



FRANKLIN
SQUARE

1300 EYE ST NW



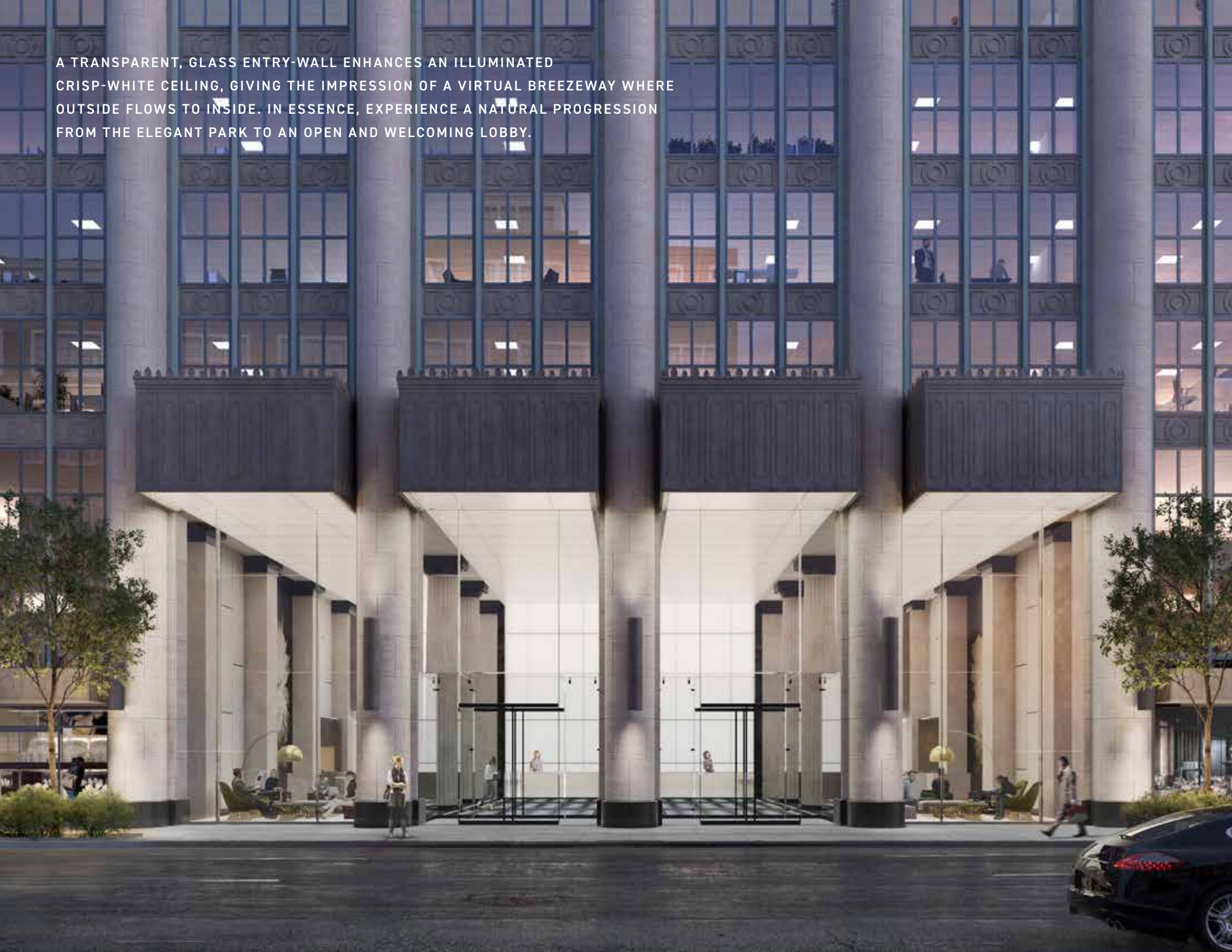
FRANKLIN SQUARE'S STATELY FAÇADE AND GRAND COLUMNS DEMAND ADMIRATION, AND COMMAND ATTENTION FROM THE SURROUNDING URBAN VIBRANCY. IN FOCUS IS A FASHIONABLE, BRIGHT AND ICONIC RE-ENVISIONED PARK PRESENCE.



An Eye for Style

As an illuminated beacon, the Philip Johnson designed Franklin Square stands prominently on Franklin Square Park, the largest open greenspace in downtown Washington, D.C. Our renovation both modernizes and honors an established sense of history — an elegant authenticity forever in style. Clean, crisp and sophisticated, Franklin Square is embarking on a future-forward journey.

A TRANSPARENT, GLASS ENTRY-WALL ENHANCES AN ILLUMINATED CRISP-WHITE CEILING, GIVING THE IMPRESSION OF A VIRTUAL BREEZEWAY WHERE OUTSIDE FLOWS TO INSIDE. IN ESSENCE, EXPERIENCE A NATURAL PROGRESSION FROM THE ELEGANT PARK TO AN OPEN AND WELCOMING LOBBY.



THE LOBBY'S TRANSFORMATION GRACIOUSLY TAKES A BOW TO ITS ICONIC LEGACY WHILE ESTABLISHING A TIMELESS NEW STYLE. GRAND MONUMENTAL COLUMNS FRAMED WITH CONTEMPORARY LIGHTING AND GLASS, PROVIDE A FRESH AND INVITING SENSE OF PLACE.





HONED LEGACY TILES
WORK IN ALLURING
HARMONY WITH SLEEK
NEW FINISHES, MODERN
ART AND LIGHT FIXTURES.
INVITING, STYLISH
SOFT-SEATING FLANKS
THE DECOROUS ROOM.
NOW A FUNCTIONAL
TRANSITION SPACE,
THE DYNAMIC ENTRY
RECLAIMS THE
EXPECTATIONS OF
A GRAND LOBBY.





NESTLED BEHIND THE CONCIERGE, AN IMMERSIVE
BARISTA-OPERATED SOCIAL LOUNGE PROVIDES AN INVITING
BACKDROP FOR CASUAL MEETINGS AND AFTERNOON
DIALOGUE. OFFICE AND LIFE, INTERTWINED.



An Eye on New

An aesthetically satisfying, mindful and inspirational space is a requirement for the contemporary office. The flexible amenity spaces in Franklin Square's concourse are transformative, establishing an elevated expectation of form and function. Adaptable, comfortable, and accommodating for individuals and groups, the all new concourse is not a renovation, it's brand new — and built just for you.

WITH SEAMLESS ACCESS FROM THE EXPANSIVE LOBBY ABOVE, THIS ENTIRELY NEW, IMAGINATIVE CONCOURSE IS BORN FROM THE DESIRE TO ENABLE PRODUCTIVITY AND COMFORT. STUNNING CONFERENCE AND BREAKOUT ROOMS ARE RESERVED FOR GROUPS, LARGE AND SMALL.





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|---|----------------------------------|----|---------------------------------------|
| 1 | INCREASED PRESENCE ON PARK | 8 | SOCIAL LOUNGE |
| 2 | RECONFIGURED, ALL-GLASS ENTRY | 9 | PUBLIC BARISTA-CAFÉ |
| 3 | DRAMATIC ILLUMINATED CEILING | 10 | OPEN AND AIRY, CONTEMPORARY STAIRCASE |
| 4 | WELCOME LOUNGES | 11 | LARGE CONFERENCE ROOM |
| 5 | ICONIC POST-MODERN DETAILS | 12 | BREAKOUT LOUNGE |
| 6 | GRAND ATRIUM ARTWORK | 13 | WALKWAY TO PREMIER FITNESS CENTER |
| 7 | CONCIERGE WITH HIGH-END FINISHES | 14 | VARIETY OF BREAKOUT ROOMS |

WITH WORKDAY FLEXIBILITY AND STYLE IN MIND, THE BREAKOUT AREAS ON THE CONCOURSE LEVEL OFFER A VARIETY OF STYLISH SOFT-SEATING NOOKS. AN ESCAPE AREA TO FOCUS, RELAX, SWITCH GEARS AND FIND INSPIRATION.



TRANSPARENT GLASS SEPARATES THE CONCOURSE FROM A CONTEMPORARY CONFERENCE ROOM THAT CAN ACCOMMODATE LECTURES, TRAINING SESSIONS OR WORK-GROUPS. THIS SPACE CAN COMFORTABLY SEAT UP TO 180 PEOPLE OR CAN BE SPLIT IN TWO WITH AN INTEGRATED SLIDING PARTITION.



A PREMIERE NEW FITNESS CENTER OFFERS IMPRESSIVE HIGH-END SPORTING EQUIPMENT, FLATTERING LIGHTING AND DESIGN. SPA-FOCUSED, THE LOCKER ROOMS OFFER A LUXURY TENANT-ONLY EXPERIENCE.



ING ROOMS▶▶▶

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AN ON-SITE BIKE SHOP FOR THE COMMUTER OFFERS A DEDICATED BIKE ROOM WITH SPACE FOR BIKE STORAGE AND A BIKE REPAIR STATION.



An Eye for Green

Franklin Square Park, an urban oasis just across Eye Street, will soon be given the spotlight it has long deserved.

This historic, stately, urban park will undergo a complete renovation; groundbreaking slated for spring 2019.

In addition, the Adolf Cluss designed Franklin School, originally constructed in 1869, is currently under renovation to become Planet Word, an interactive museum dedicated to the power of language.



WORLD-CLASS URBAN PARKS CREATE A SENSE OF BELONGING AND DRAW INSPIRATION FROM COMMUNITY. UPON COMPLETION, THE HISTORIC FRANKLIN SQUARE PARK IS IN A POSITION TO ELEVATE THE CITY CORE BY BECOMING A FLEXIBLE, SUSTAINABLE AND ICONIC GATHERING HUB. THE TRANSFORMATION WILL INCLUDE A CAFÉ, PLAYGROUND, ENGAGING SEATING AND PROGRAMMED EVENTS.



ENORMOUS WINDOWS ACT AS FRAMES FOR THE EXPANSIVE FRANKLIN SQUARE PARK, TRAINING THE EYE TO ITS NATURAL YEAR-ROUND BEAUTY. INVITING LIGHT AND WELLNESS-FOCUSED VIEWS ENRICH THE DAILY ENVIRONMENT.

FRANKLIN SQUARE HAS AN EXCLUSIVE ADVANTAGE FEW DOWNTOWN BUILDINGS CAN BOAST – DRAMATIC, SWEEPING AND UNOBSTRUCTED VIEWS OF A NEAR 5-ACRE GREENSPACE. FRANKLIN SQUARE PARK IS A TRULY MAGNIFICENT OPEN SPACE WITH A THRIVING URBAN TREE CANOPY, RIGHT IN THE HEART OF DOWNTOWN D.C.



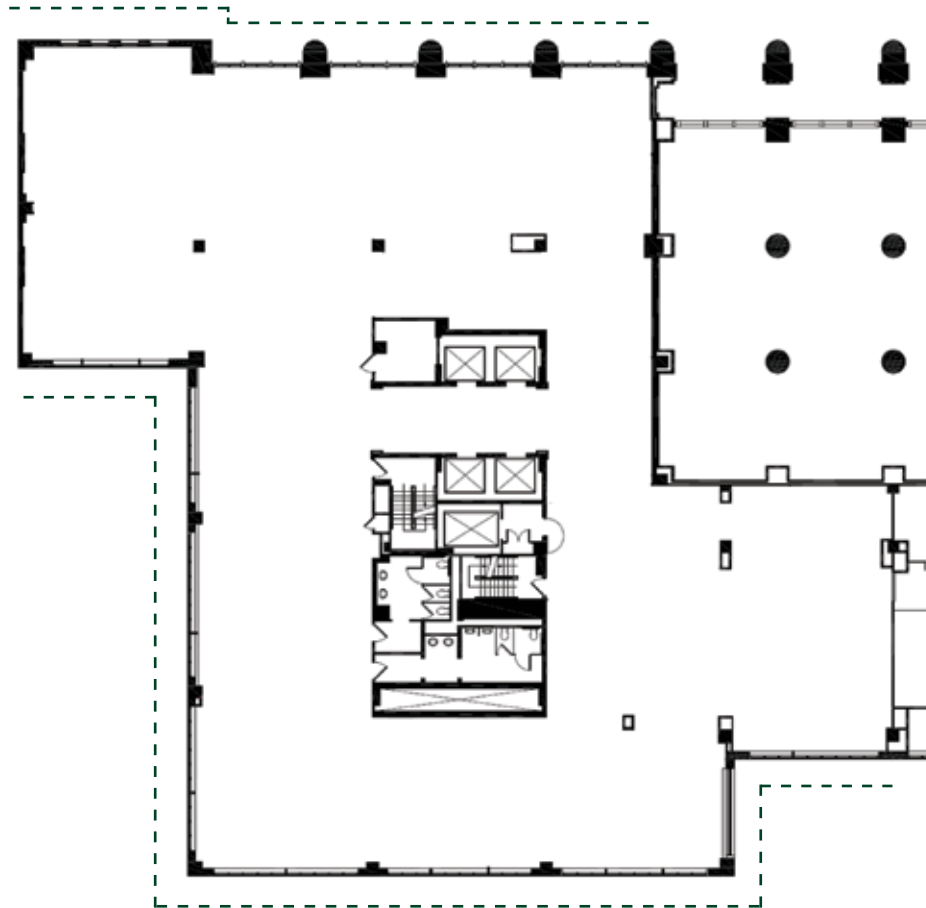


Suite 300 West | 16,084 RSF

AVAILABLE NOW

WINDOW LINE

EYE STREET (FRANKLIN PARK)

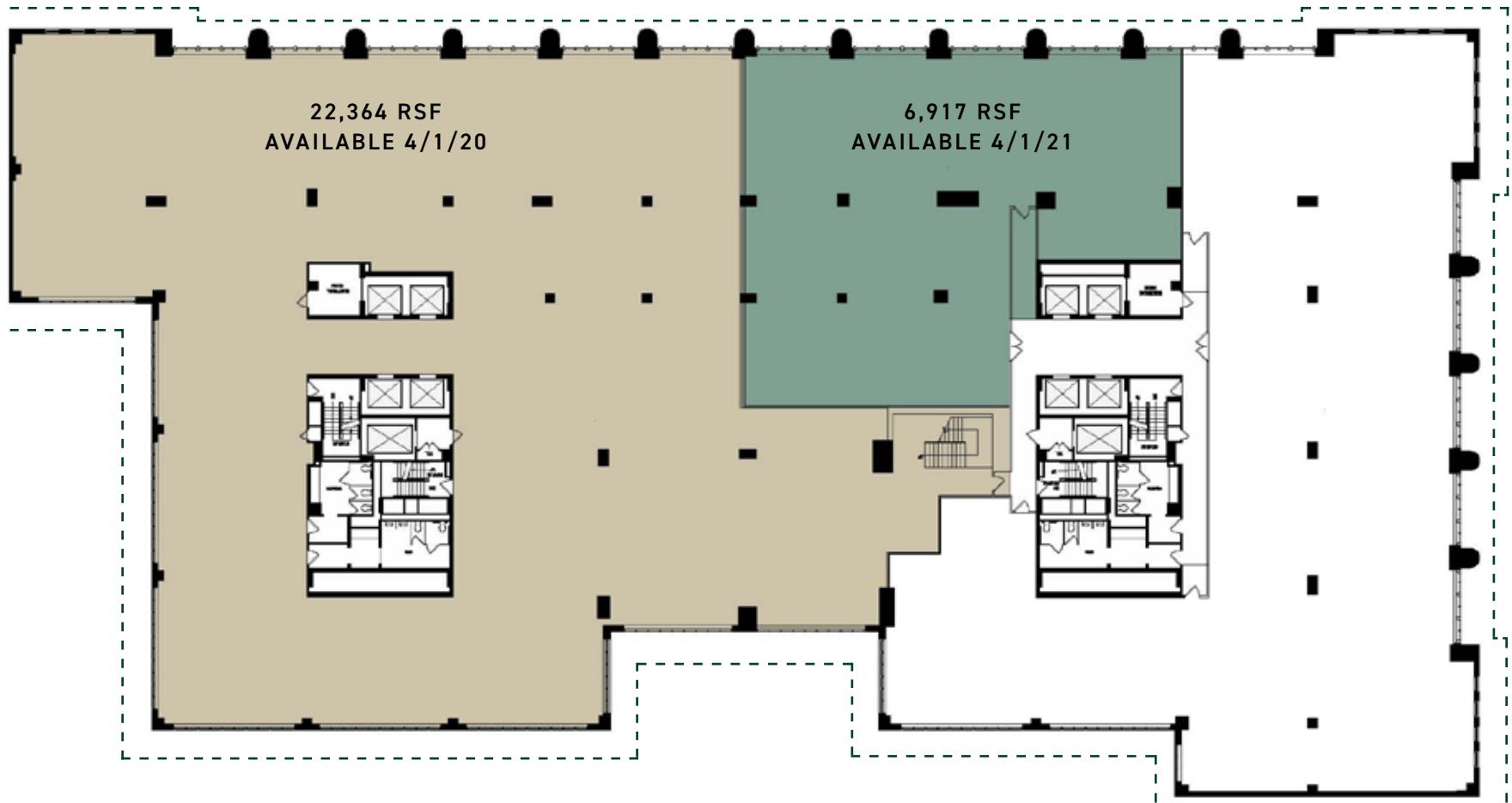




Suite 4th Floor | 22,364 - 29,281 RSF

WINDOW LINE

EYE STREET (FRANKLIN PARK)





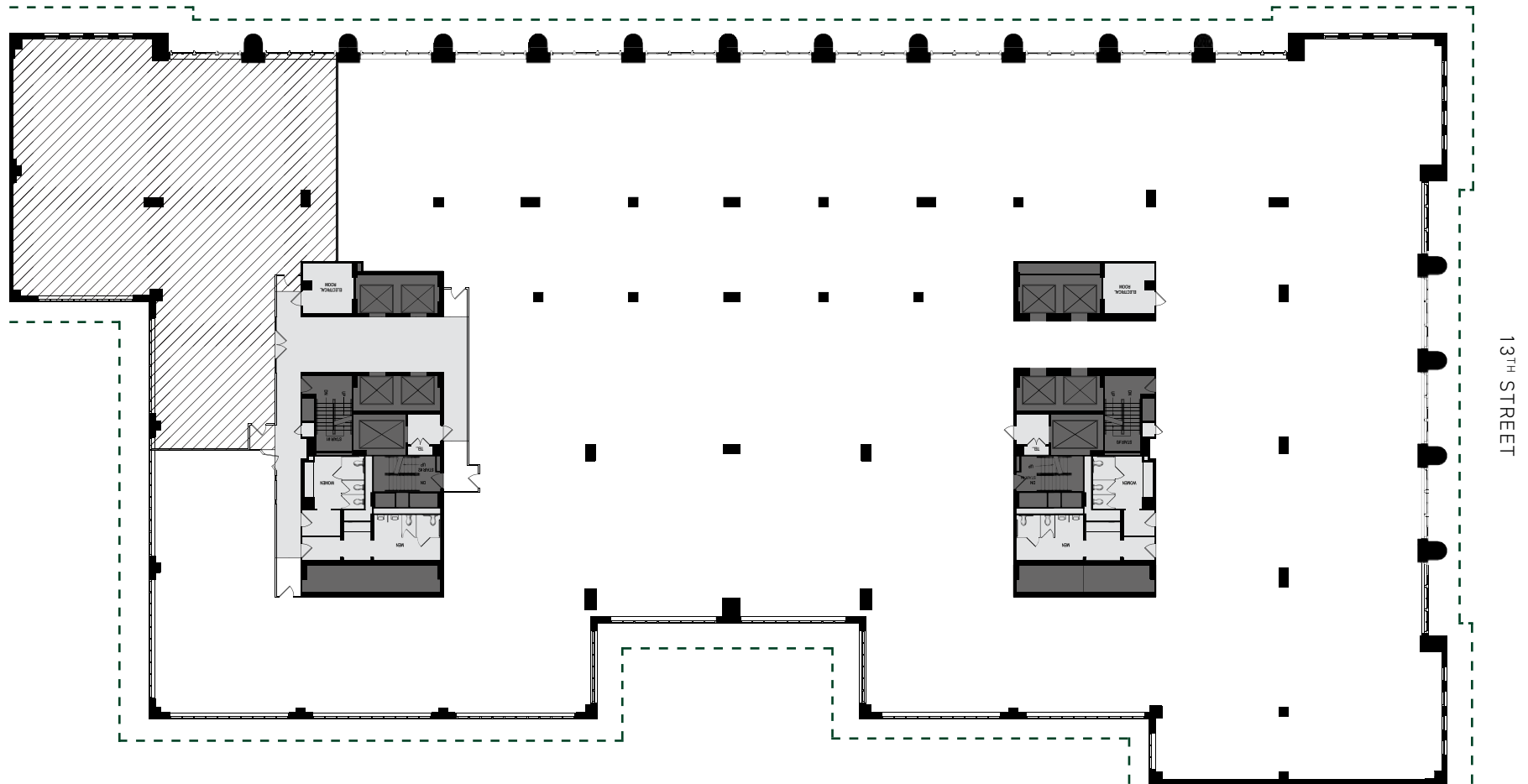
FRANKLIN SQUARE

7th Floor | 37,027 RSF

BUILT-OUT: AVAILABLE NOW

WINDOW LINE

EYE STREET (FRANKLIN PARK)



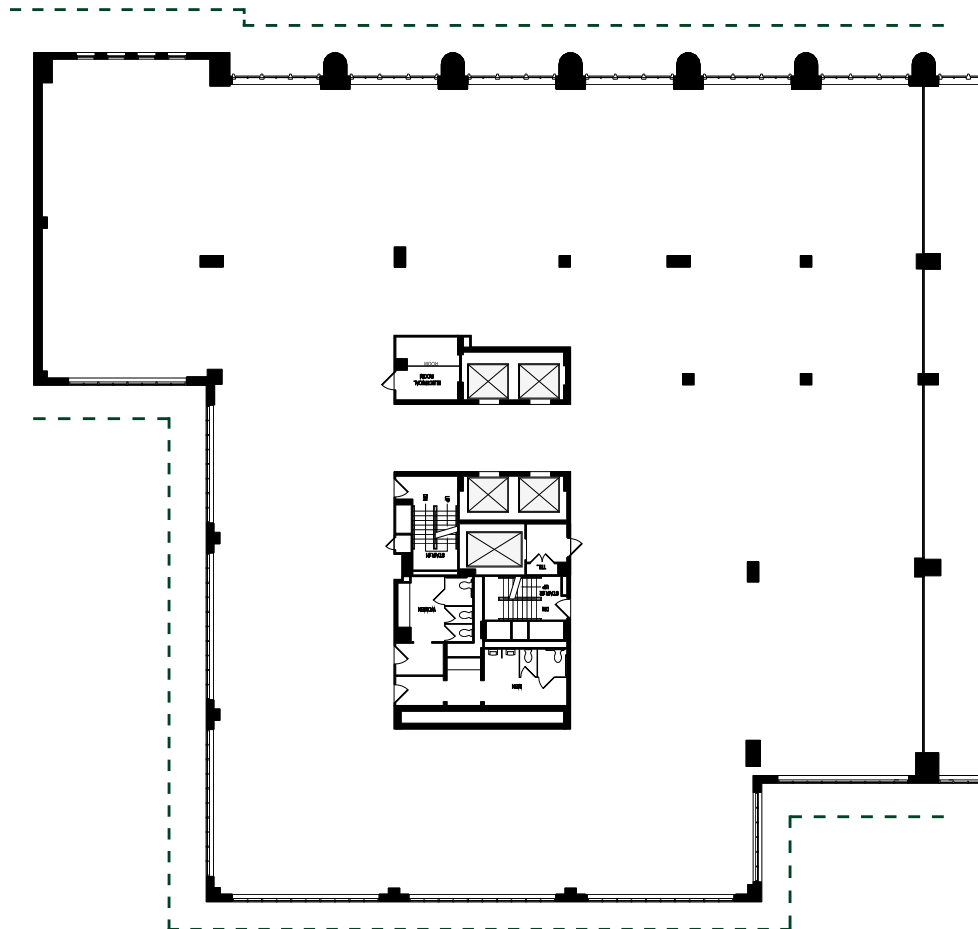


11th Floor West | 19,584 RSF

AVAILABLE 6/1/2021

WINDOW LINE

EYE STREET (FRANKLIN PARK)



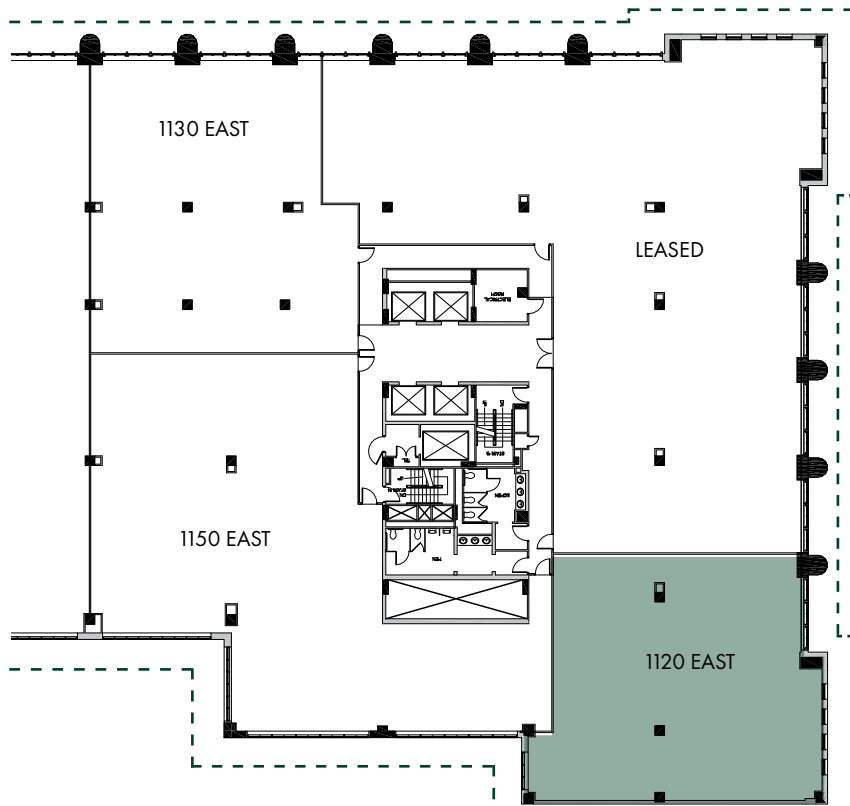


Suite 1120 East | 3,526 RSF

AVAILABLE NOW

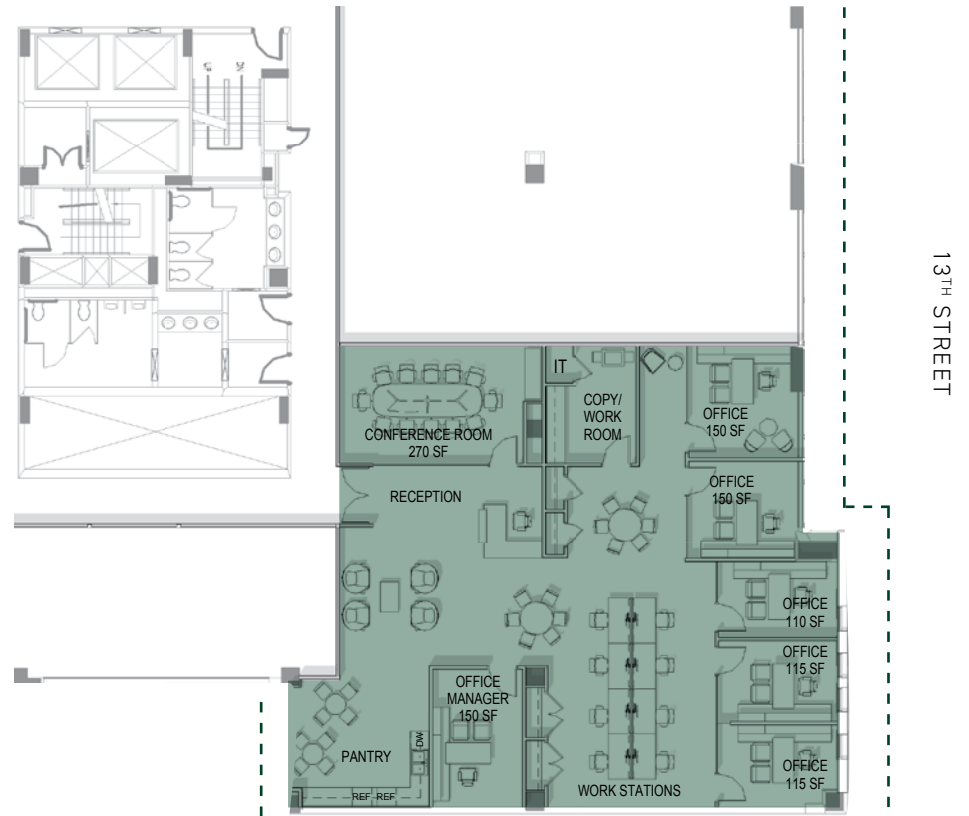
WINDOW LINE

EYE STREET (FRANKLIN PARK)



BLOCKING

13TH STREET



SPEC SUITE

13TH STREET

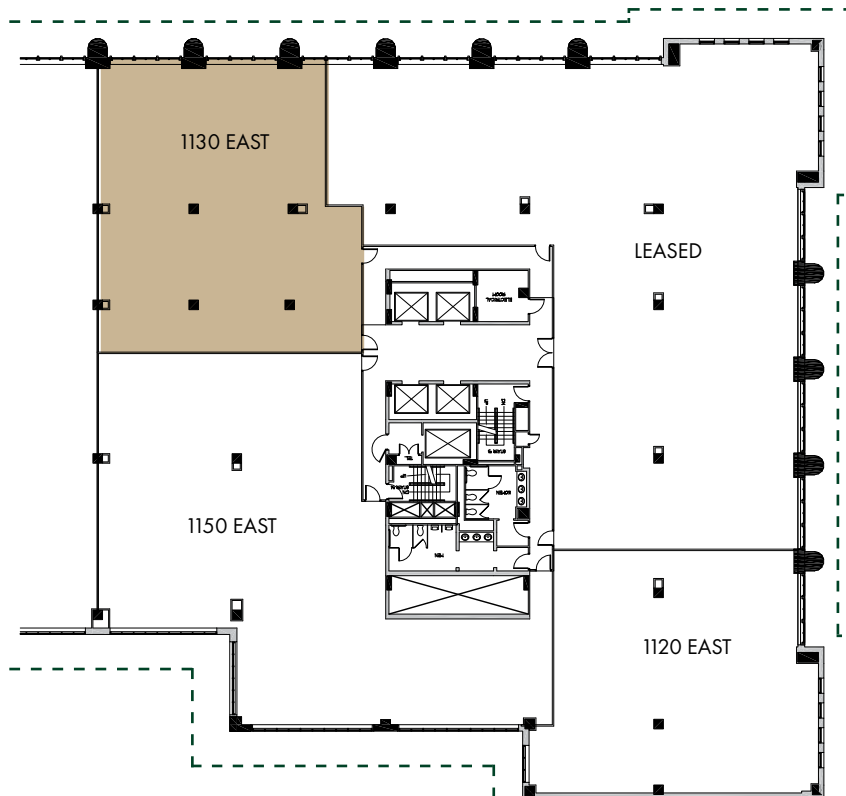


Suite 1130 East | 3,975 RSF

AVAILABLE NOW

WINDOW LINE

EYE STREET (FRANKLIN PARK)



BLOCKING

EYE STREET (FRANKLIN PARK)

13TH STREET



SPEC SUITE

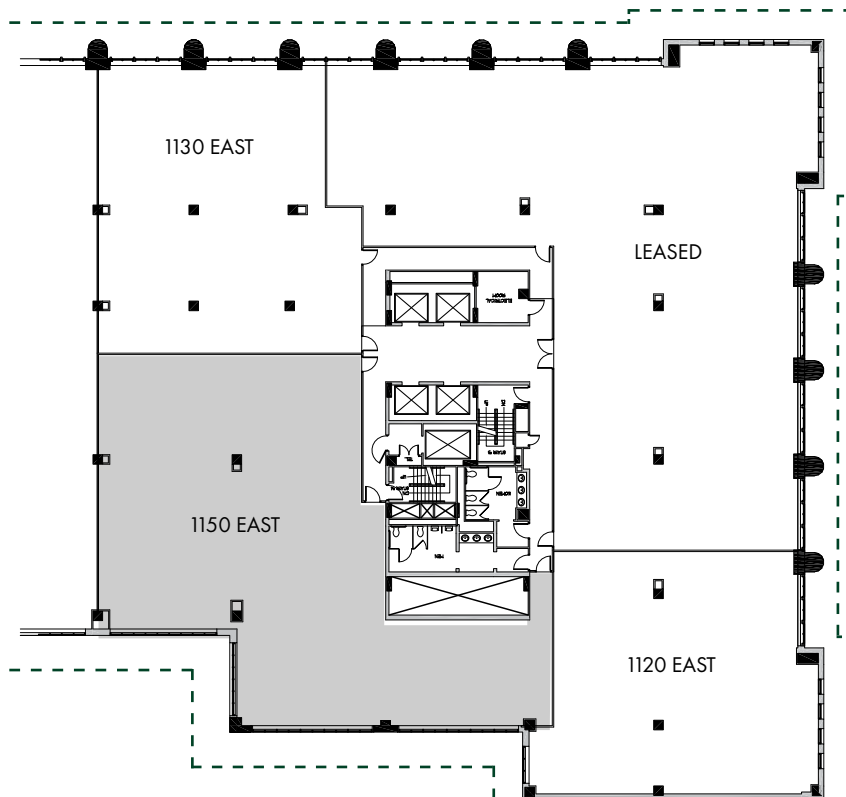


Suite 1150 East | 5,446 RSF

AVAILABLE NOW

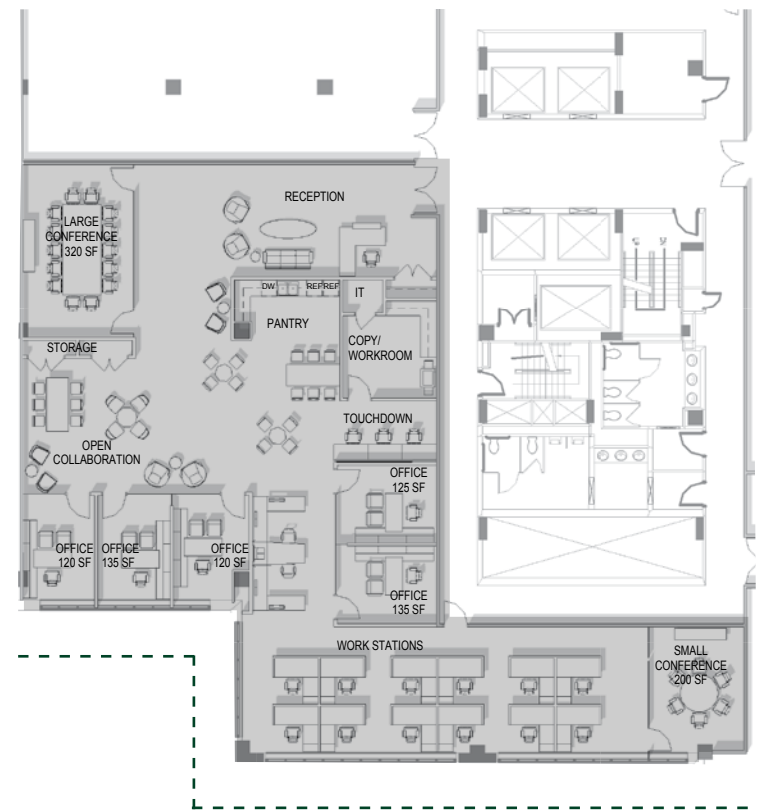
WINDOW LINE

EYE STREET (FRANKLIN PARK)



BLOCKING

13TH STREET



SPEC SUITE

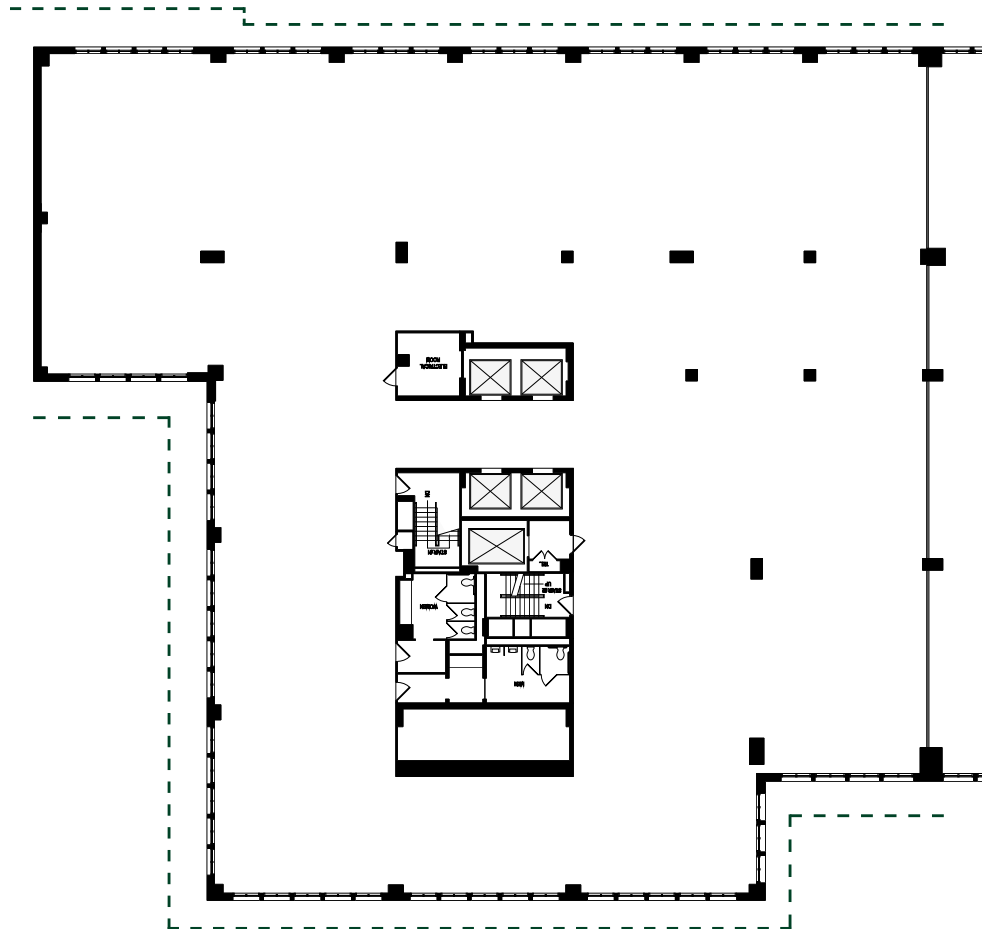


12th Floor West | 19,677 RSF

AVAILABLE 6/1/2021

WINDOW LINE

EYE STREET (FRANKLIN PARK)





**FRANKLIN
SQUARE**

1300 EYE ST NW

FOR LEASING INFORMATION CONTACT

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**AVISON
YOUNG**

FRANKLINSQDC.COM