



**CONNECTICUT AVENUE**  
WASHINGTON, DC

This boutique Class A office building offers an exquisite location, unparalleled views of the CBD, and an aura of prestige for the most discerning tenants.

**BUILDING AMENITIES**

- Expansive Connecticut Avenue views
- Close to Farragut North & Mayflower Hotel
- Annual indoor air quality testing and monitoring
- Automated outside air controls and CO2 monitoring
- Individual temperature control for majority of occupants
- Two HVAC zones per floor for VAV system, with separate electric metering
- Low environmental impact cleaning policy including use of Green Seal GS-37 cleaning products and materials
- Waste reduction and recycling program to handle paper, glass, plastic, cardboard and fluorescent light bulbs.
- **5,000 SF Fitness Center on the second floor - brand new!!**



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**CBRE**

# FITNESS CENTER 5,000 SF ON THE 2ND FLOOR!



- Spa quality
- Generous size
- Abundant natural light with southern exposure
- State of the art equipment
- Weekly complementary classes
- Towel service and full locker rooms
- Custom eucalyptus and stone finishes



## FOR LEASING INFORMATION, PLEASE CONTACT:

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