

A COMMANDING PRESENCE
IN THE CAPITAL CITY



SENTINEL  SQUARE

1050

FIRST
STREET

A PREMIER OFFICE BUILDING, 1050 FIRST STREET AT SENTINEL SQUARE
IS SET IN THE ACCLAIMED, TRANSIT-ORIENTED NOMA BUSINESS DISTRICT.



A DISTINCTIVE NEW ADDRESS

Anchoring one of the city's most vibrant business districts, 1050 First Street at Sentinel Square offers premier office space in a sought-after, transit-friendly location. This exceptional building—the second 12-story tower within the landmark 1.3 million square foot Sentinel Square development—features cutting-edge workspace in a dynamic urban community.

SOPHISTICATED DESIGN

Set in the heart of the lively and energetic NoMa business district, 1050 First Street at Sentinel Square stands out with appealing architecture and a luminous presence along this noted corridor. The tower's facade is articulated in a striking composition of glass curtain wall, stainless steel, precast concrete, black granite, and ribbon windows. Extensive landscaping and an inviting courtyard complement the building's engaging exterior. Inside, an elegant two-story lobby welcomes visitors with premium accents and finishes, including Jerusalem Gold marble and louvered millwork panels.



SENTINEL **1050** SQUARE
 FIRST STREET

AVAILABILITES

	1ST FLOOR	7TH FLOOR
SIZE	1,894 SF	12,229 SF*
ASKING RENT	\$47-\$48 FS	\$47-\$48 FS
TERM	5-15 YEARS	
CONDITION	NEW BUILD-OUT PROVIDED	

*Divisible to 3,000 SF

BUILDING LOCATION / OVERVIEW

- Prominent corner building
- Close to Union Station
- Fitness center in the building
- 1/1,400 RSF Parking Ratio (\$210/month)
- Lobby attendant 6am-10pm Monday-Friday
- HVAC Hours: 7am-6pm M-F; 9am-2pm Saturday/ VAV System
- LEED Silver



FLEXIBLE FLOORPLATES, ABUNDANT NATURAL LIGHT, AND
NUMEROUS NEARBY AMENITIES
HIGHLIGHT THIS EXCEPTIONAL PROPERTY.

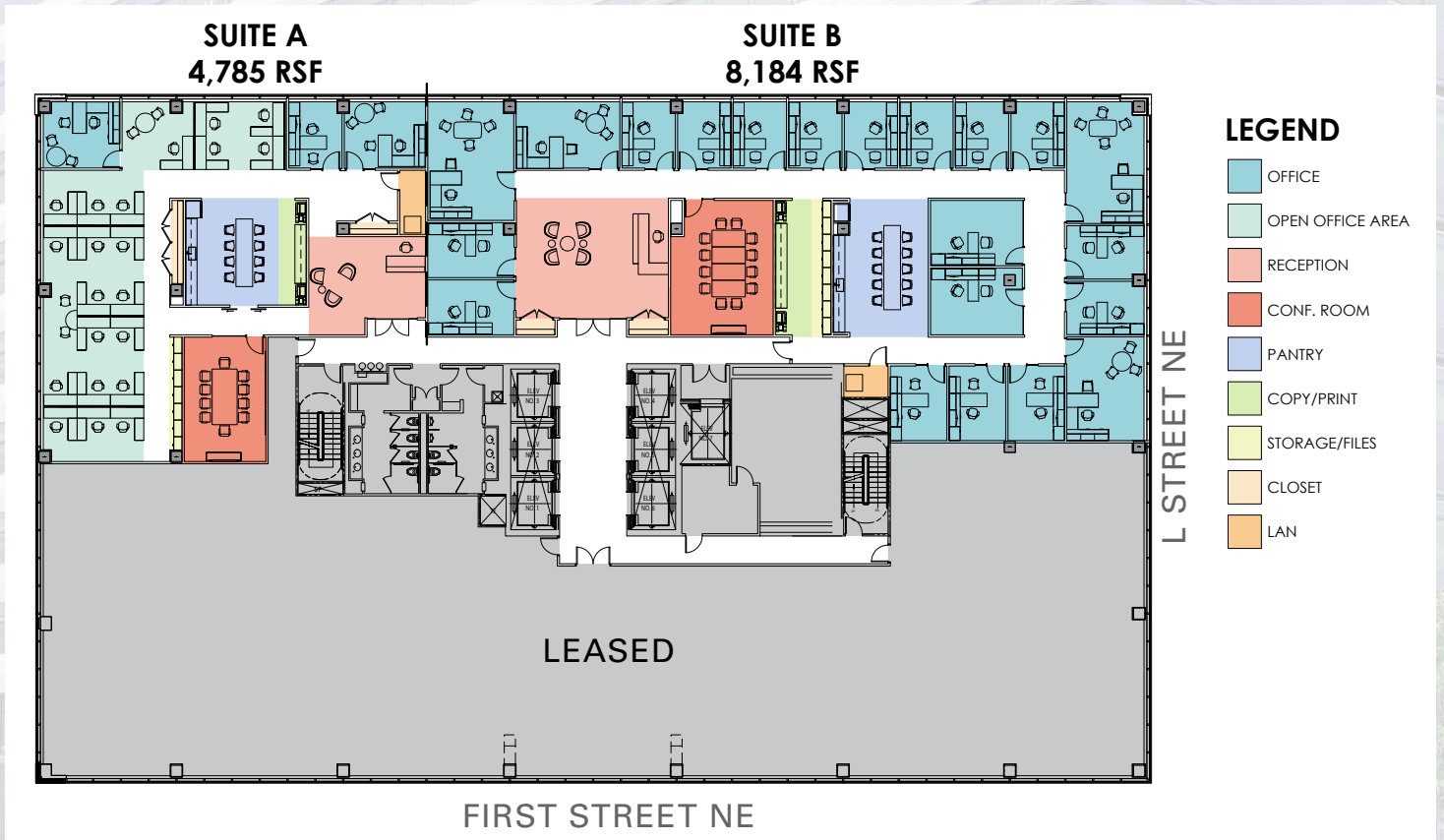


SITE PLANS

1ST FLOOR



7TH FLOOR





SENTINEL 1050 SQUARE FIRST STREET

SUSTAINABLE AND SECURE

Sentinel Square is one of Washington, D.C.'s premier office environments, already home to a host of federal agencies including: U.S. Customs and Border Protection, Department of Education, Federal Election Commission, Department of Homeland Security, U.S. Department of Veterans Affairs, and U.S. Parole Commission. A thoughtful, integrated approach to the architecture and landscape design is reflected throughout this signature, Class A office setting. The second of four buildings planned for the development, 1050 First Street at Sentinel Square, features nearly 280,000 square feet of flexible, highly efficient space. The building is designed to achieve an ENERGYSTAR® designation and is registered under the U.S. Green Building Council's LEED® for Core & Shell™ with a certification goal of LEED Silver. The structure is capable of meeting advanced security and force-protection needs, with blast-resistant glass, progressive-collapse avoidance, and space for a host of secure access control measures.

1050 FIRST STREET GREEN FEATURES INCLUDE:

- Water-conserving fixtures ■ Recycling of 75% construction waste
- Ample use of materials with recycled and recyclable content ■ Regionally manufactured materials and products
- Low-VOC paints and finishes ■ Use of Forest Stewardship Council (FSC) Certified Wood
- Increased fresh-air ventilation ■ CO monitoring for improved indoor air quality ■ Energy-efficient mechanical equipment
- High-performance glass curtain wall system ■ Energy-efficient lighting





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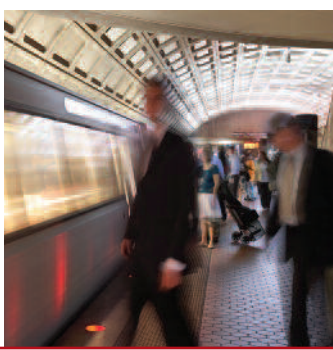
A THRIVING COMMUNITY

The energetic and diverse NoMa community is home to many government agencies, *Fortune 500* companies, law firms, associations, and professional service companies. This vibrant neighborhood also offers an exciting mix of residences, restaurants, hotels, and other amenities, as well as close proximity to Union Station and Capitol Hill.



SENTINEL SQUARE'S PRESENCE CLOSE TO UNION STATION
PROVIDES UNPARALLELED AMENITIES AND CONVENIENCE.





SENTINEL SQUARE
1050
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EXCEPTIONAL ACCESS

Tenants of 1050 First Street at Sentinel Square enjoy a host of options for a streamlined commute, including the availability of four levels of below-grade parking. Union Station, just a few blocks away, provides quick access to MARC and VRE trains, AMTRAK, Metro bus and rail lines, and the new DC Streetcar. The Metropolitan Branch Trail is close by, and Union Station also offers the popular new Bikestation, with secure parking and services for cyclists. Several major thoroughfares, including I-395 and Route 50, are in close proximity to the site, and Reagan National Airport is just a few minutes away.



WHETHER WALKING, BIKING, DRIVING, OR USING PUBLIC TRANSIT,
1050 FIRST STREET'S IDEAL LOCATION IS EASILY ACCESSIBLE.



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