

1432

K STREET

on McPherson Square



1432 K STREET ON MCPHERSON SQUARE, constructed in 1917, is one of the most storied buildings in the District of Columbia. This world class office project is widely renowned for its ability to afford timeless luxury within a state-of-the-art infrastructure.

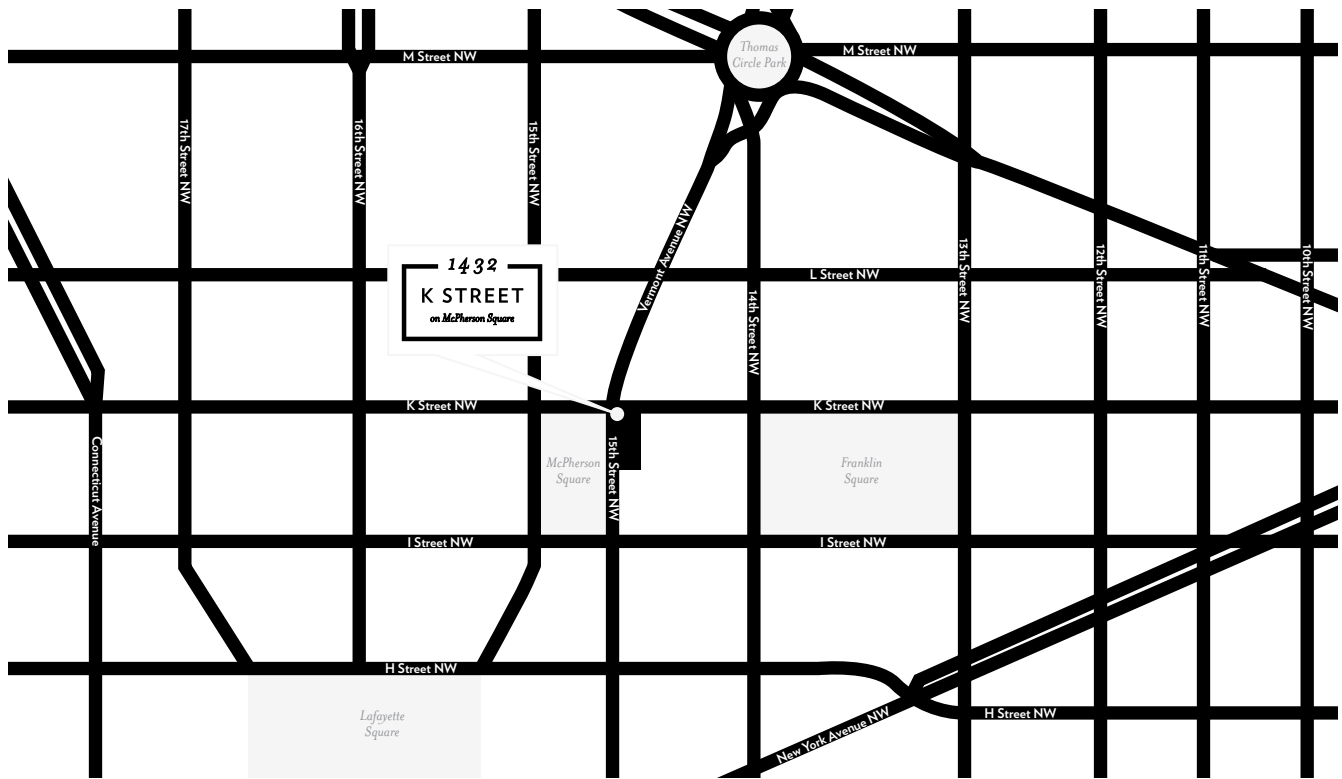
In addition to its unique historical significance, 1432 K Street was strategically designed to accommodate smaller tenants that are unwilling to compromise on views and place a premium on privacy and security. The building's corner location allows an unparalleled window line with incredible views overlooking K Street as well the park at McPherson Square, while a sub-3,000 square foot floor plate provides the unique opportunity to command a full floor presence.

a modern classic

Leased and Managed By:

STREAM

For further information, please contact Stream Realty Partners at 202.595.1400.



Location Highlights

1432 K Street on McPherson Square is an iconic landmark prominently positioned on K Street in the heart of the East End. This boutique Class A office asset overlooks McPherson Square and provides convenient access to numerous retail amenities, dining options, and world-class hotel accommodations. Tenants also enjoy the building's proximity to the McPherson Square Metrorail Station, which services the Orange, Blue and Silver Metrorail lines.

1432 K Street at McPherson Square provides the ideal location and business environment for small tenants to make their mark in the Nation's capital.



1432

K STREET

on McPherson Square



Prominent location in East End



Iconic Landmark



Unparalleled Views

1432
K STREET
on McPherson Square

Fact Sheet

ADDRESS 1432 K Street NW
 Washington, DC 20005

LOCATION Prominently positioned at the intersection of K Street and 15th Street NW, overlooking McPherson Square and within walking distance of the Metrorail as well as numerous retail amenities, dining options, and world-class hotel accommodations.

BUILT	1917	STORIES	Twelve (12)
PROJECT AREA	32,674 RSF	FLOOR SIZE	2,637 RSF
OWNERSHIP	Wolf-Georg, LP	ADVISOR	BVT Institutional Investments

ON-SITE LEASING STREAM REALTY PARTNERS
 John Klinke Joshua Goudy Raymond Monasterski
 202.595.1446 202.595.1494 202.595.1495
 jklinke@streamrealty.com joshua.goudy@streamrealty.com rmonasterski@streamrealty.com

ON-SITE PROPERTY MANAGEMENT STREAM REALTY PARTNERS
 Dorothy Hamilton
 202.595.1488
 dorothy.hamilton@streamrealty.com

HOURS OF OPERATION 7:00 am – 6:00 pm (Monday through Friday)
 8:00 am – 1:00 pm (Saturdays)

2017 OPEX Taxes: \$8.19 psf
 OPEX: \$13.35 psf
Total: \$21.54 psf

HVAC The building is serviced by a central plant, consisting of a two (2) pipe system and one chiller. Cooling is provided by chilled water to vertical fan coils. Each fan coil has a thermostat controlling individual units. Heat is provided by electric strips within the fan coils.

TELECOM PROVIDERS Comcast, Cox Cable and Verizon

SECURITY Secured entry by access cards at all primary building entry and exit points. In addition, elevator access to each floor is restricted by tenant-specific access cards.

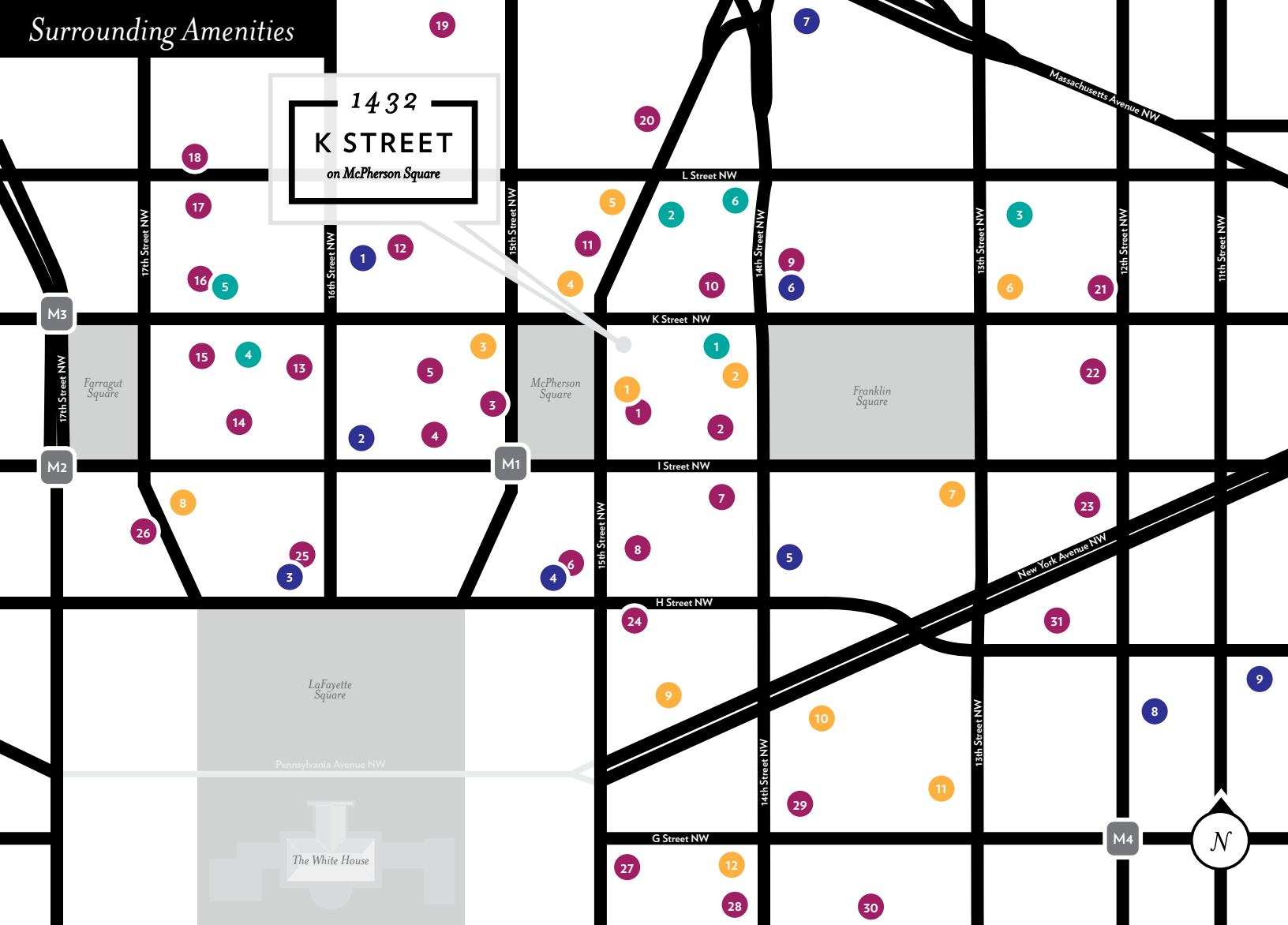
ACCESSIBILITY Within walking distance of 12 parking options, 5 bus stops, and the McPherson Metrorail Station, which services the Orange, Blue and Silver Lines. On-site Capital Bikeshare station.

PARKING GARAGES WITHIN ONE BLOCK 1425 K Street NW: \$280.00 per month
 1015 15th Street: \$250.00 per month
 1025 Vermont Avenue NW: \$230.00 per month

Leased and Managed By:



Surrounding Amenities



**1432
K STREET**
on McPherson Square

Restaurants

- 1 Siroc Restaurant
- 2 Au Bon Pain
- 3 Georgia Brown's
- 4 Eye Street Grill
- 5 Catch 15
- 6 ICI Urban Bistro
- 7 Five Guys Burgers & Fries Subway
- 8 Bobby Van's Steakhouse Devon & Blakely
- 9 14K Restaurant
- 10 Bangkok One Thai Restaurant Corner Bakery DC Coast
- 11 Casa Blanca Restaurant Potbelly Sandwich Shop
- 12 Northgate Grill
- 13 P.J. Clarke's
- 14 Brown Bag
- 15 McCormick & Schmick's Subway
- 16 Chop't Noodles & Company
- 17 Potbelly Sandwich Shop
- 18 Barcode Capitol Grounds Coffee
- 19 Bean & Bite
- 20 Lincoln Mio
- 21 District Grill
- 22 Franklin Grill
- 23 Bobby Van's Grill
- 24 Woodward Table
- 25 The Lafayette
- 26 Equinox The Oval Room
- 27 Old Ebbitt Grill
- 28 The Hamilton
- 29 Ceiba
- 30 Devon & Blakely District Taco
- 31 Capitol City Brewing Company Bibiana

Lodging

- 1 Capital Hilton
- 2 The St. Regis
- 3 The Hay-Adams
- 4 Sofitel
- 5 Hilton Garden Inn
- 6 Hamilton Crowne Plaza
- 7 Donovan Hotel
- 8 Marriott
- 9 The Grand Hyatt

Services

- 1 FedEx Office
- 2 Sir Speedy
- 3 The UPS Store
- 4 FedEx Office
- 5 Pronto Press
- 6 US Post Office

Banking

- 1 Capital One
- 2 PNC Bank
- 3 Wells Fargo
- 4 Citibank
- 5 Bank of America
- 6 SunTrust Bank
- 7 Wells Fargo
- 8 BB&T
- 9 SunTrust
- 10 Wells Fargo
- 11 Bank of America
- 12 Citibank

Metro

- M1** McPherson Square Station
Blue, Orange and Silver Lines
- M2** Farragut West Station
Blue, Orange and Silver Lines
- M3** Farragut North Station
Red Line
- M4** Metro Center Station
Blue, Orange, Silver and Red Lines

On-site Amenities

- Pret-A-Manger
- Hershey's Sundry Shop

Leased and Managed By:

