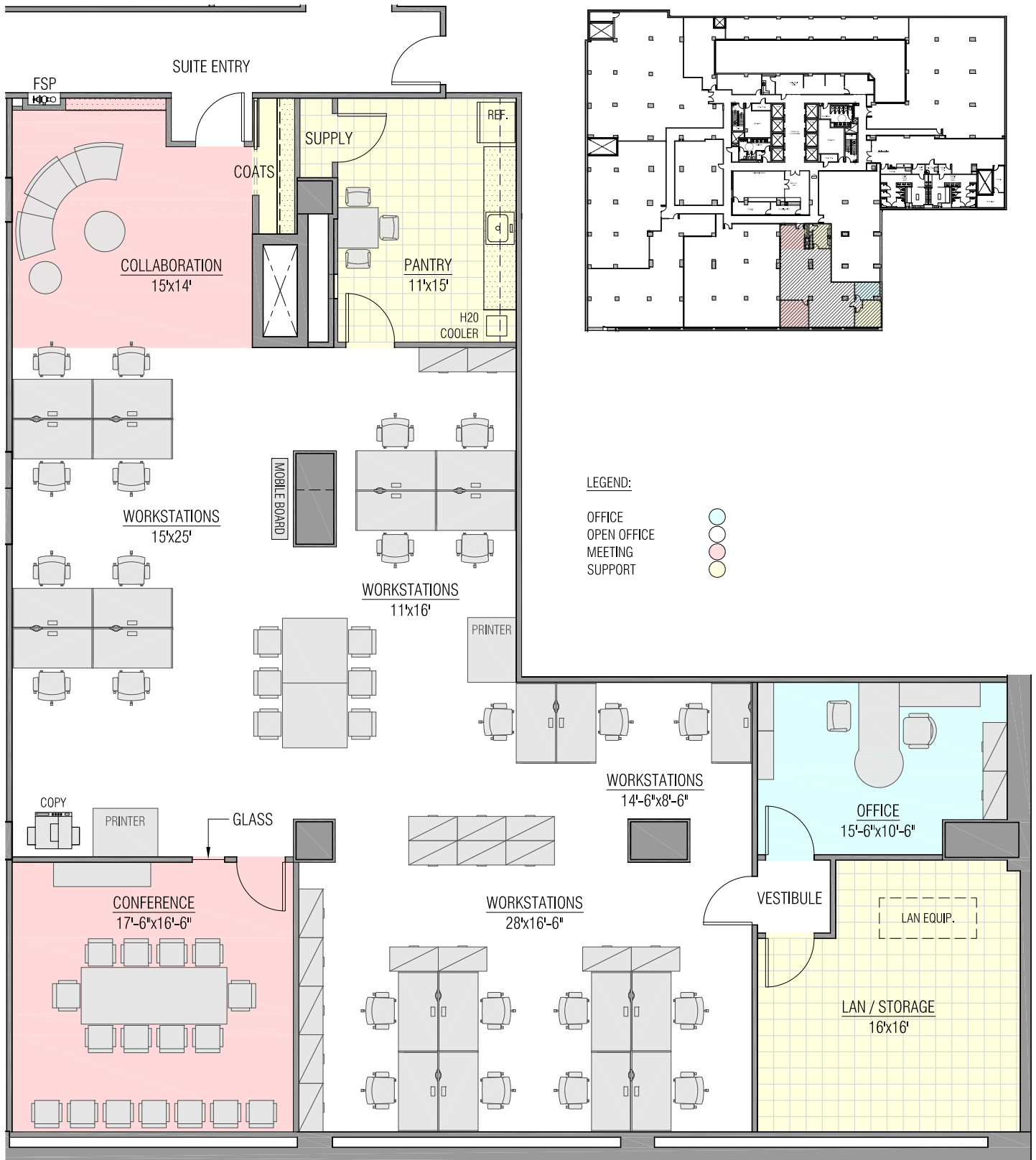
## PARTIAL 6TH FLOOR

**Size:** 2,439 SF  
**Rent/SF/YR:** \$48.00 FS  
**Occupancy:** Immediate  
**Term:** 3-10 years  
**Condition:** Built out  
**Work:** New Build-out

## PARTIAL 7TH FLOOR

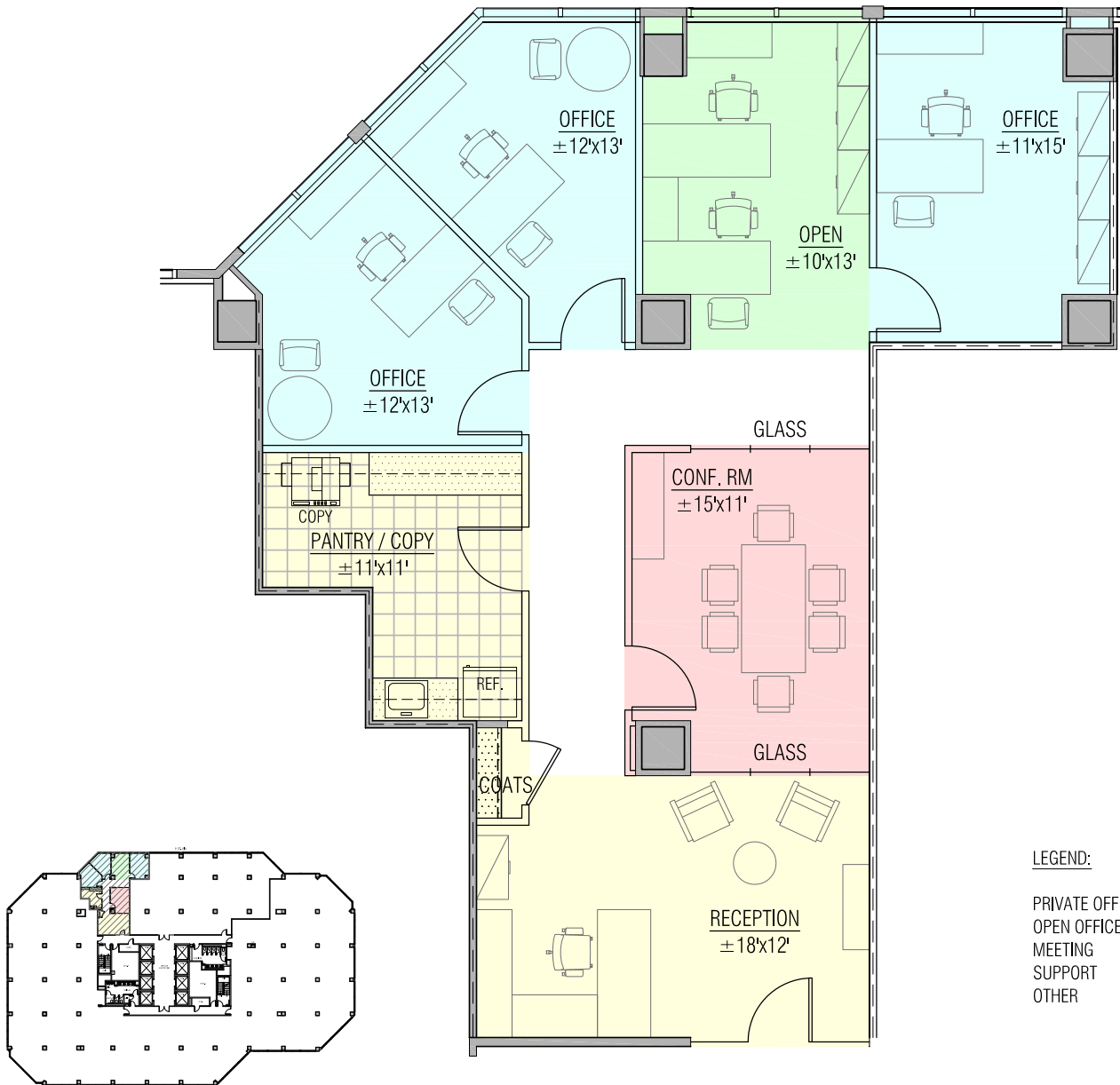
**Size:** 2,038 SF  
**Rent/SF/YR:** \$48.00 FS  
**Occupancy:** February 1, 2021  
**Term:** 3-10 years  
**Condition:** Built out  
**Work:** New Build-out

New state-of-the-art conference facility with catering kitchen and tenant-only fitness center at no cost to tenants. VAV HVAC system. 24/7 lobby security. Large 3-story all glass lobby/atrium. 4 sides of glass. Lobby deli. 1.5 blocks from Union Station. 1/1,500 parking ratio, currently \$202 per month. On-site property management.



EXISTING CONDITIONS PLAN  
 3,262 SF  
 LOWER LEVEL  
 820 1ST ST., N.E.  
 WASHINGTON, D.C. 20002

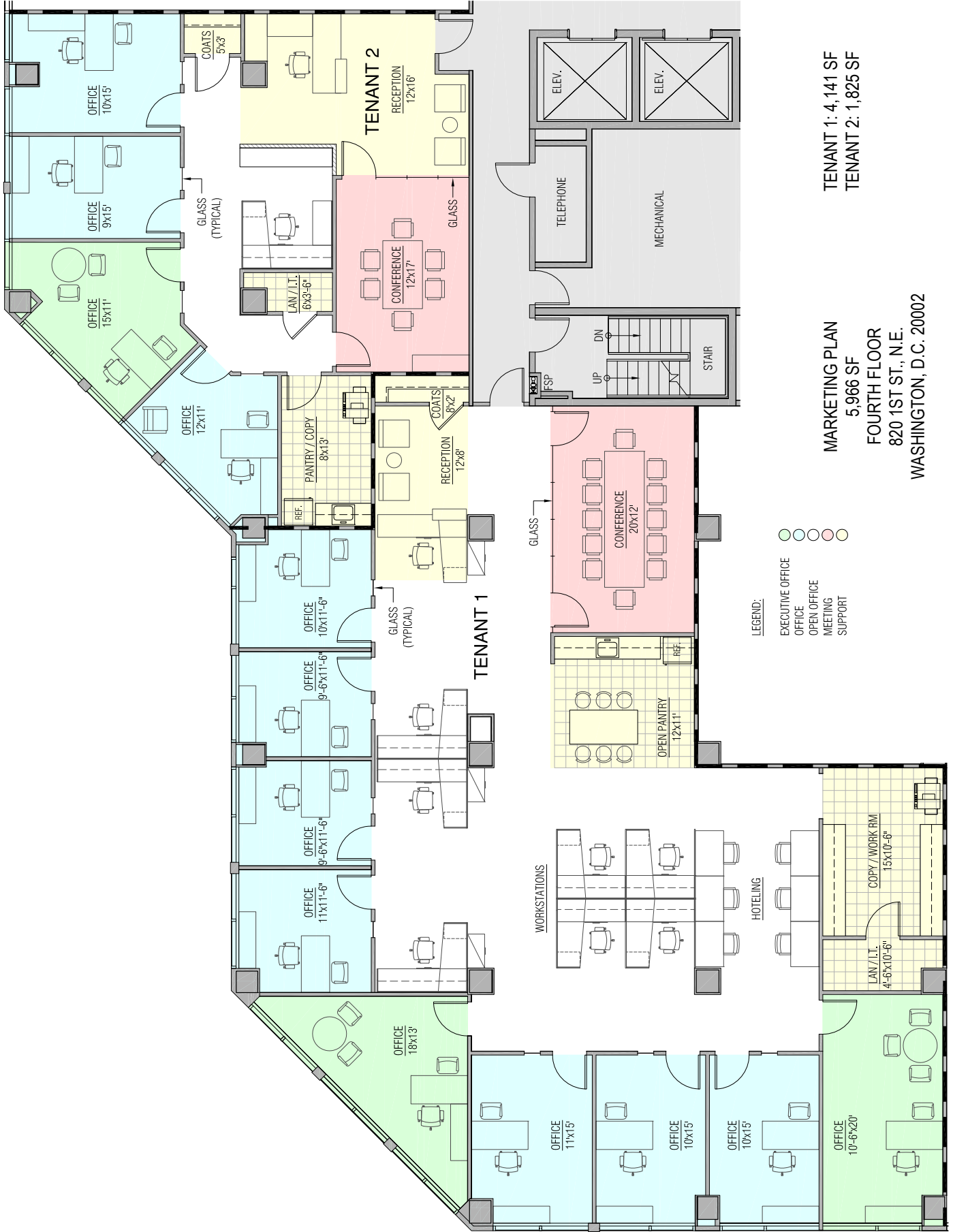
H Street NE



3RD FLOOR - KEY PLAN

SCALE: 1"=100'-0"

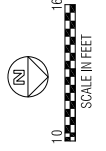
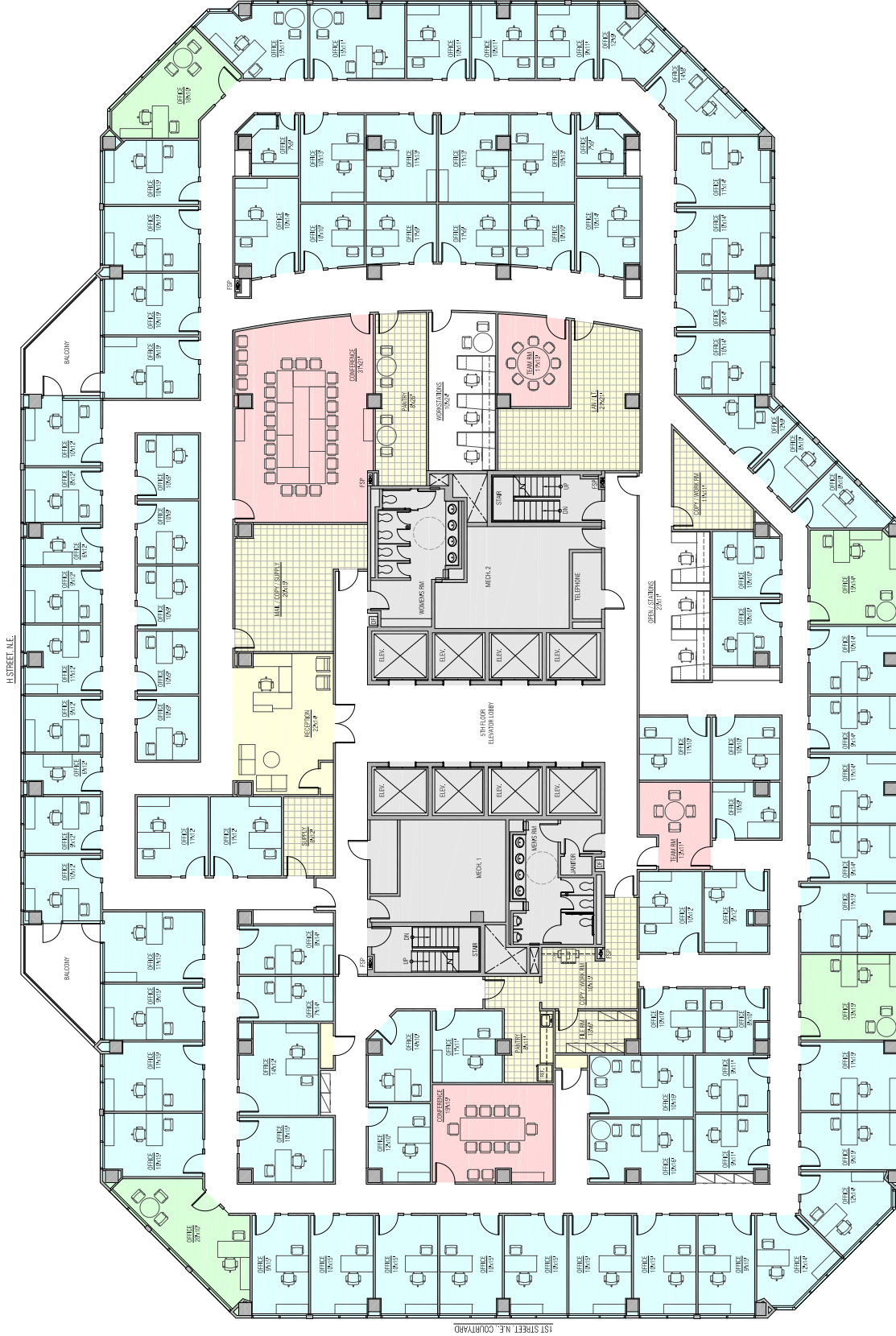
Test Fit Plan- 1,633 SF



LEGEND:

- EXECUTIVE OFFICE
- OFFICE
- OPEN OFFICE
- MEETING
- SUPPORT

RENTABLE AREA	24,135 SF
CONFERENCE ROOM	2
TEAM ROOM	2
PANTRY	3
COPY	3
LAN ROOM / I.T.	1
OFFICE - WINDOW	52
OFFICE - INTERIOR	39
WORKSTATION	6
RECEPTION	1
TOTAL STAFF	98



EXISTING CONDITIONS PLAN  
 FIFTH FLOOR  
 820 1ST ST., N.E.  
 WASHINGTON, D.C. 20002

LEGEND:

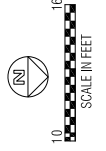
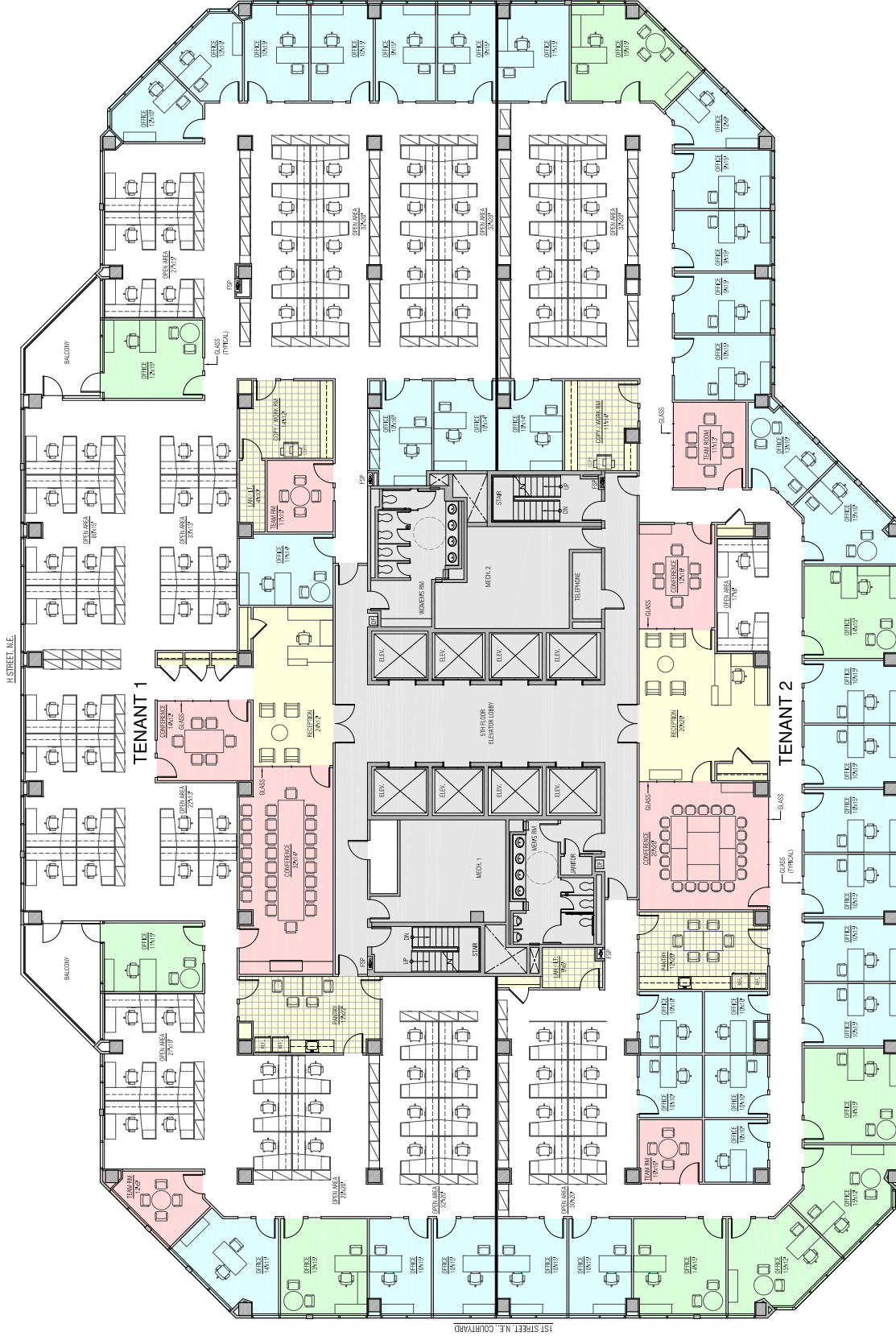
- EXECUTIVE OFFICE
- OFFICE
- OPEN OFFICE
- MEETING
- SUPPORT

TENANT #1: RENTABLE AREA 13,109 SF

- CONFERENCE ROOM 2
- TEAM ROOM 2
- PANTRY 1
- COPY 1
- LAN ROOM / I.T. 1
- OFFICE - WINDOW 12
- OFFICE - INTERIOR 3
- WORKSTATION 74
- RECEPTION 1
- TOTAL STAFF 90

TENANT #2: RENTABLE AREA 10,962 SF

- CONFERENCE ROOM 2
- TEAM ROOM 2
- PANTRY 1
- COPY 1
- LAN ROOM / I.T. 1
- OFFICE - WINDOW 22
- OFFICE - INTERIOR 6
- WORKSTATION 20
- RECEPTION 1
- TOTAL STAFF 49

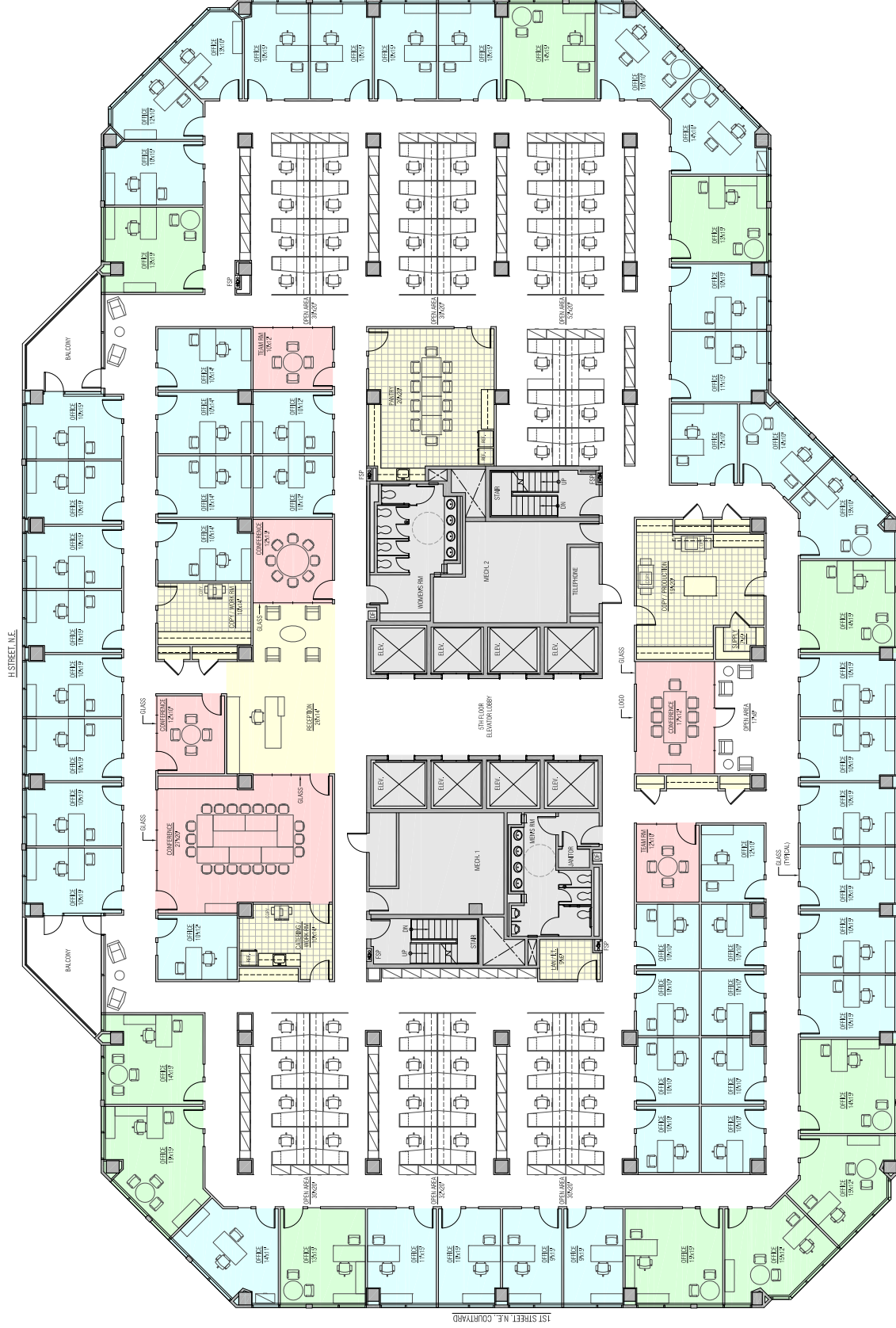


MARKETING PLAN: MULTI-TENANT  
 FIFTH FLOOR  
 820 1ST ST., N.E.  
 WASHINGTON, D.C. 20002

LEGEND:

- EXECUTIVE OFFICE
- OFFICE
- OPEN OFFICE
- MEETING
- SUPPORT

RENTABLE AREA	241,133 SF
• CONFERENCE ROOM	4
• TEAM ROOM	2
• PANTRY	2
• COPY	2
• LAN ROOM / I.T.	1
• OFFICE - WINDOW	43
• OFFICE - INTERIOR	17
• WORKSTATION	54
• RECEPTION	1
• TOTAL STAFF	115



MARKETING PLAN: SINGLE TENANT (OFFICE INTENSIVE)

FIFTH FLOOR

820 1ST ST., N.E.

WASHINGTON, D.C. 20002





LEGEND:

- EXECUTIVE OFFICE
- OFFICE
- OPEN OFFICE
- MEETING
- SUPPORT

RENTABLE AREA	24,133 SF
● CONFERENCE ROOM	4
● TEAM ROOM	5
● PANTRY	2
● COPY	2
● LAN ROOM / I.T.	1
● OFFICE - WINDOW	13
● OFFICE - INTERIOR	5
● WORKSTATION	144
● RECEPTION	1
● TOTAL STAFF	163



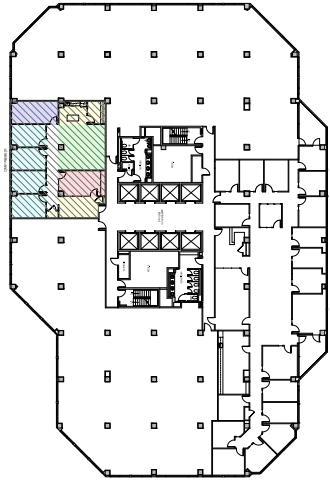
MARKETING PLAN: SINGLE TENANT (WORKSTATION INTENSIVE)

FIFTH FLOOR

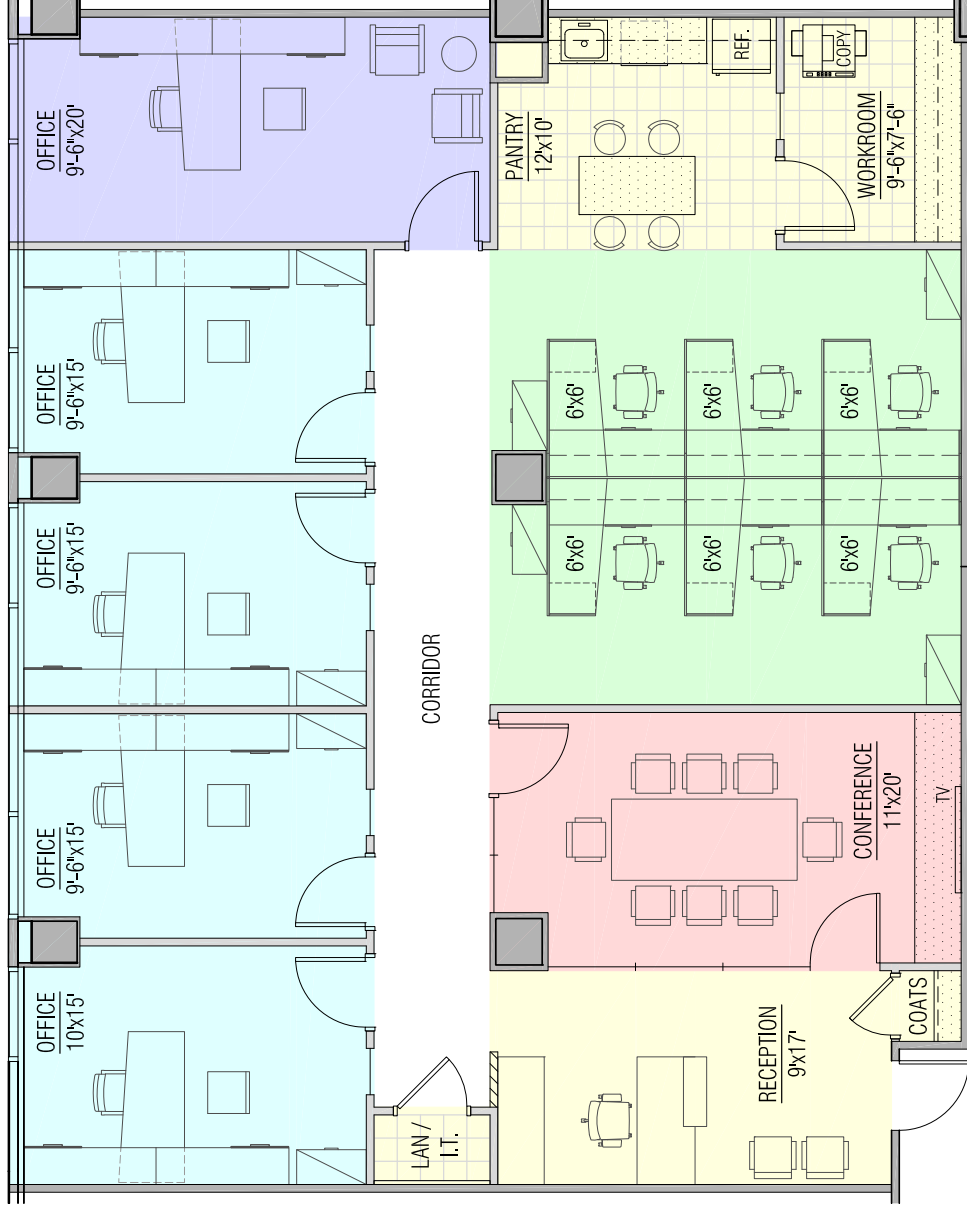
820 1ST ST., N.E.

WASHINGTON, D.C. 20002





COURTYARD BELOW



**MARKETING PLAN  
820 1ST., N.E., SUITE #610**

**LEGEND:**

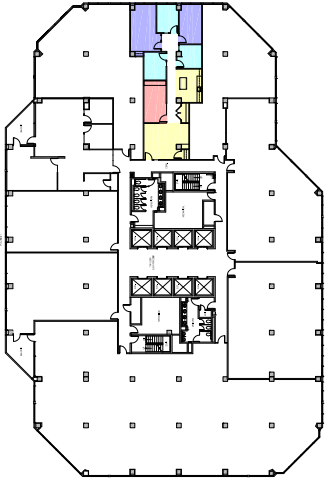
- OPEN AREA
- OFFICE
- EXECUTIVE OFFICE
- MEETING
- SUPPORT

**RENTABLE AREA: 2,439 SF**

● CONFERENCE ROOM	1
● COPY / WORKROOM	1
● PANTRY / LOUNGE	1
● LAN / I.T.	1
● OFFICE - WINDOW	5
● WORKSTATION	6
● RECEPTION	1
● TOTAL STAFF	12

MARKETING PLAN  
2,439 SF  
SIXTH FLOOR  
820 1ST ST., N.E.  
WASHINGTON, D.C. 20002

**MARKETING PLAN  
820 1ST., N.E., SUITE #720**

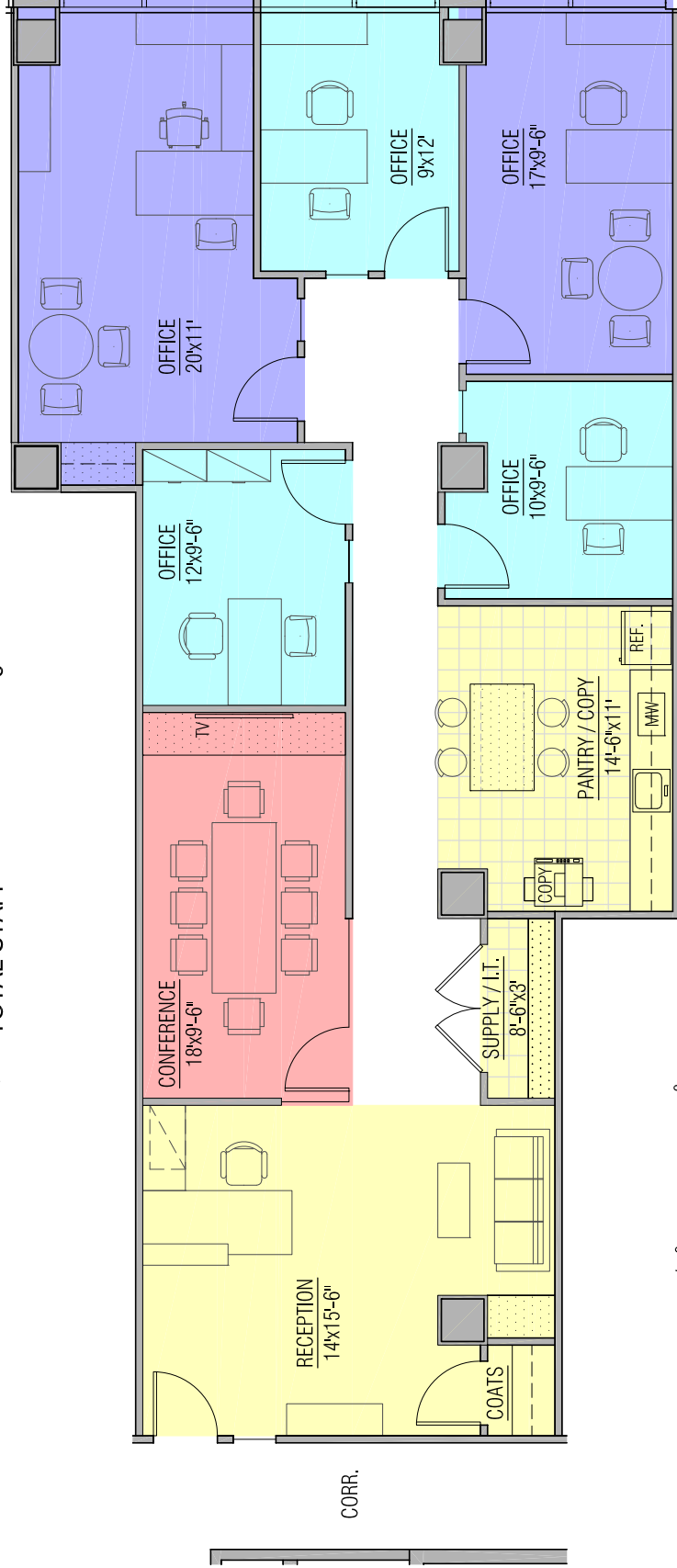


**RENTABLE AREA: 2,038 SF**

- CONFERENCE ROOM 1
- PANTRY / COPY 1
- SUPPLY / I.T. 1
- OFFICE - WINDOW 3
- OFFICE - NO WINDOW 2
- RECEPTION 1
- TOTAL STAFF 6

**LEGEND:**

- OPEN AREA
- OFFICE
- EXECUTIVE OFFICE
- MEETING
- SUPPORT

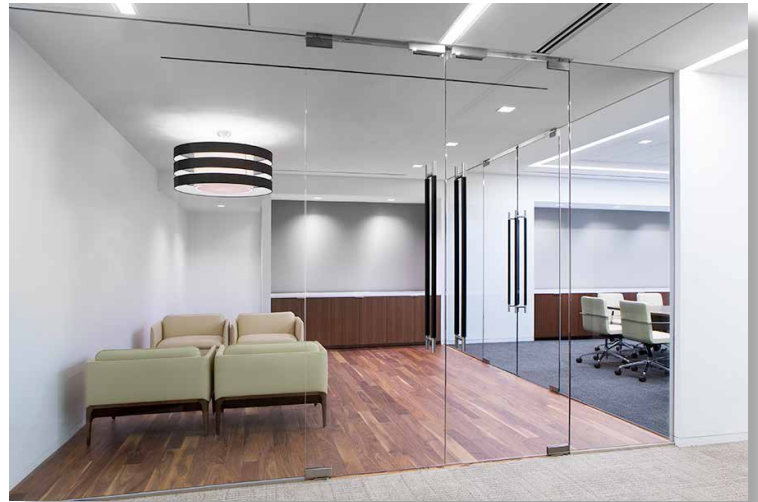


MARKETING PLAN  
2,038 SF  
SEVENTH FLOOR  
820 1ST ST., N.E.  
WASHINGTON, D.C. 20002

# NEW CONFERENCE ROOM



CATERING KITCHEN



CONFERENCE CENTER BREAK OUT AREA



CONFERENCE ROOM

# NEW FITNESS CENTER



FITNESS CENTER

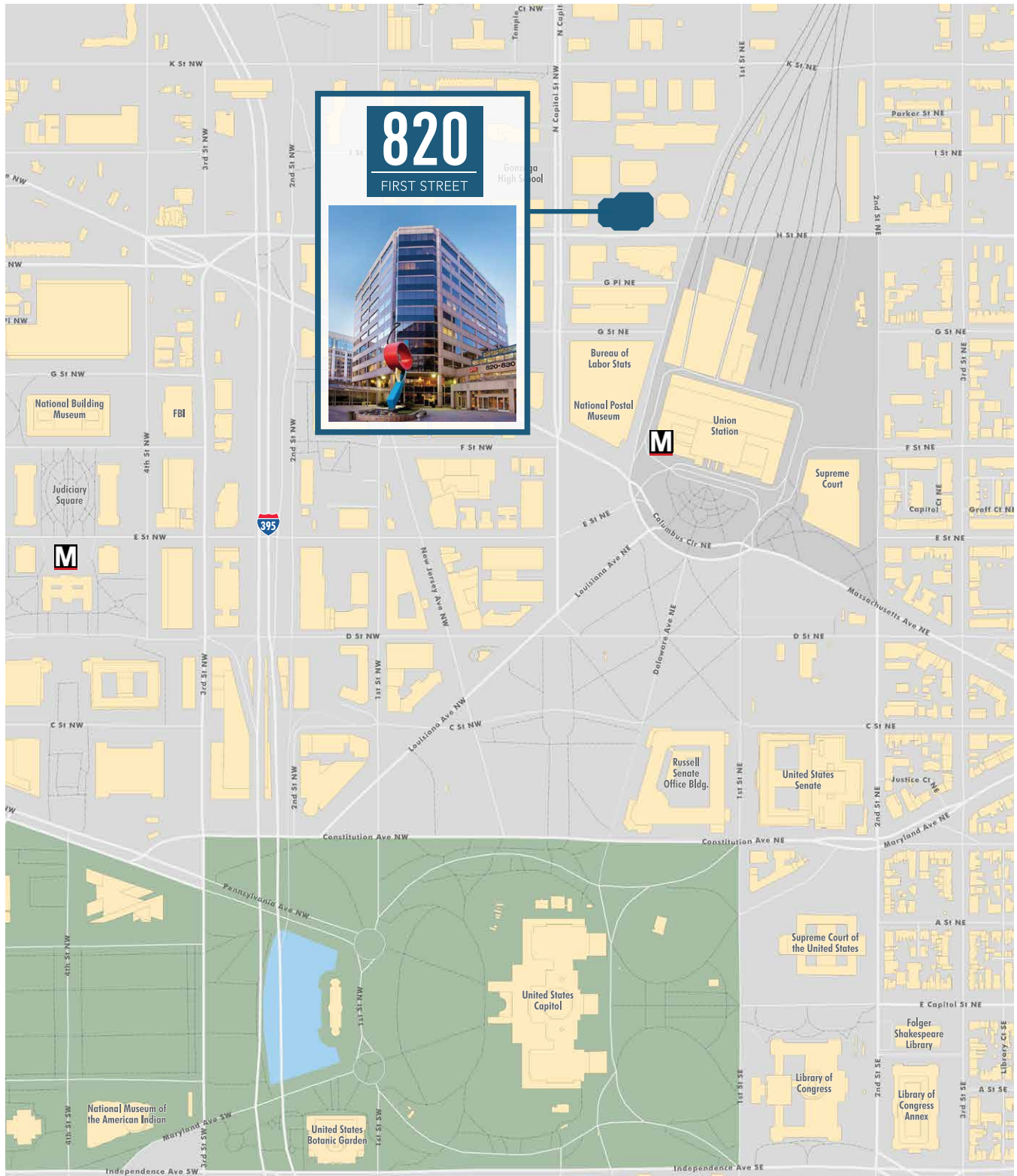


LOCKER ROOM



EXERCISE AREA

# LOCATION



# UNION STATION AMENITIES



ANN TAYLOR  
AU BON PAIN  
BEST BUY  
BLUE BOTTLE  
BLUE MURCURY  
CAVA  
CHIPOTLE  
CHOP'T  
CLAIRE'S  
DUNKIN DONUTS  
H&M  
HAAGEN DAZS  
JAMBA JUICE  
JOHNNY ROCKETS  
JOS. A BANK  
LADERÉE  
LE PAIN QUOTIDIEN

LEGAL SEA BAR BY LEGAL SEA FOODS  
MAGNOLIA BAKERY  
NEUHAUS CHOCOLATIER  
PAPYRUS  
POTBELLY SANDWICH SHOP  
PRET A MANGER  
ROTI  
SAKURA JAPAN  
SHAKE SHACK  
STARBUCKS  
THE BODY SHOP  
UNION WINE AND LIQUOR  
UNIQLO  
VERIZON  
VICTORIA'S SECRET  
WALGREENS  
WARBY PARKER



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