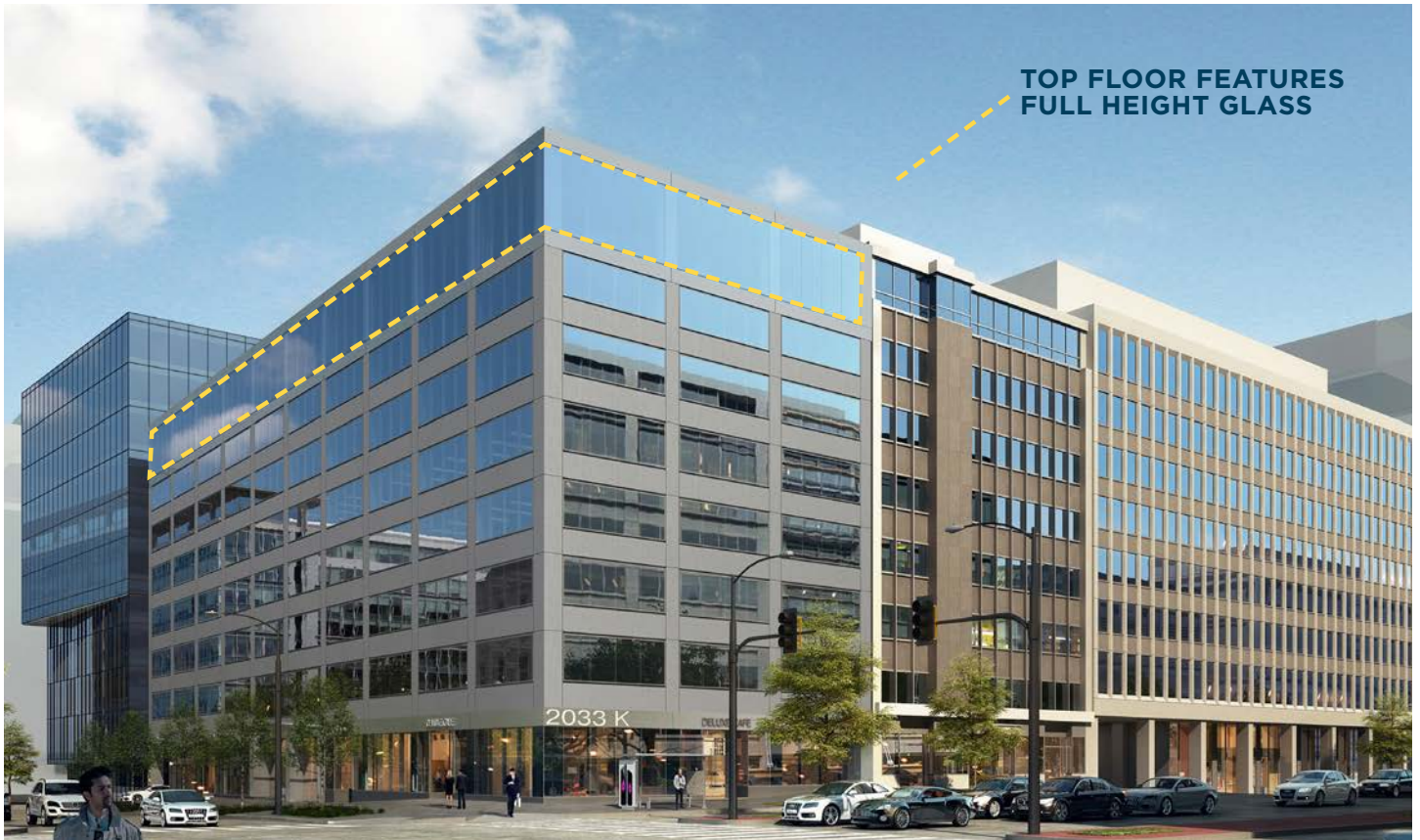


20
33 K



70,000 SF AVAILABLE | RENOVATIONS DELIVERING 2020



RENOVATIONS TO INCLUDE

- New Streetscape and Storefronts
- New Entrance
- New Windows
- Mechanical Upgrades





New Lobby
New Common Areas and Restrooms
New Tenants-Only Fitness Center

*New Building Conference Center
New Secure Bike Room
Elevator Modernization

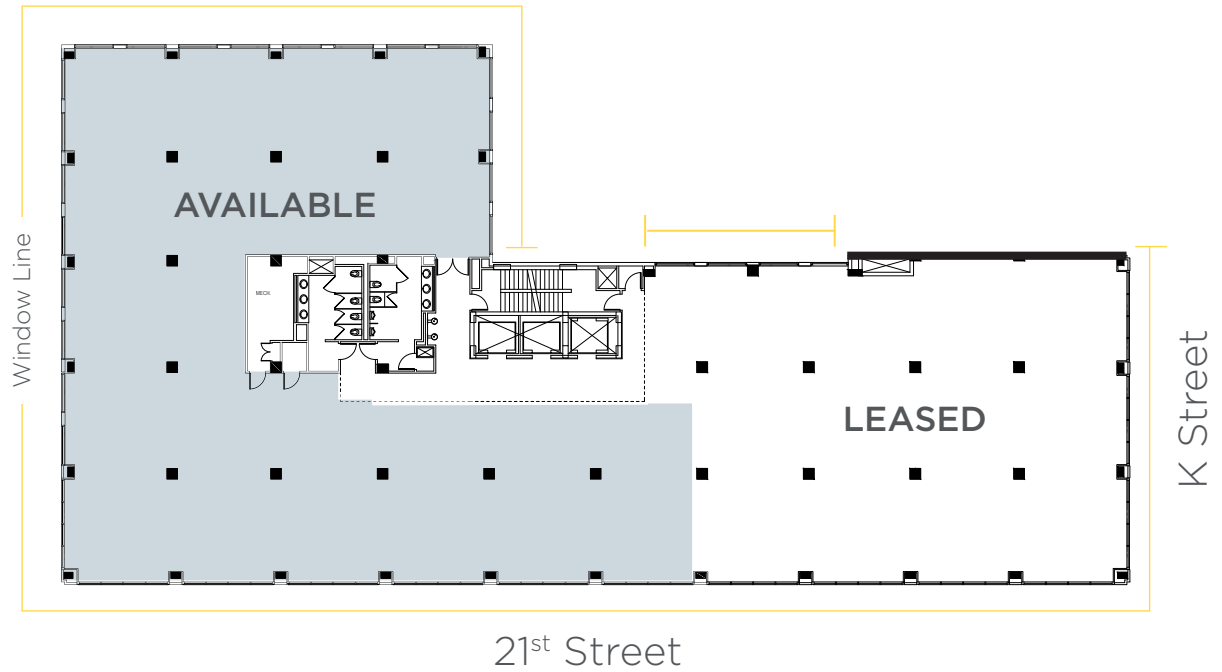


* 1 of 3 rooms in new conference facility

AVAILABLE SPACE

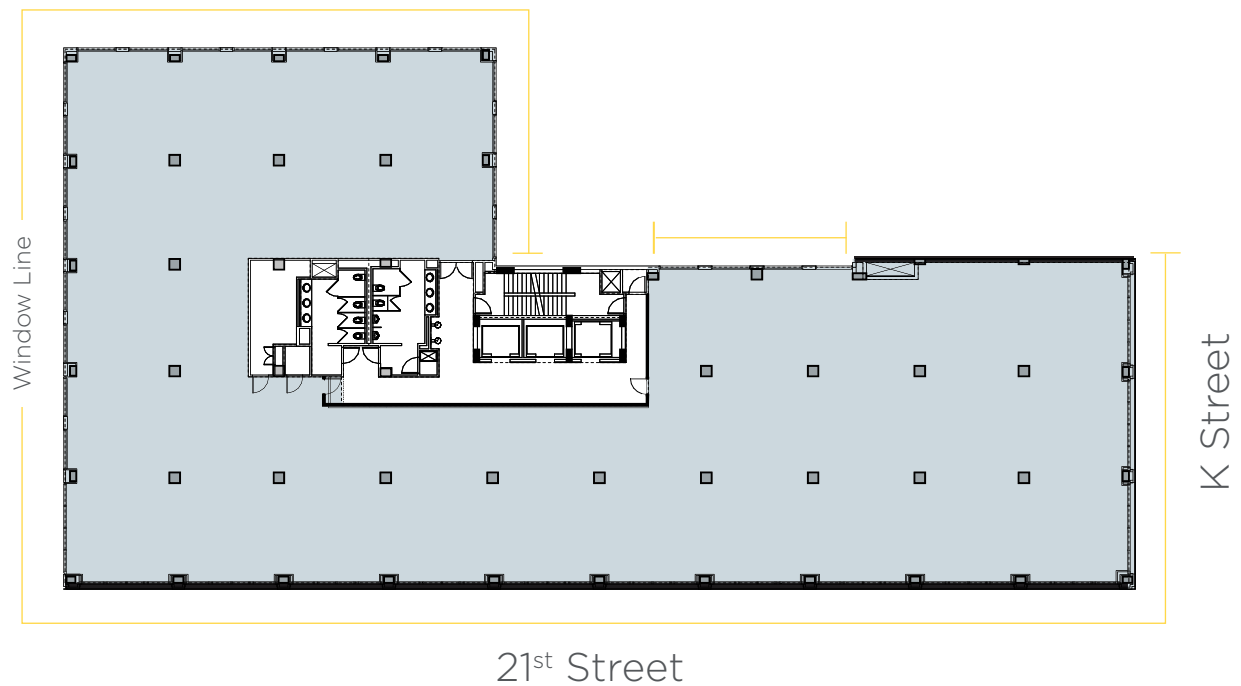
4th Floor

Approximately 10,238 RSF



Typical Floor (5th - 6th)

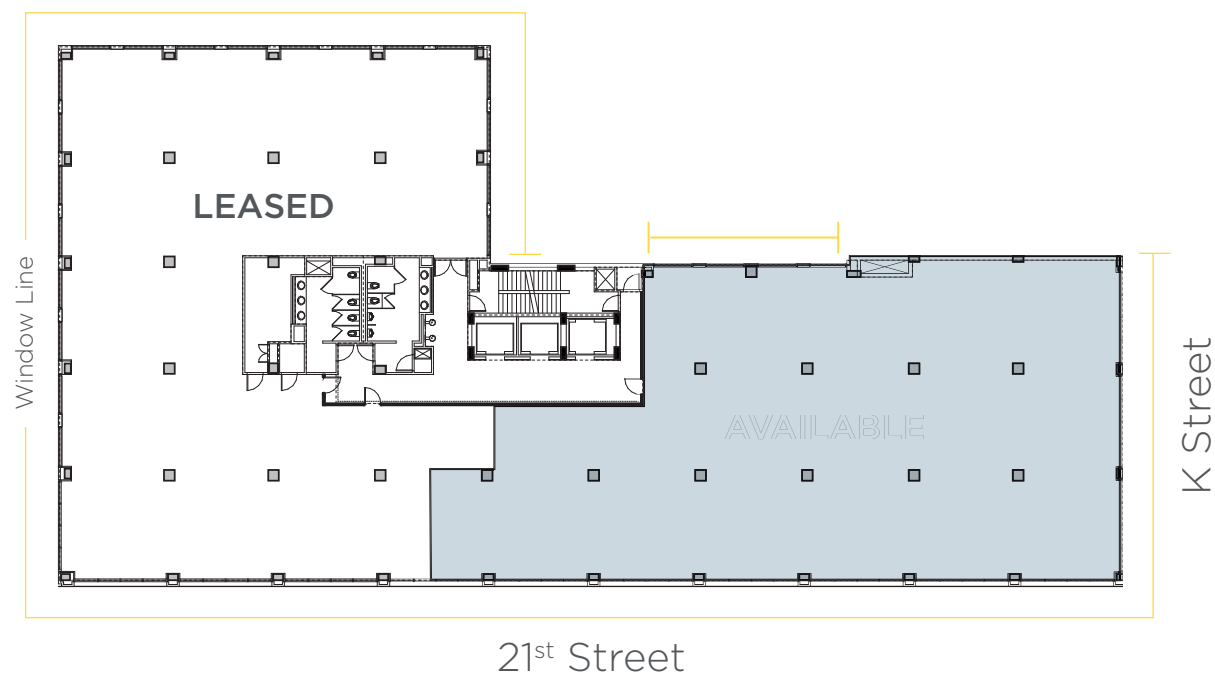
Approximately 16,591 RSF Each



AVAILABLE SPACE

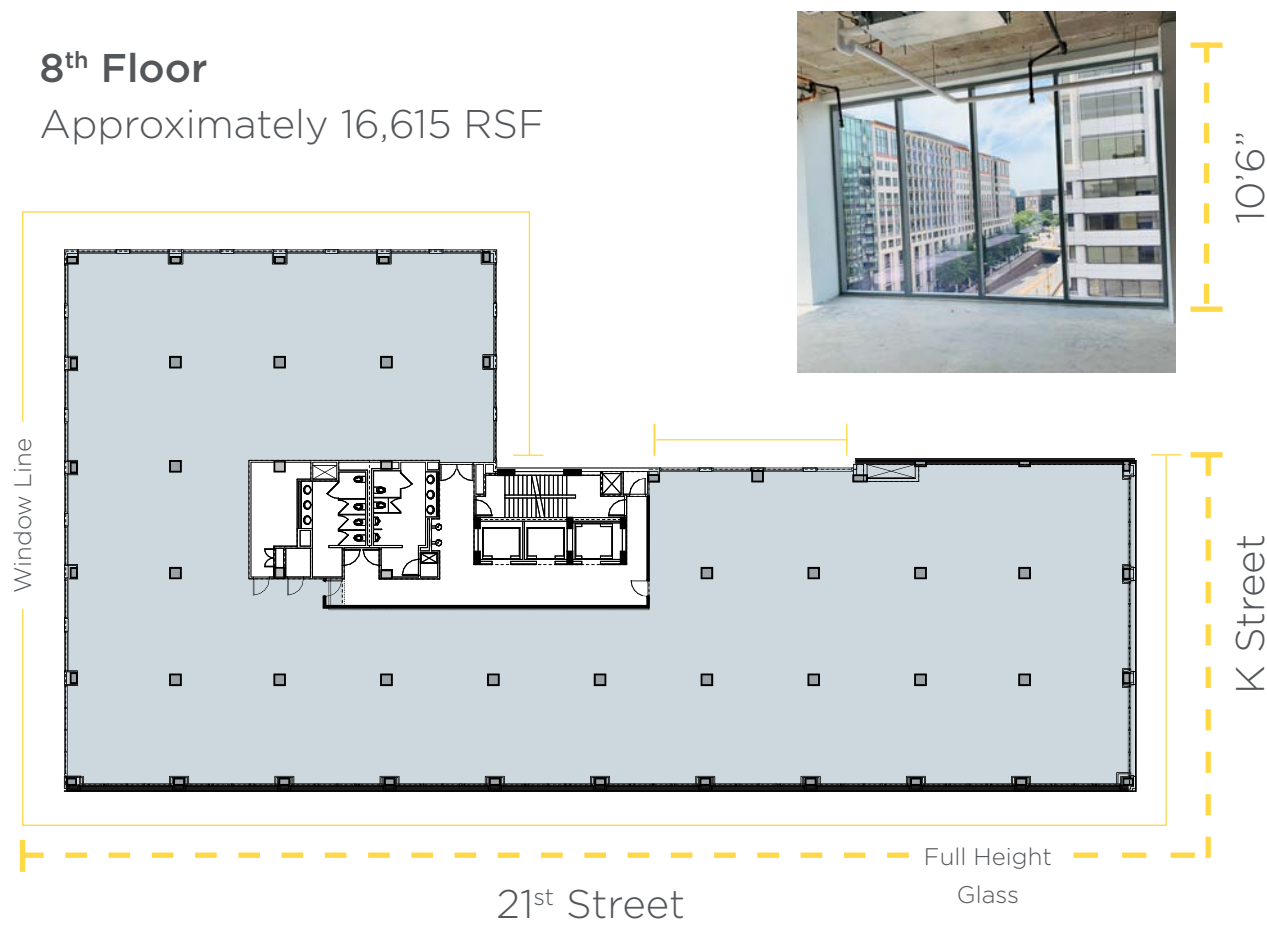
7th Floor

Approximately 8,241 RSF



8th Floor

Approximately 16,615 RSF



AVAILABLE SPACE

Hypothetical Test Fit

Open Office

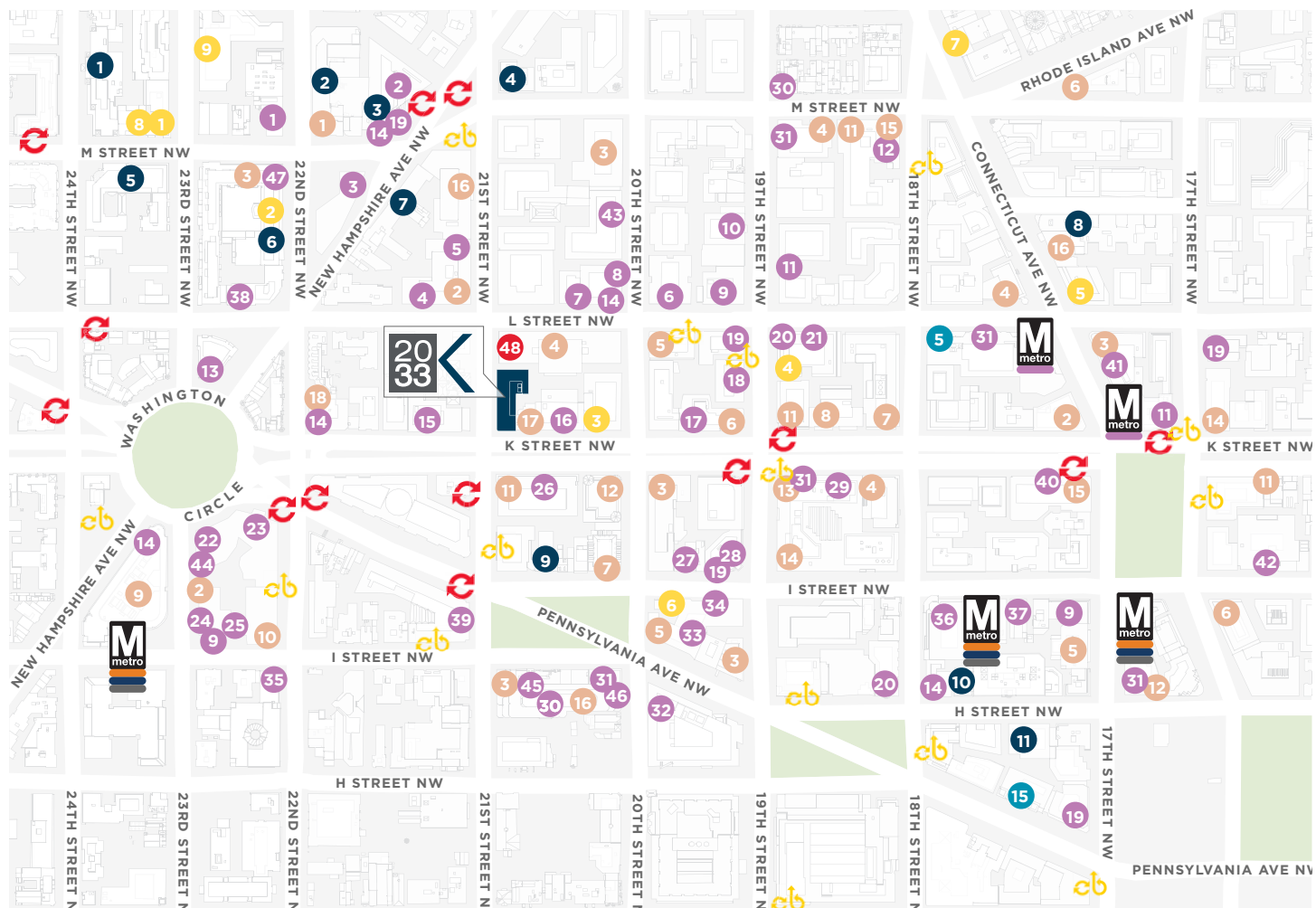


Hypothetical Test Fit

Office Intensive



TRANSPORTATION & AMENITY MAP



FITNESS

- 1 SoulCycle
- 2 Equinox
- 3 Ambitious Athletics
- 4 Gold's Gym
- 5 LA Fitness
- 6 Yoga District/JRINK Juicery
- 7 Washington Sports Club
- 8 Blast Fitness
- 9 Solidcore

HOTEL

- 1 Park Hyatt
- 2 Marriott Georgetown
- 3 Hyatt Place
- 4 The St. Gregory
- 5 Westin Georgetown
- 6 The Ritz-Carlton
- 7 Renaissance Dupont Circle
- 8 The Mayflower
- 9 Hotel Lombardy
- 10 Hampton Inn
- 11 AKA

RESTAURANTS

- 1 Cafe Deluxe
- 2 Grillfish
- 3 Rasika West End
- 4 Bourbon Coffee
- 5 Soi 38
- 6 Black Rooster Pub
- 7 Crepeaway
- 8 Panera Bread
- 9 Sweetgreen
- 10 Nooshi
- 11 Chop't
- 12 Vapiano
- 13 Circle Bistro
- 14 Starbucks
- 15 Bobby's Burger Place
- 16 Froggy Bottom Pub
- 17 Subway
- 18 Rice Bar
- 19 Potbelly
- 20 Corner Bakery
- 21 Pret a Manger
- 22 Burger Tap & Shake
- 23 District Commons

24 CIRCA

- 25 Roti Mediterranean Grill
- 26 Prime Rib
- 27 KAZ Sushi
- 28 Elephant & Castle
- 29 Sichuan Pavilion
- 30 Chipotle
- 31 Au Bon Pain
- 32 Founding Farmers
- 33 Filter Coffeehouse
- 34 Chalin's
- 35 Beefsteak
- 36 Compass Coffee
- 37 Wicked Waffle
- 38 Ri's
- 39 TGI Fridays
- 40 Kellari Taverna
- 41 Noodles & Company
- 42 BLT
- 43 West Wing Cafe
- 44 Devon & Blakely
- 45 Bertucci's
- 46 Paul Bakery
- 47 West End Bistro
- 48 Ruth's Chris (Coming Soon)

SERVICES

- 1 Walgreens
- 2 Citibank
- 3 CVS
- 4 Wells Fargo Bank
- 5 PNC Bank
- 6 BB&T Bank
- 7 Bank of America
- 8 Amalgamated Bank
- 9 GWU Medical Center
- 10 Whole Foods Market
- 11 FedEx Office
- 12 TD Bank
- 13 E-Trade Financial
- 14 United Bank
- 15 Capital One Bank
- 16 UPS Store
- 17 PR at Partners
- 18 Arrowine & Spirits

* The foregoing list of amenities may be inaccurate or incomplete. No reliance should be assumed or taken by Tenant on the foregoing list and Tenant should seek advice from independent third parties to verify all of the foregoing.



QUADRANGLE