



ICONIC.
MODERN.
READY
FOR THE
NEXT
GENERATION.



After nearly a century of inspiring our nation's journalists, the iconic National Press Building is poised to meet the needs of the new generation of thinkers and doers. Freshly renovated common areas and desirable new amenities make this building an exciting destination for productive work days and after-hours play. **WELCOME TO THE NEXT CHAPTER OF THE NATIONAL PRESS BUILDING. THIS IS A STORY YOU WON'T WANT TO MISS.**

BRIGHT, MODERN SPACES FOR CREATING AND WORKING TOGETHER



*A FRESH
NEW SPIN
ON A
HAPPY
WORK
LIFE*



BRAND NEW

CAFE

MODERN

CONFERENCE
CENTER

RENOVATED

COMMON
AREAS

ON-SITE

FITNESS
CENTER

REIMAGINED

LOUNGE
AREA

SECURE

BIKE
STORAGE



We are proud to be home to the following organizations that compliment the overall tenant experience:



HOME OF THE
**NATIONAL
PRESS CLUB**



PING PONG
CLUB & BAR
SPiN



SOON TO BE
**CAFE &
BAKERY**

*THIS IS
NEXT
LEVEL
LOCATION*



IN DOWNTOWN DC,
RIGHT WHERE IT'S
ALL HAPPENING.



ON THE CORNER OF
**14TH AND
F STREET**

3 BLOCKS TO
**METRO CENTER
STATION**

2 BLOCKS TO THE
**WHITE
HOUSE**

WITHIN 5 BLOCKS
**5 CAPITAL
BIKESHARE
STATIONS**

90/100 WALK SCORE®
**WALKER'S
PARADISE**

70+ OPTIONS FOR
**LUNCH &
AFTER WORK
PLAY**

TRANSPORTATION

FOOD & DRINK

ARTS & CULTURE

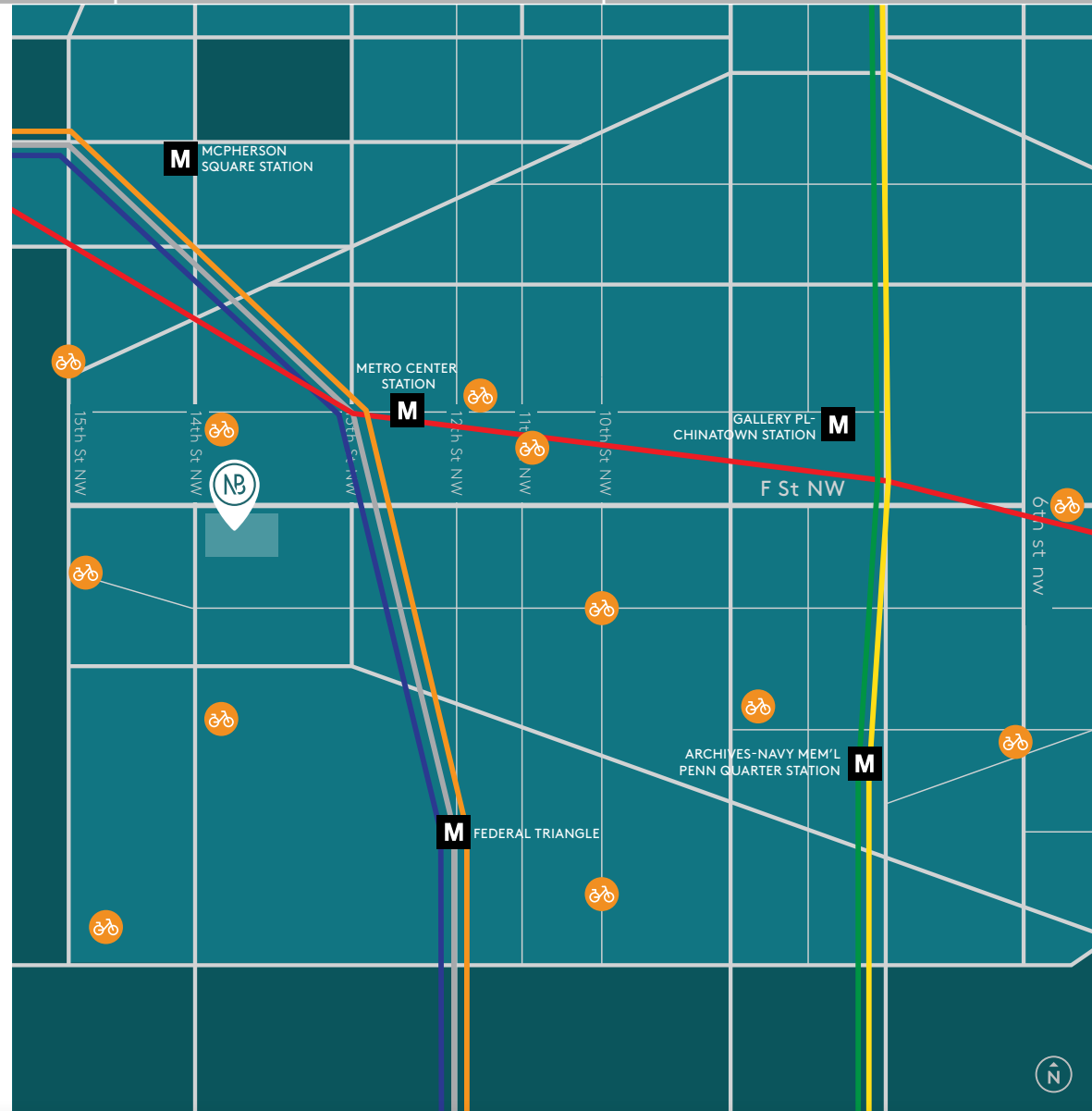
HOTELS

METRO M

- Metro Center Station
(0.1 mi / 2 min walk)
- Federal Triangle
(0.4 mi / 8 min walk)
- Gallery Pl - Chinatown Station
(0.5 mi / 9 min walk)
- McPherson Sq Metro Station
(0.5 mi / 10 min walk)
- Archives-Navy Mem'l - Penn Quarter Station
(0.6 mi / 13 min walk)

CAPITAL BIKE SHARE STATIONS 

- 5th & F St NW
- 6th St & Indiana Ave NW
- 8th & D St NW
- 10th St & Constitution Ave NW
- 10th & E St NW
- 11th & F St NW
- 14th & D St NW / Ronald Reagan Building
- 14th & G St NW
- 15th st & constitution ave NW
- 15th St & Pennsylvania Ave NW / Pershing Park
- Metro Center / 12th & G St NW
- New York Ave & 15th St NW



TRANSPORTATION

FOOD & DRINK

ARTS & CULTURE

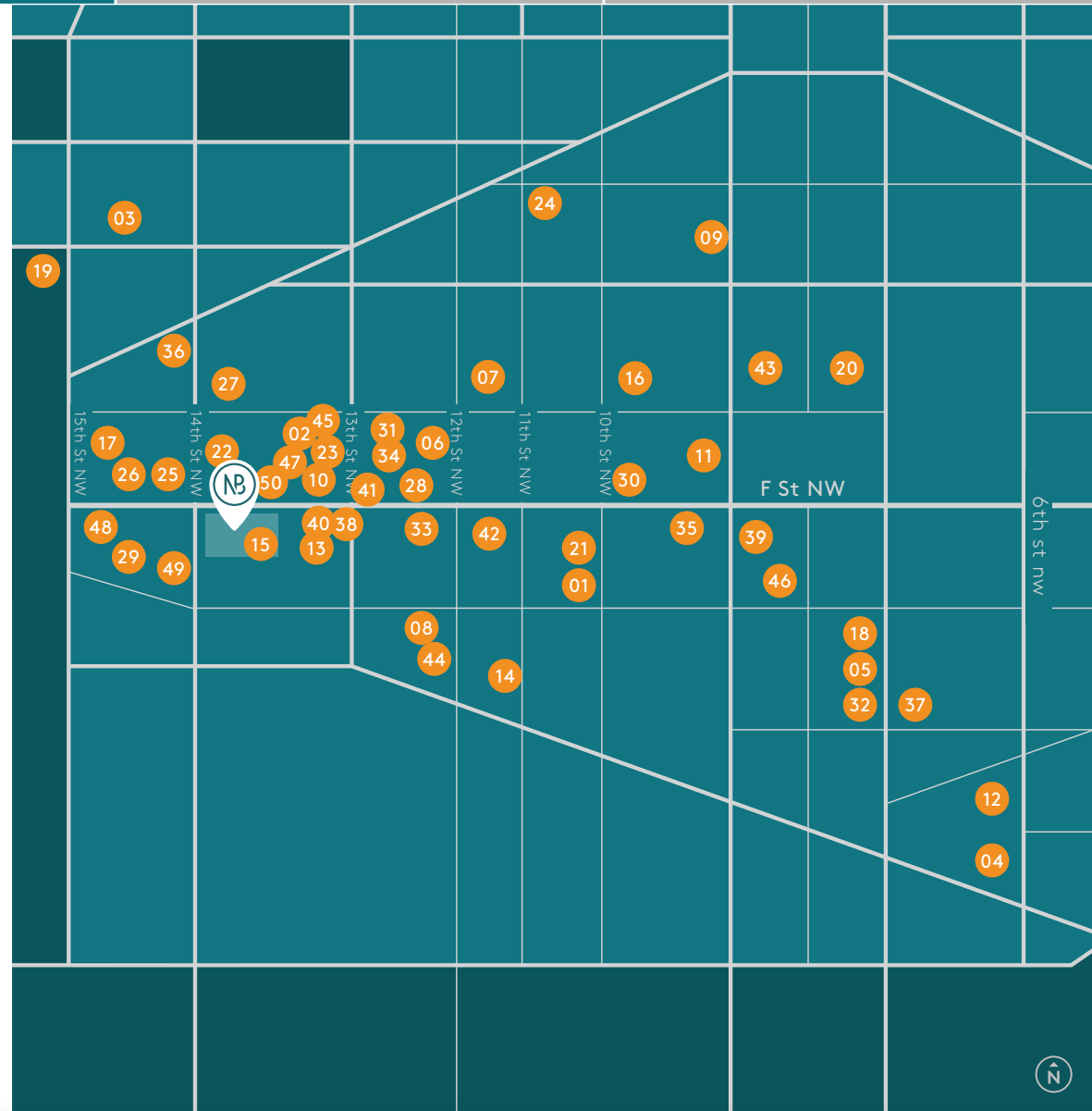
HOTELS

RESTAURANTS

- 01 &pizza
- 02 Astro Doughnuts & Fried Chicken
- 03 Cafe Chocolat
- 04 The Capital Grill
- 05 China Chilcano
- 06 Chopt Creative Salad Co.
- 07 Cosi
- 08 Del Frisco's Grille
- 09 Dolcezza Gelato and Coffee
- 10 District Taco
- 11 Ella's Wood Fired Pizza
- 12 Fiola
- 13 Five Guys
- 14 Fogo de Chao Brazilian Steakhouse
- 15 The Fourth Estate Restaurant
- 16 FRESHFARM Markets
- 17 The Hamilton
- 18 Jaleo
- 19 Joe's Seafood, Prime Steak & Stone Crab
- 20 Legal Sea Foods
- 21 Lincoln's Waffle Shop
- 22 Maison Kayser
- 23 Mastro's Steakhouse
- 24 Momofuku CCDC
- 25 MXDC Cocina Mexicana
- 26 Old Ebbitt Grill
- 27 Ocean Prime
- 28 The Oceanaire Seafood Room
- 29 Occidental Grill & Seafood Restaurant
- 30 Le Pain Quotidien
- 31 Panera Bread
- 32 The Partisan
- 33 PAUL Columbia Square
- 34 Peet's Coffee
- 35 Pi Pizzeria - DC
- 36 Potbelly Sandwich Shop
- 37 Rasika
- 38 Rushi food
- 39 Shake Shack
- 40 Starbucks
- 41 TaKoren | Metro Center
- 42 Tosca
- 43 Zaytinya

BARS

- 44 Elephant & Castle
- 45 Mackey's Public House
- 46 Penn Social
- 47 Proper 21
- 48 Root Cellar Whiskey Bar
- 49 Round Robin
- 50 Shelly's Back Room



TRANSPORTATION

FOOD & DRINK

ARTS & CULTURE

HOTELS

GENERAL INTEREST

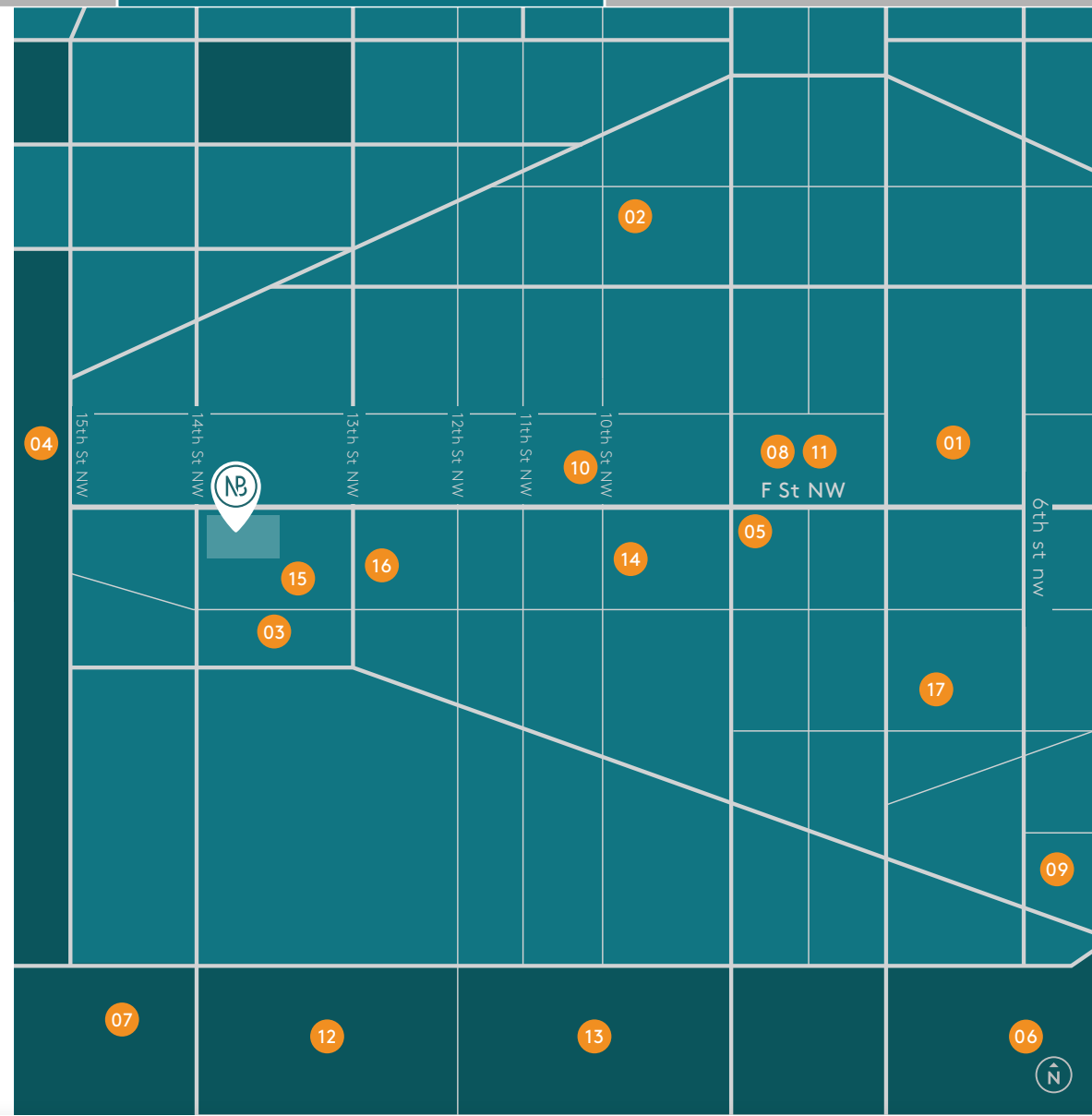
- 01 Capital One Area
- 02 CityCenterDC
- 03 Freedom Plaza
- 04 White House

MUSEUMS

- 05 International Spy Museum
- 06 National Gallery of Art
- 07 National Museum of African American History and Culture
- 08 National Portrait Gallery
- 09 Newseum
- 10 Madame Tussauds
- 11 Smithsonian American Art Museum
- 12 Smithsonian National Museum of American History
- 13 Smithsonian National Museum of Natural History

THEATRE

- 14 Ford's Theatre
- 15 The National Theatre
- 16 Warner Theatre
- 17 Woolly Mammoth Theatre Company



TRANSPORTATION

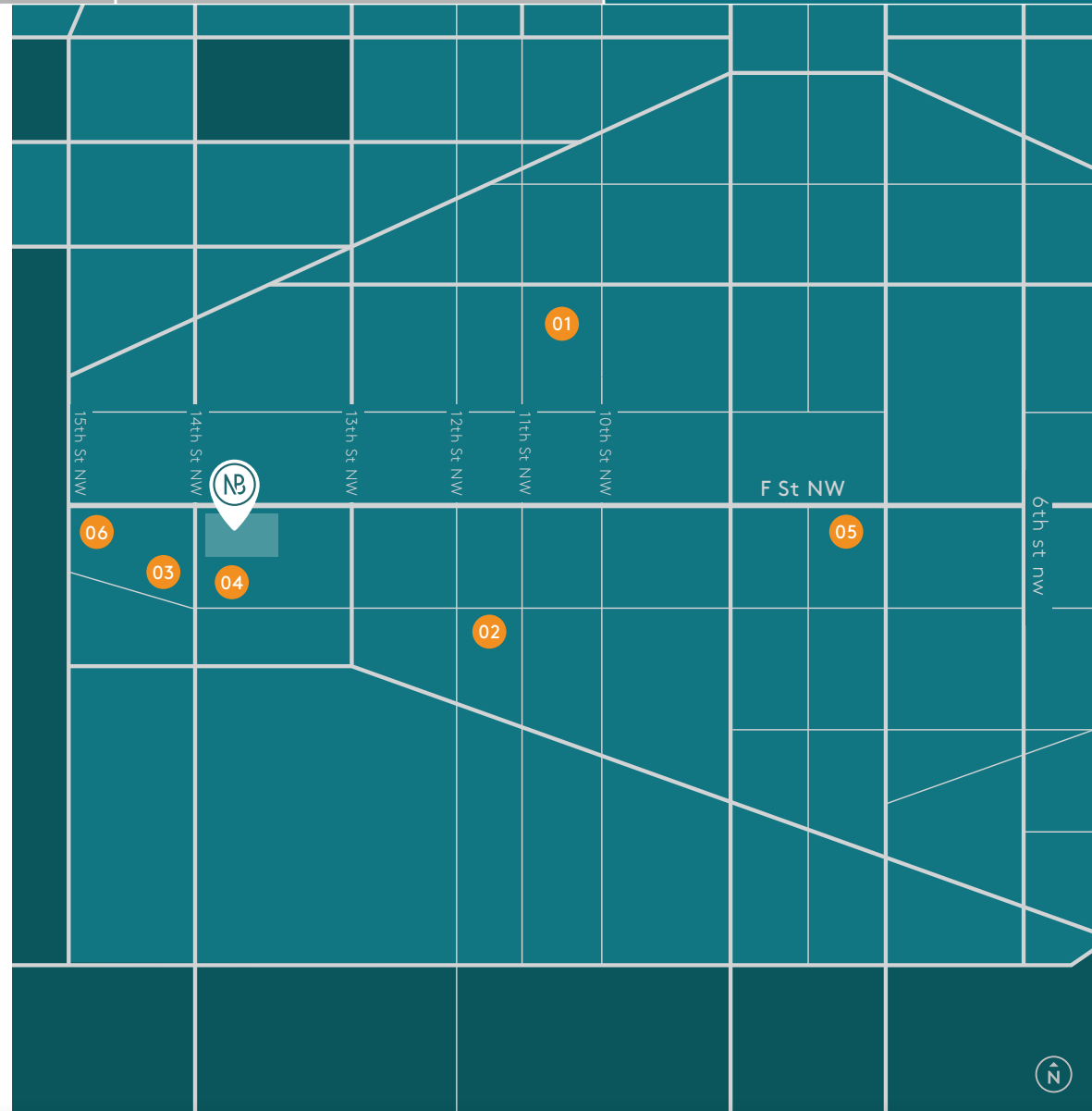
FOOD & DRINK

ARTS & CULTURE

HOTELS

HOTELS

- 01 Grand Hyatt Washington
- 02 Hotel Harrington
- 03 InterContinental The Willard
- 04 JW Marriott
- 05 Kimpton Hotel Monaco
- 06 W Hotel





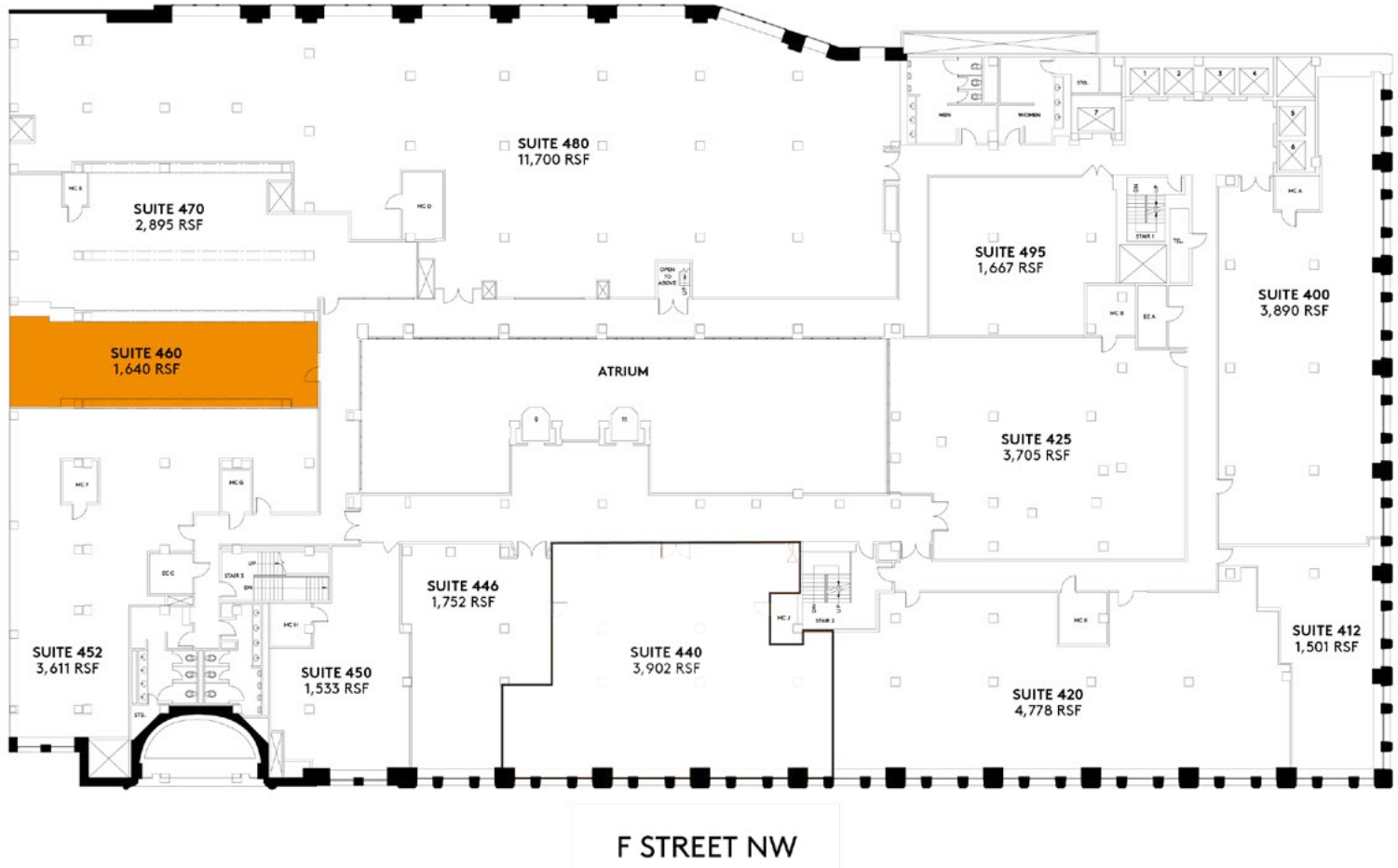


OFFICE: 0-3,000 SF
OFFICE: 3,000-7,000 SF
OFFICE: 7,000+ SF
RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 460	1,640	1,640	\$30.00-\$32.00/fs	Vacant	3-10 yrs
Suite 470	2,895	2,895	\$30.00-\$32.00/fs	Vacant	3-10 yrs
Suite 551	226	226	\$30.00-\$32.00/fs	Vacant	3-10 yrs
Suite 552	1,854	1,854	\$50.00-\$52.00/fs	Vacant	3-10 yrs
Suite 740	2,185	2,185	\$50.00-\$52.00/fs	Vacant	3-10 yrs
Suite 839	329	329	\$47.00-\$49.00/fs	Vacant	3-10 yrs
Suite 941	1,167	1,167	\$50.00-\$52.00/fs	Vacant	3-10 yrs
Suite 944	1,312	1,312	\$50.00-\$52.00/fs	Vacant	3-10 yrs
Suite 952	866	866	\$30.00-\$32.00/fs	Vacant	3-10 yrs
Suite 955	2,635	5,811	\$50.00-\$52.00/fs	Vacant	3-10 yrs
Suite 969	2,247	5,811	\$47.00-\$49.00/fs	Vacant	3-10 yrs
Suite 975	1,497	1,497	\$47.00-\$49.00/fs	Vacant	3-10 yrs
Suite 984	288	288	\$48.00-\$50.00/fs	Vacant	3-10 yrs
Suite 988	389	389	\$48.00-\$50.00/fs	Vacant	3-10 yrs
Suite 995	1,132	1,132	\$48.00-\$49.00/fs	Vacant	3-10 yrs
Suite 1030	2,565	2,565	\$50.00-\$52.00/fs	Vacant	3-10 yrs
Suite 1065	573	573	\$30.00-\$32.00/fs	Vacant	3-10 yrs
Suite 1085	1,195	1,195	\$47.00-\$49.00/fs	Vacant	3-10 yrs
Suite 1094	332	332	\$48.00-\$50.00/fs	Vacant	3-10 yrs
Suite 1101	242-649	649	\$47.00-\$49.00/fs	Vacant	3-10 yrs
Suite 1114	1,175	1,175	\$50.00-\$52.00/fs	Vacant	3-10 yrs
Suite 1135	1,988	1,988	\$47.00-\$49.00/fs	Vacant	3-10 yrs
Suite 1145	1,676	1,676	\$47.00-\$49.00/fs	Vacant	3-10 yrs
Suite 1199	914	2,645	\$47.00-\$49.00/fs	Vacant	3-10 yrs
Suite 1214	1,039	1,039	\$50.00-\$52.00/fs	Vacant	3-10 yrs

Click Suite to View Floor Plan

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 460	1,640	1,640	\$30.00-\$32.00/fs	Vacant	3-10 yrs



14TH STREET NW

F STREET NW



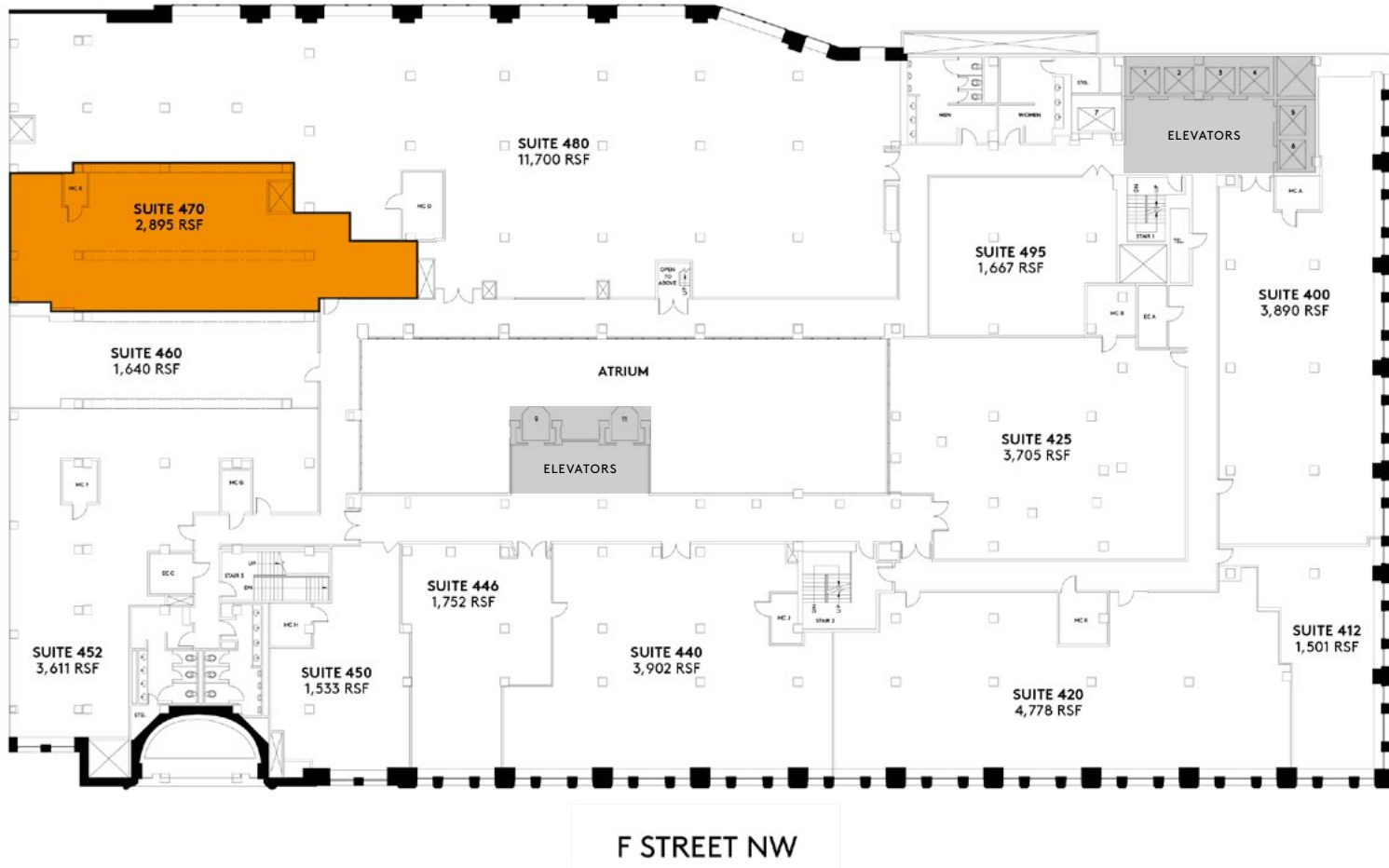
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 470	2,895	2,895	\$30.00-\$32.00/fs	Vacant	3-10 yrs



14TH STREET NW

F STREET NW



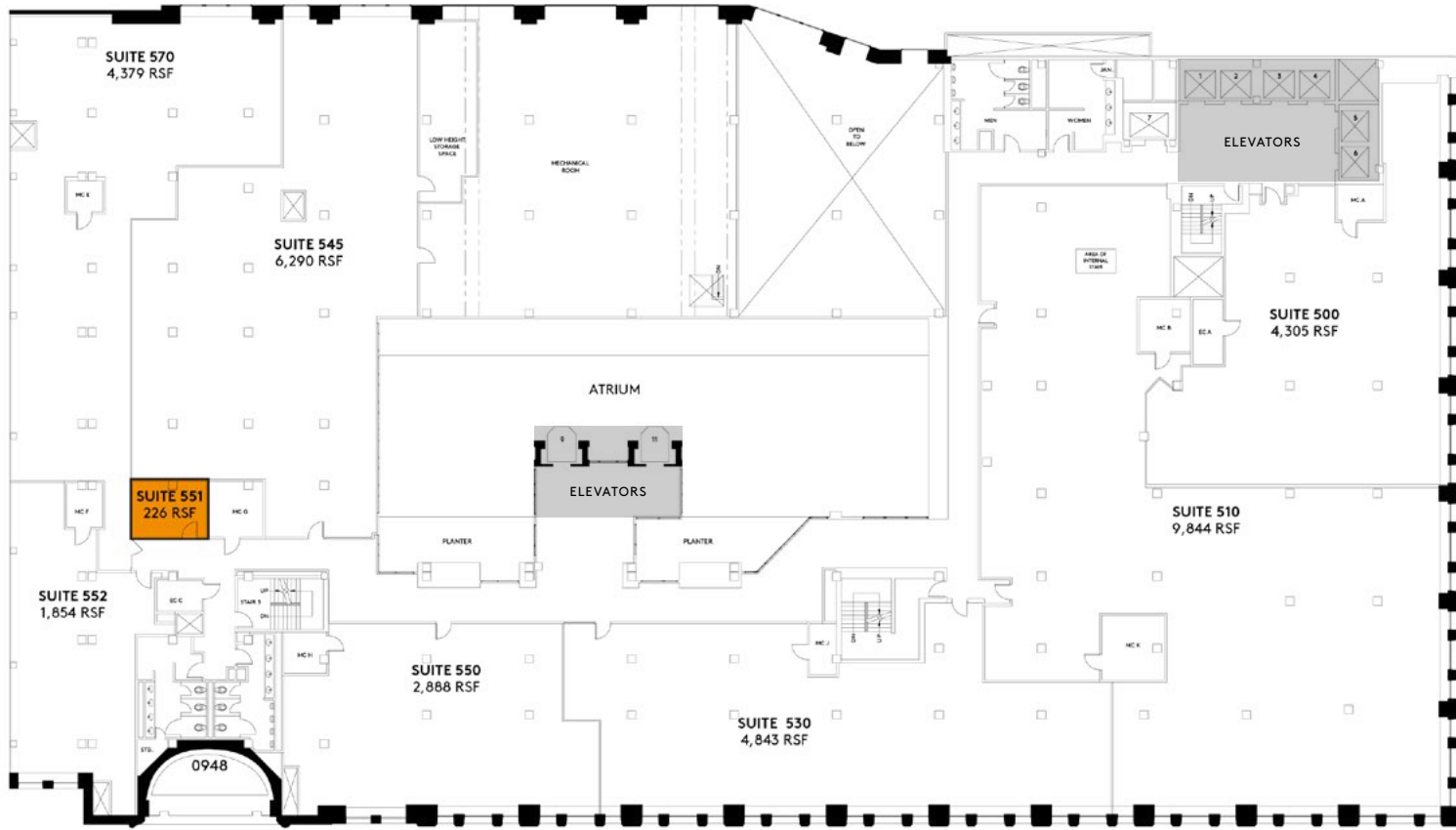
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 551	226	226	\$30.00-\$32.00/fs	Vacant	3-10 yrs



14TH STREET NW

F STREET NW



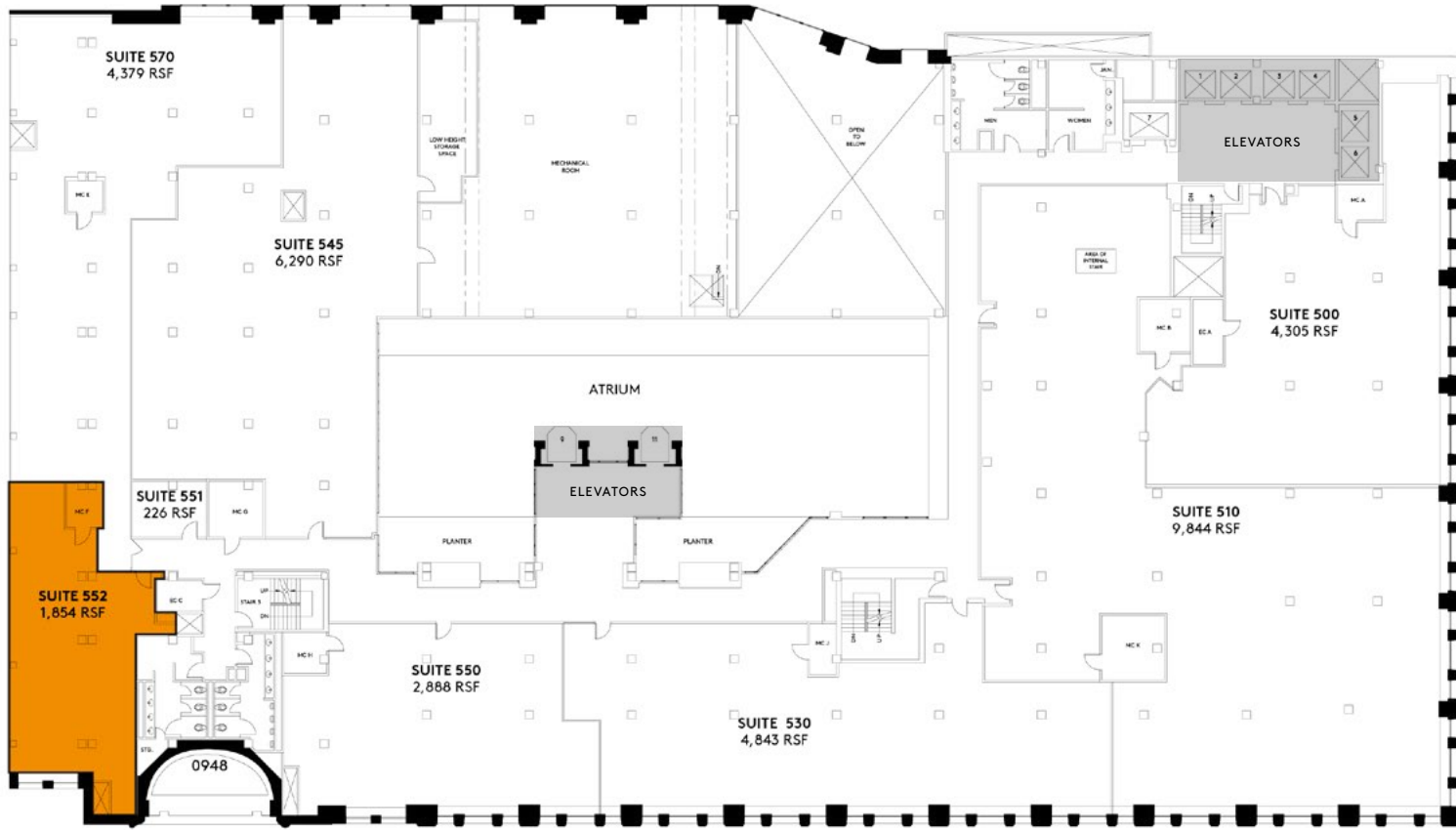
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 552	1,854	1,854	\$50.00-\$52.00/fs	Vacant	3-10 yrs



14TH STREET NW

F STREET NW



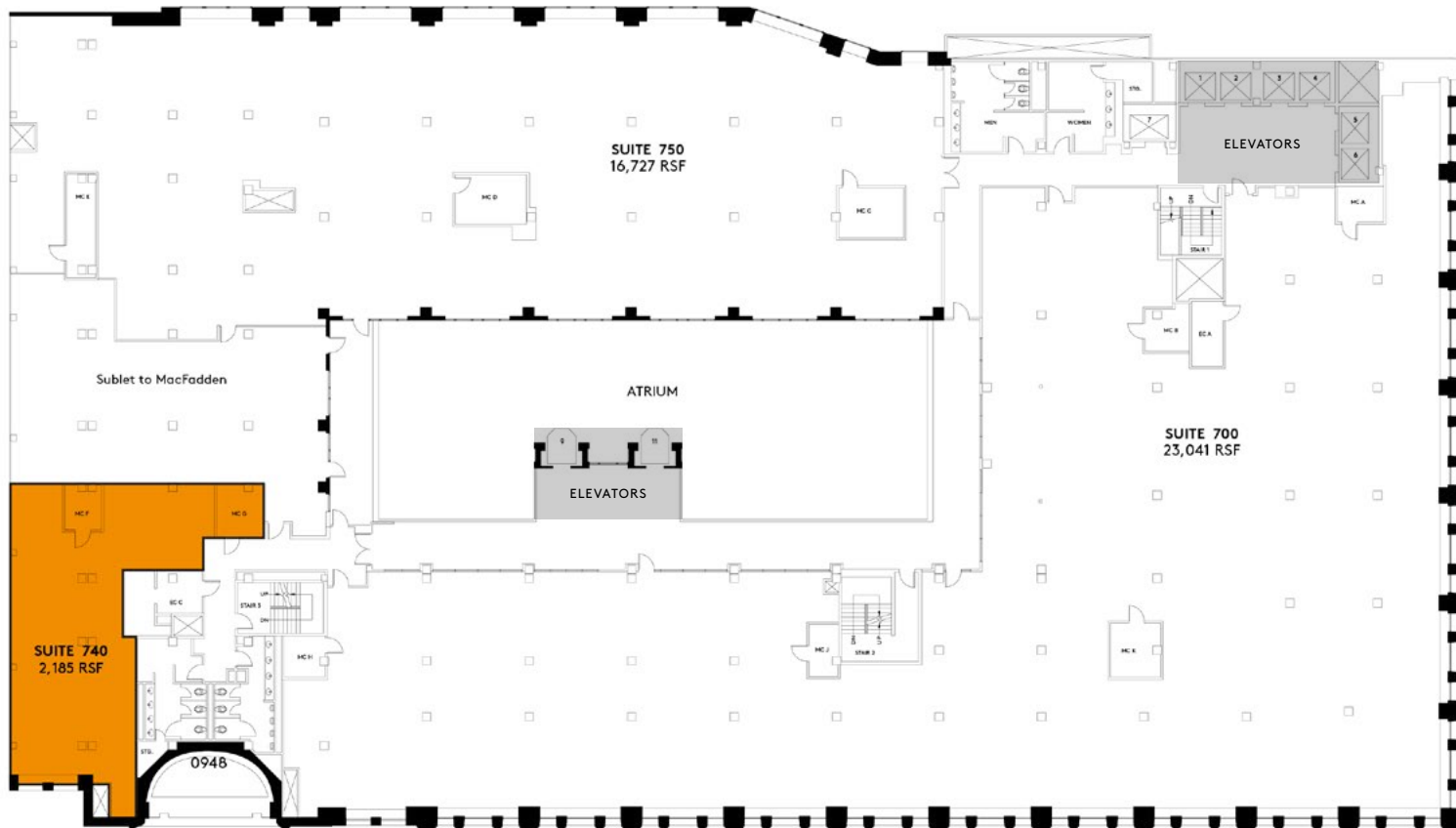
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 740	2,185	2,185	\$50.00-\$52.00/fs	Vacant	3-10 yrs



14TH STREET NW

F STREET NW



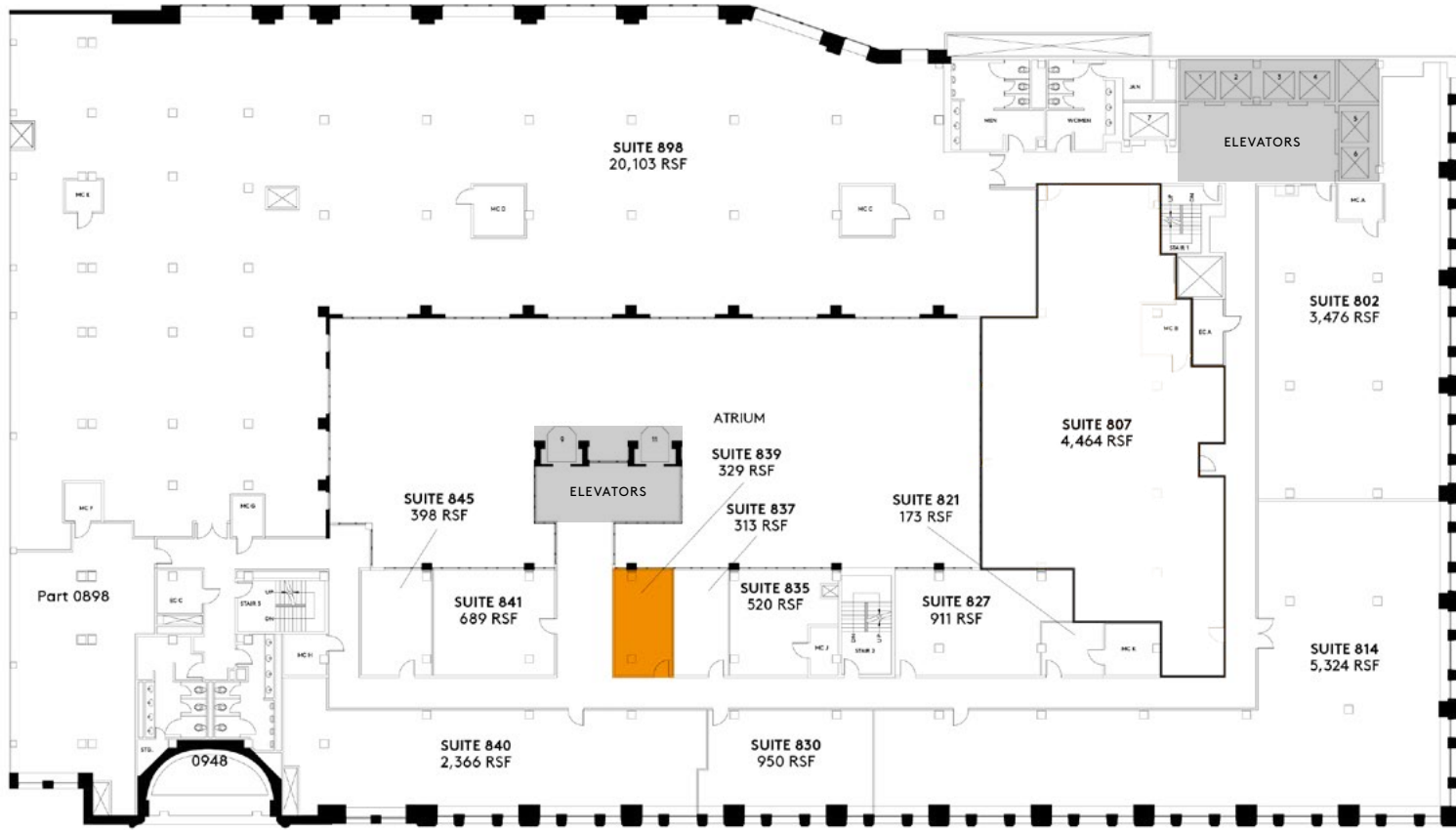
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 839	329	329	\$47.00-\$49.00/fs	Vacant	3-10 yrs



14TH STREET NW

F STREET NW



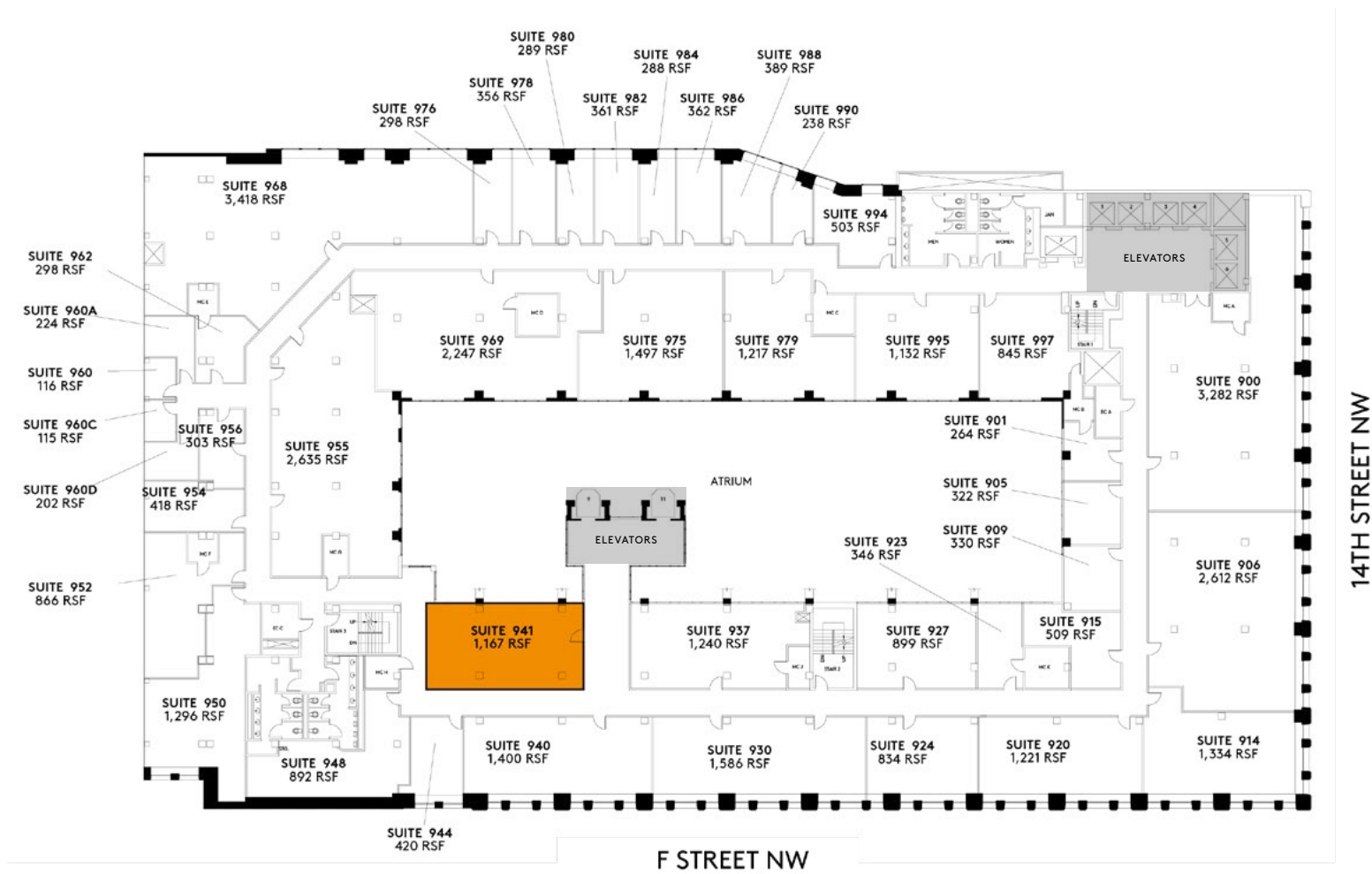
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

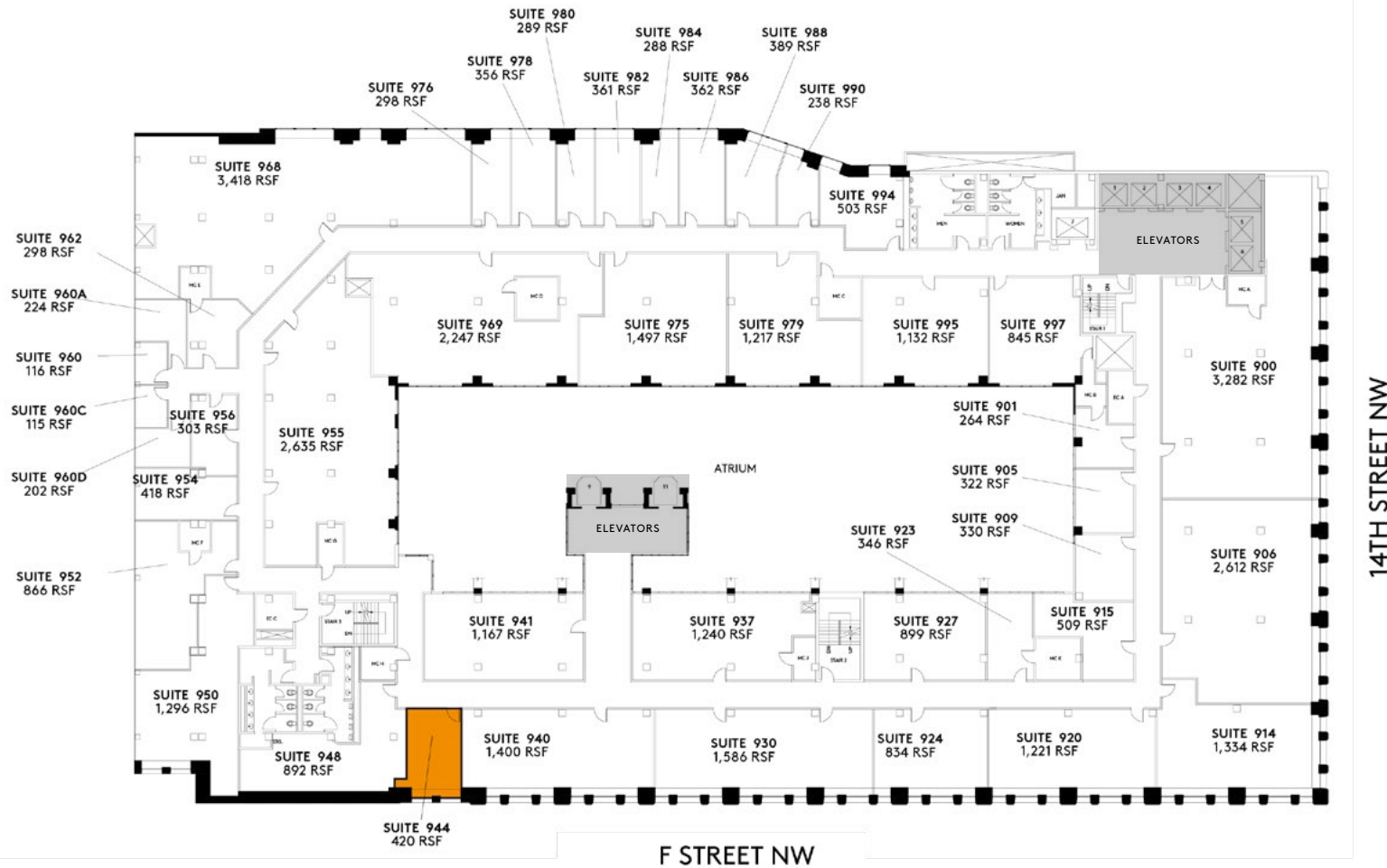
RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 941	1,167	1,167	\$50.00-\$52.00/fs	Vacant	3-10 yrs



OFFICE: 0-3,000 SF
OFFICE: 3,000-7,000 SF
OFFICE: 7,000+ SF
RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 944	1,312	1,312	\$50.00-\$52.00/fs	Vacant	3-10 yrs



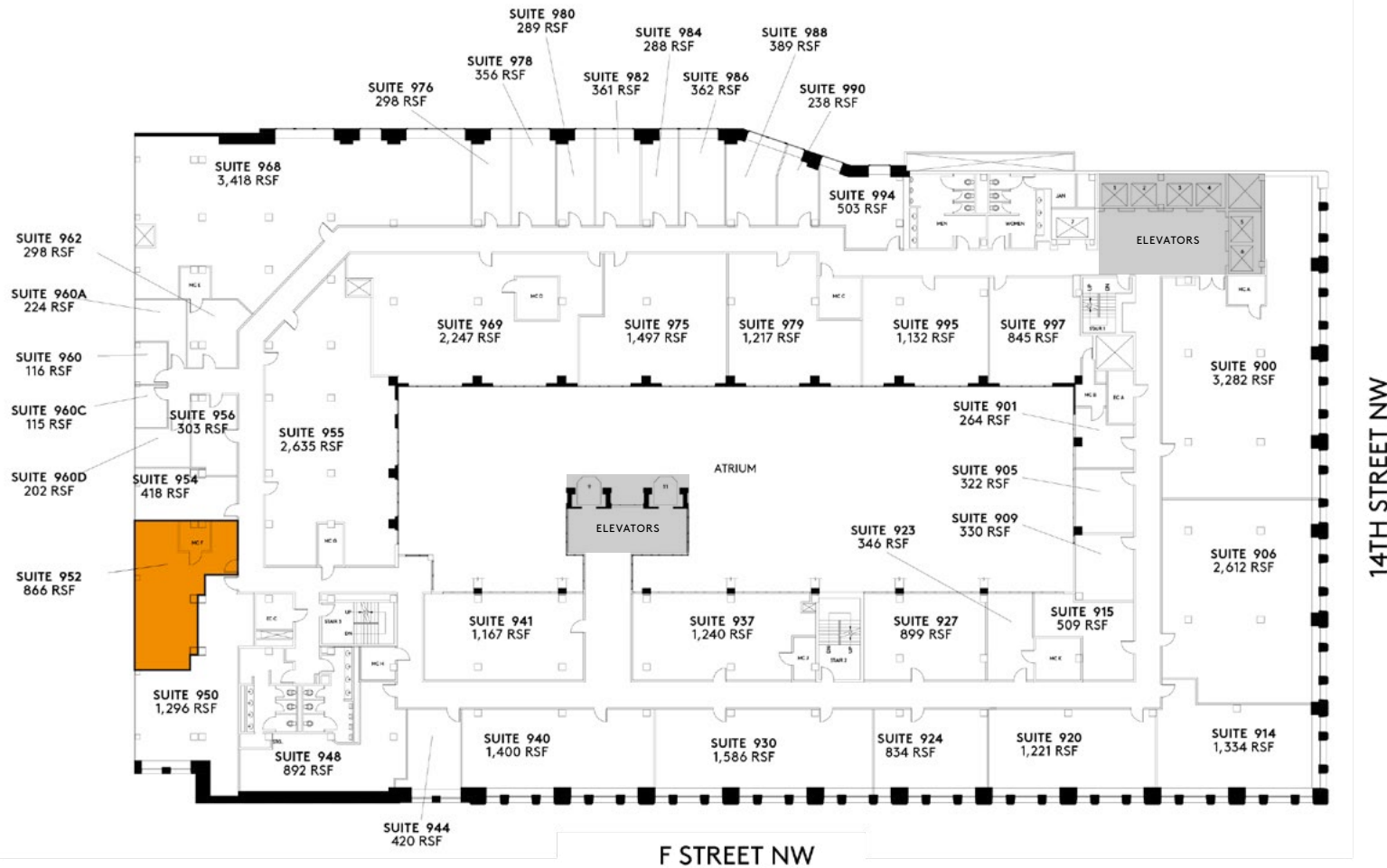
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 952	866	866	\$30.00-\$32.00/fs	Vacant	3-10 yrs



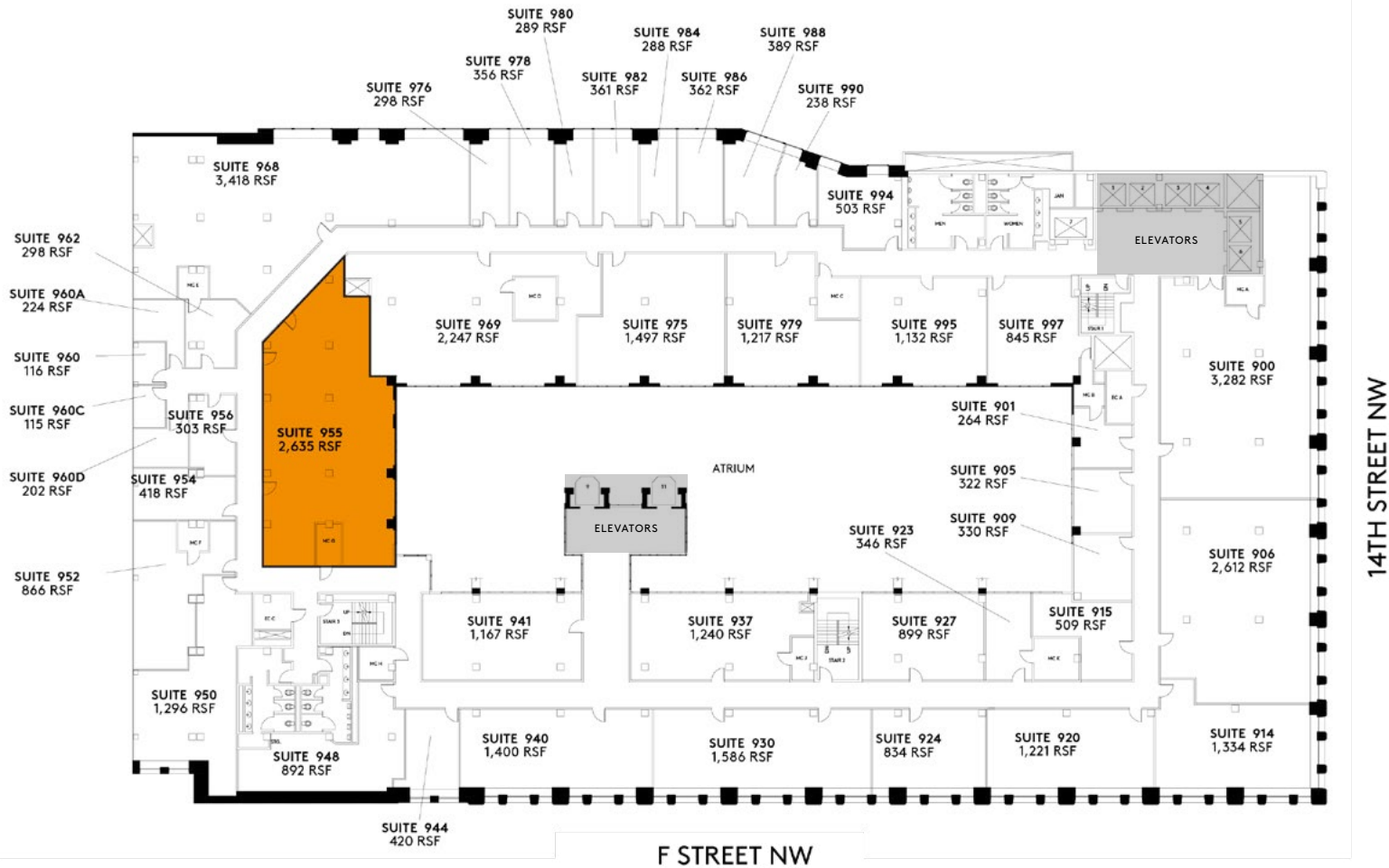
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 955	2,635	2,635	\$50.00-\$52.00/fs	Vacant	3-10 yrs



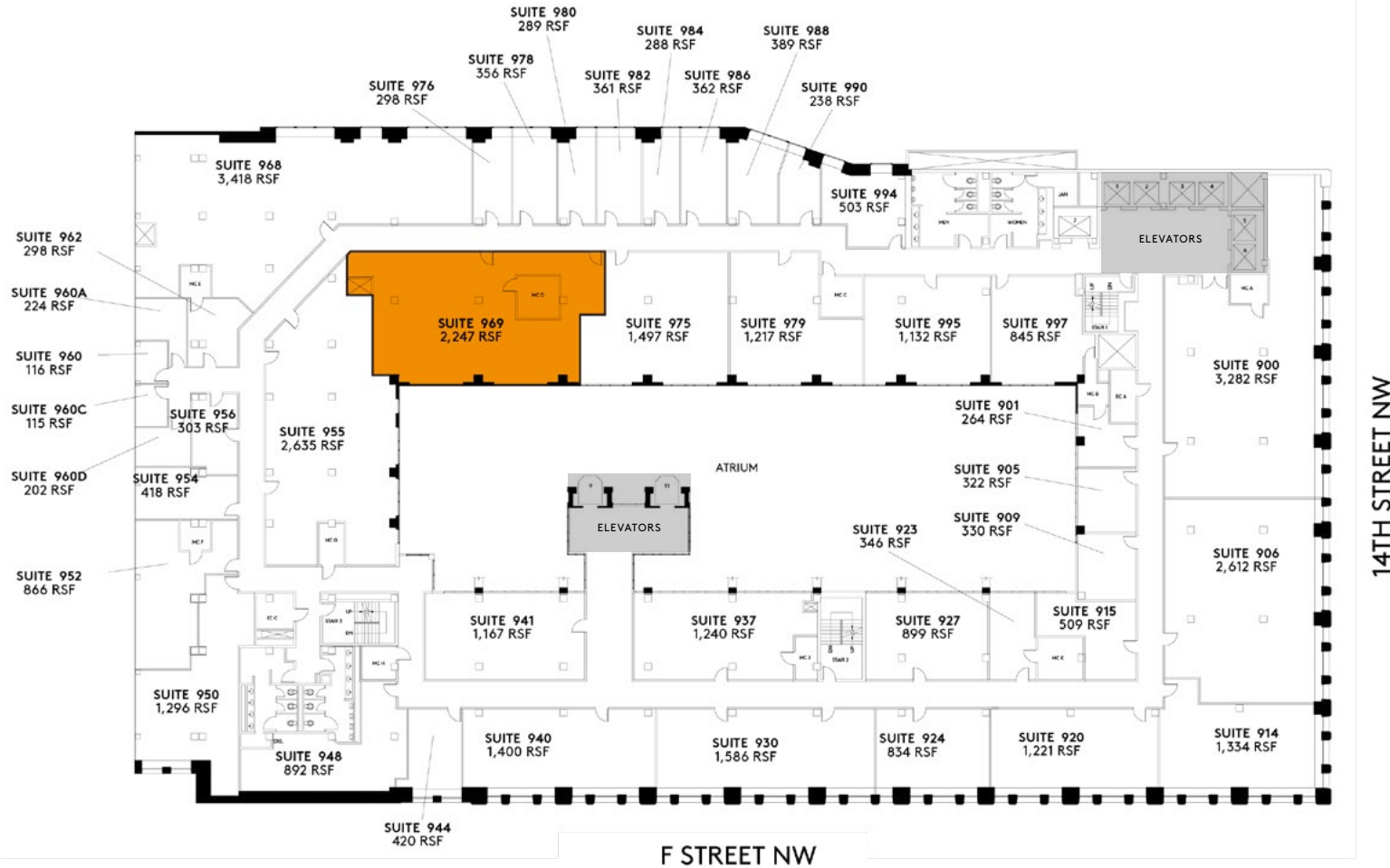
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 969	2,247	2,247	\$47.00-\$49.00/fs	Vacant	3-10 yrs



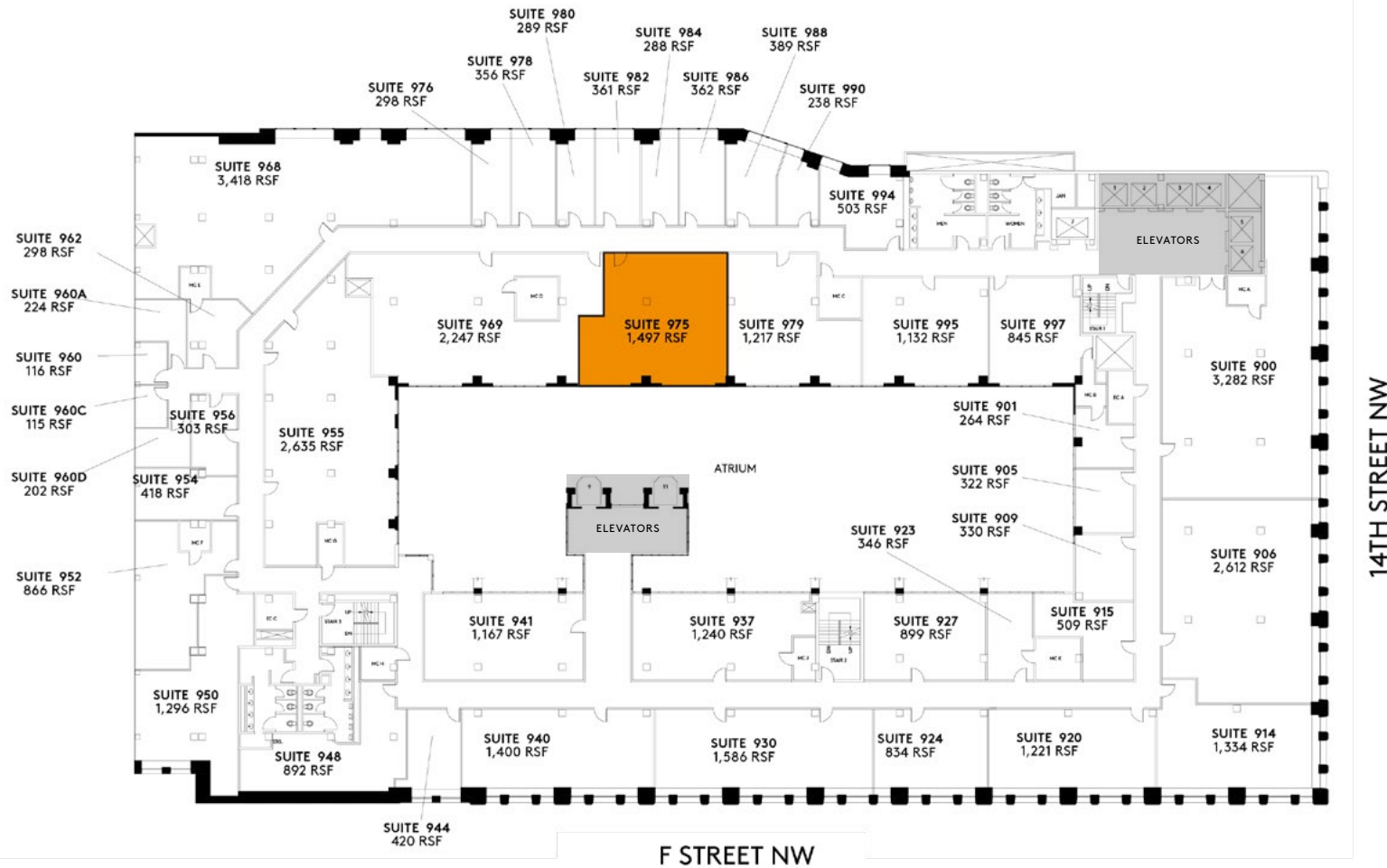
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 975	1,497	1,497	\$47.00-\$49.00/fs	Vacant	3-10 yrs



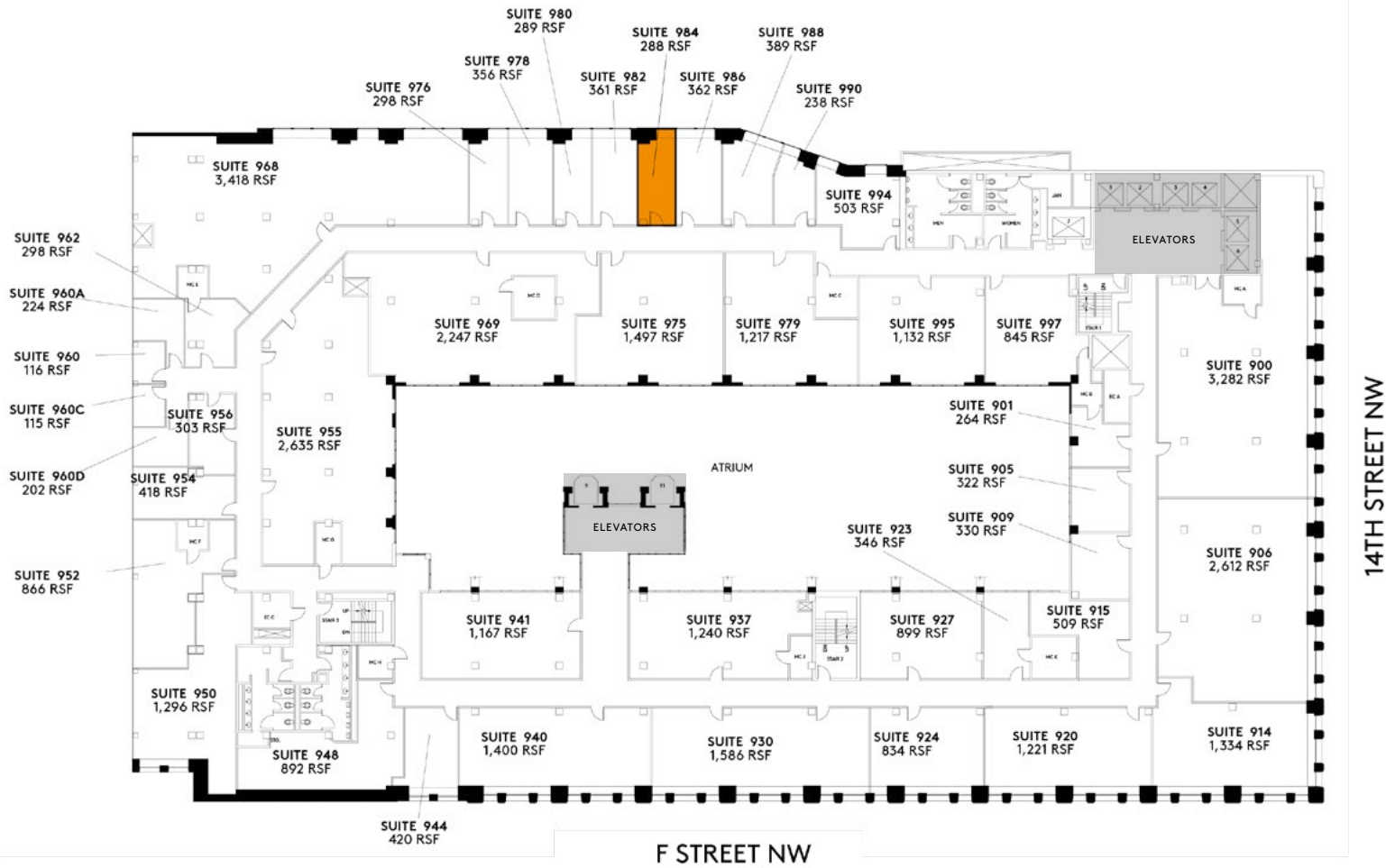
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 984	288	288	\$48.00-\$50.00/fs	Vacant	3-10 yrs



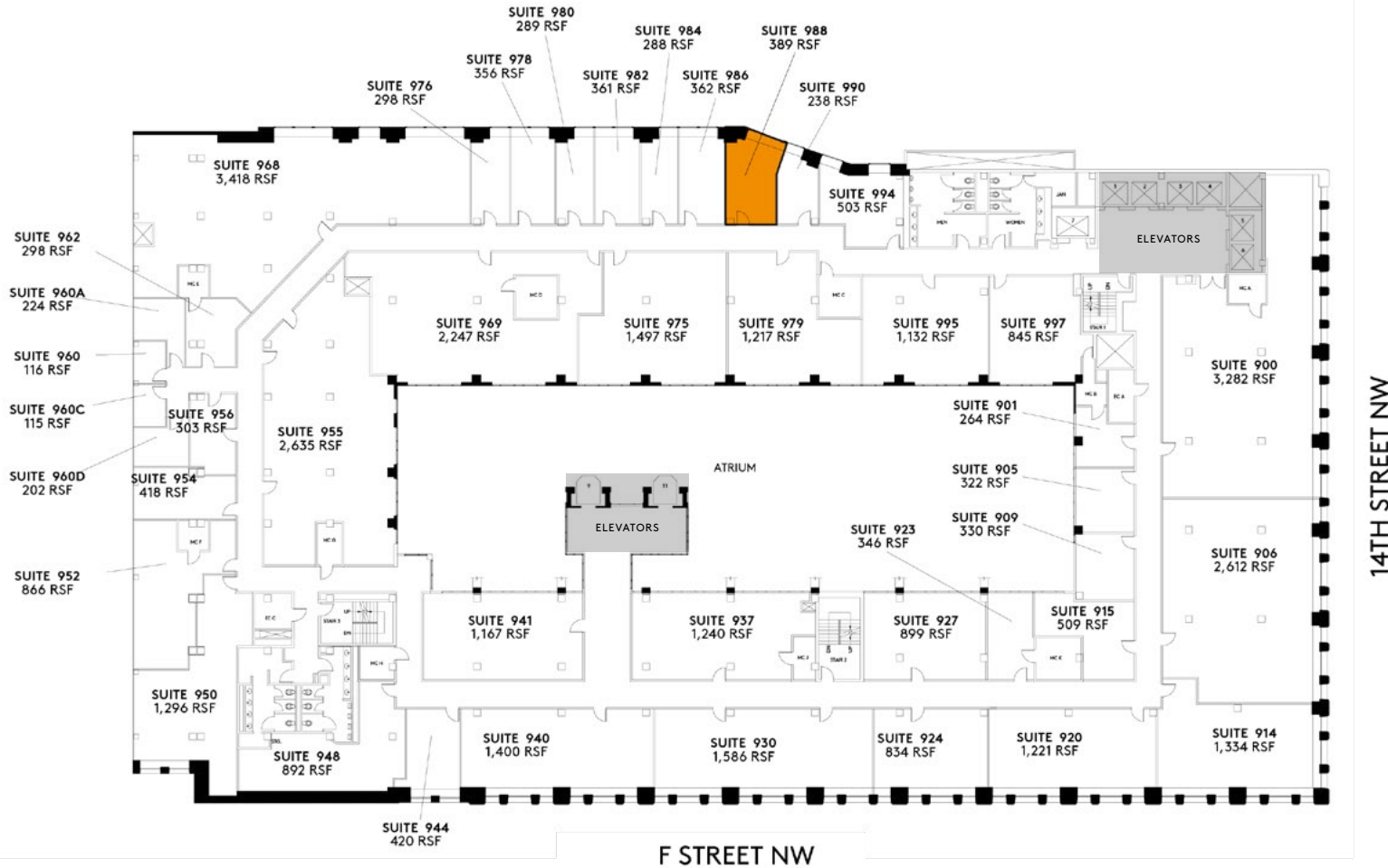
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 988	389	389	\$48.00-\$50.00/fs	Vacant	3-10 yrs



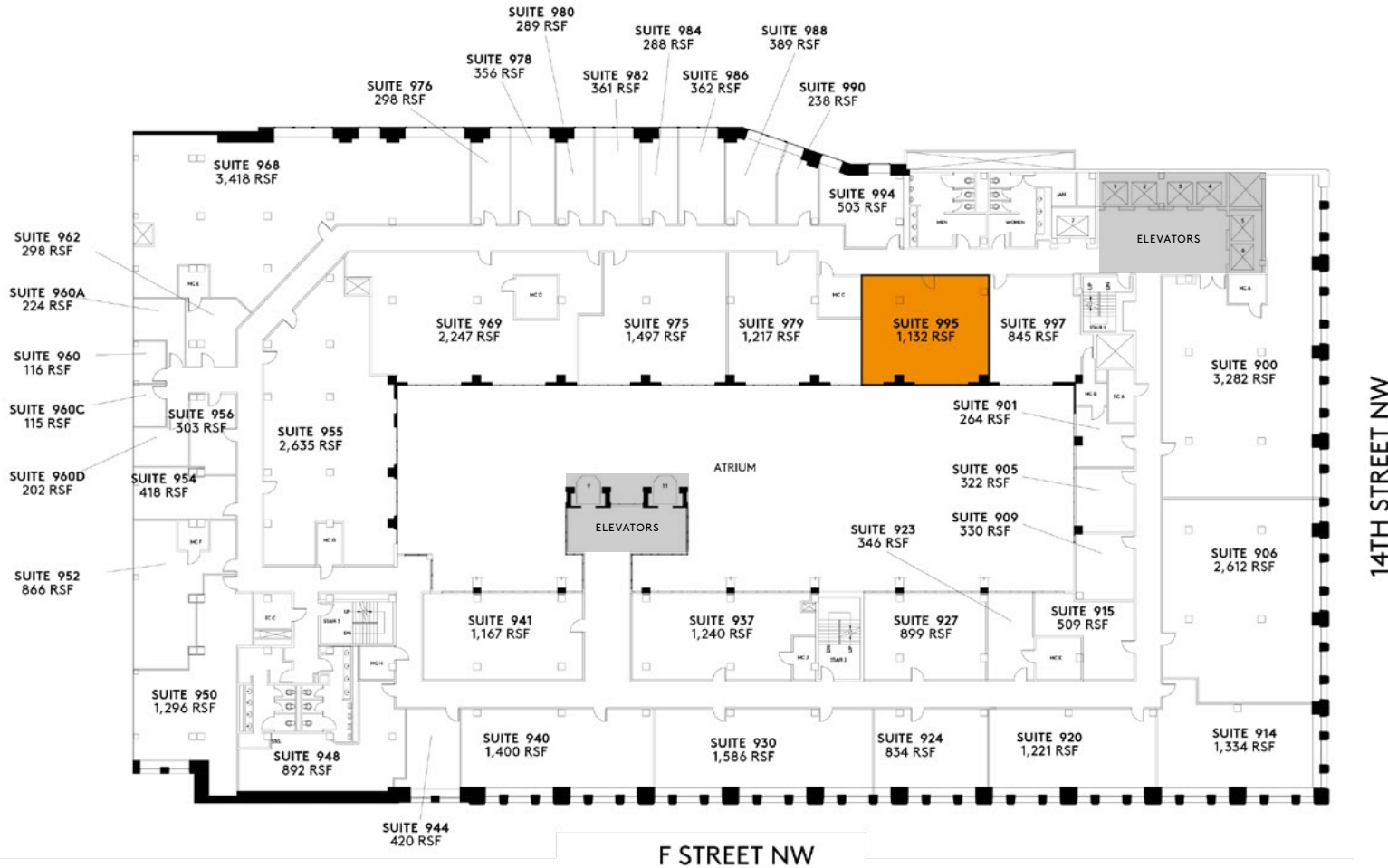
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 995	1,132	1,132	\$48.00-\$49.00/fs	Vacant	3-10 yrs



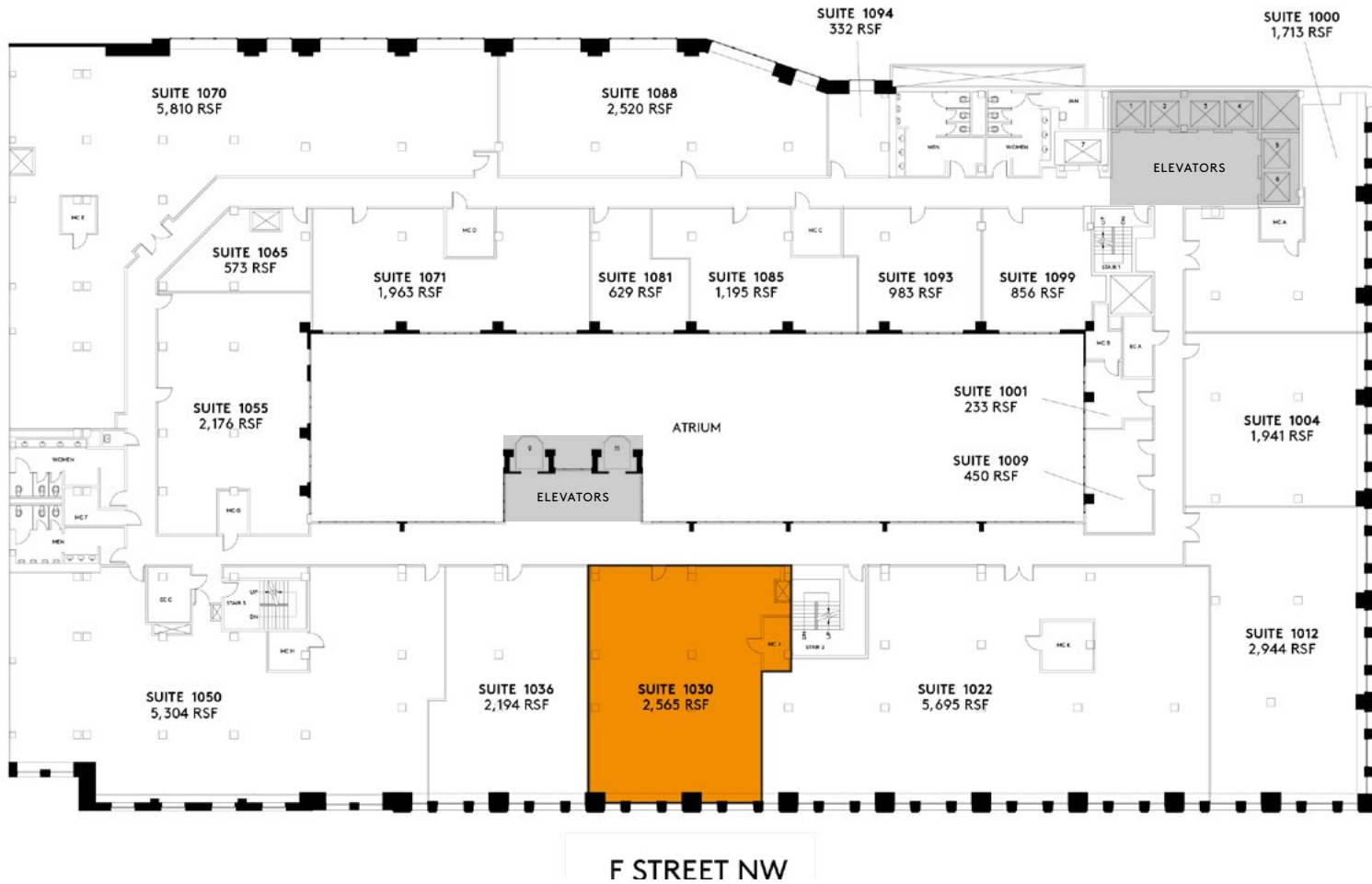
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 1030	2,565	2,565	\$50.00-\$52.00/fs	Vacant	3-10 yrs



14TH STREET NW

F STREET NW



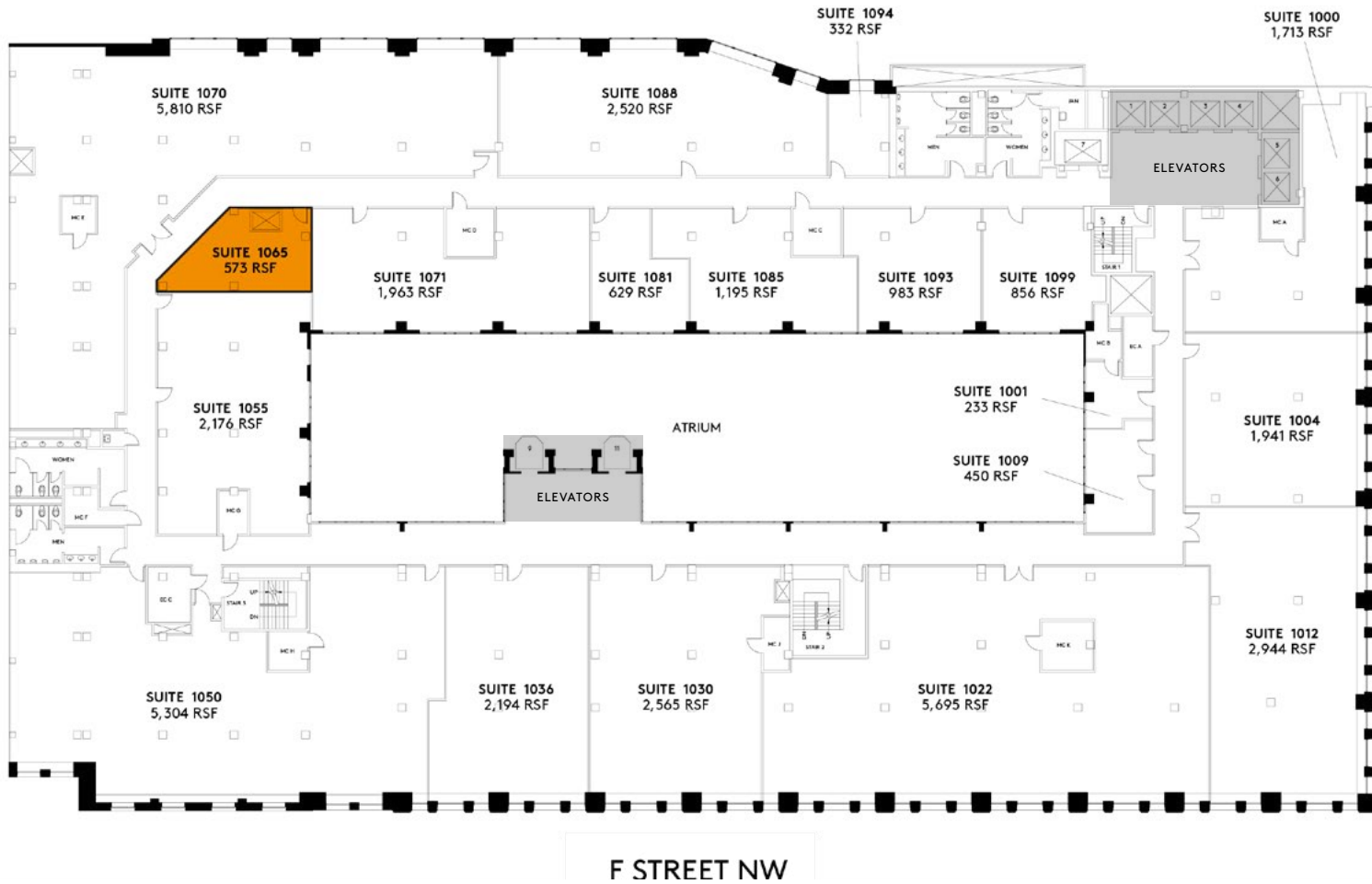
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 1065	573	573	\$30.00-\$32.00/fs	Vacant	3-10 yrs



14TH STREET NW

F STREET NW



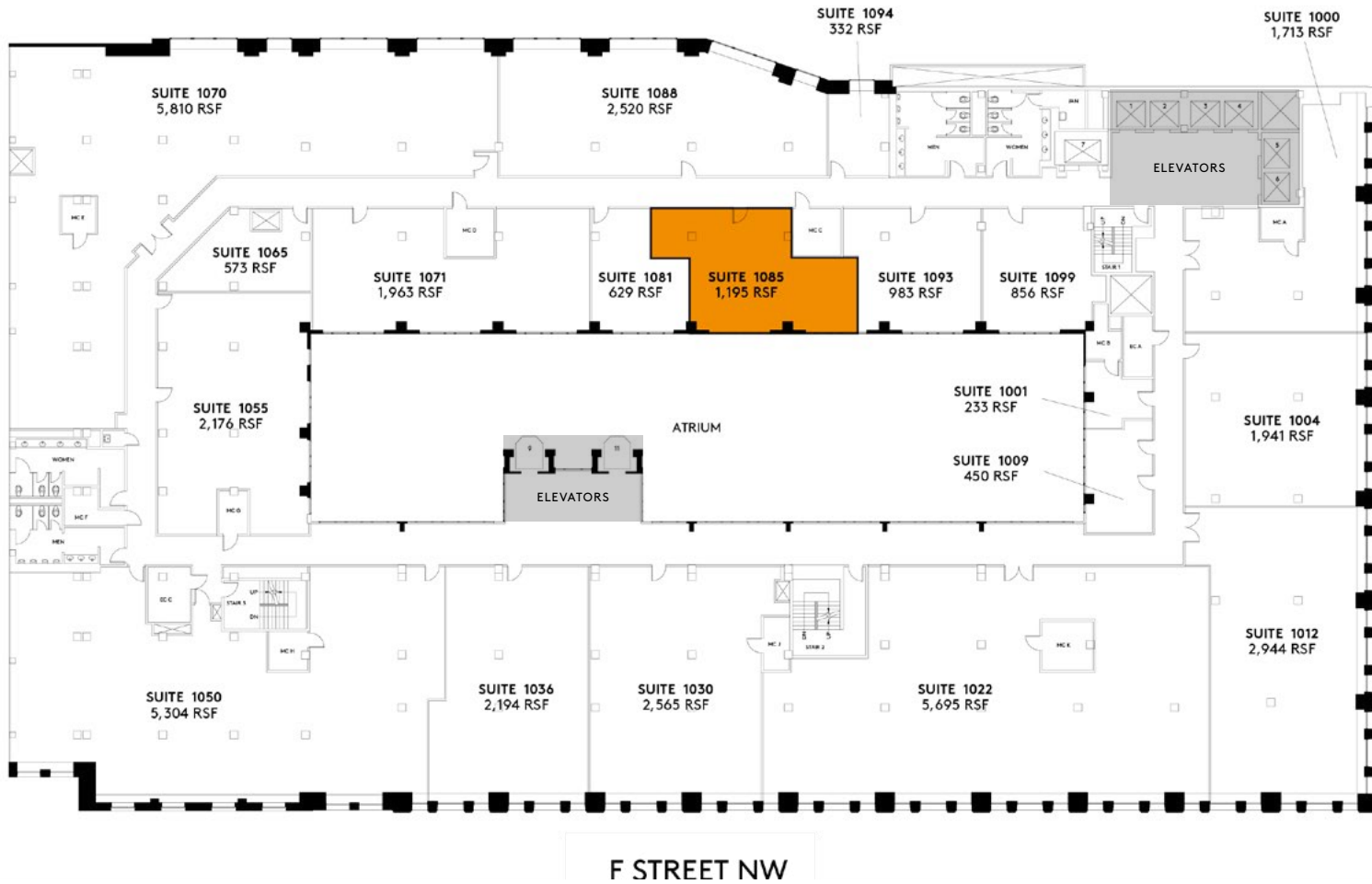
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 1085	1,195	1,195	\$47.00-\$49.00/fs	Vacant	3-10 yrs



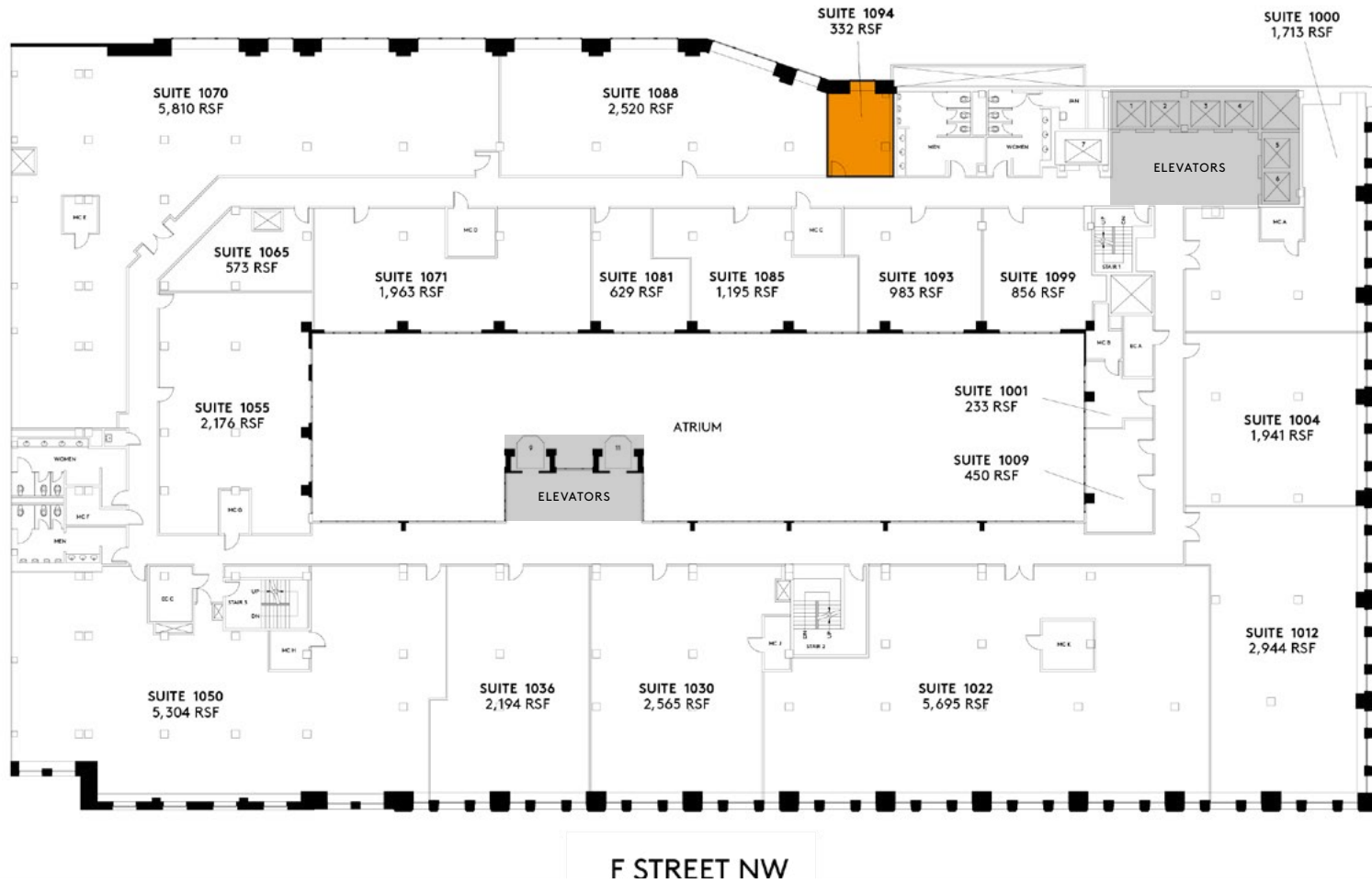
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 1094	332	332	\$48.00-\$50.00/fs	Vacant	3-10 yrs



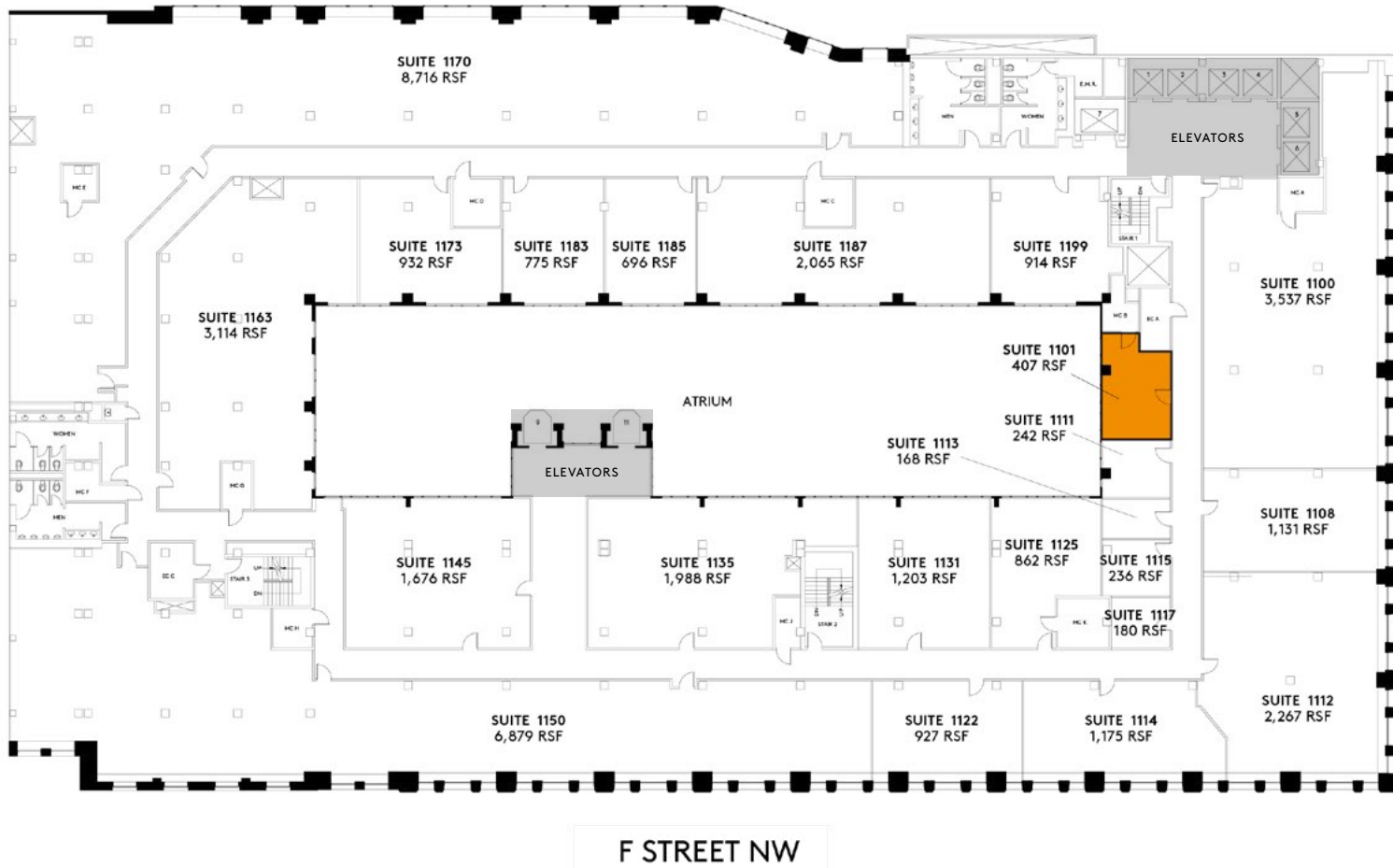
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 1101	242-649	649	\$47.00-\$49.00/fs	Vacant	3-10 yrs



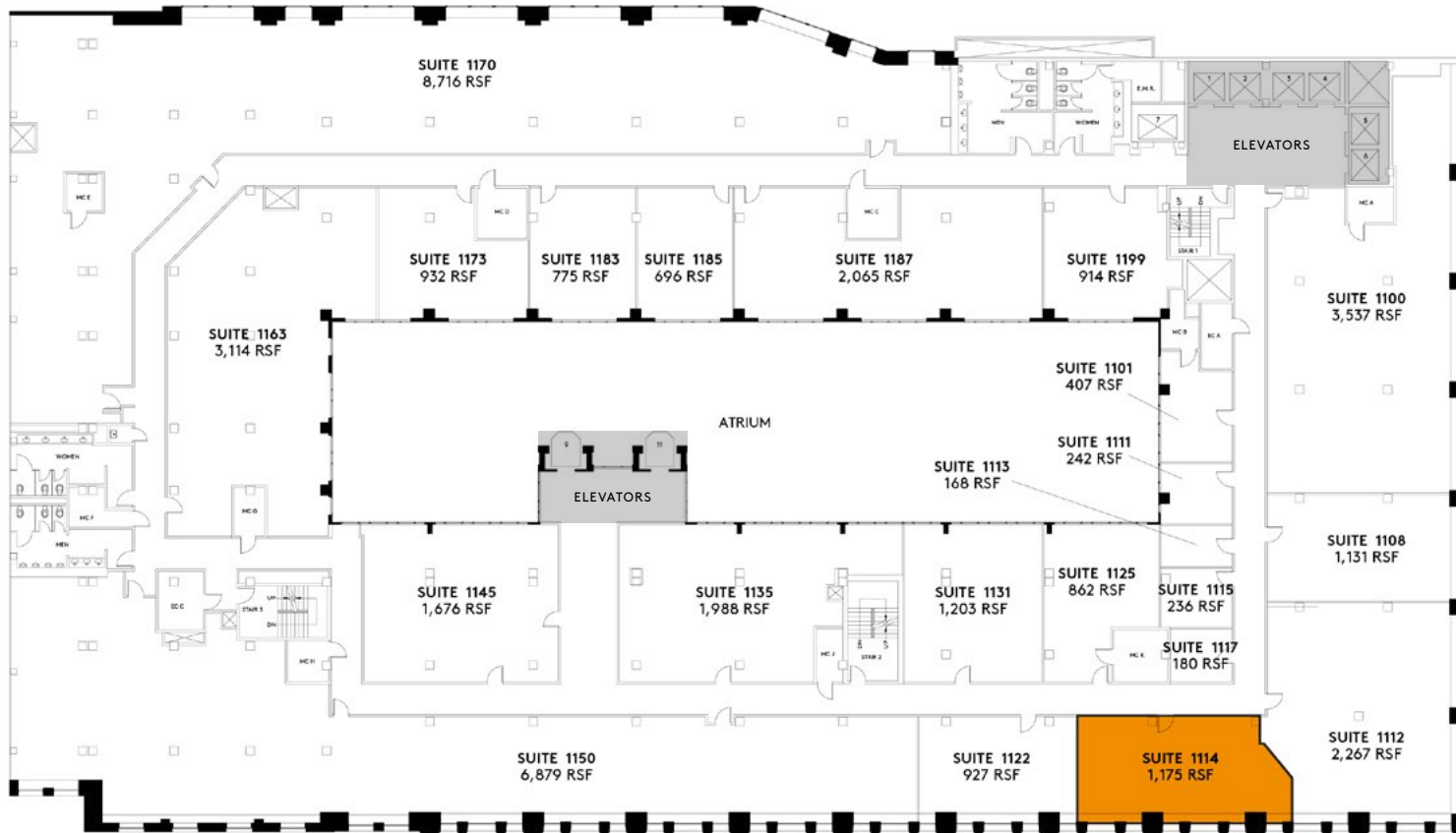
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 1114	1,175	1,175	\$50.00-\$52.00/fs	07/2018	3-10 yrs



14TH STREET NW

F STREET NW



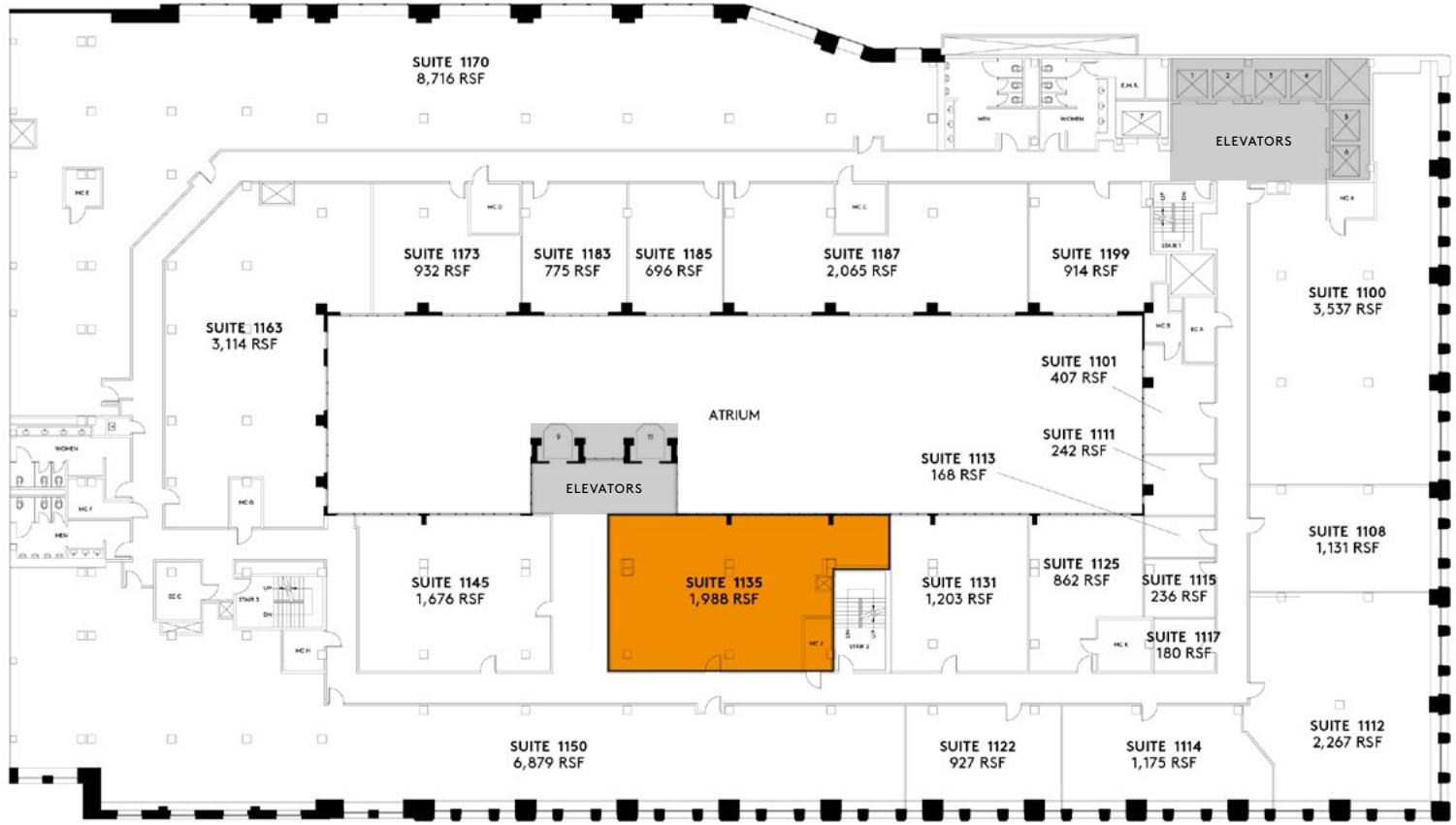
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 1135	1,988	1,988	\$47.00-\$49.00/fs	Vacant	3-10 yrs



14TH STREET NW

F STREET NW



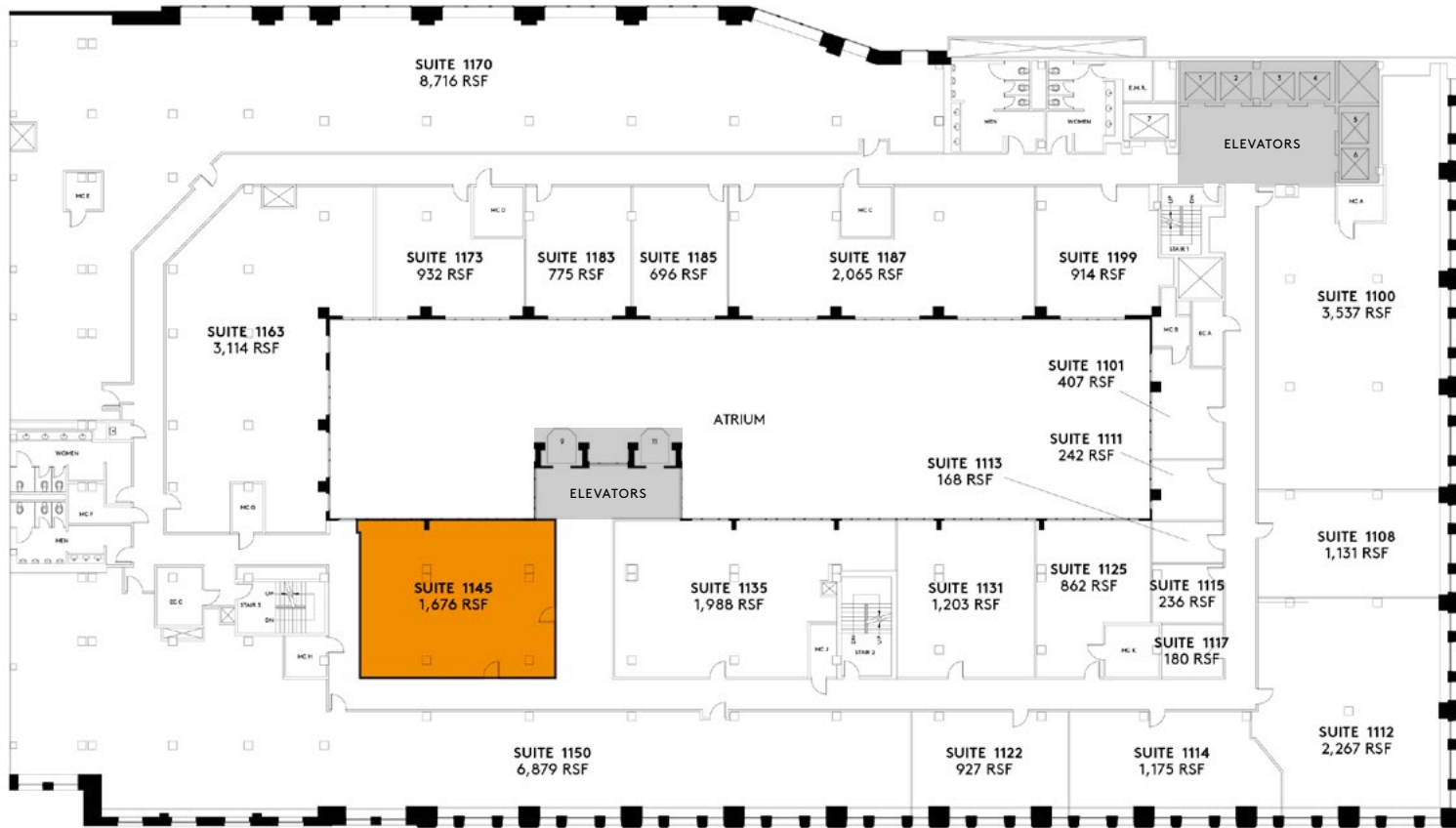
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 1145	1,676	1,676	\$47.00-\$49.00/fs	Vacant	3-10 yrs



14TH STREET NW

F STREET NW



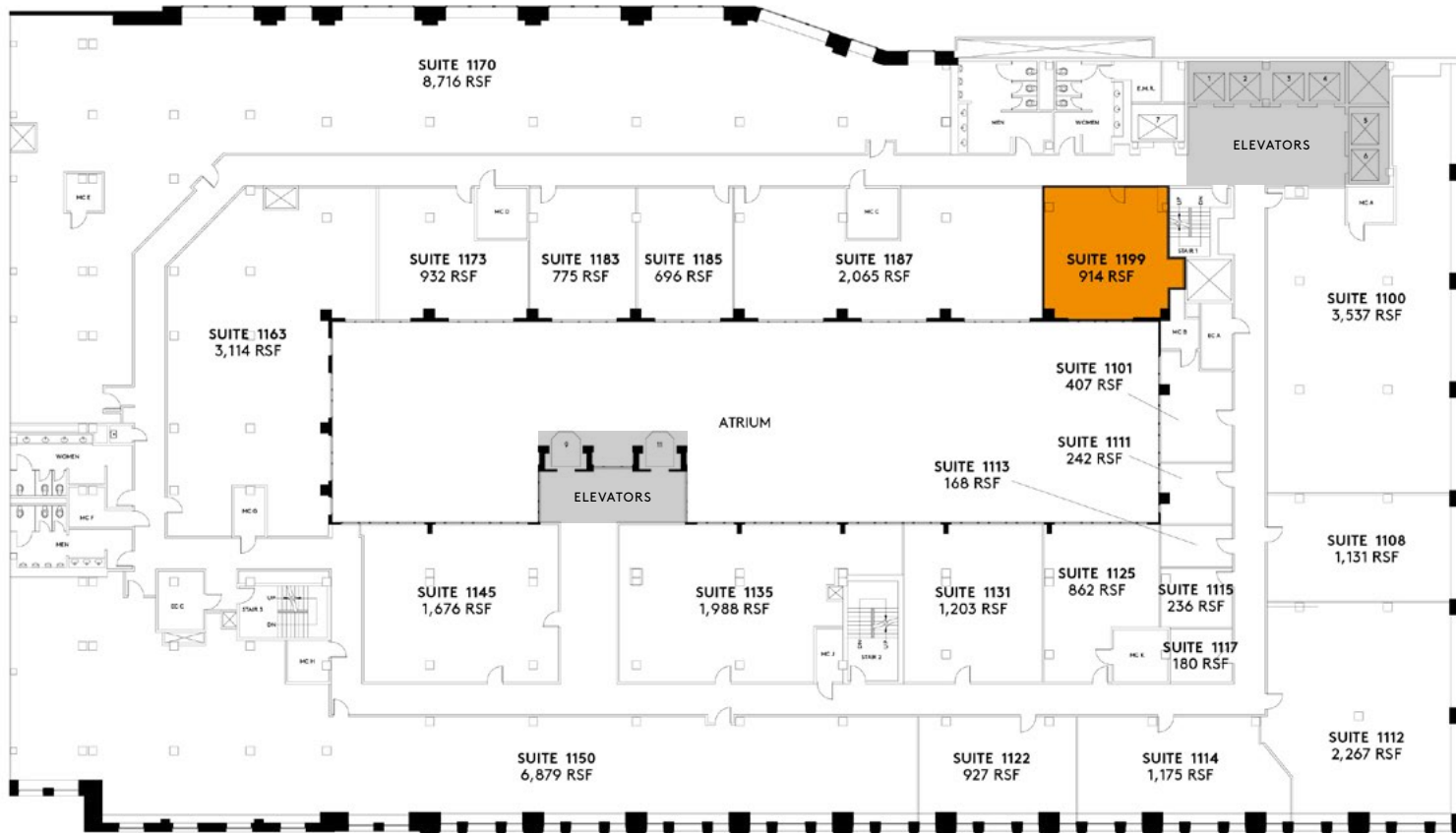
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 1199	914	914	\$47.00-\$49.00/fs	Vacant	3-10 yrs



14TH STREET NW

F STREET NW



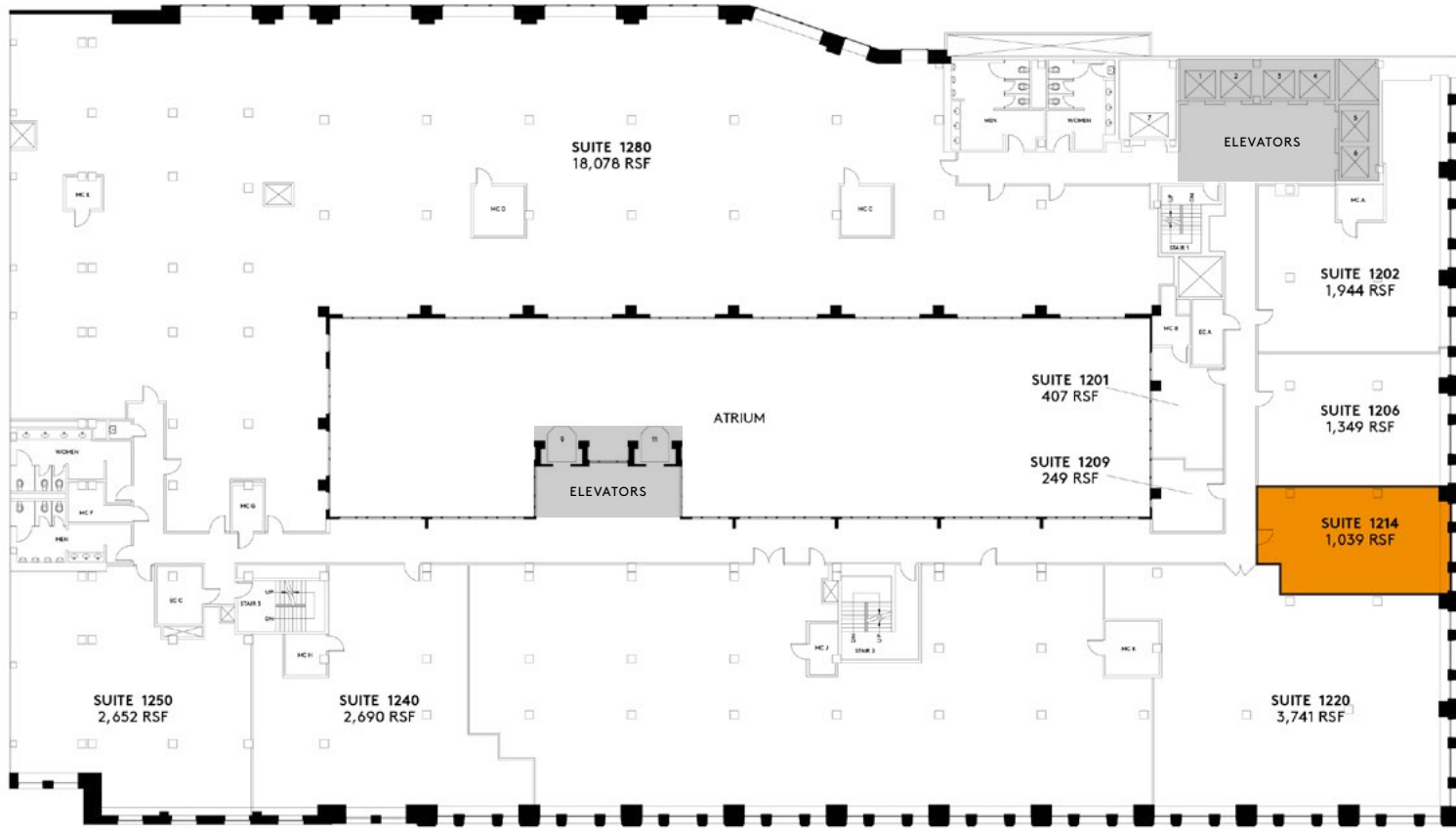
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 1214	1,039	1,039	\$50.00-\$52.00/fs	Vacant	3-10 yrs



14TH STREET NW

F STREET NW



OFFICE: 0–3,000 SF

OFFICE: 3,000–7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 400	3,890	3,890	\$50.00-\$52.00/fs	Vacant	3-10 yrs
Suite 420	4,778	8,680	\$50.00-\$52.00/fs	Vacant	3-10 yrs
Suite 425	3,705	3,705	\$47.00-\$49.00/fs	Vacant	3-10 yrs
Suite 440	3,902	8,680	\$50.00-\$52.00/fs	Vacant	3-10 yrs
Suite 452	3,611	8,680	\$50.00-\$52.00/fs	Vacant	3-10 yrs
Suite 530	4,843	4,843	\$50.00-\$52.00/fs	Vacant	3-10 yrs
Suite 642	4,590	4,590	\$50.00-\$52.00/fs	Vacant	3-10 yrs
Suite 700	5,000–23,041	23,041	\$50.00-\$52.00/fs	Vacant	3-10 yrs
Suite 807	4,464	4,464	\$47.00-\$49.00/fs	Vacant	3-10 yrs
Suite 814	5,324	5,324	\$50.00-\$52.00/fs	Vacant	3-10 yrs
Suite 1070	5,810	5,810	\$48.00-\$50.00/fs	Vacant	3-10 yrs
Suite 1150	6,879	6,879	\$50.00-\$52.00/fs	Vacant	3-10 yrs

Click Suite to View Floor Plan

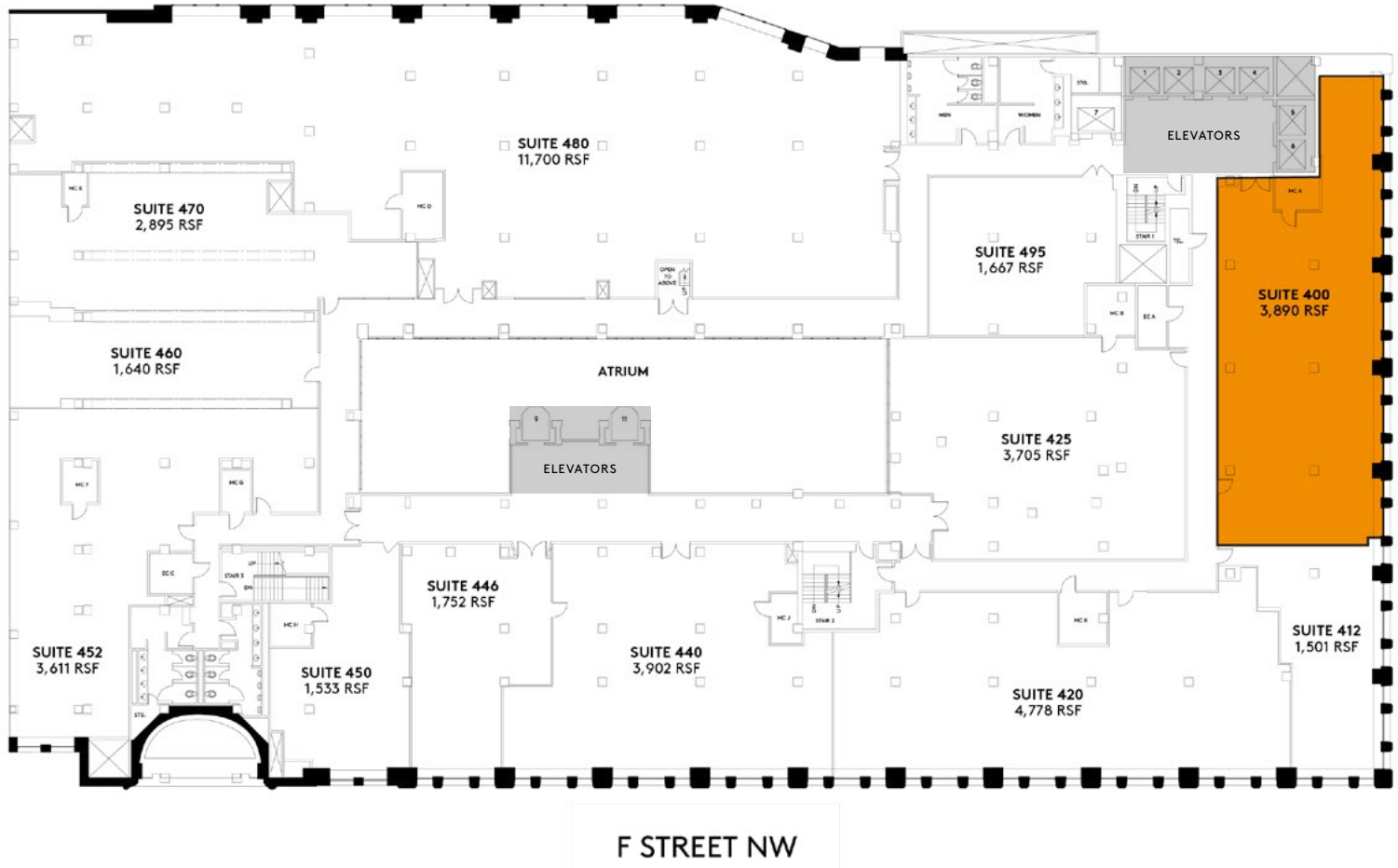
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 400	3,890	3,890	\$50.00-\$52.00/fs	Vacant	3-10 yrs



14TH STREET NW

F STREET NW



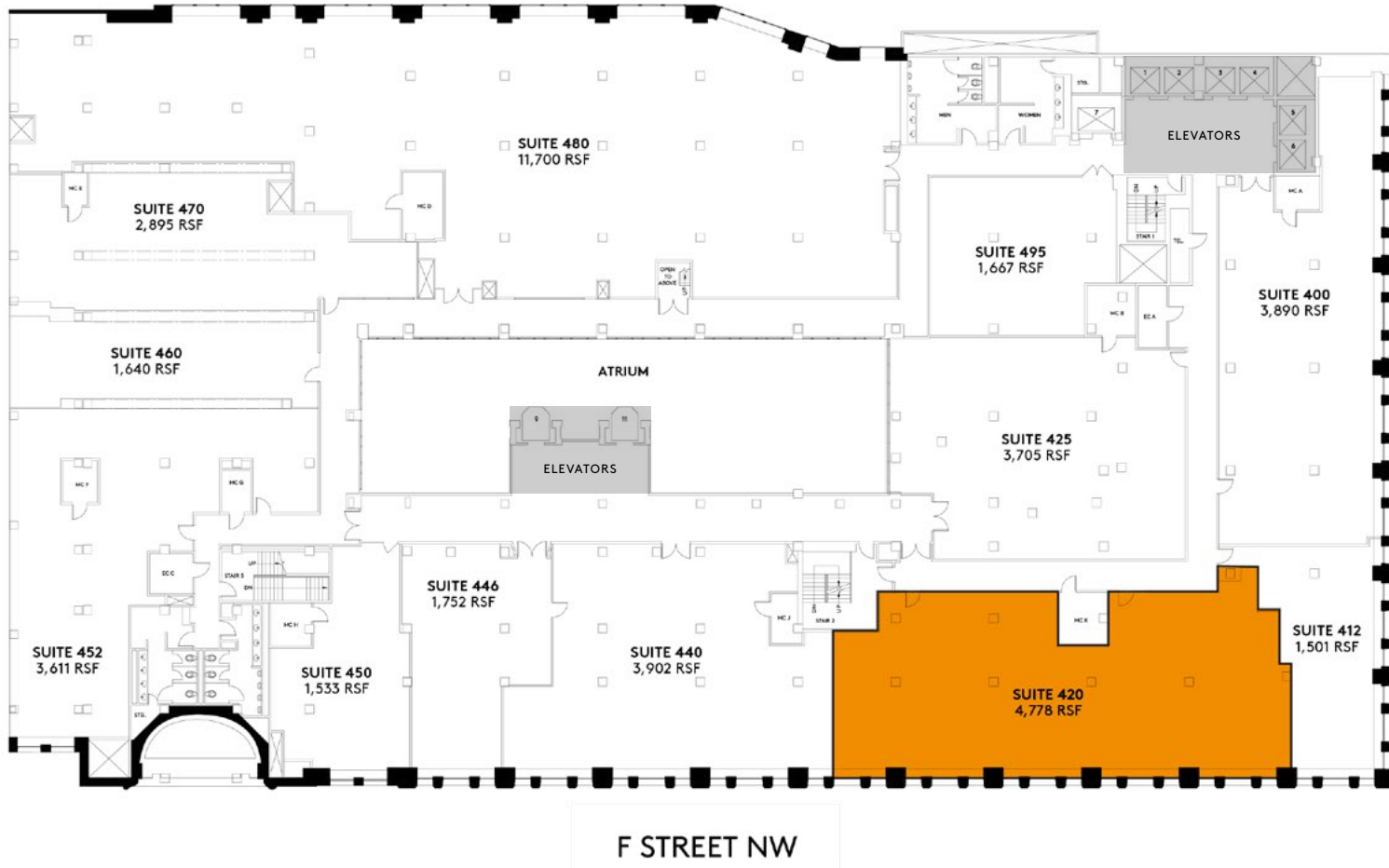
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 420	4,778	4,778	\$50.00-\$52.00/fs	Vacant	3-10 yrs



OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 425	3,705	3,705	\$47.00-\$49.00/fs	Vacant	3-10 yrs



14TH STREET NW

F STREET NW



OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 440	3,902	3,902	\$50.00-\$52.00/fs	Vacant	3-10 yrs

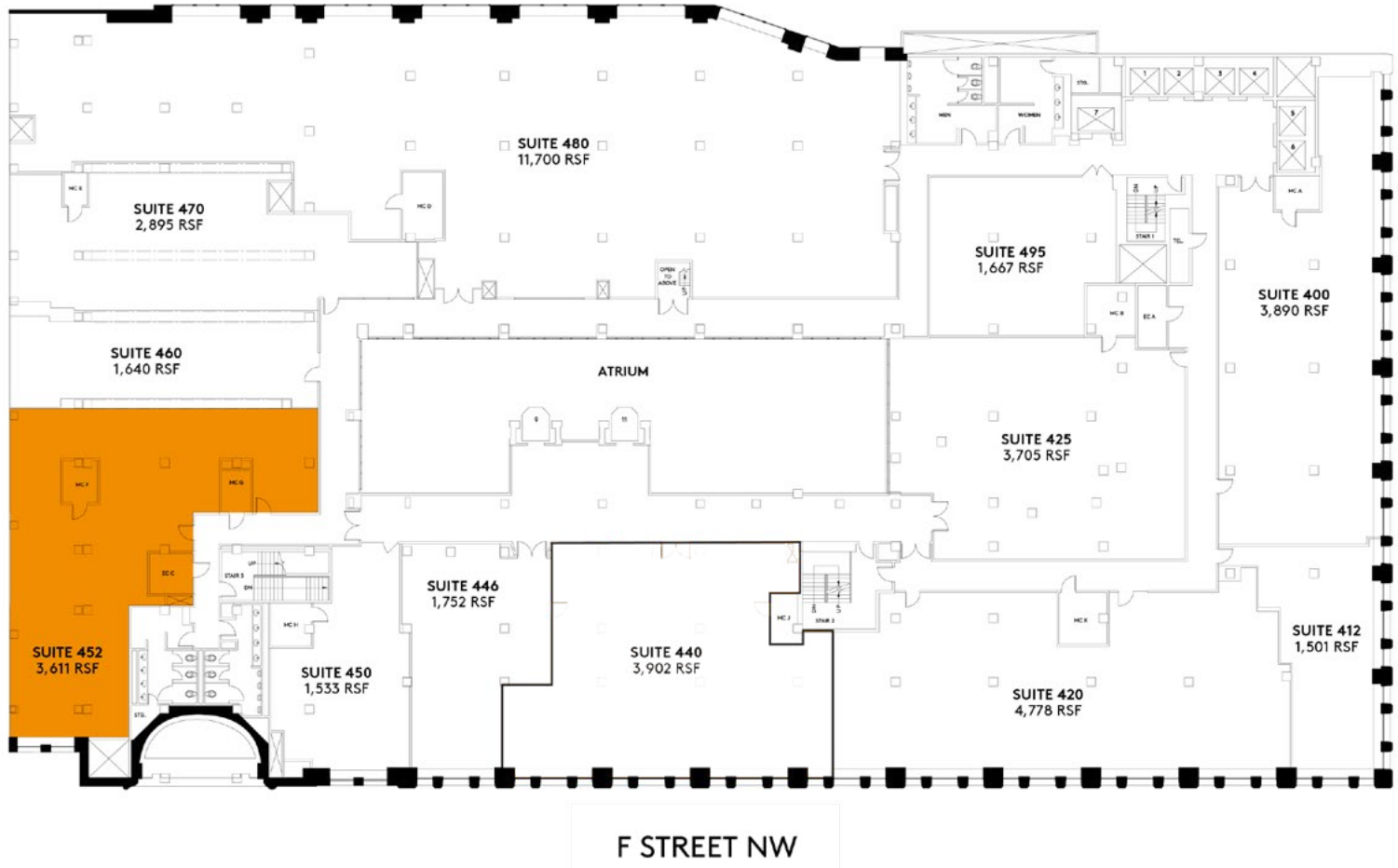


14TH STREET NW

F STREET NW



Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 452	3,611	5,251	\$50.00-\$52.00/fs	Vacant	3-10 yrs



14TH STREET NW

F STREET NW



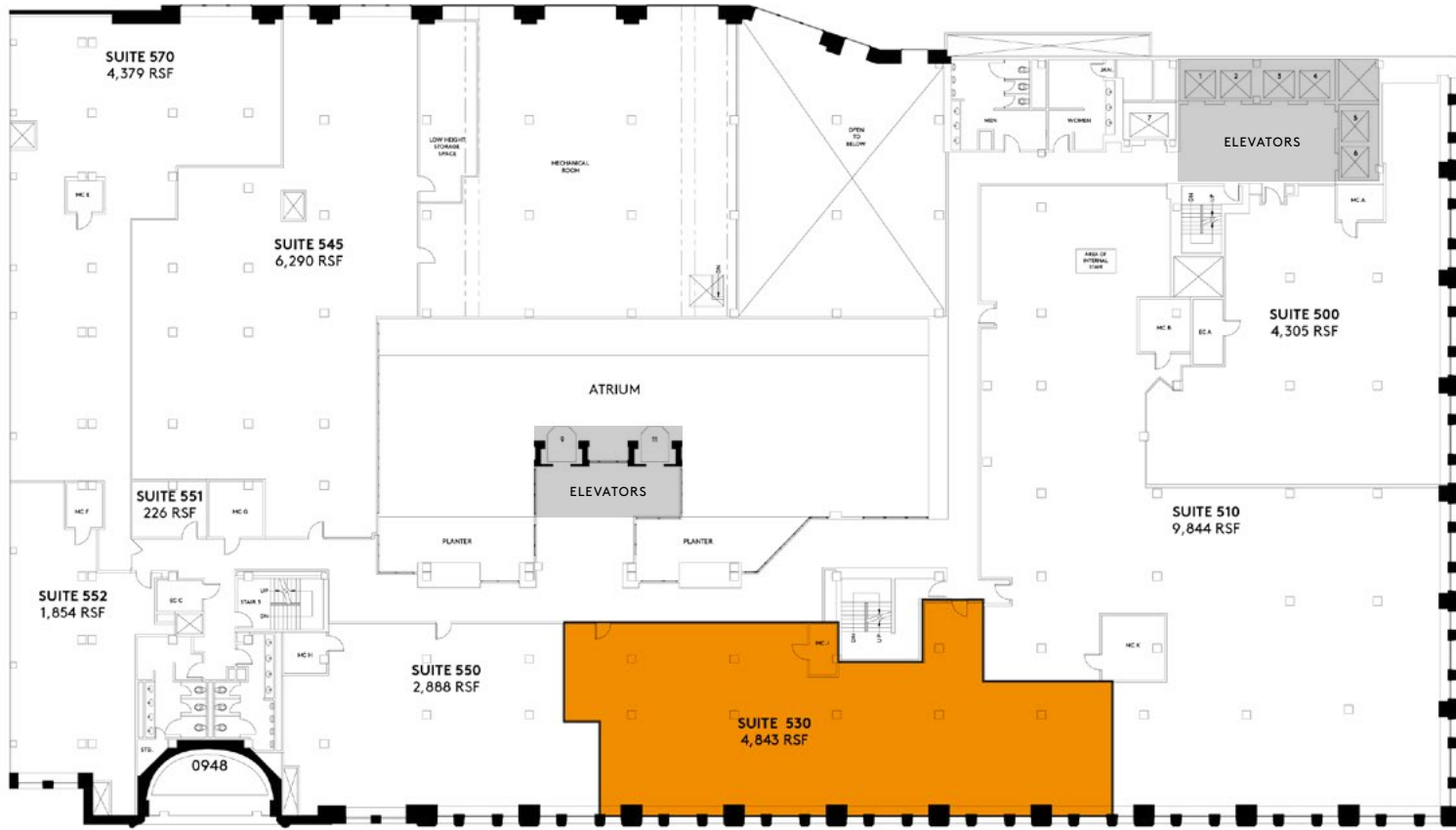
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 530	4,843	4,843	\$52.00/fs	Vacant	3-10 yrs



F STREET NW

14TH STREET NW



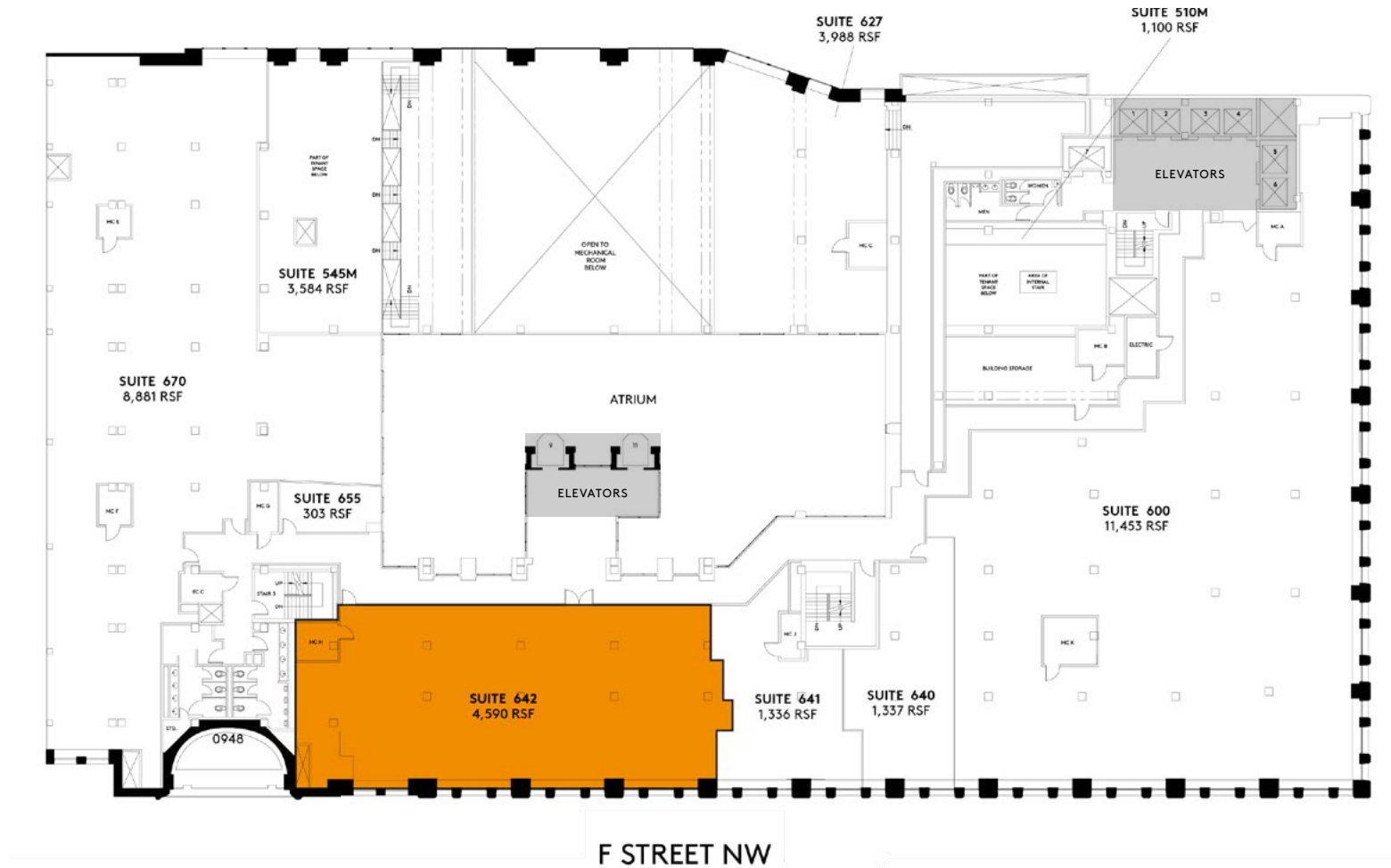
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 642	4,590	4,590	\$50.00-\$52.00/fs	Vacant	3-10 yrs



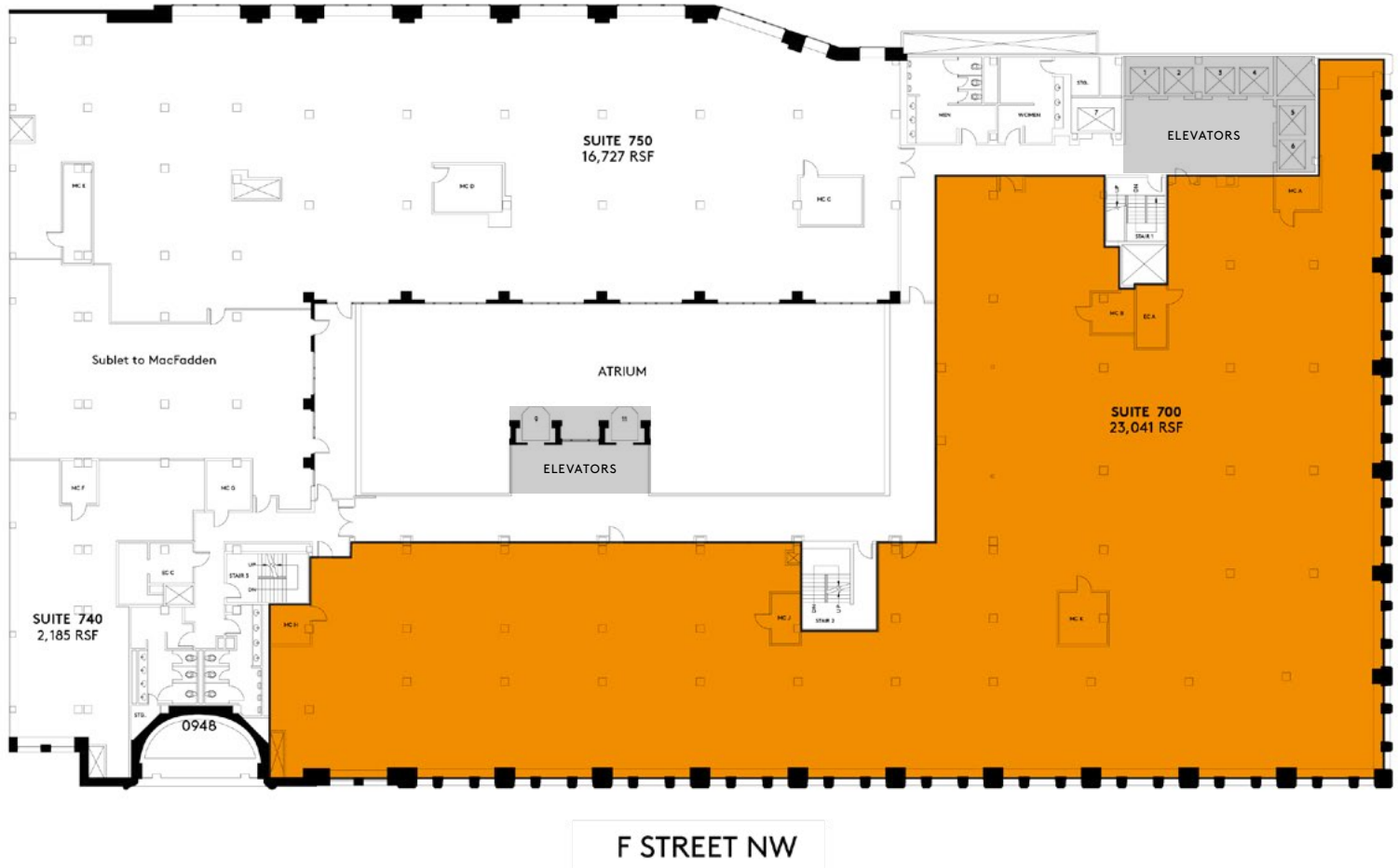
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 700	5,000-23,041	23,041	\$50.00-\$52.00/fs	Vacant	3-10 yrs



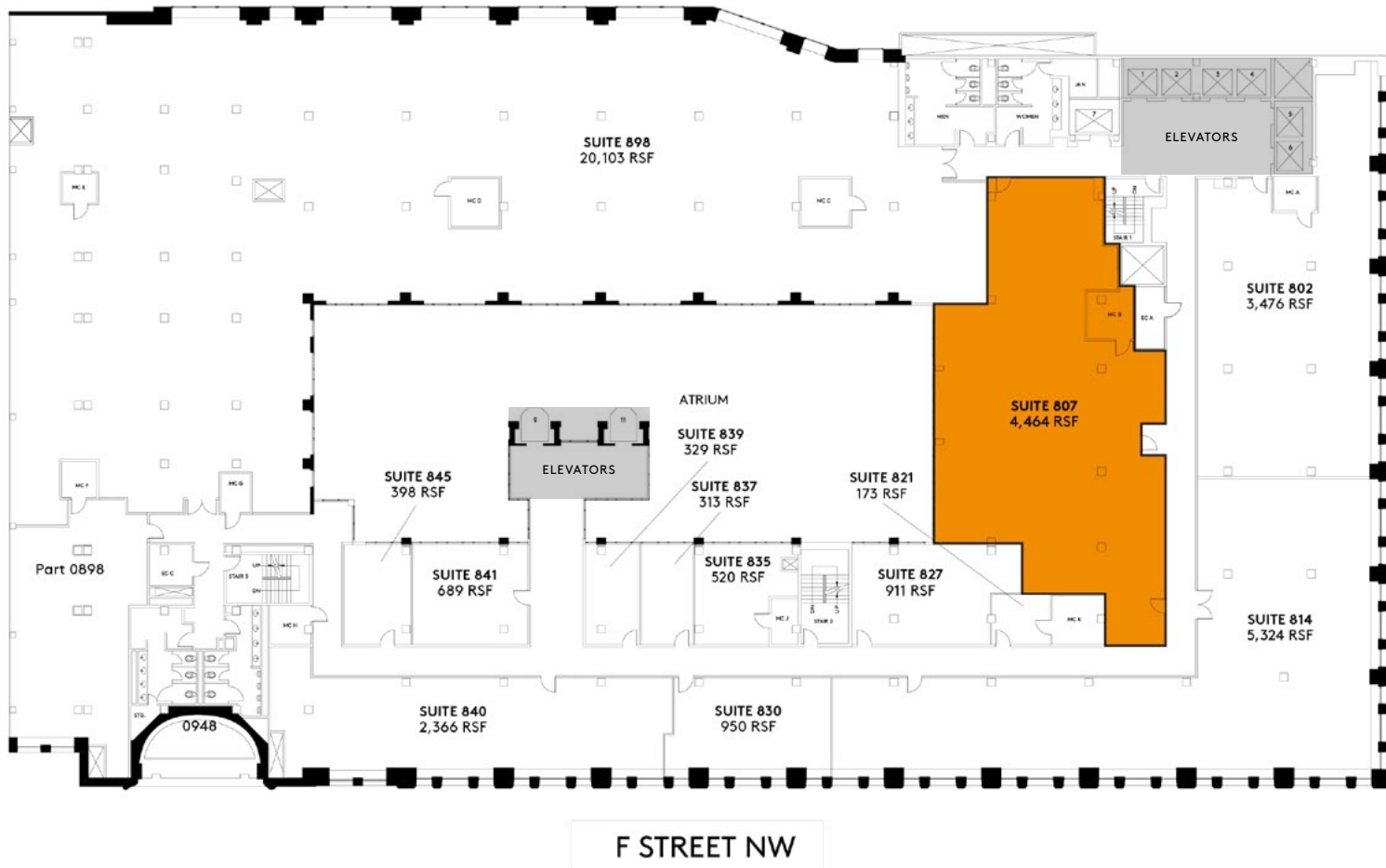
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 807	4,464	4,464	\$47.00-\$49.00/fs	Vacant	3-10 yrs



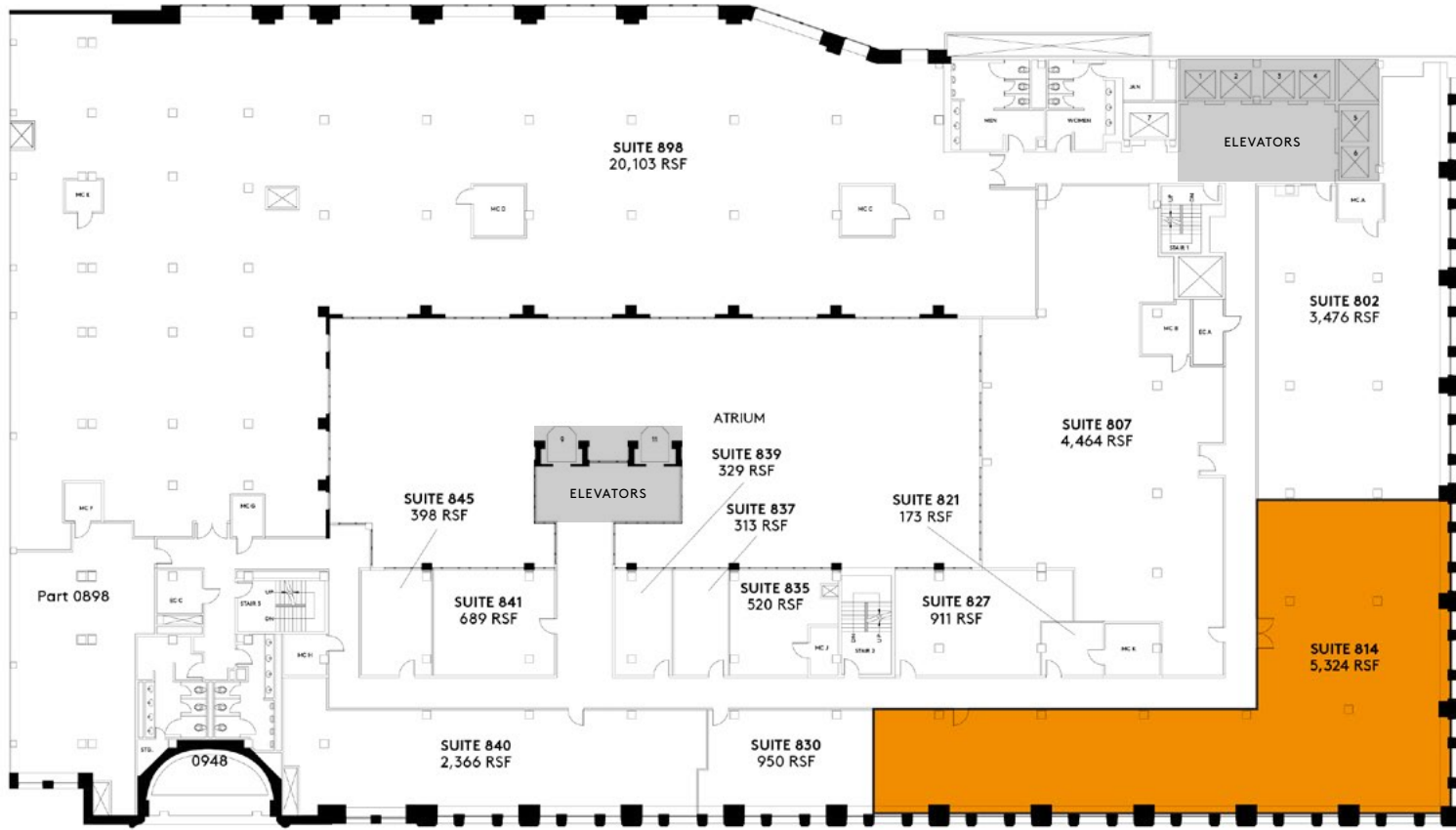
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 814	5,324	5,324	\$50.00-\$52.00/fs	Vacant	3-10 yrs



14TH STREET NW

F STREET NW



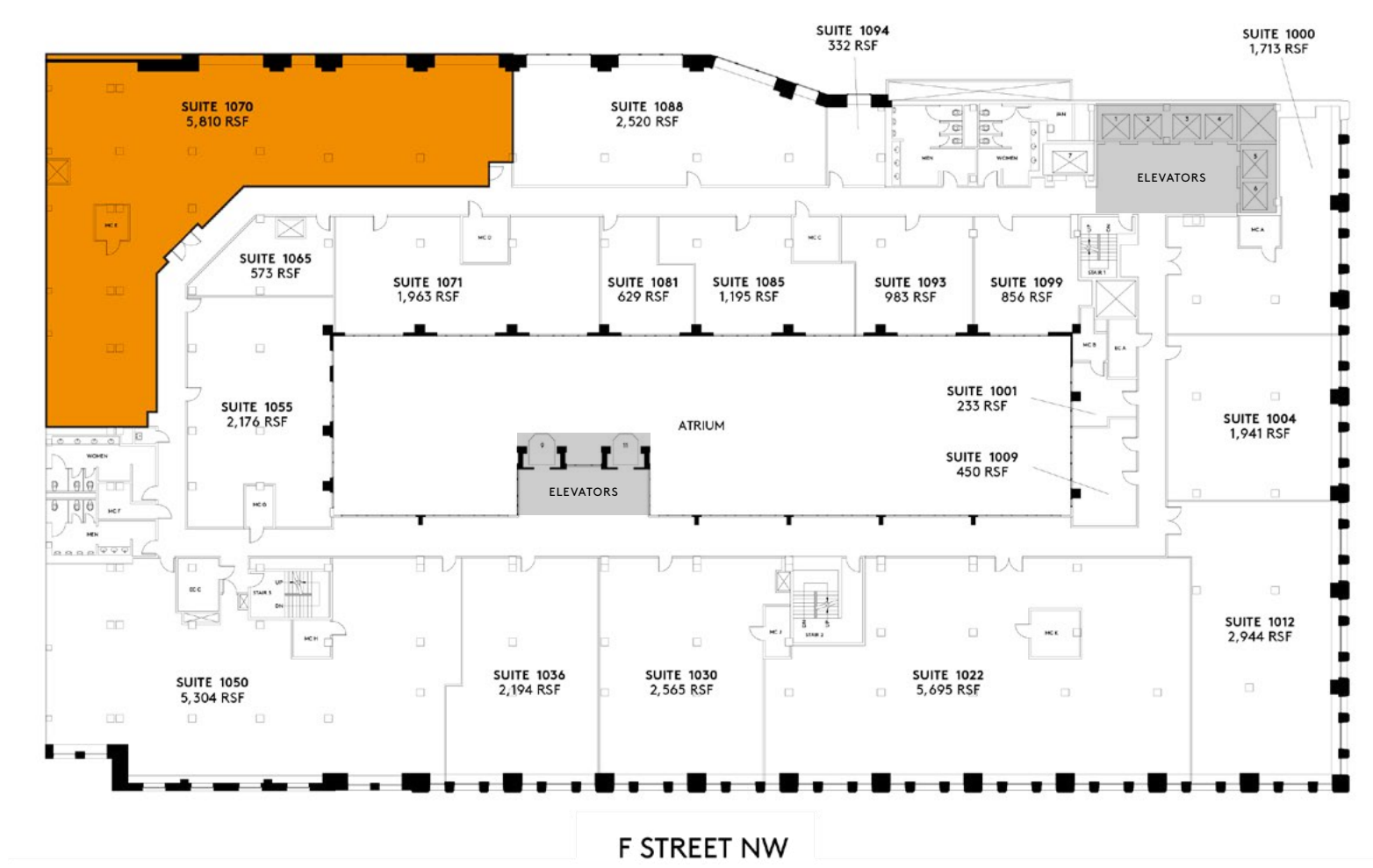
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 1070	5,810	5,810	\$48.00-\$50.00/fs	Vacant	3-10 yrs



14TH STREET NW

F STREET NW



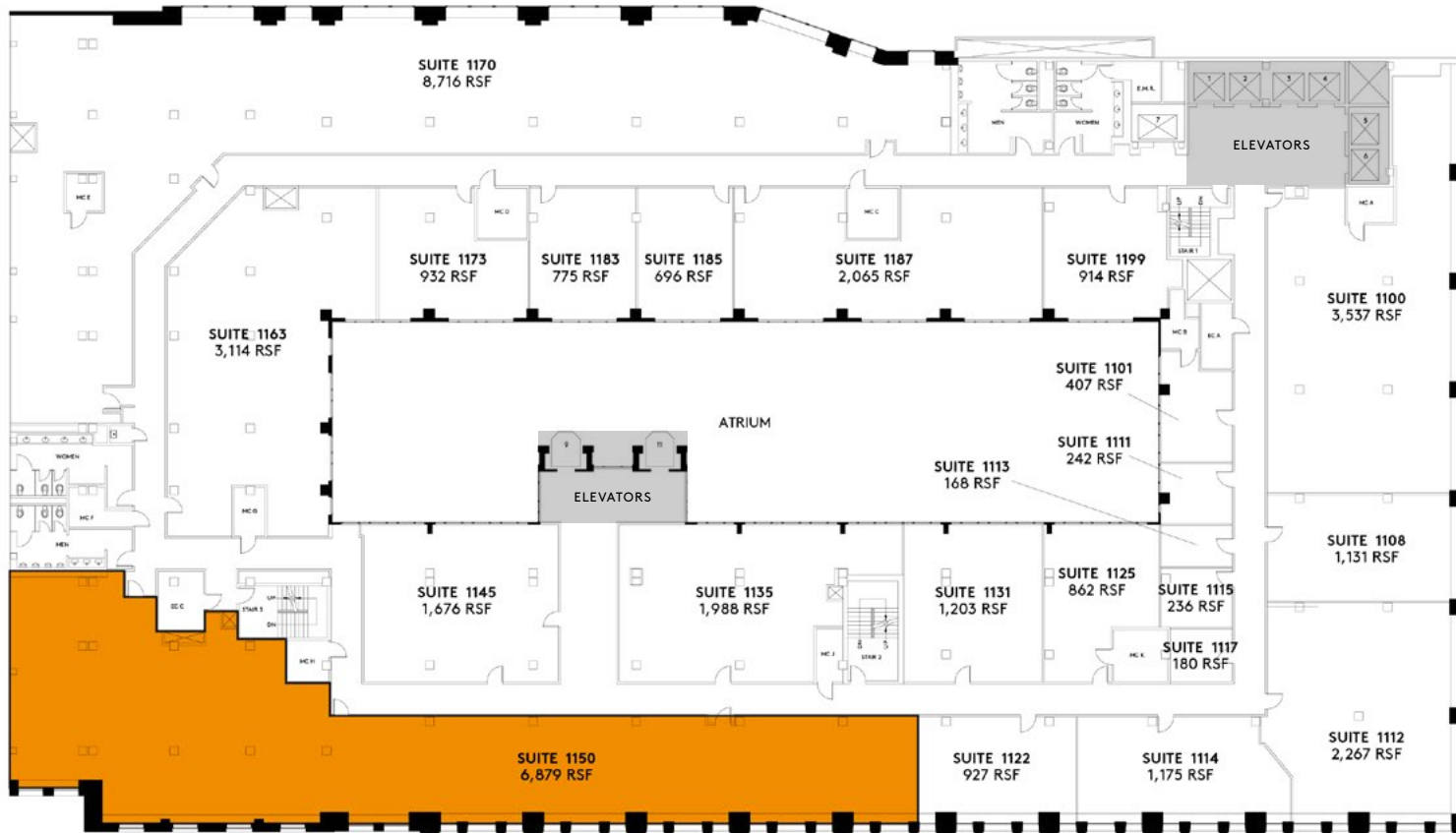
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 1150	6,879	6,879	\$50.00-\$52.00/fs	Vacant	3-10 yrs



14TH STREET NW

F STREET NW



OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 230	9,271	9,271	Withheld	Vacant	5-10 yrs
Suite 350	18,657	18,657	\$48.00-\$50.00/fs	Vacant	3-10 yrs
Suite 670	9,184	9,184	\$50.00-\$52.00/fs	Vacant	3-10 yrs
Suite 700	5,000-23,041	23,041	\$50.00-\$52.00/fs	Vacant	3-10 yrs
Suite 750	16,727	16,727	\$48.00-\$50.00/fs	8/1/2019	3-10 yrs
Suite 1170	8,716	8,716	\$48.00-\$50.00/fs	Vacant	3-10 yrs
Suite 1230	7,869	7,869	\$50.00-\$52.00/fs	Vacant	3-10 yrs

Click Suite to View Floor Plan

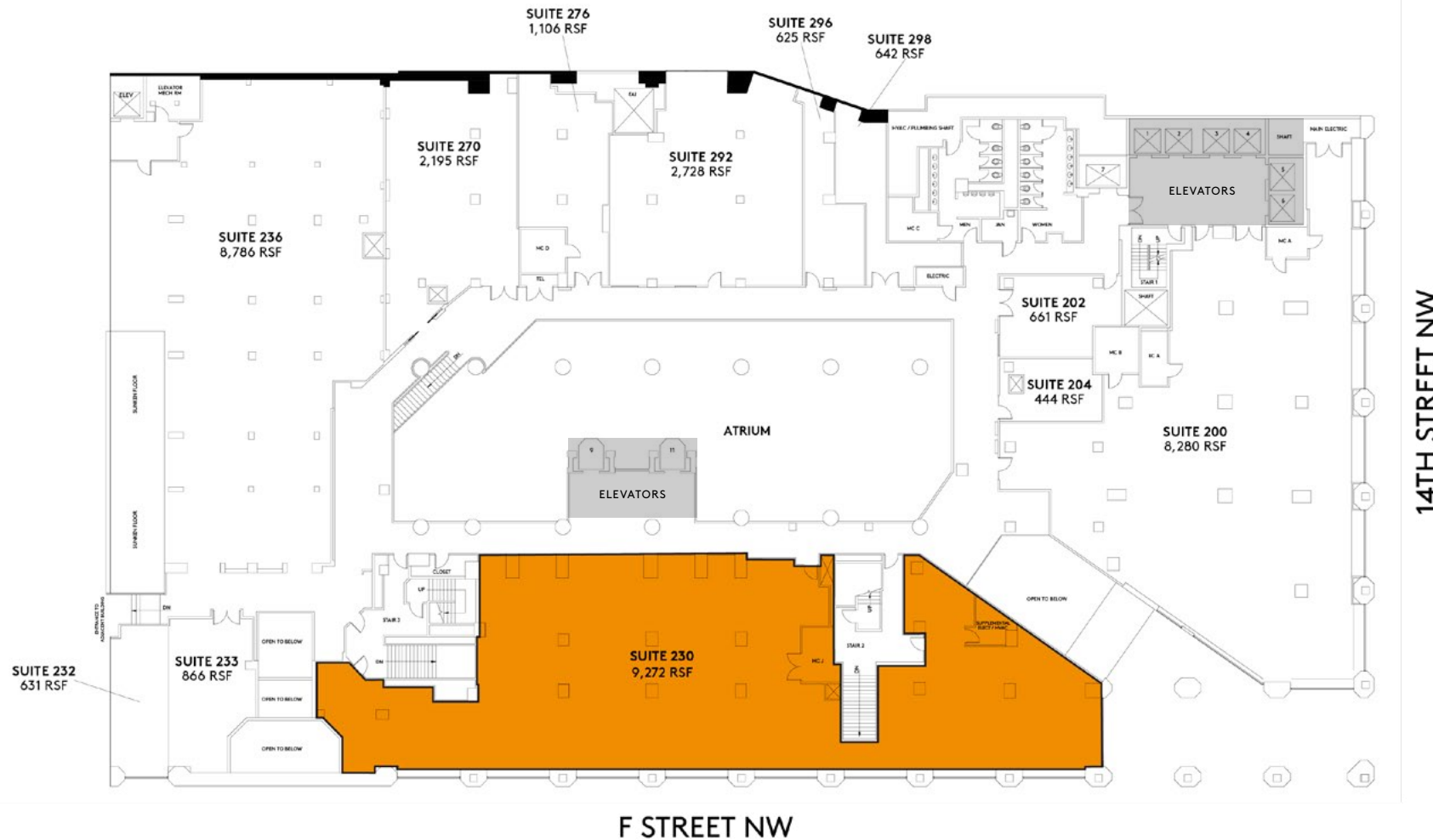
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 230	9,271	9,271	Withheld	Vacant	5-10 yrs



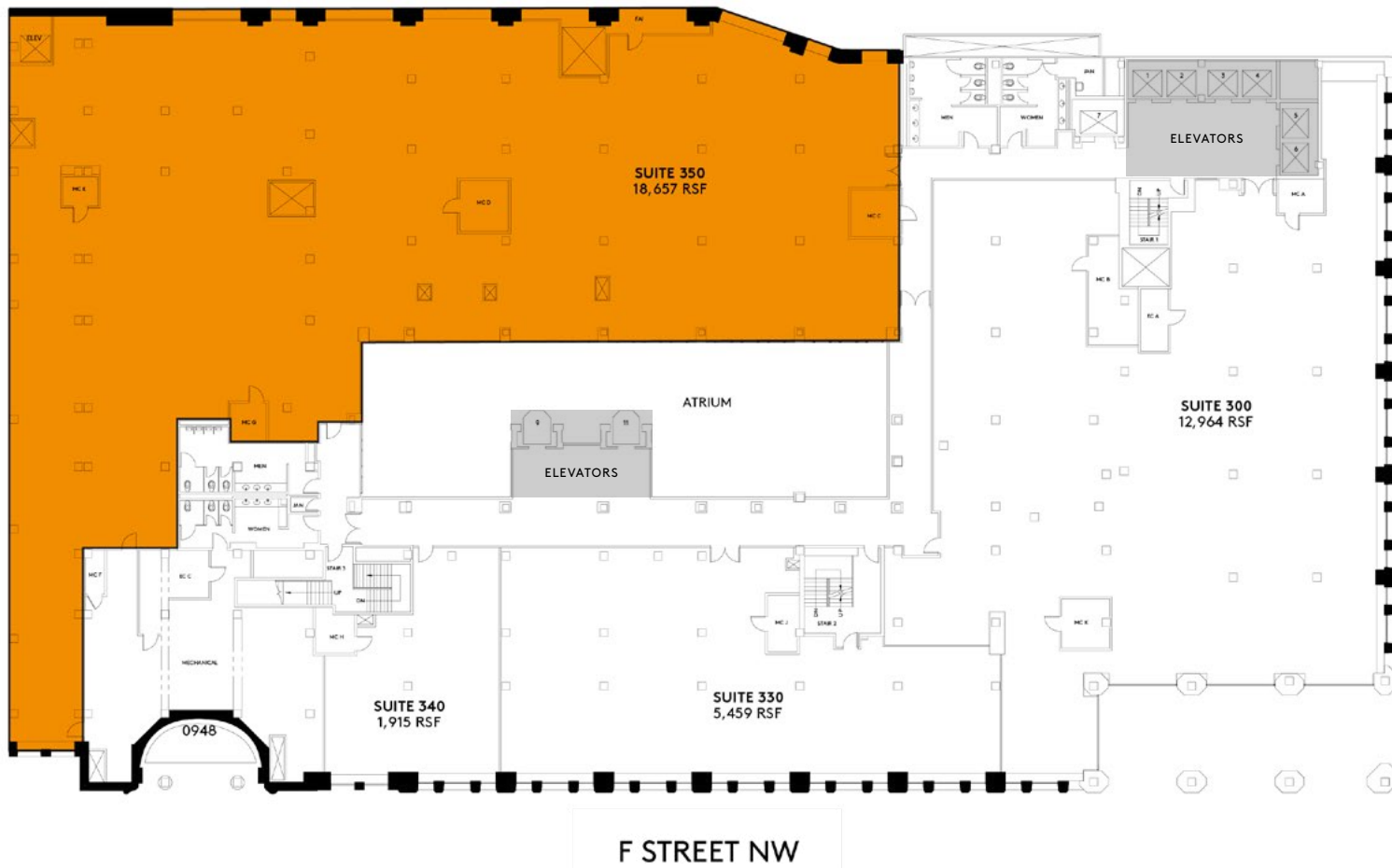
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 350	18,657	18,657	\$48.00-\$50.00/fs	Vacant	3-10 yrs



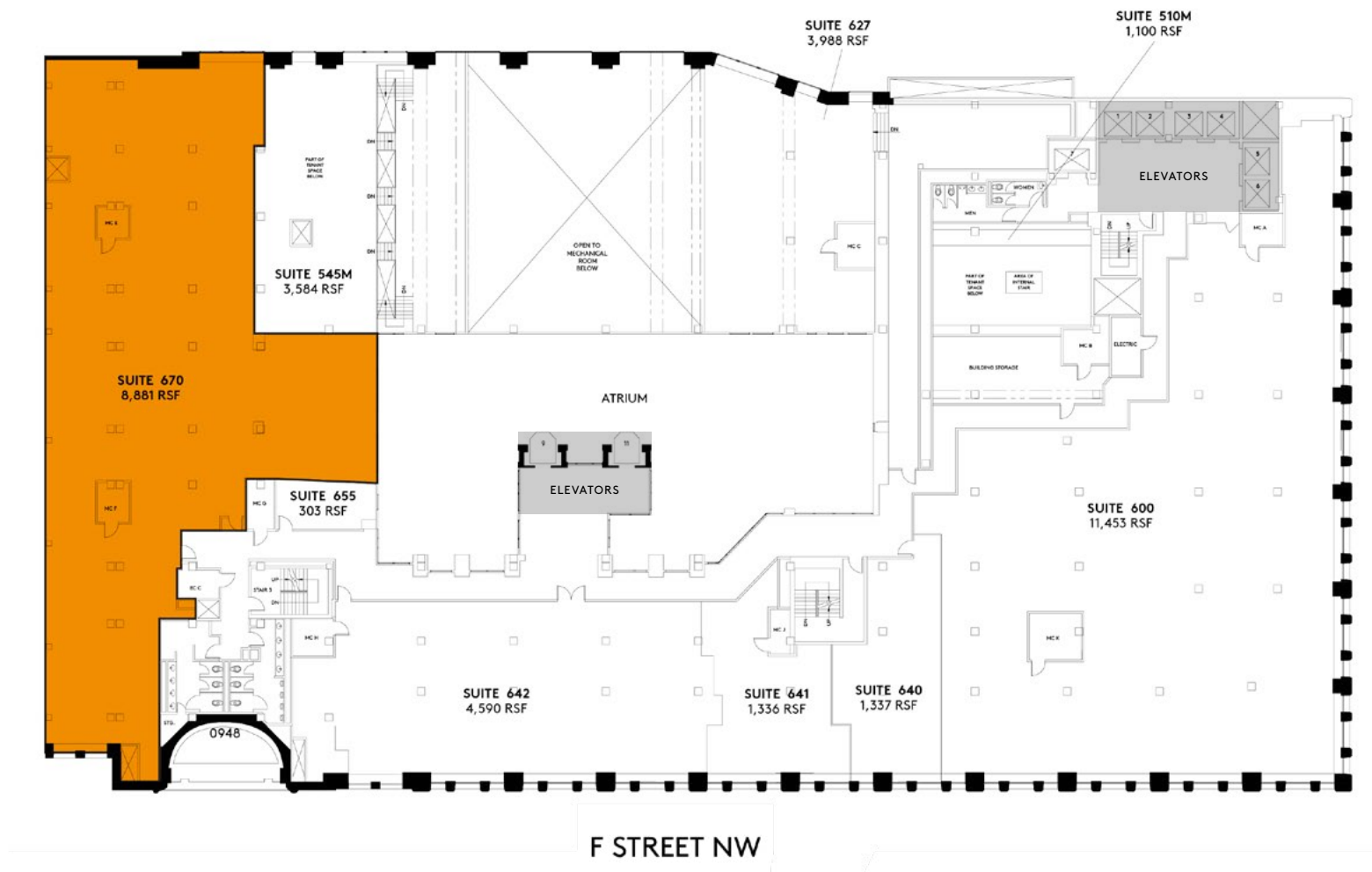
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OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 670	9,184	9,184	\$50.00-\$52.00/fs	Vacant	3-10 yrs



OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 700	5,000-23,041	23,041	\$50.00-\$52.00/fs	Vacant	3-10 yrs



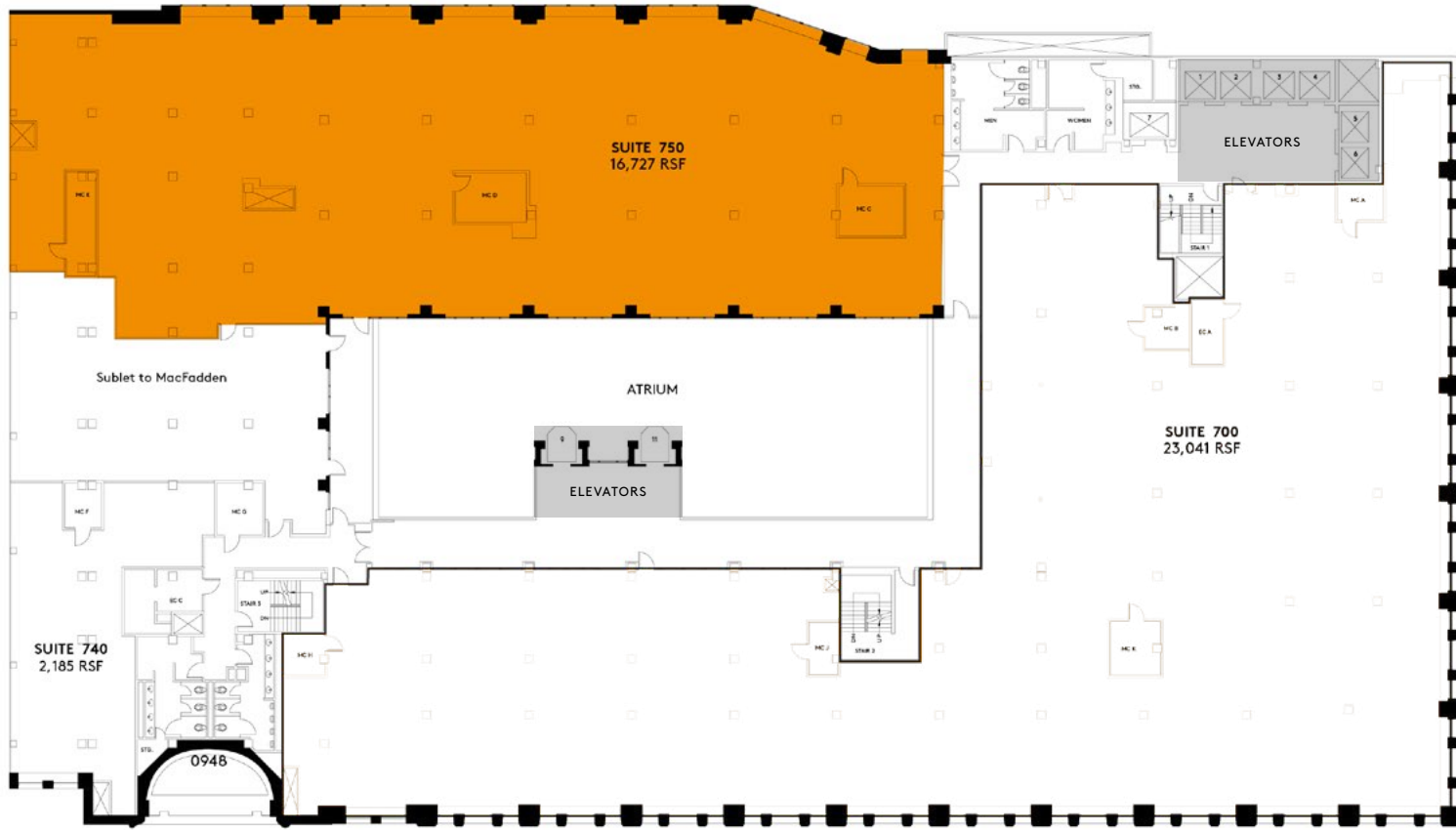
OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 750	16,727	23,041	\$48.00-\$50.00/fs	8/1/19	3-10 yrs



14TH STREET NW

F STREET NW



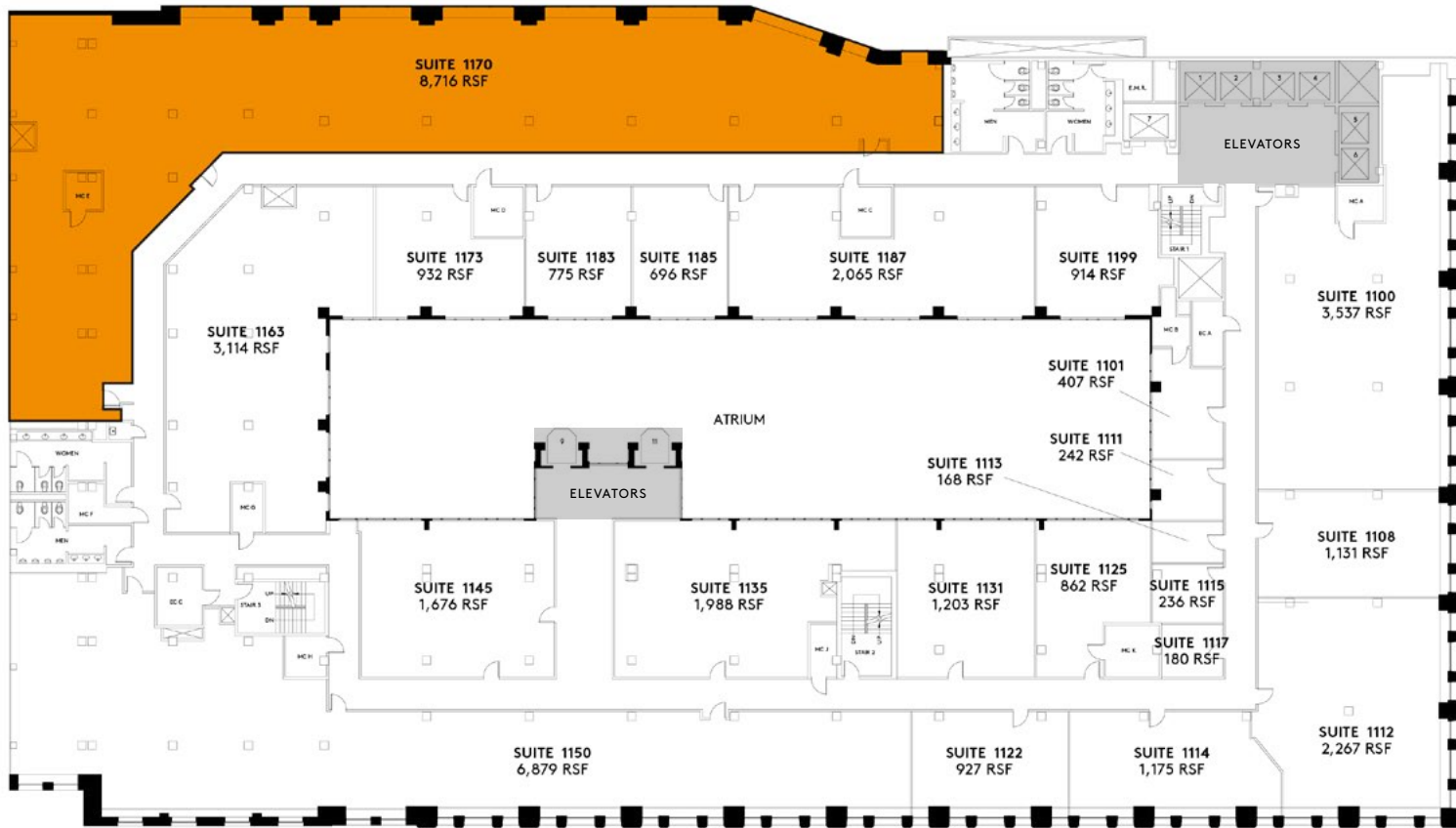
OFFICE: 0-3,000 SF

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OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 1170	8,716	8,716	\$48.00-\$50.00/fs	Vacant	3-10 yrs



14TH STREET NW

F STREET NW



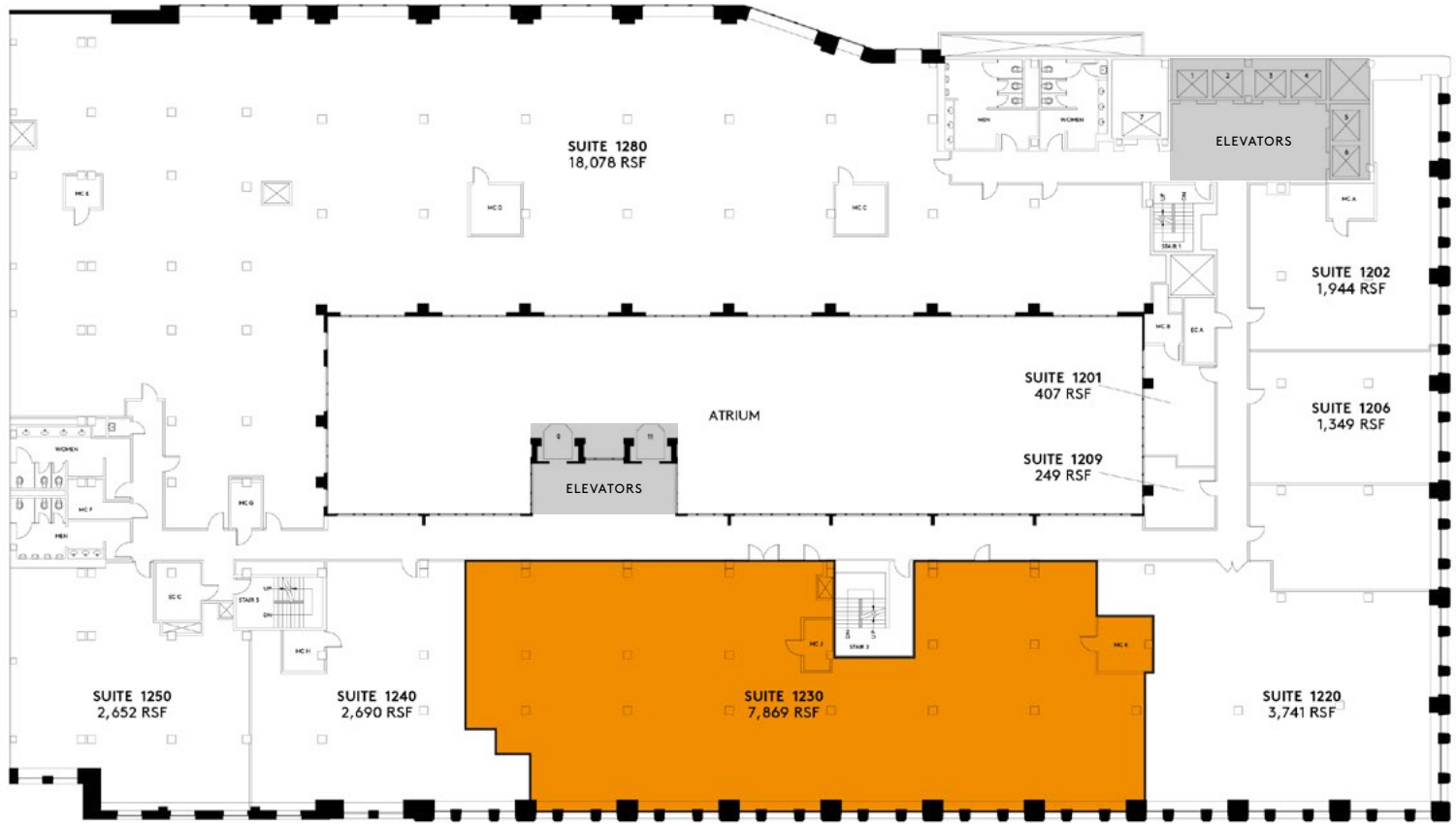
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OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN

Suite	SF Available	Floor Contig	Rent/SF/Yr + Svs	Occupancy	Term
Suite 1230	7,869	7,869	\$50.00-\$52.00/fs	Vacant	3-10 yrs



14TH STREET NW

F STREET NW



OFFICE: 0-3,000 SF

OFFICE: 3,000-7,000 SF

OFFICE: 7,000+ SF

RETAIL: FLOOR PLAN



14TH STREET NW

F STREET NW



Overview

- 14 story, 448,247 SF office building
- Constructed in 1926 with initial opening September 1927, renovated in 1965, 1982, 2005 and undergoing additional renovations now in 2018
- Freshly renovated open, central core atrium with exposed trusses, skylights, new porcelain tile flooring and inviting seating areas for tenants on the ground and second floors
- Building structure is cast-in-place concrete and structural steel framing with concrete composite metal deck reinforced steel bars
- Live loads of 100 lbs/sf
- 7 wet stacks per floor on floors 2-14
- Fully sprinklered with automated life safety systems
- Fully ADA compliant

Amenities

- Open staircase connects ground floor atrium and fitness center to a new 11,200 SF second floor amenity center with café, conferencing center, and lounge/entertainment area
- New Tenant Café with ample and varied seating areas
 - New Tenant Only Lounge with 4 large screen TV's, varied seating areas and moveable high top tables, serviced by a pantry, full service catering kitchen and service elevator to facilitate entertainment options
 - New Conferencing Facility with 5 conference rooms, two of which can be combined to provide a training room capable of seating up to 55 individuals and an electronic reservation system
 - WiFi Enabled for tenant use
 - New 4,500 SF Fitness Center with a TRX Training Zone, 12 pieces of cardiovascular equipment, 8 pieces of strength training equipment, a multipurpose fitness studio equipped with a large screen TV enabled with a WellBeats Interactive Fitness program, and men's and women's shower facilities and keyless lockers
 - New bike storage room with lockers with easy access to the Fitness Center shower/locker rooms
 - Concierge services provided

Management

- Normandy Real Estate Partners

Lobby

- Two-story marble lobby on 14th Street with security desk and media wall
- New two-story lobby under construction on F Street with a concierge desk surrounded by natural wood features and inviting, comfortable seating areas
- Interactive digital directories and live transit screens being added

New Building Standard Finishes

Five floors completed with more on the way

- Elevator lobbies and common corridors are being upgraded and modernized with new high end finishes, including wood veneer elevator surrounds, LED lighting, and updated wall coverings with inviting accent walls
- Restrooms are being renovated with porcelain tile floors, Silestone quartz countertops, ceramic wall tiles, LED lighted mirrors, stainless steel partitions, and stainless steel eco-friendly fixtures

Elevators

- 8 high speed passenger elevators, 6 located in the 14th Street Lobby and 2 located in the central atrium
- 2 service elevators, each with a 3,000lb capacity, one servicing the basement through the 13th floor, and the other servicing the basement through the 2nd floor with a capacity of 3,000 lbs

Electrical

- 5 watts per square foot demand load for tenant electric

Roof

- Antenna and satellite dish space available

Building Management System (BMS)

- Tridium Niagara 4

Mechanical

- 3 chillers
- 3 boilers
- 4 cooling towers
- 5 main AHUs
- 15 AAon units

Supplemental Cooling

- Based on tenant need and availability

Communications

- Building wired for Comcast, Level 3 Communications, PressCom and Verizon

Building Hours of Operation (excluding building holidays)

- Monday to Friday 6:00am to 11:00pm
- Saturday 8:00am to 11:00pm
- Sunday 11:45am to 5:00pm

Security & Tenant Access

- Lobby security is in place 24 hours a day, 7 days a week
- Kastle electronic card system gives tenants access to building entrances and elevators during non-business hours

National Press Club

- Membership available only to building tenants and media companies
- Restaurant open to the public

Retail Tenants

- Spin Ping Pong
- Corner Bakery
- Marshalls
- Men's Warehouse
- Today's News
- Cuts by Hugo (barbershop)
- F8 Rentals (A/V rental company)

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