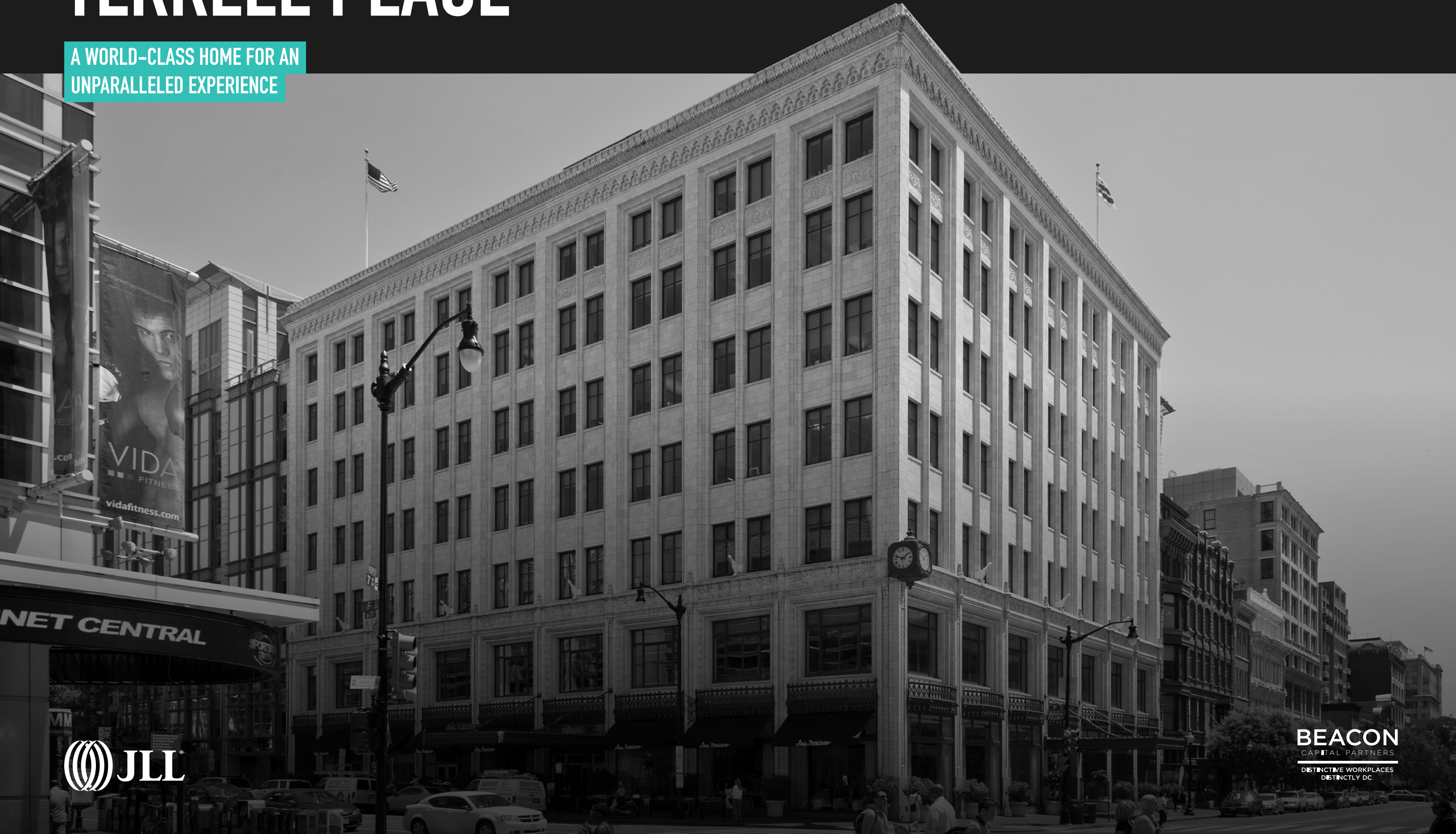


# TERRELL PLACE

START

A WORLD-CLASS HOME FOR AN  
UNPARALLELED EXPERIENCE



**BEACON**  
CAPITAL PARTNERS  
DISTINCTIVE WORKPLACES  
DISTINCTLY DC

A wide-angle photograph of a modern museum lobby. The floor is a black and white checkered tile pattern. Large wall murals depict historical figures and events, including a woman in a blue dress holding an American flag. Several people are walking through the space, and a man and a woman are standing on the left, talking. The ceiling is white with recessed lighting.

**A PLACE FOR ONE.  
A PLACE FOR ALL**

**HISTORIC CHARACTER,  
CUTTING EDGE DESIGN**



TOUR  
ALL FLOORS

F STREET NW

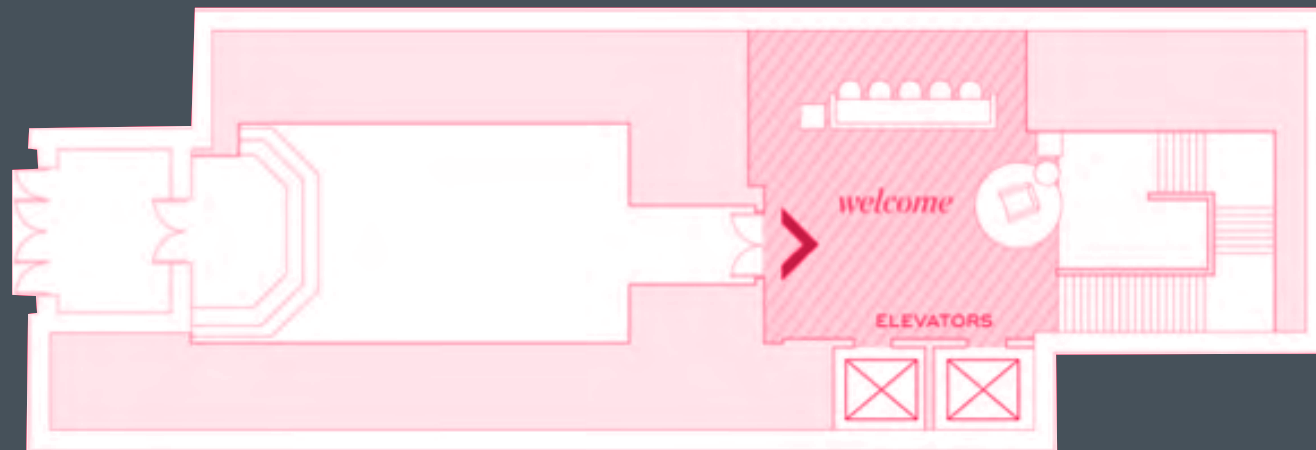
7TH STREET NW

# LOWER LEVEL OPPORTUNITY

COLLABORATION, CONFERENCE AND WORK SPACES

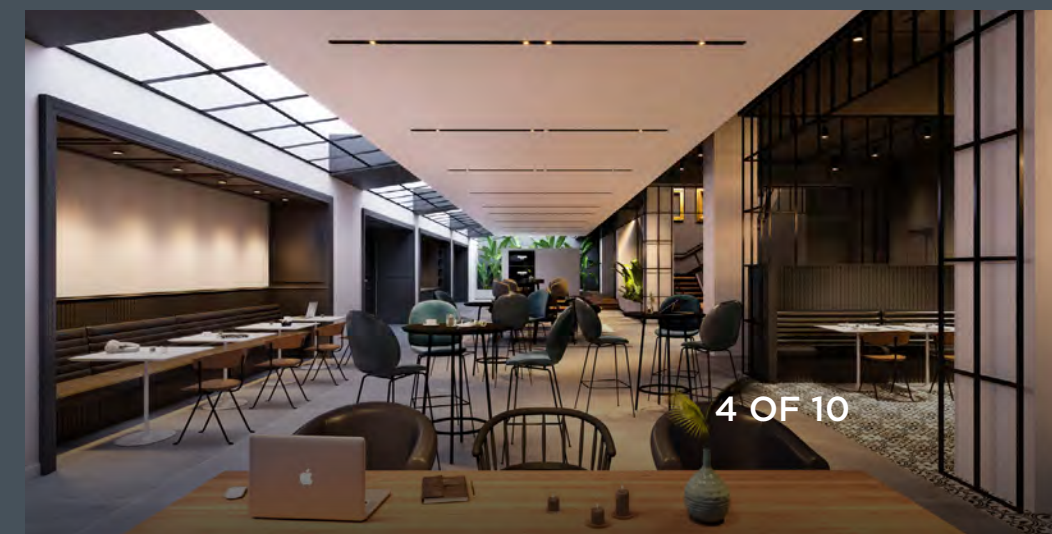
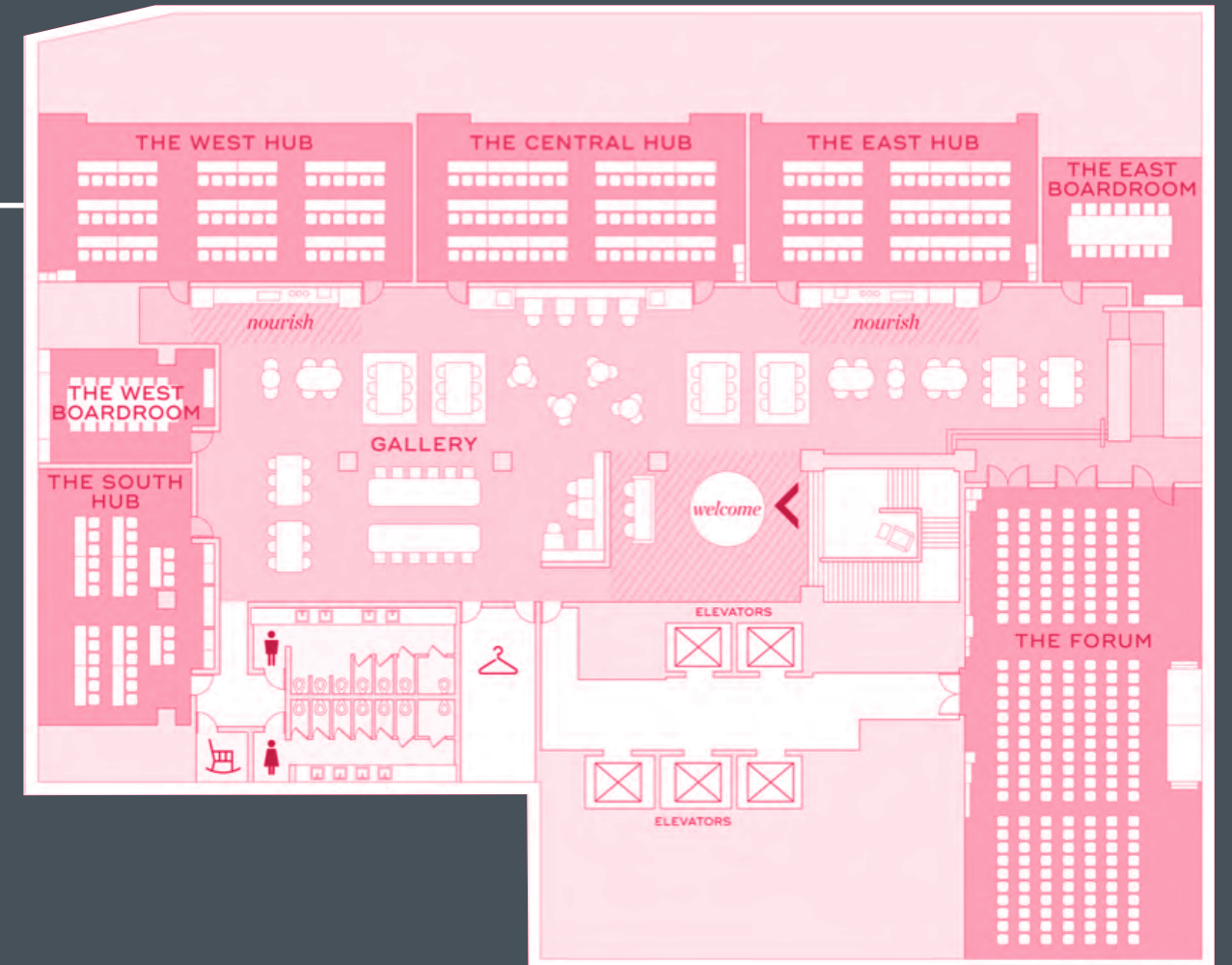
TOUR LOWER LEVEL AND LOBBY

Ceiling Height: 14' 11"



7TH STREET NW

F STREET NW



# SECOND FLOOR OPPORTUNITY

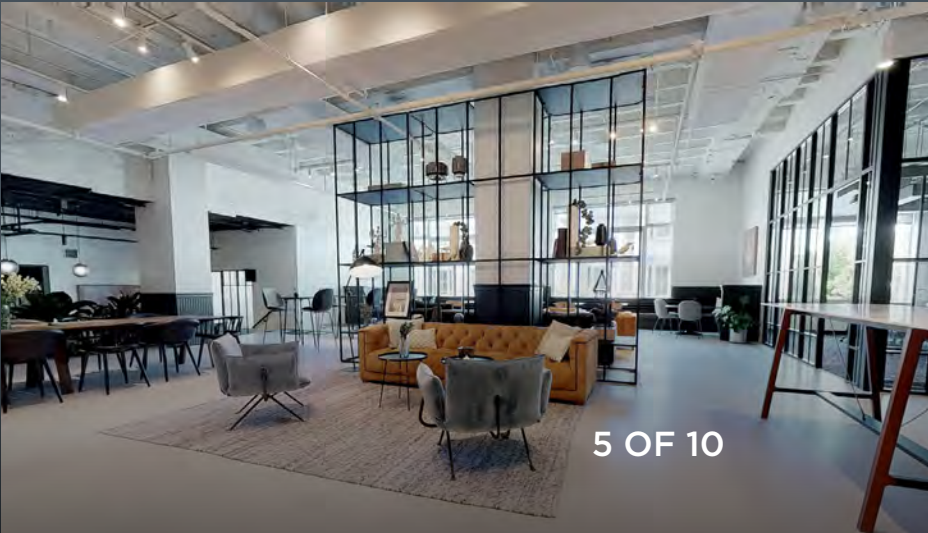
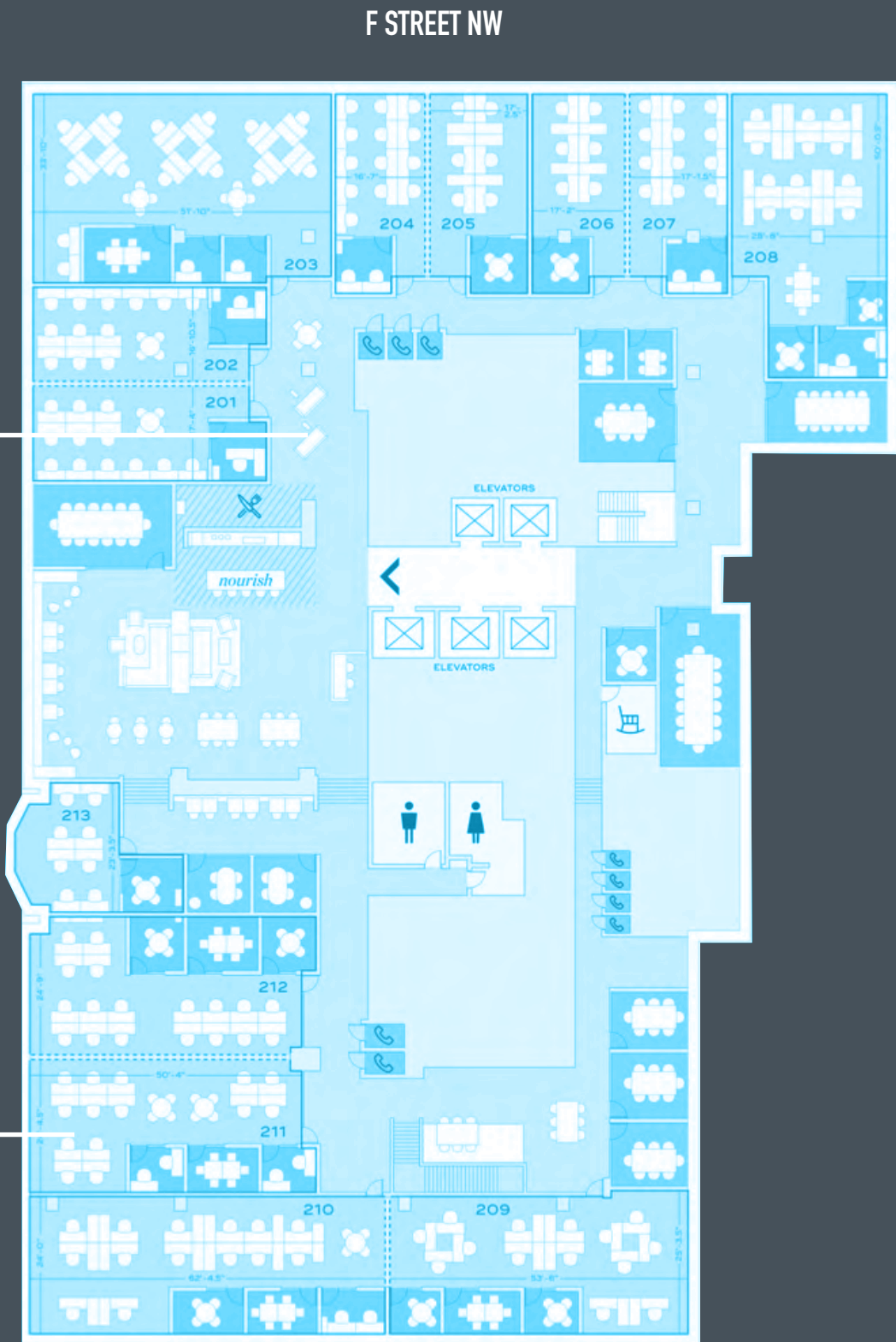
MODERN LIGHT FILLED WORKSPACES  
30,657 SF

Ceiling Height: 15' 1.5"

7TH STREET NW

Ceiling Height 13' 4"

TOUR  
SECOND  
FLOOR



# THIRD FLOOR OPPORTUNITY

MODERN LIGHT FILLED WORKSPACES  
13,023 SF

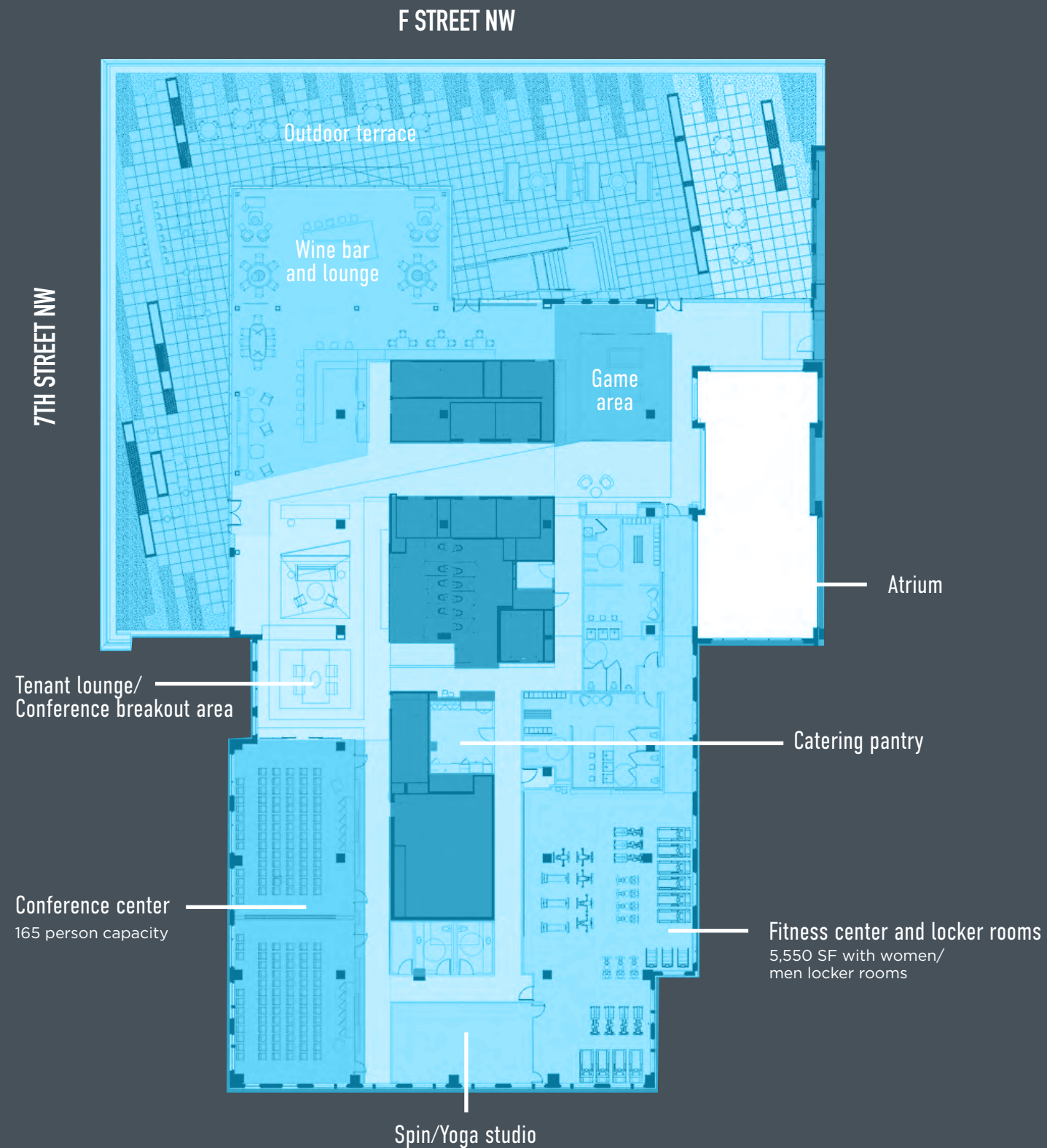
TOUR  
THIRD  
FLOOR



# THE AMENITY EXPERIENCE AT TERRELL PLACE

## PENTHOUSE AMENITY CENTER

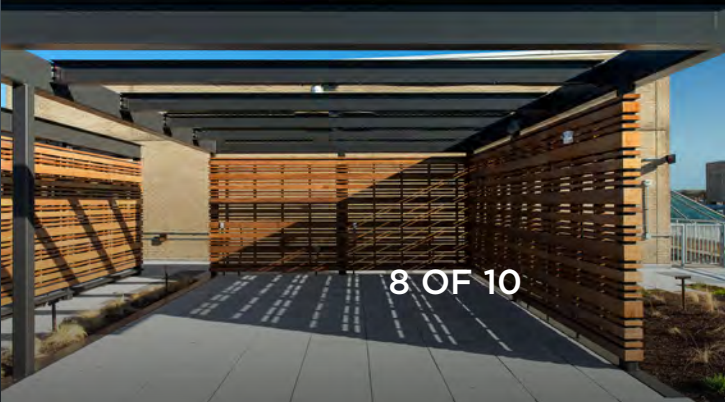
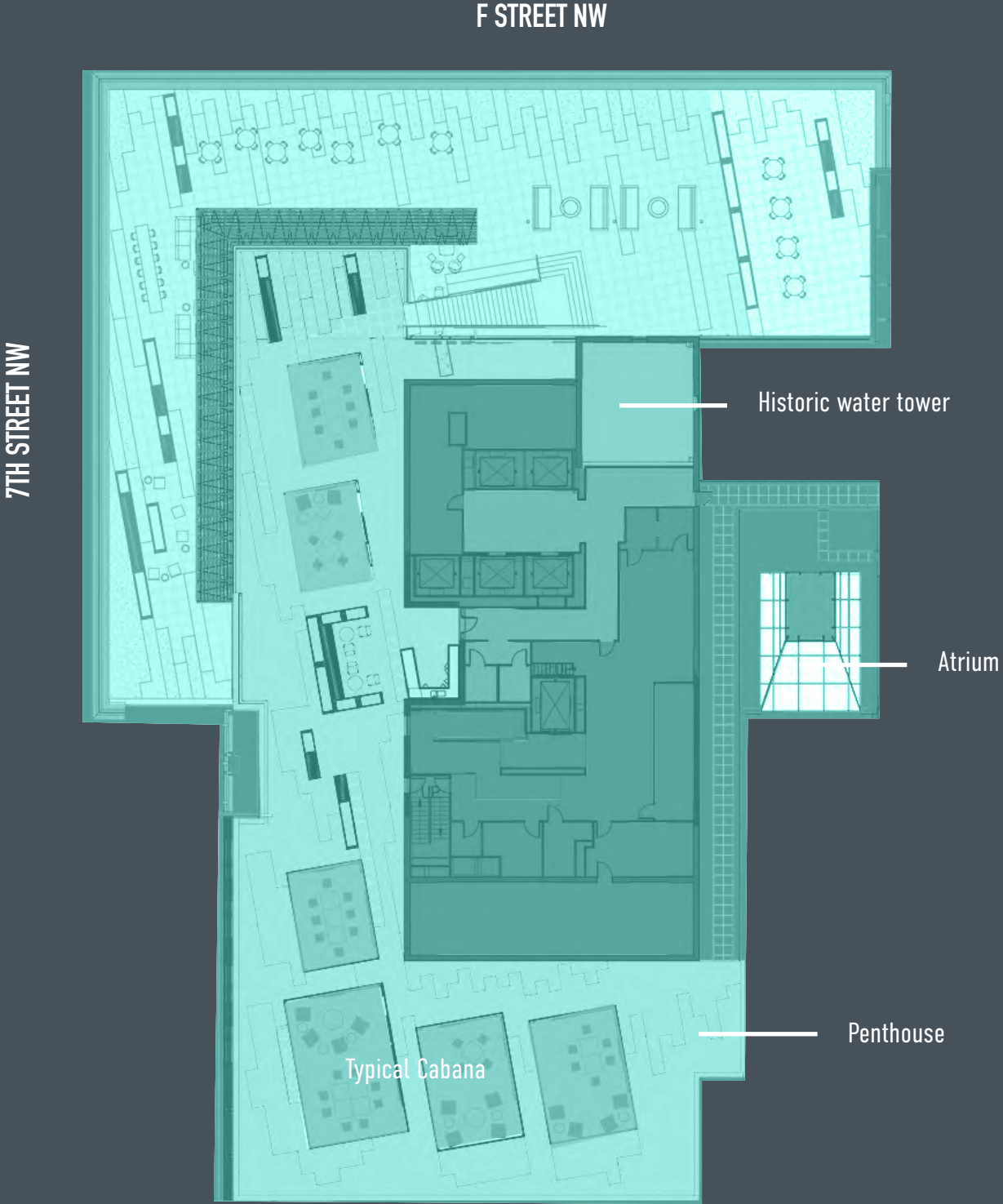
25,000 s.f. penthouse amenity center with 17,500 s.f. of indoor space that includes a conference center, fitness center, game room and entertaining space with a bar as well as a 7,500 s.f. outdoor terrace.



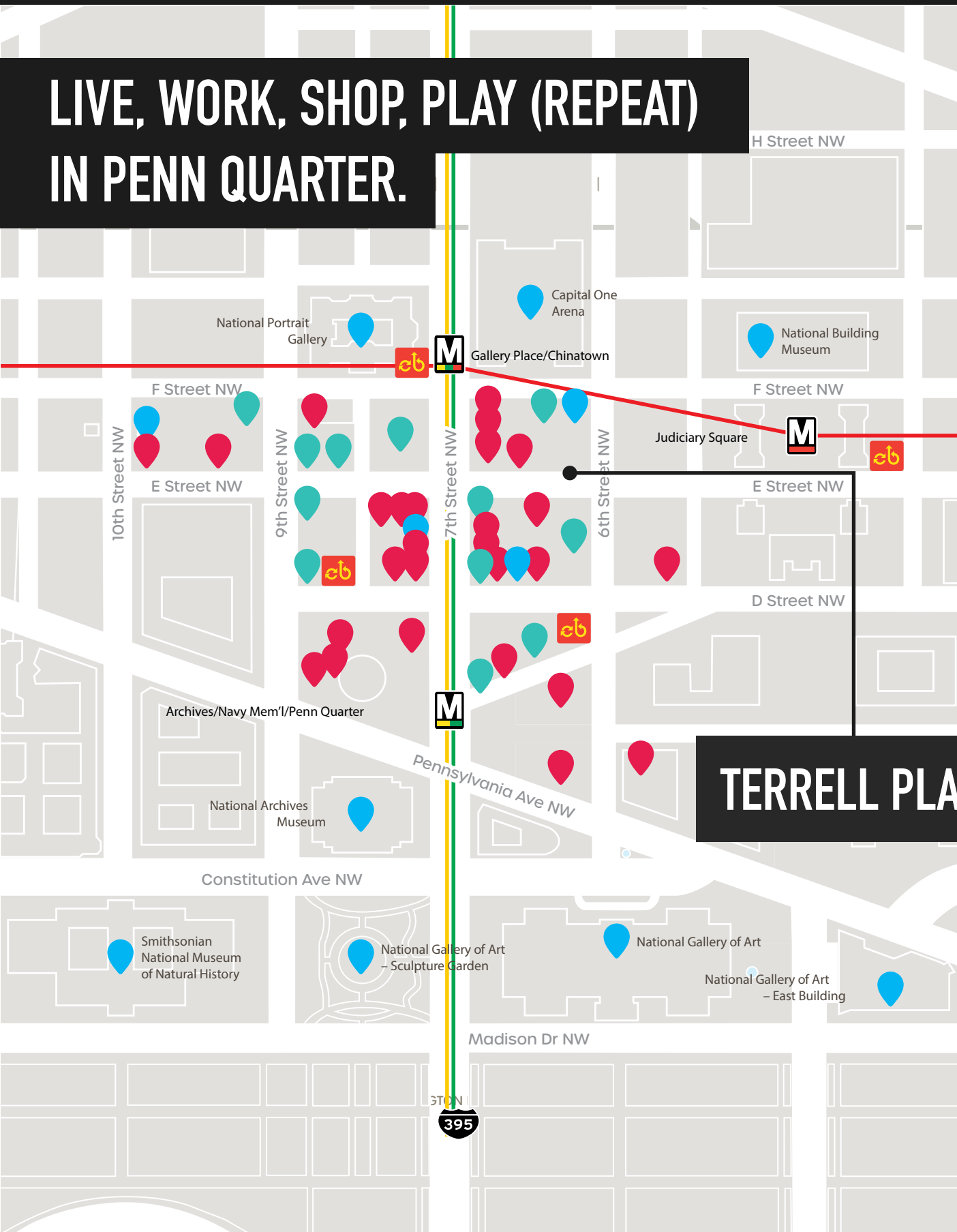
# THE AMENITY EXPERIENCE AT TERRELL PLACE

## ROOFTOP CABANA LEVEL

11,600 s.f. of exterior entertaining areas equipped with six cabanas for exclusive tenant use and an outdoor grill and wetbar.



# LIVE, WORK, SHOP, PLAY (REPEAT) IN PENN QUARTER.



**13 MINUTES**  
Ronald Regan  
Washington National  
Airport

**ACROSS THE STREET**  
Gallery Place/Chinatown  
Metro Station and the Capital  
One Arena



**3 BLOCKS**  
Metro Center Metro  
Station

**STEPS TO**  
Hotels, restaurants,  
shops and museums

## TERRELL PLACE



**Amy Bowser**  
amy.bowser@am.jll.com  
202-719-5600

**Brooks Brown**  
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**Tom Golsen**  
tom.golsen@am.jll.com  
202-719-5888

# TROPHY EXPERIENCE



## VIEWS

Enjoy the vibrancy of the neighborhood on a whole new level – capturing the Washington Monument, U.S. Capitol and the Smithsonian Portrait Gallery.



## HVAC

State-of-the-art HVAC system controlled by Siemens Apogee.



## ELEVATORS

The building is serviced by 17 Schindler elevators.



## POWER SOURCES

Redundant power sources and energy management systems ensure maximum efficiency and productivity.



## CONTROLLED ACCESS

24/7 building security including around-the-clock manned security desks in the lobby.



## CONCIERGE

An on-site concierge is available for everyday conveniences.



## WIREScore

Wired Certified Gold for excellence in internet connectivity.



## PARKING

Large below-grade parking garage with multiple entrances.



## BICYCLE

Dedicated bike room includes a repair station, racks and storage lockers.



## LOCAL RESTAURANTS

55 restaurants within a 5 minute walk.



## 98 WALKSCORE

Walker's Paradise – Daily errands do not require a car.



## LEED DESIGNATION

