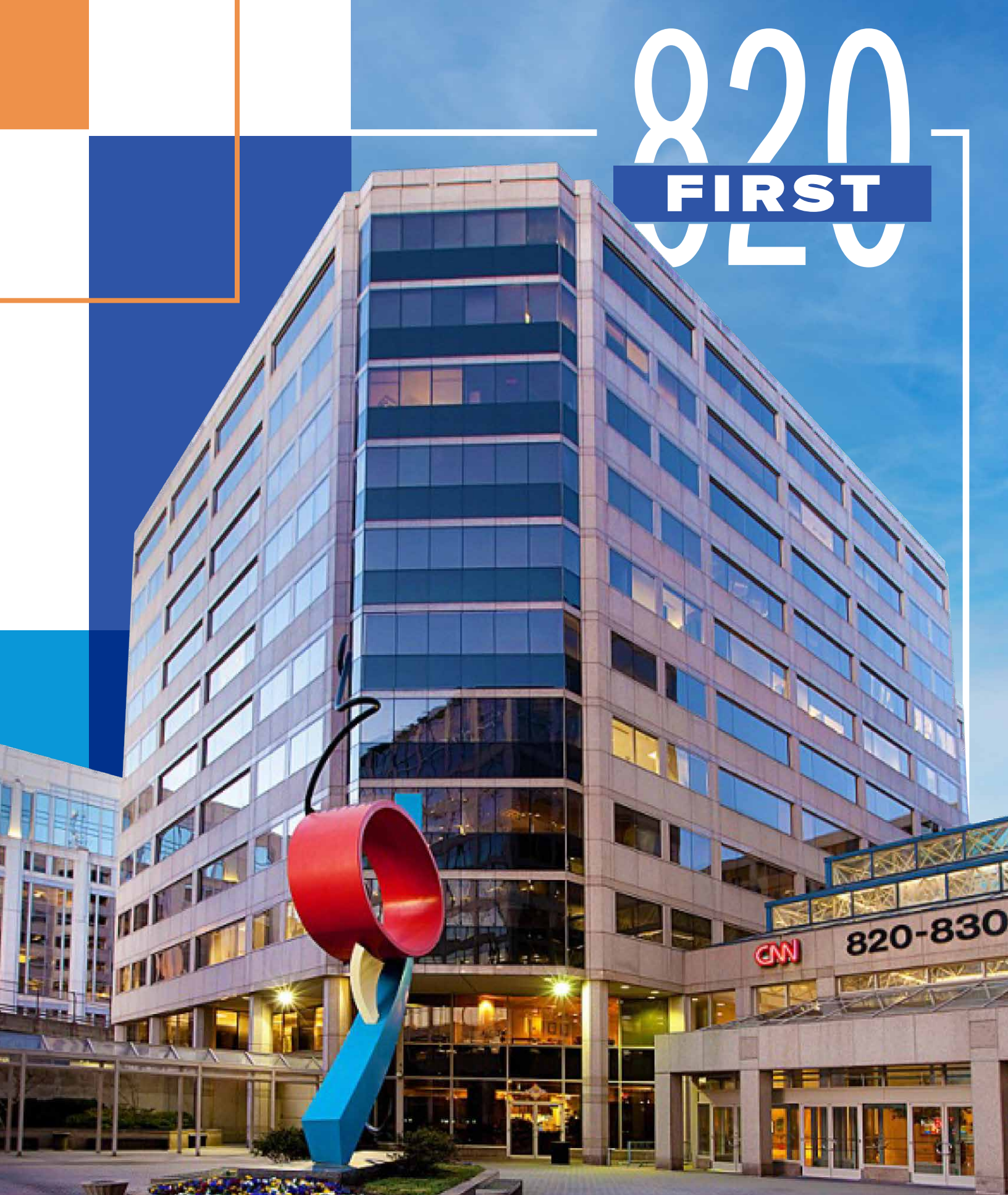


820 FIRST FLOOR



WASHINGTON, D.C.

CBRE

BUILDING INFORMATION

820
FIRST



Common area renovations underway



4 sides of glass



Large 3-story all glass lobby/atrium



Lobby deli



State-of-the-art conference facility
with catering kitchen



1.5 blocks from Union Station



Tenant-only **fitness center**



1/1,500 parking ratio
currently \$212 per month



VAV HVAC system



24/7 lobby security



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
Work: New Build-out

ENTIRE 5TH FLOOR

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

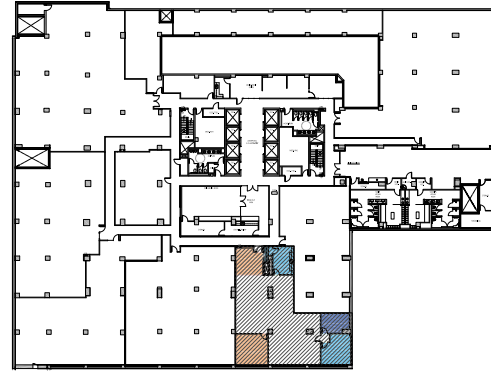
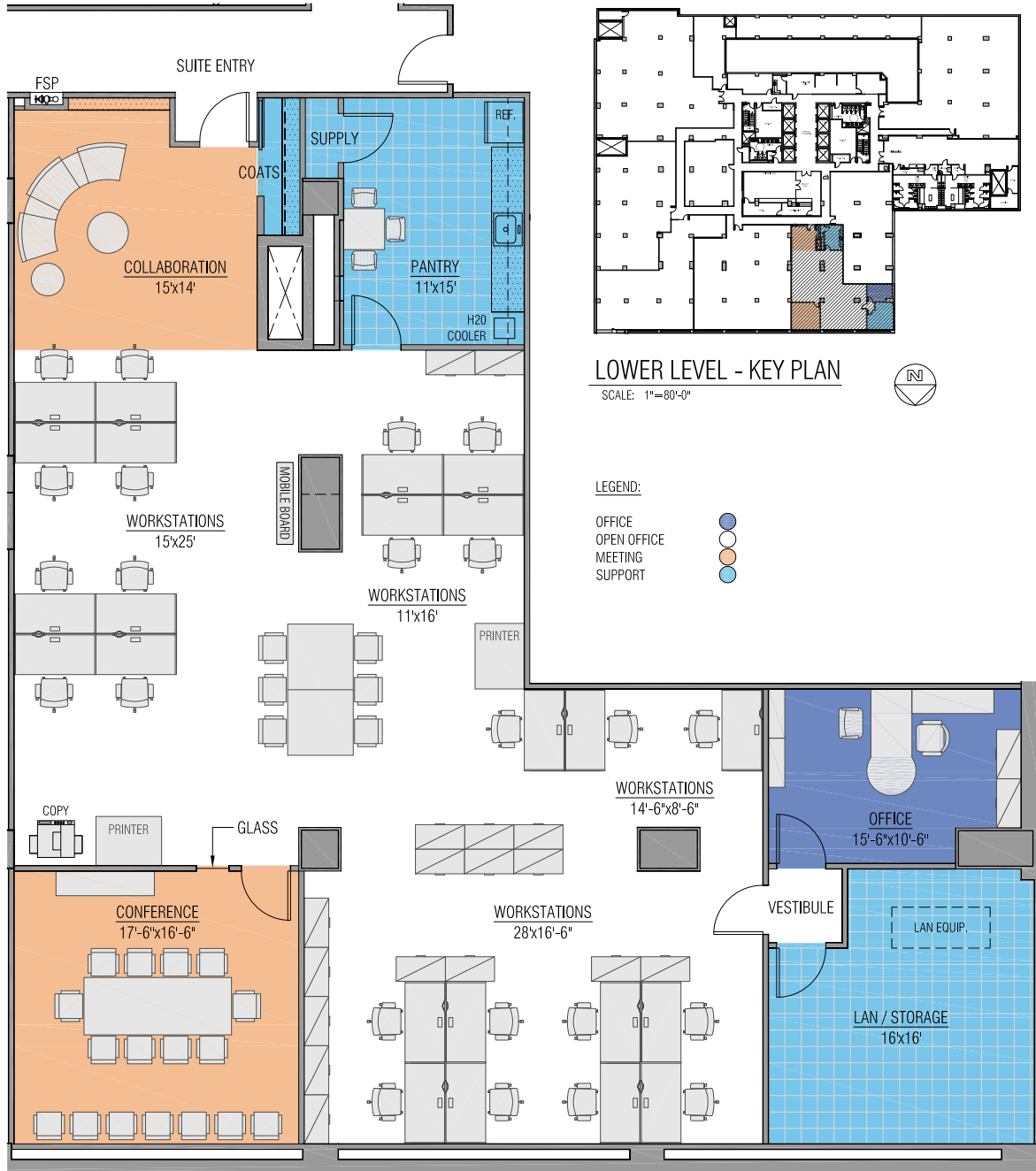
PARTIAL 6TH FLOOR

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: Immediate
Term: 3-10 years
Condition: Built out
Work: New Build-out





LOWER LEVEL - KEY PLAN
SCALE: 1"=80'-0"



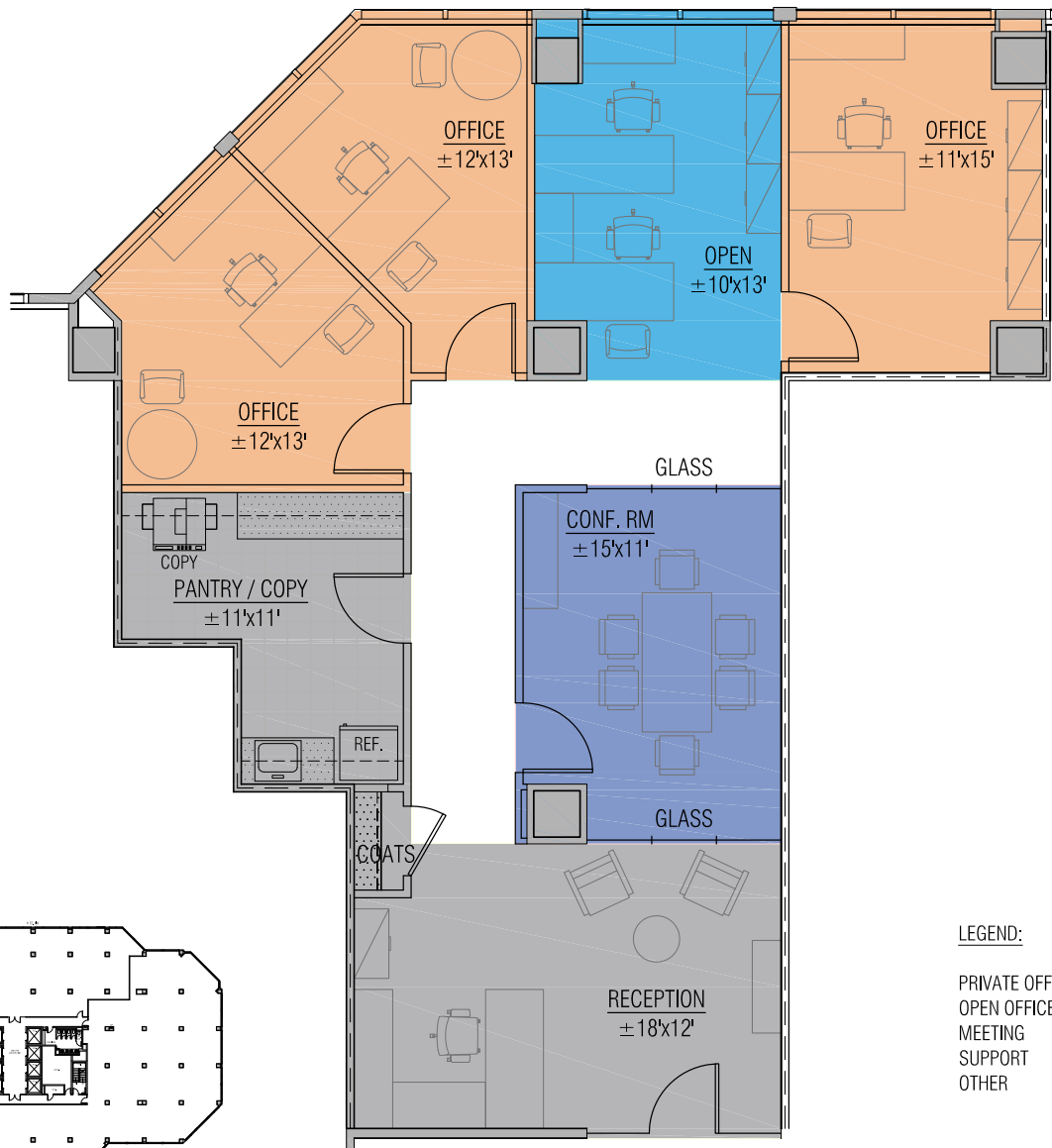
- LEGEND:**
- OFFICE (blue circle)
 - OPEN OFFICE (grey circle)
 - MEETING (orange circle)
 - SUPPORT (light blue circle)

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

FLOOR PLANS

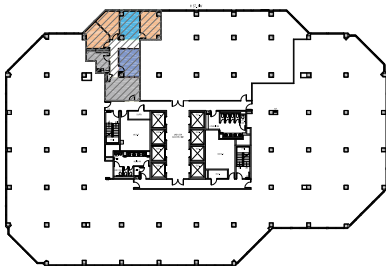


H Street NE



LEGEND:

- PRIVATE OFFICE
- OPEN OFFICE
- MEETING
- SUPPORT
- OTHER



3RD FLOOR - KEY PLAN

SCALE: 1"=100'-0"

Test Fit Plan- 1,633 SF

FLOOR PLANS



MARKETING PLAN
5,966 SF
 FOURTH FLOOR
 820 1ST ST., N.E.
 WASHINGTON, D.C. 20002

TENANT 1: 4,141 SF
 TENANT 2: 1,825 SF

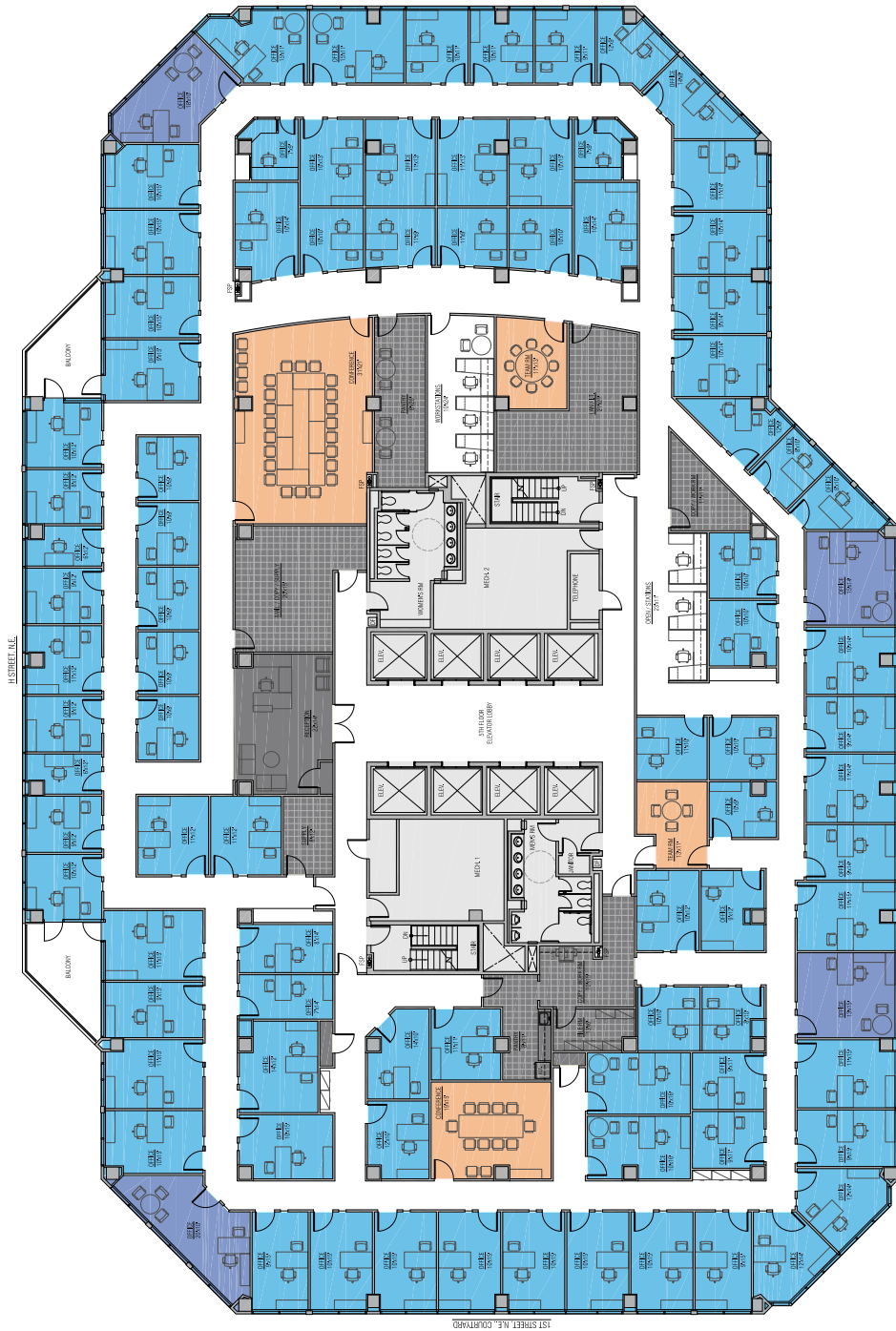


FLOOR PLANS

LEGEND:

- EXECUTIVE OFFICE
- OFFICE
- OPEN OFFICE
- CONFERENCE
- SUPPORT

RENTABLE AREA	24,133 SF
CONFERENCE ROOM	2
TEAM ROOM	2
PANTRY	2
COPY	3
LAN ROOM / I.T.	1
OFFICE - WINDOW	52
OFFICE - INTERIOR	89
RECEPTION	0
TOTAL STAFF	96



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



FLOOR PLANS



- LEGEND:
- EXECUTIVE OFFICE
 - OFFICE
 - OPEN OFFICE
 - MEETING
 - SUPPORT

TENANT #1: REITABLE AREA: 13,103 SF

- CONFERENCE ROOM 2
- TEAM ROOM 2
- PANTRY 1
- COPY 1
- LAN ROOM / IT 1
- OFFICE - INTERIOR 2
- OFFICE - INTERIOR 3
- WORKSTATION 74
- RECEPTION 1
- TOTAL STAFF 90

TENANT #2: REITABLE AREA: 10,982 SF

- CONFERENCE ROOM 2
- TEAM ROOM 2
- PANTRY 1
- COPY ROOM / IT 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



FLOOR PLANS

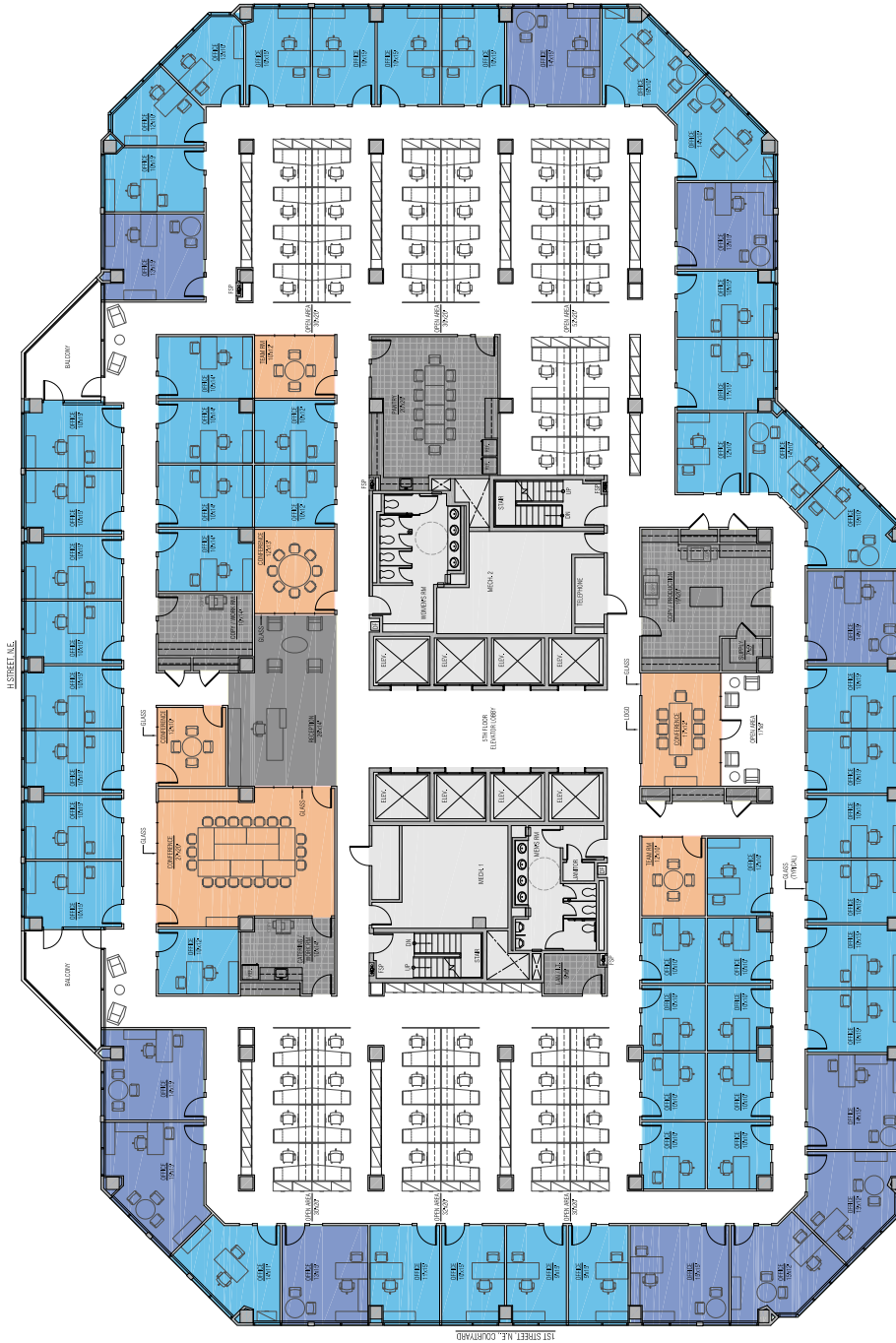


LEGEND:

- 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 - EXTERIOR 19
- 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



FLOOR PLANS



LEGEND:

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

RENTABLE AREA: 24,133 SF

● CONFERENCE ROOM	4
● BREAK ROOM	2
● PLANT	1
● COPY	1
● LAN ROOM / I.T.	13
● OFFICE - WINDOW	5
● WORKSTATION	144
● RECEPTION	1
● TOTAL STUFF	163



MARKETING PLAN: SINGLE TENANT (WORKSTATION INTENSIVE)

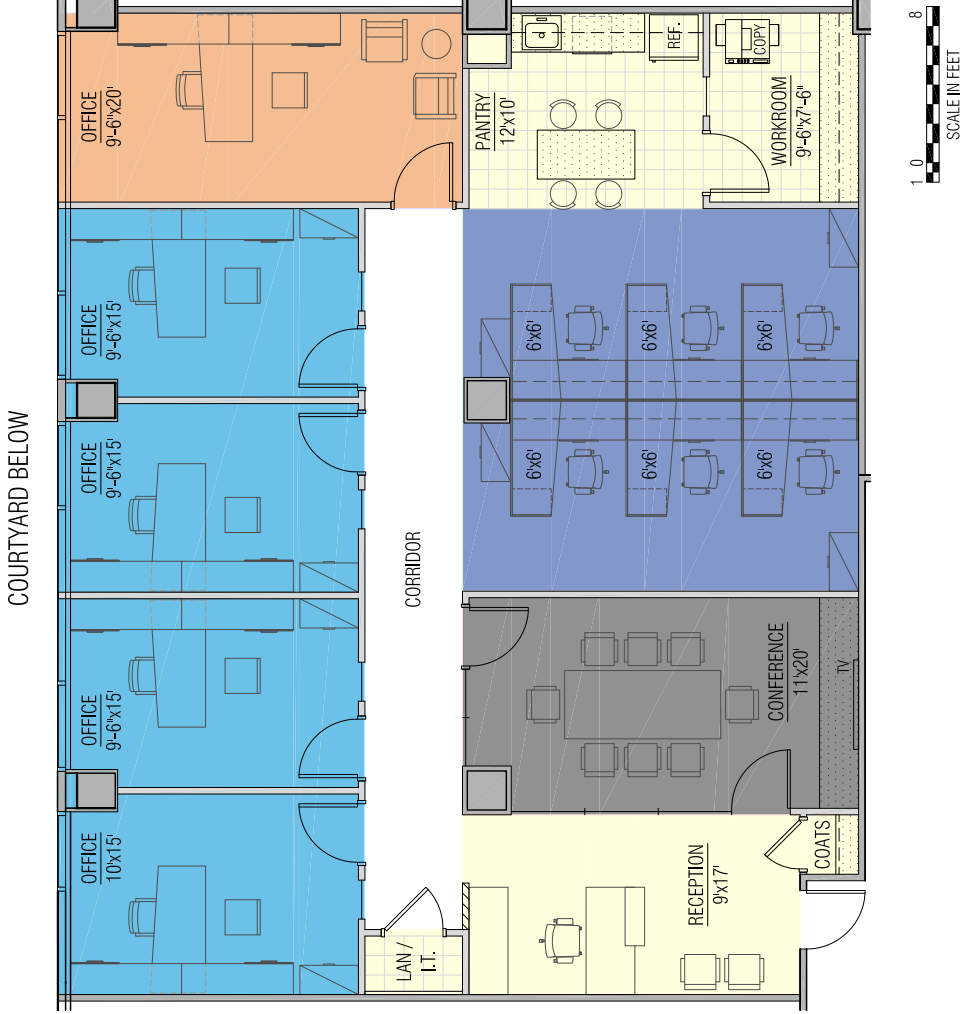
FIFTH FLOOR

820 1ST ST., N.E.

WASHINGTON, D.C. 20002

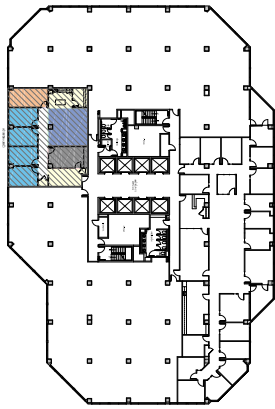


FLOOR PLANS



COURTYARD BELOW

CORRIDOR



MARKETING PLAN 820 1ST ST., 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

FLOOR PLANS

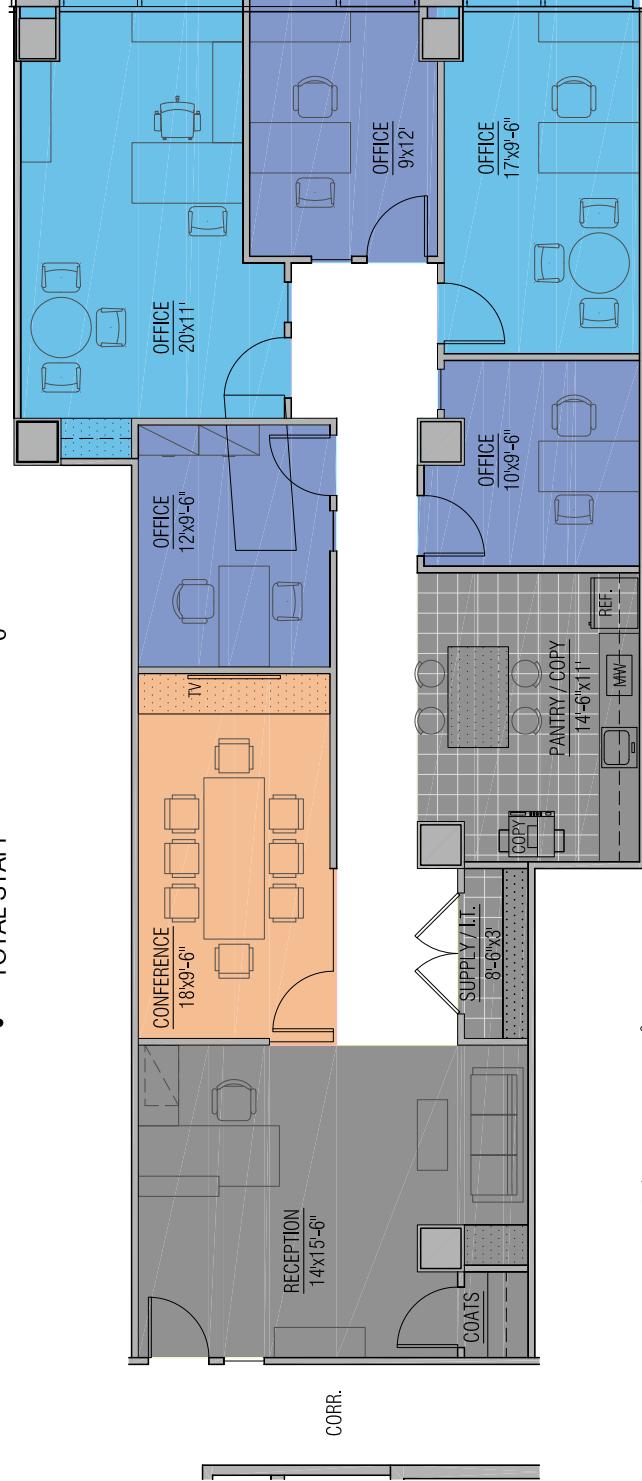
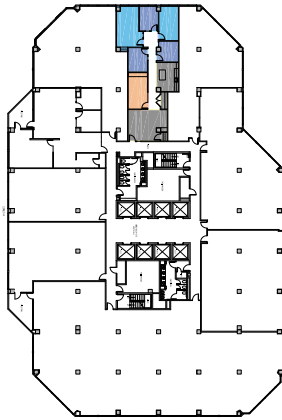


MARKETING PLAN 820 1ST., N.E., SUITE #720

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

CONFERENCE CENTER



CATERING KITCHEN



CONFERENCE CENTER BREAK OUT AREA



CONFERENCE ROOM

FITNESS CENTER



FITNESS CENTER

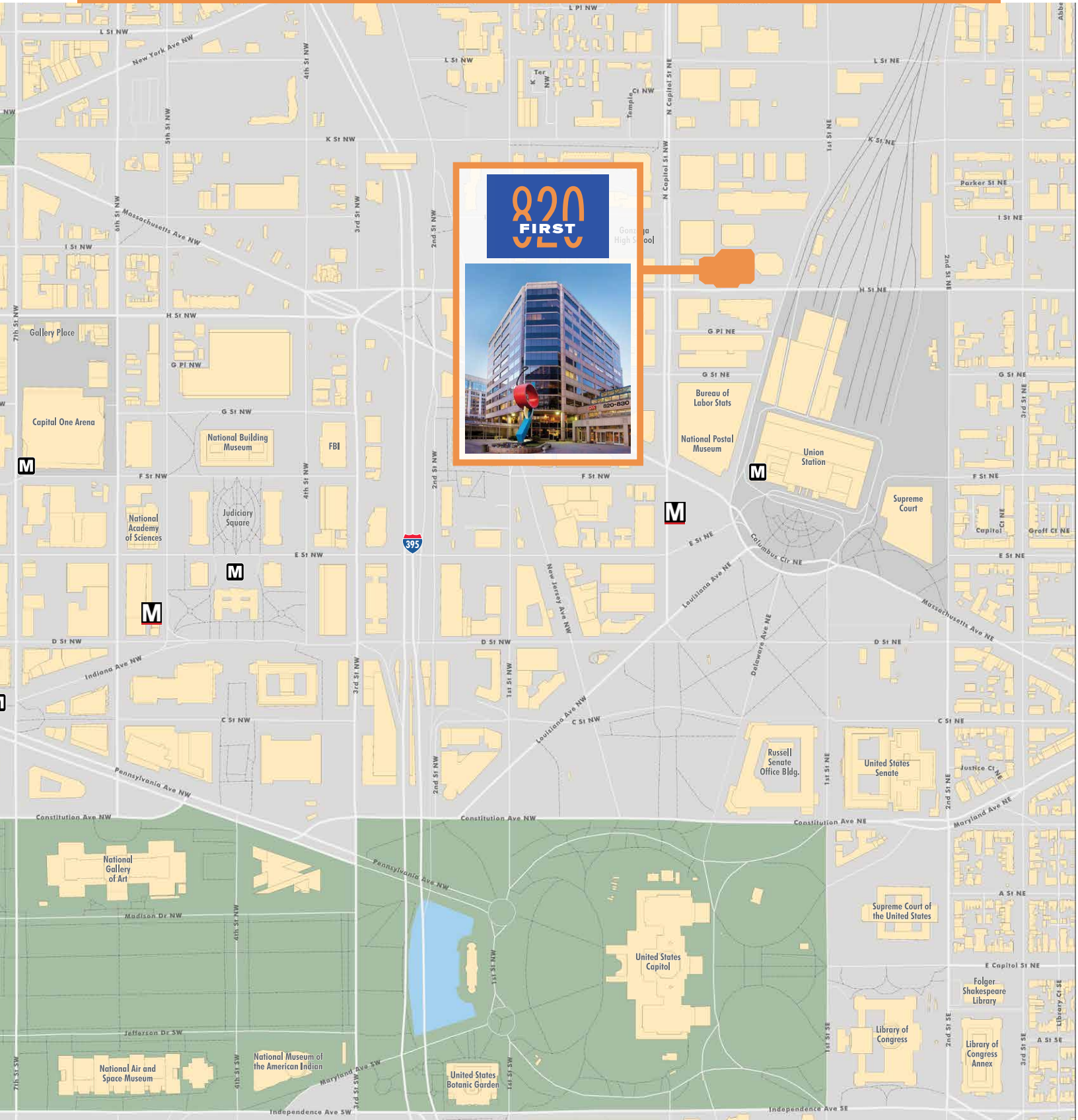


LOCKER ROOM



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

820

FIRST

**FOR MORE INFORMATION
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