

Building Fact Sheet

Building Size

Total Rentable Area:	260,797 RSF
Number of floors:	12 above grade, 4 below grade
Typical Floor Plate:	22,760 RSF
Column Spacing:	20'-0" x 40'-0"

Core Factor (BOMA)

Single Tenant:	14%
Multi Tenant:	21%

Ceiling Height

Finished:	8'-6" Perimeter 8'-4" Interior
Slab to Slab:	10'-10" with 11" slab

Elevators

Number:	6 office elevators and 2 parking shuttles
Freight:	Elevator #3 is combined office/freight with access to the loading dock
Access:	Elevators 1, 2, and 3 access B-1 level and all above grade levels Elevators 4, 5, and 6 access all above grade levels Shuttle elevators 7 and 8 access levels B-2, B-3, and B-4
Capacity/Speed:	3,500 lbs., 400 fpm

Finishes

K Street Facade:	Glass curtain wall with 5'-0" and 2'-6" modules. Retail arcade incorporates double glazed terra cotta architectural stone with horizontal stainless steel and terra cotta railings. Stainless steel and backlit onyx wall at building entrance.
Massachusetts Avenue Facade:	Natural glazed terra cotta architectural stone with horizontal stainless steel and terra cotta railings at retail level. Stainless steel and backlit onyx wall at building entrance.
Lobby:	Granite and marble floor finishes with curly maple wood accents throughout. Backlit art glass wall at K Street and Massachusetts Avenue entrance lobbies.

Windows

430 lineal feet of glass on a typical floor

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PROPERTIES

Leasing by

 **JONES LANG
LASALLE**

202.719.5000

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HVAC

System Type:	VAV system with floor-by-floor self contained units and perimeter control
Hours of Operation:	7:00 AM to 7:00 PM (Monday to Friday) 9:00 AM to 3:00 PM (Saturday)

Fire and Life Safety

Fire Protection:	Fully automatic sprinkler system
Fire Alarm System:	Class A, analog addressable, voice evacuation system in compliance with International Building Code high rise requirements

LEED Certification

Constructed to achieve Gold certification

Electrical Systems

Typical Distribution:	480/277 volt and 208/120 volt panelboards on each tenant floor with dry type transformers
Tenant Capacity:	Lighting: 2.5 watts/USF Power: 5.0 watts/USF

Plumbing

Wet Stacks:	3 per typical floor
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Security

Electronic access system controlling all entry points and elevator access, closed circuit monitors, and 24-hour on-site personnel

Parking

Ratio:	1/1,250 RSF
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Building Amenities

Lobby Attendant:	Attendant on K Street (ability to have one on Massachusetts Avenue as well)
Fitness Facility:	2,800-SF fitness facility located on the B-1 level
Event Space:	2,200-SF penthouse roof terrace with catering kitchen and restrooms

Building Completion

3rd Quarter 2009

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