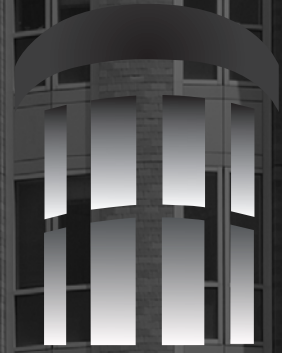


601



NEW JERSEY
AVENUE

BE EFFICIENT. BE POWERFUL. BE CONNECTED. BE URBAN. BE VISIBLE. BE HERE.



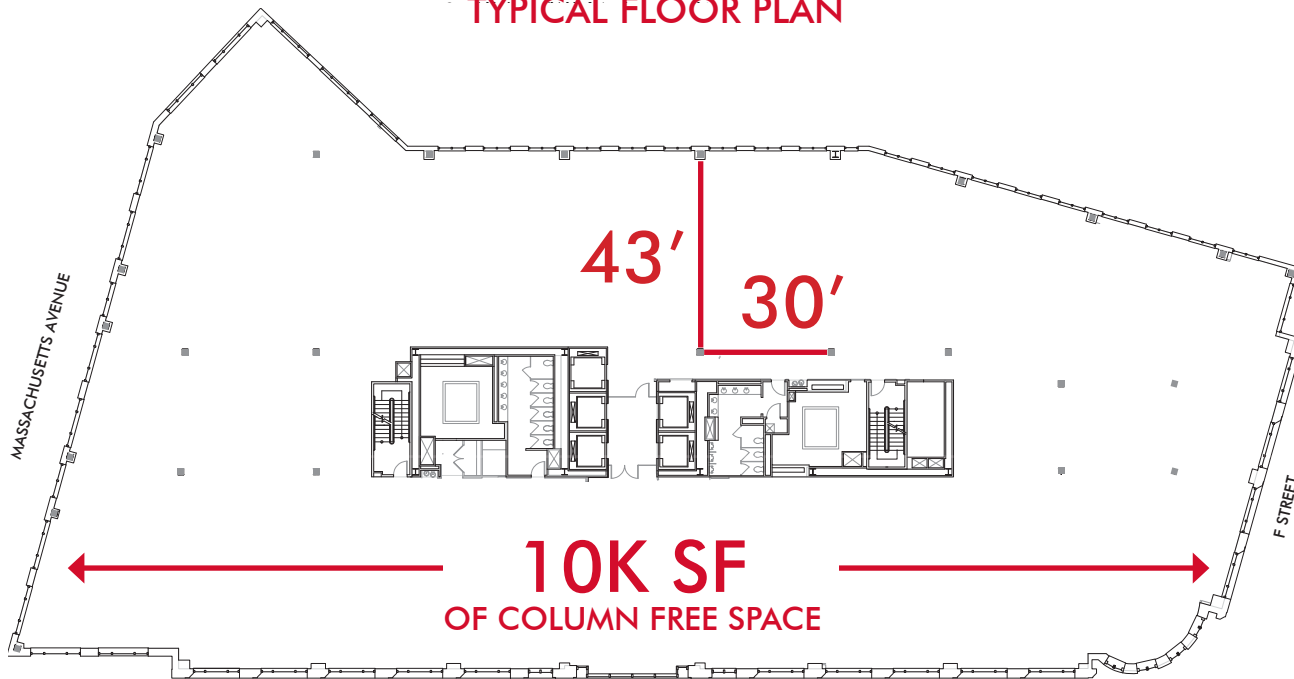
BE **EFFICIENT**. BE **POWERFUL**. BE **CONNECTED**. BE **URBAN**. BE **VISIBLE**. BE **HERE**.



BE EFFICIENT



TYPICAL FLOOR PLAN



- 4-sided free-standing building
- 9 floors
- 30,000 SF floorplan
- 43' x 30' column spacing
- 20,000 SF of column free space per floor



81
POINTS



98
SCORE



64
SCORE





BE POWERFUL

AMAZING FULL CAPITOL DOME VIEWS



- 11 minute walk to the U.S. Capitol
- 3 blocks to the Senate
- 2 blocks to Union Station



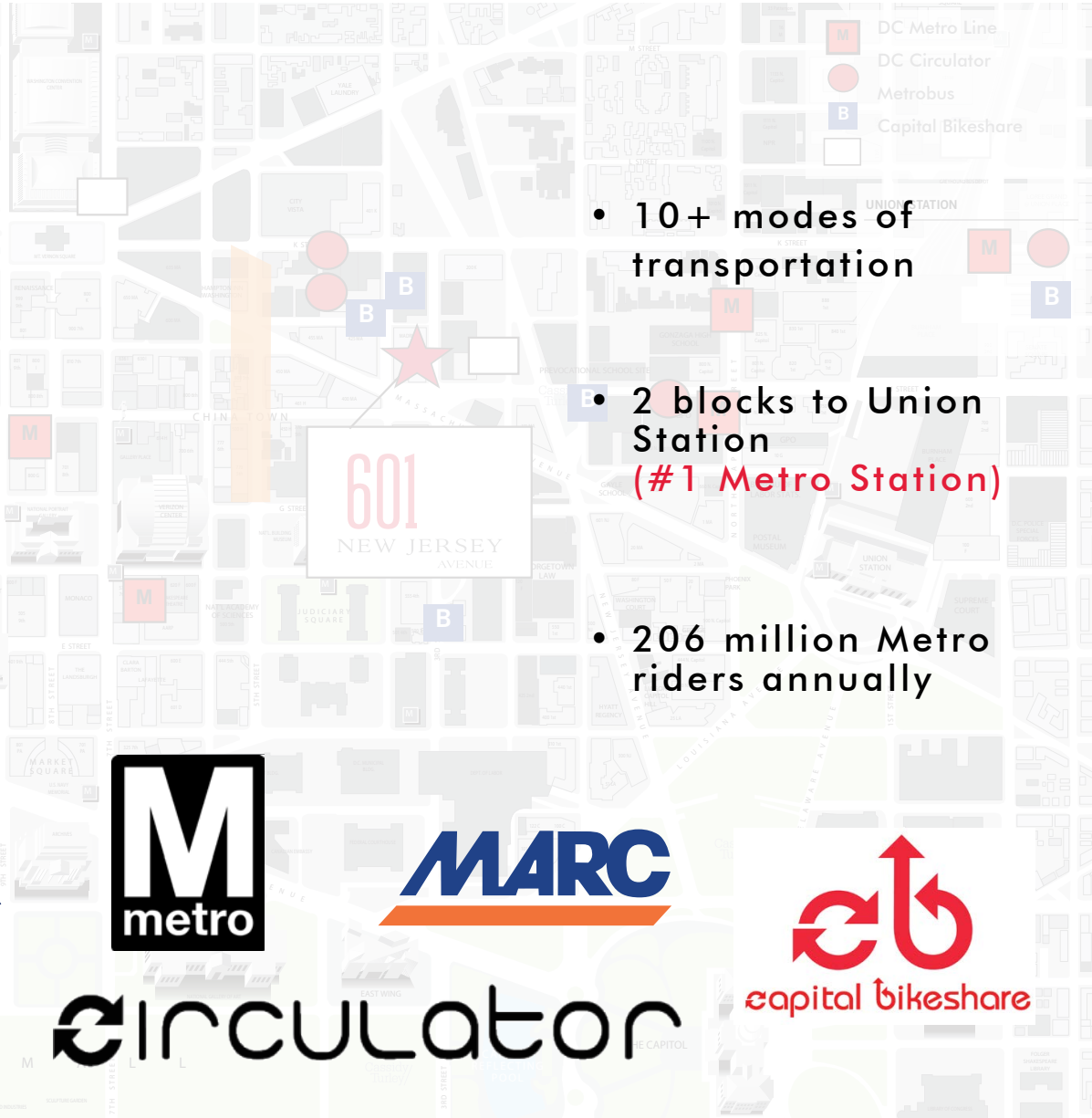
CITY VIEWS



BE EFFICIENT. BE **POWERFUL**. BE CONNECTED. BE URBAN. BE VISIBLE. BE HERE.



BE CONNECTED



- 10+ modes of transportation

- 2 blocks to Union Station (#1 Metro Station)

- 206 million Metro riders annually





BE URBAN

ANN TAYLOR



au bon pain.



91
WALK
SCORE

- 50+ walkable food choices
- 70+ retail outlets nearby
- 2,337 hotel rooms
- 3,900 residential units with 1,700 more on the way





BE VISIBLE



● SIGNAGE MOCK-UP



- 3 street fronts
(New Jersey Avenue, F Street, G Street)
- Prominent signage opportunity



BE HERE



RENOVATIONS COMPLETE!

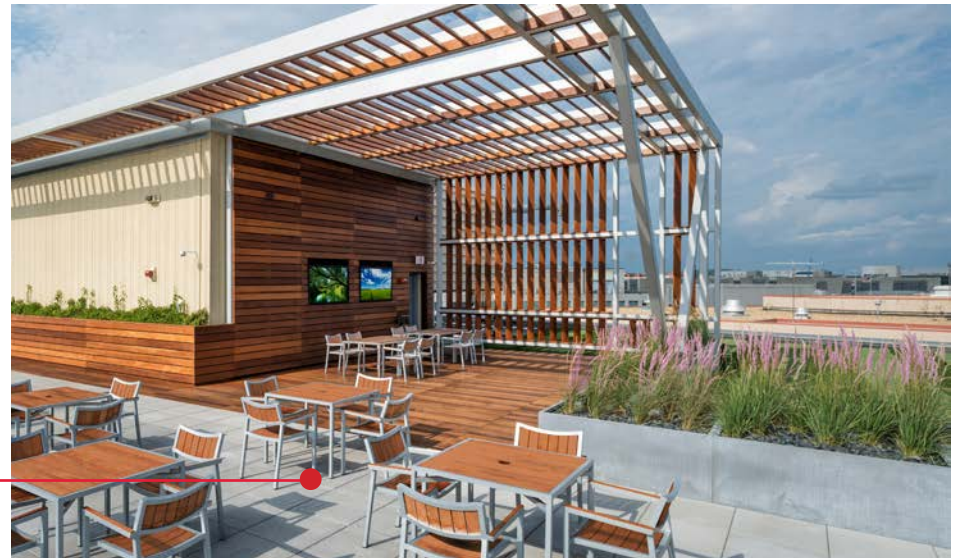
NEW LOBBY



ENTRY AND PLAZA



ROOFTOP TERRACE



BE EFFICIENT. BE POWERFUL. BE CONNECTED. BE URBAN. BE VISIBLE. BE **HERE.**



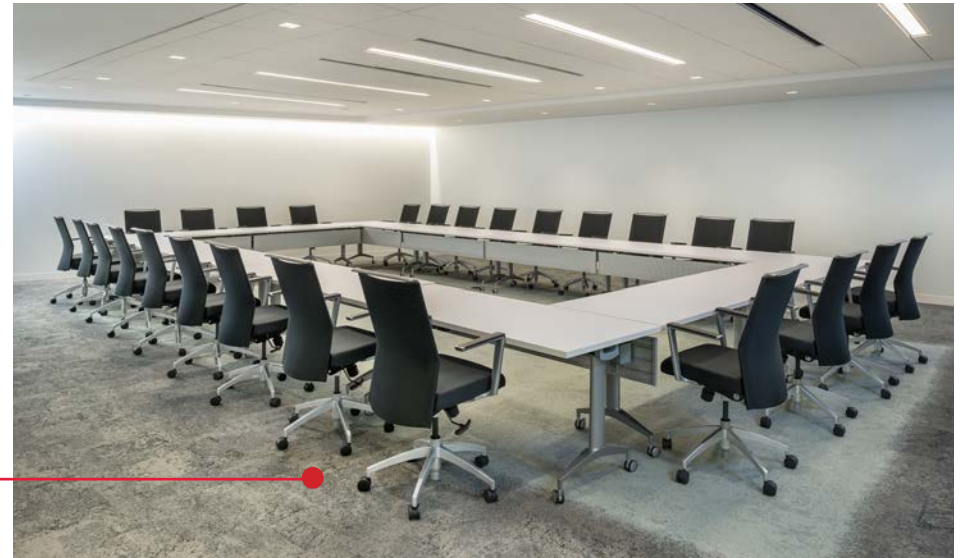
FITNESS CENTER



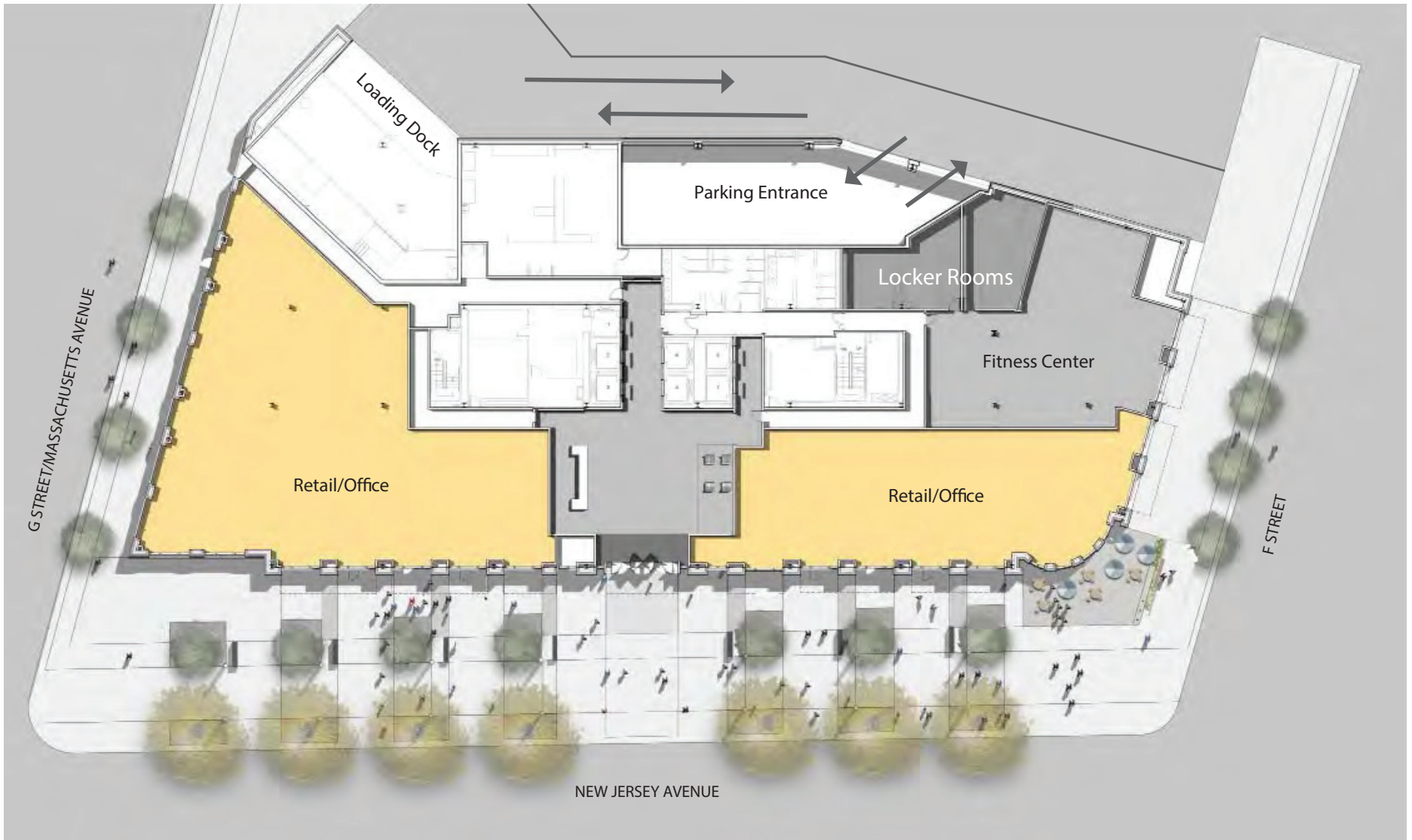
BIKE ROOM



CONFERENCE CENTER



BE EFFICIENT. BE POWERFUL. BE CONNECTED. BE URBAN. BE VISIBLE. BE **HERE.**





BUILDING SPECIFICATIONS

BUILDING SQUARE FOOTAGE	260,000 RSF
NUMBER OF FLOORS	NINE (9) FLOORS
TYPICAL FLOOR	29,000 - 31,000 RSF
FINISHED CEILING HEIGHT	TYPICAL: 8'6" - 9'
SLAB HEIGHT	FLOORS 2-8: 11'11" FLOOR 9: 12'10"
COLUMN SPACING	30' X 43'7"
STRUCTURAL	STRUCTURAL STEEL-FRAMED CONSTRUCTION
WINDOW SYSTEM (LINEAR FEET OF GLASS)	487 LINEAR FEET
PARKING	1 PER 1,300 RSF
HVAC SYSTEM	VARIABLE AIR VOLUME (VAV) HVAC SYSTEM

ELECTRICAL SYSTEM 8,000 AMPS (TOTAL OF 2-4000 AMPERE SERVICES) AT 480/277 VOLTS, 3-PHASE, 4-WIRE PROVIDING A CAPACITY OF APPROXIMATELY 20.8 WATTS PER SQUARE FOOT

ELEVATORS FIVE (5) PASSENGER ELEVATORS WITH 3,500 LB CAPACITY TWO (2) GARAGE SHUTTLE ELEVATORS

LEED CERTIFICATION AND SUSTAINABILITY LEED PLATINUM CERTIFIED FOR EXISTING BUILDING OPERATIONS AND MAINTENANCE & ENERGY STAR CERTIFIED

METRO RED METRO RAIL - UNION STATION (2 BLOCKS)

BUILDING AMENITIES EXPANDED ROOFTOP TERRACE WITH UNMATCHED VIEWS OF THE CAPITOL STATE-OF-THE-ART TENANT ONLY FITNESS FACILITY BUILDING CONFERENCE CENTER BIKE ROOM



601 
NEW JERSEY
AVENUE

FOR MORE INFORMATION CONTACT:

LAURIE MCMAHON
Laurie.McMahon@cushwake.com

RICHARD TONNER
Richard.Tonner@cushwake.com

JAMES COLLINS
James.Collins@cushwake.com

SAM MCDONOUGH
Sam.McDonough@cushwake.com



**CUSHMAN &
WAKEFIELD**