

1201 EYE STREET



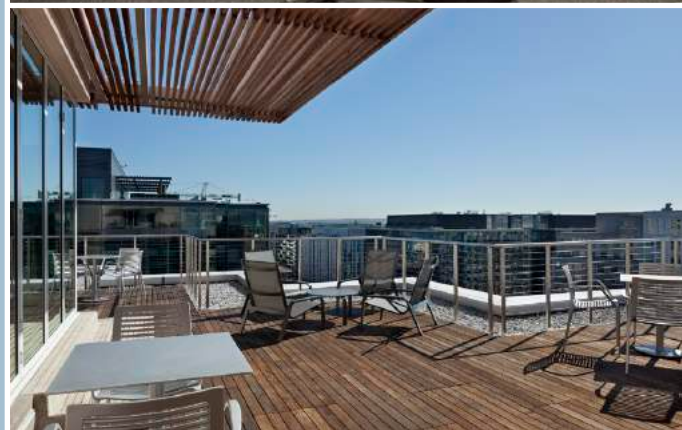
NEW AND IMPROVED

BUILDING RENOVATIONS DELIVERED

- Newly expanded rooftop terrace with conference room
- Finishes to main lobby are a blend of granite, wood and stainless steel
- Brand new tenant-only fitness center

ADDITIONAL INFORMATION

- Up to 40 windowed offices per floor & 14 corner offices
- Finished ceiling heights:
- 8'4" - 8'6" Office
- VAV HVAC system
- On-site covered parking; Ratio of 1/1,500 SF
- Energy Star label and LEED Gold Certified
- 2 block walk to McPherson Square Metro Station (Orange, Blue, & Silver lines) and 2 1/2 block walk to Metro Center Station (Orange, Blue, Silver, & Red lines)

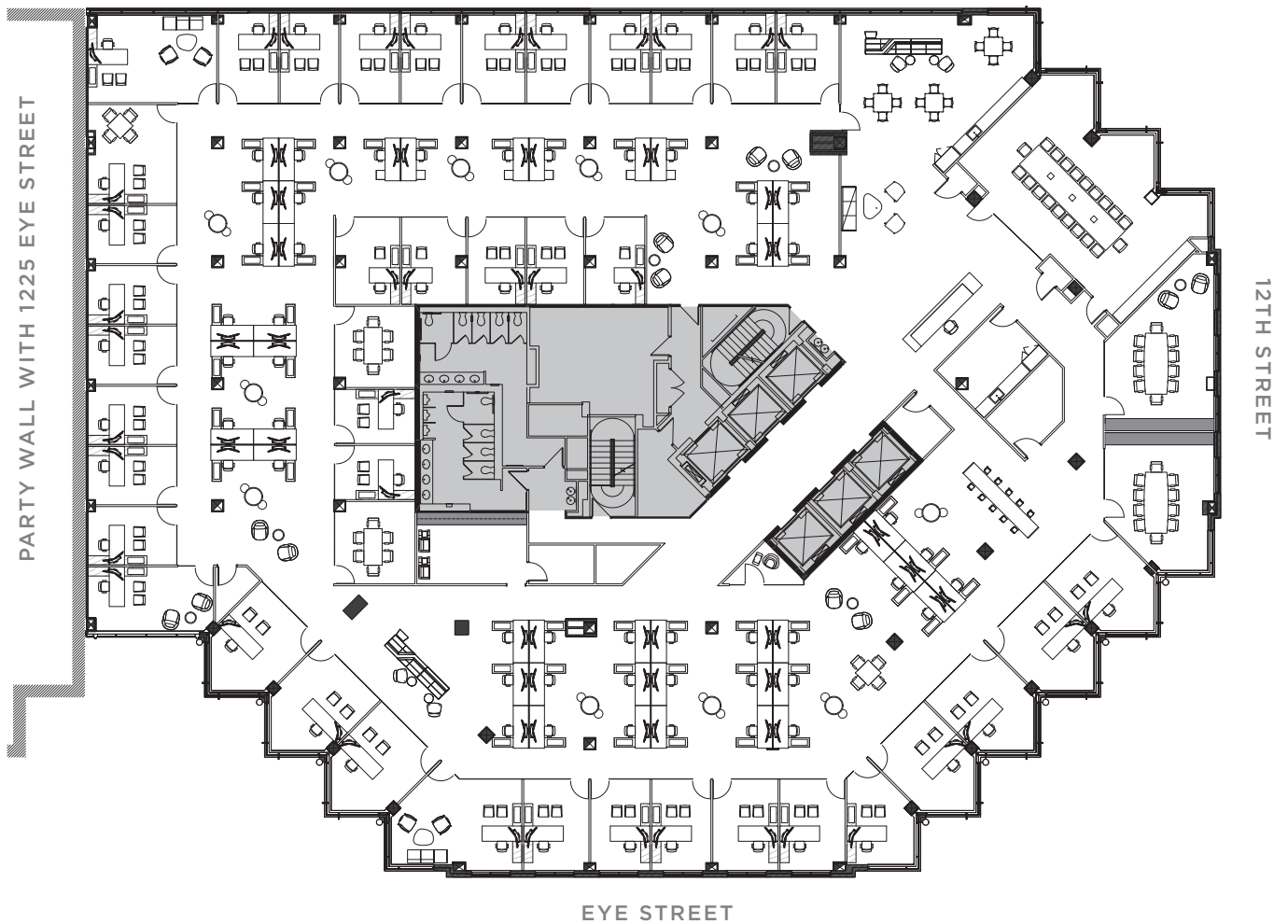


AVAILABILITY



12	LEASED	
11	LEASED	
10	LEASED	
9	LEASED	
8	LEASED	12,680 SF
7		23,047 SF
6		23,047 SF
5		23,047 SF
4	LEASED	
3		22,829 SF
2	8,500 SF	LEASED
1		9,655 SF
LL		9,281 SF

OFFICE INTENSIVE

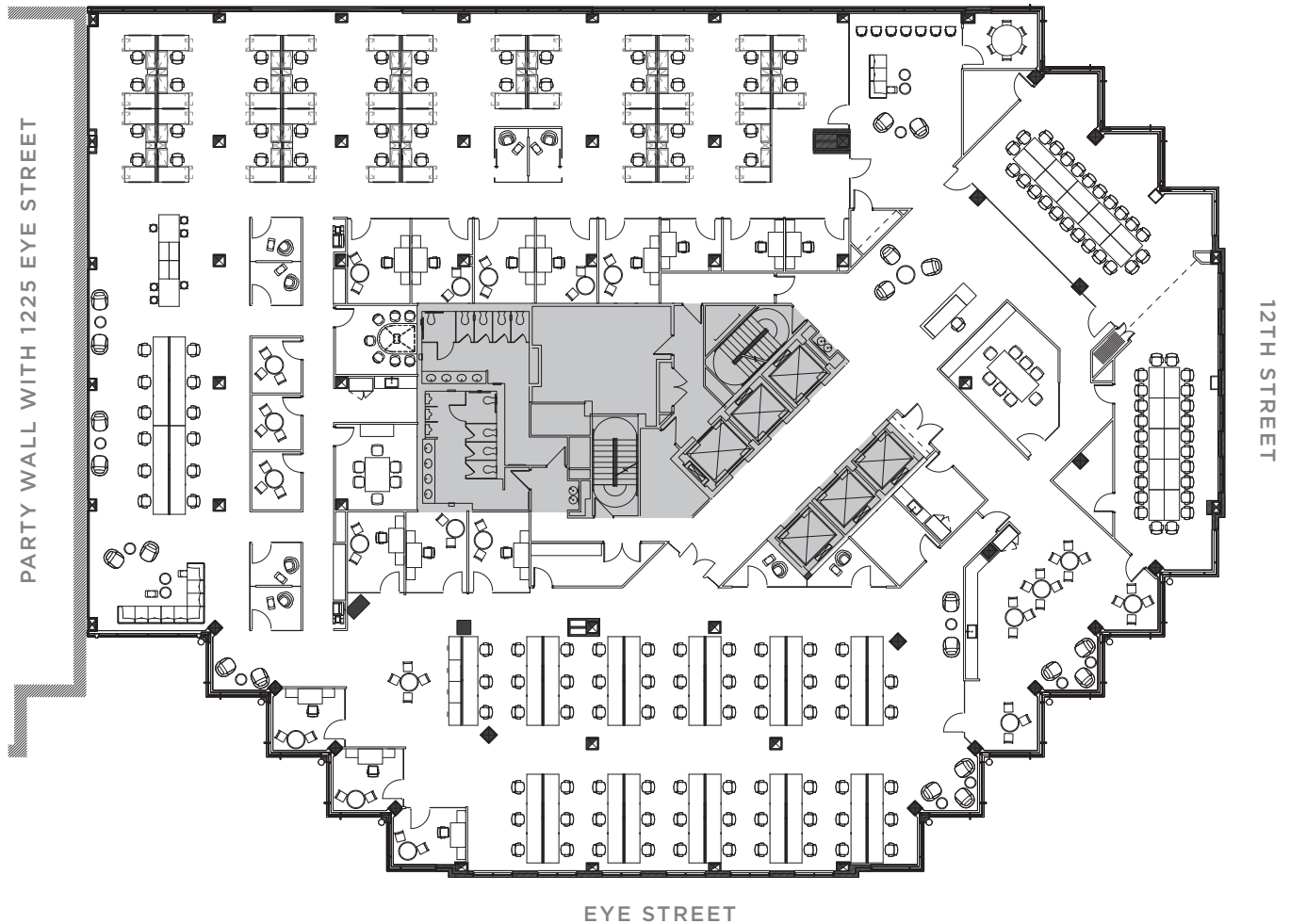


- 14 Interior Offices
- 26 Exterior Offices
- 48 Workstations
- 2 Small Conference Rooms

- 2 Large Conference Rooms
- 1 Large Board Room
- 1 Cafe
- 1 Conference Pantry

23,047 SF

CREATIVE PLAN

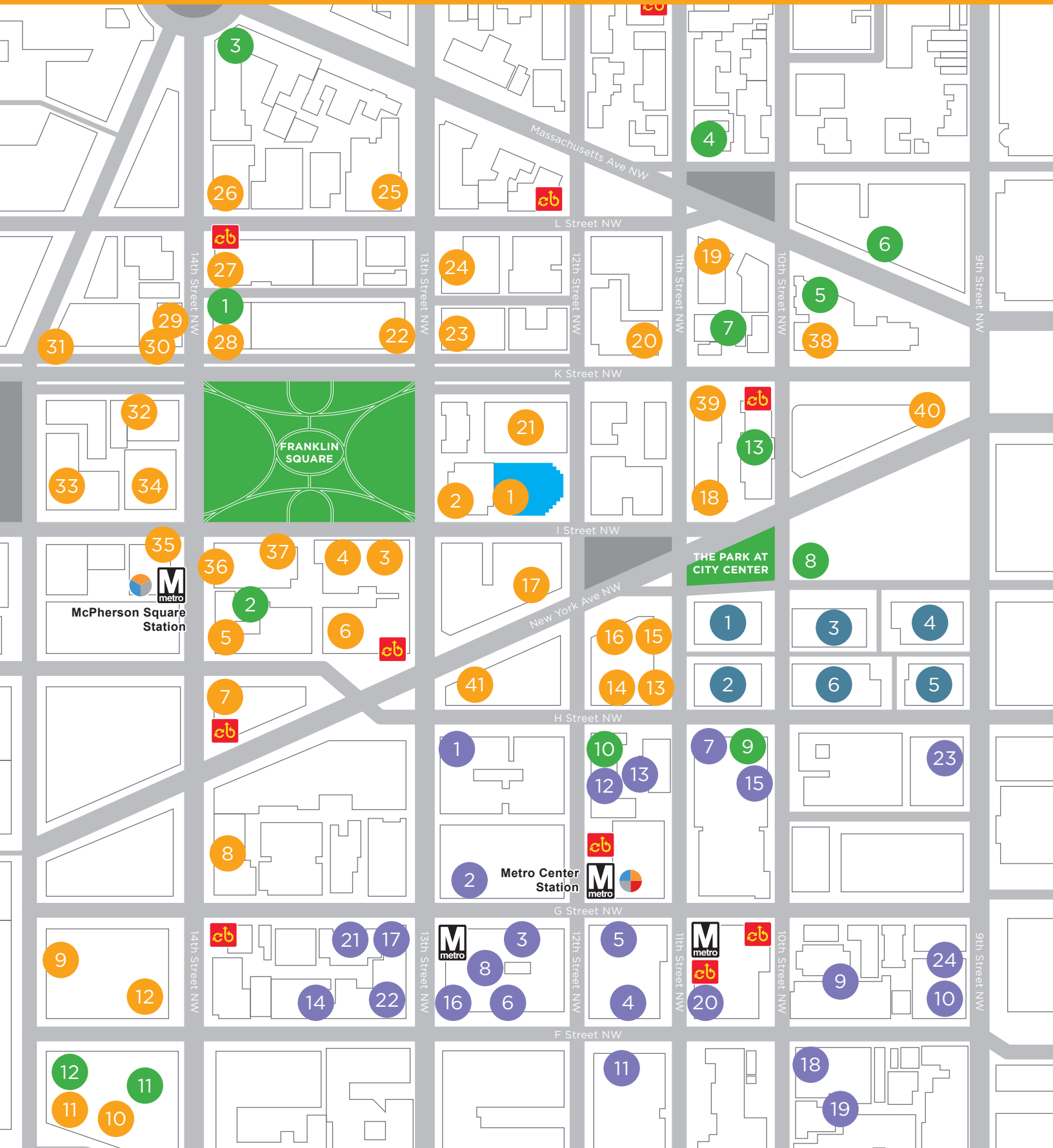


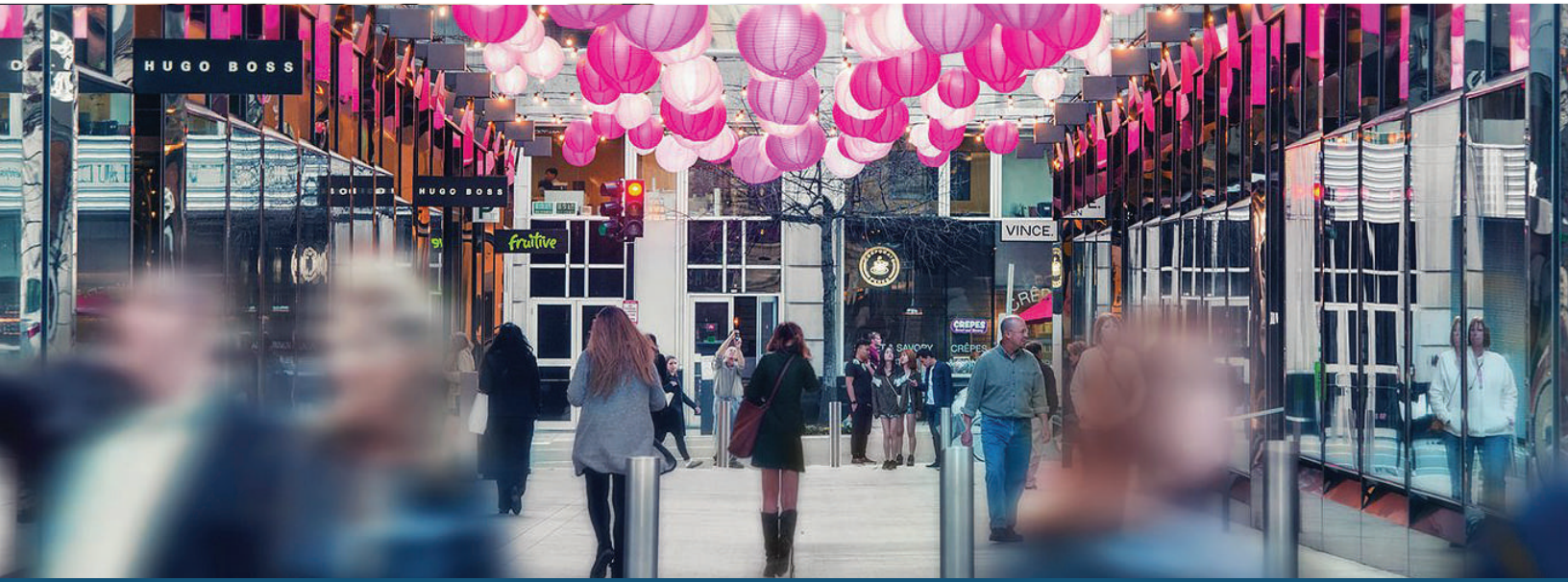
- 11 Interior Offices
- 3 Exterior Offices
- 105 Workstations
- 12 Huddle/Phone Rooms
- 4 Small Conference Rooms

- 2 Large Board Rooms
- 1 Lounge
- 1 Cafe
- 1 Conference Pantry
- 1 Reception

23,047 SF

PRIME LOCATION





Neighborhood Amenities

1. Atrium Café
2. Bank of America, Starbucks, Devon & Blakely
3. Toro Toro
4. Wells Fargo
5. Cosi
6. Café Mozart
7. Pret a Manger
8. CVS, Ocean Prime
9. Old Ebbitt Grill
10. Occidental Grill & Seafood
11. POV
12. The Hamilton, MXDC Cocina Mexicana
13. Capitol City Brewing, Point Chaud Café & Crepes, Haad Thai
14. Osteria Bibiana
15. Sushi Aoi, Noodles on 11th
16. Subway
17. Bobby Van's Grill
18. Casa Luca
19. Bolt Burgers, Subway
20. Brasserie Beck
21. Franklin Grill
22. Compass Coffee*, Union Kitchen*, Soho Deli
23. PAUL, SunTrust Bank, One 80 Salon
24. The UPS Store
25. Au Bon Pain, Maddy's Taproom
26. Jimmy John's, City Buffet, Dunkin' Donuts
27. Brown Bag
28. 14K Restaurant
29. Le Pain Quotidien
30. Taylor Gourmet
31. Corner Bakery Café
32. &pizza
33. Starbucks
34. Au Bon Pain
35. Five Guys
36. Buredo
37. Pennsylvania 6
38. Bank of America
39. Potbelly Sandwich Shop
40. Acadiana
41. Mezzanine Café

Metro Center

1. Staples
2. Macy's
3. Jimmy John's, Dunkin' Donuts, Chop't
4. Walgreens, Pret a Manger
5. SunTrust Bank
6. The Oceanaire Seafood Room
7. Starbucks
8. Pete's Coffee, BB&T Bank, T.J. Maxx
9. Co Co. Sala
10. The Smith
11. Tosca Ristorante
12. Fire & Sage
13. Sax
14. Proper 21
15. Cure Bar & Bistro
16. Banana Republic
17. Anne Taylor
18. Anthropologie
19. J. Crew
20. H&M
21. Astro Doughnuts & Fried Chicken, Mackey's Public House
22. Roti Modern Mediterranean, District Taco, Mastro's Steakhouse
23. Ruth's Chris Steakhouse
24. Ella's Wood Fired Pizza

City Center

1. Momofuku, Milk Bar
2. Gucci
3. Vince
4. RareSweets
5. The Great Republic
6. Zadig & Voltaire
7. Del Frisco's Grille
8. Paul Stuart
9. Moncler
10. Dior
11. Fig & Olive
12. David Yurman
13. Dolcezza
14. Corepower Yoga
15. Flywheel
16. Tesla
17. Louis Vuitton
18. Caudalie Boutique
19. Hermés
20. Centralina
21. Eagle Co
22. Kate Spade
23. CH Carolina Herrera
24. Loro Piana
25. Morgenthal Frederics
26. DBGB Kitchen & Bar
27. Hermés
28. Centralina
29. Eagle Co
30. Kate Spade
31. CH Carolina Herrera
32. Loro Piana
33. Morgenthal Frederics

Hotels

1. The Hamilton
2. Hilton Garden Inn
3. Kimpton Donovan Hotel
4. Morrison-Clark Historic Inn
5. The Henley Park Hotel
6. Marriott Marquis
7. The Moxy*
8. The Conrad*
9. Grand Hyatt
10. Washington Marriott at Metro Center
11. The Willard
12. W Hotel
13. Embassy Suites

*Coming soon



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Its geographically-diversified, over \$5 billion portfolio is comprised of more than 21 million square feet. The Company is a fully-integrated, self-managed real estate investment trust (REIT) with local management offices in each of its major markets and is investment-grade rated by Standard & Poor's (BBB) and Moody's (Baa2).

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