

# BUILDING SPECS

<b>ADDRESS</b>	801 17th Street NW Washington, DC 20006	<b>FLOOR PLATES</b>	Floor 11	22,017	SF
<b>BUILDING SPECIFICATIONS</b>	244,522 SF 11 Floors Typical Floor 21,855 SF		Floor 10	21,685	SF
<b>COLUMN SPACING</b>	Typical x column grid with column-free perimeter		Floor 9	21,855	SF
<b>CEILING HEIGHTS</b>	Floors 2-8: 8'10" Floors 9-11: 9'3" Ground Floor: 10'0"		Floor 8	21,855	SF
			Floor 7	21,855	SF
			Floor 6	21,855	SF
			Floor 5	21,855	SF
			Floor 4	21,354	SF
			Floor 3	22,018	SF
			Floor 2	17,253	SF
			Ground	11,427	SF
			Concourse	15,033	SF
			Storage	4,460	SF

<b>BUILDING STATUS</b>	Completed 2009	<b>GENERAL CONTRACTOR</b>	Clark Construction Group
<b>DEVELOPER</b>	Property Group Partners	<b>PROPERTY MANAGEMENT</b>	Property Group Partners
<b>ARCHITECT</b>	Kevin Roche John Dinkeloo and Associates		

<b>LEASING TEAM</b>	Stream Realty Partners 202.595.1400 www.streamrealty.com	Matt Pacinelli Josh Kreider	Andy Eichberg Kyle Luby
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<b>PARKING</b>	3 Below Grade Levels 1 per 1,500 sf Parking Ratio Electric Vehicle Charging Station	<b>BUILDING FEATURES</b>	<ul style="list-style-type: none"> <li>Free-standing corner building with four sides of windowline and ample natural light</li> <li>White House Views</li> <li>Floor to ceiling glass curtain wall</li> <li>Walking distance to Farragut West (Blue, Orange and Silver Lines) and Farragut North (Red line) Metro Stations</li> <li>Up to 37 windowed offices per floor</li> <li>Columns set back 15' from perimeter creating floating glass line</li> </ul>
<b>TENANT ACCESS</b>	Kastle Systems Electronic Access Control - 24/7 Building Security Staffed 24/7	<b>BUILDING SYSTEMS</b>	<ul style="list-style-type: none"> <li>Elevators - 5 passenger elevators &amp; 1 service elevator; 2 garage shuttle elevators</li> <li>Electrical - Up to 8 watts per SF per floor electrical</li> <li>HVAC - Fan-powered Variable Air Volume ("VAV") air conditioning system with electric resistance coil heat system in each perimeter VAV box</li> <li>Floor loading - 100 lbs per sf (80 lbs psf live load and 20 lbs psf dead load)</li> </ul>
<b>BUILDING CERTIFICATIONS</b>	LEED Platinum Platinum certification Energy Star		
<b>BUILDING AMENITIES</b>	<ul style="list-style-type: none"> <li>Rooftop Terrace with outdoor entertaining area, catering facilities, private restrooms and White House views</li> <li>Private Fitness Facility with lockers and showers</li> </ul>		