



440 FIRST STREET NW

# BUILT SUITES AVAILABLE

on Capitol Hill

THE  
RMR  
GROUP





440 FIRST STREET NW



## BUILT SUITES AVAILABLE

### Entire 7th Floor

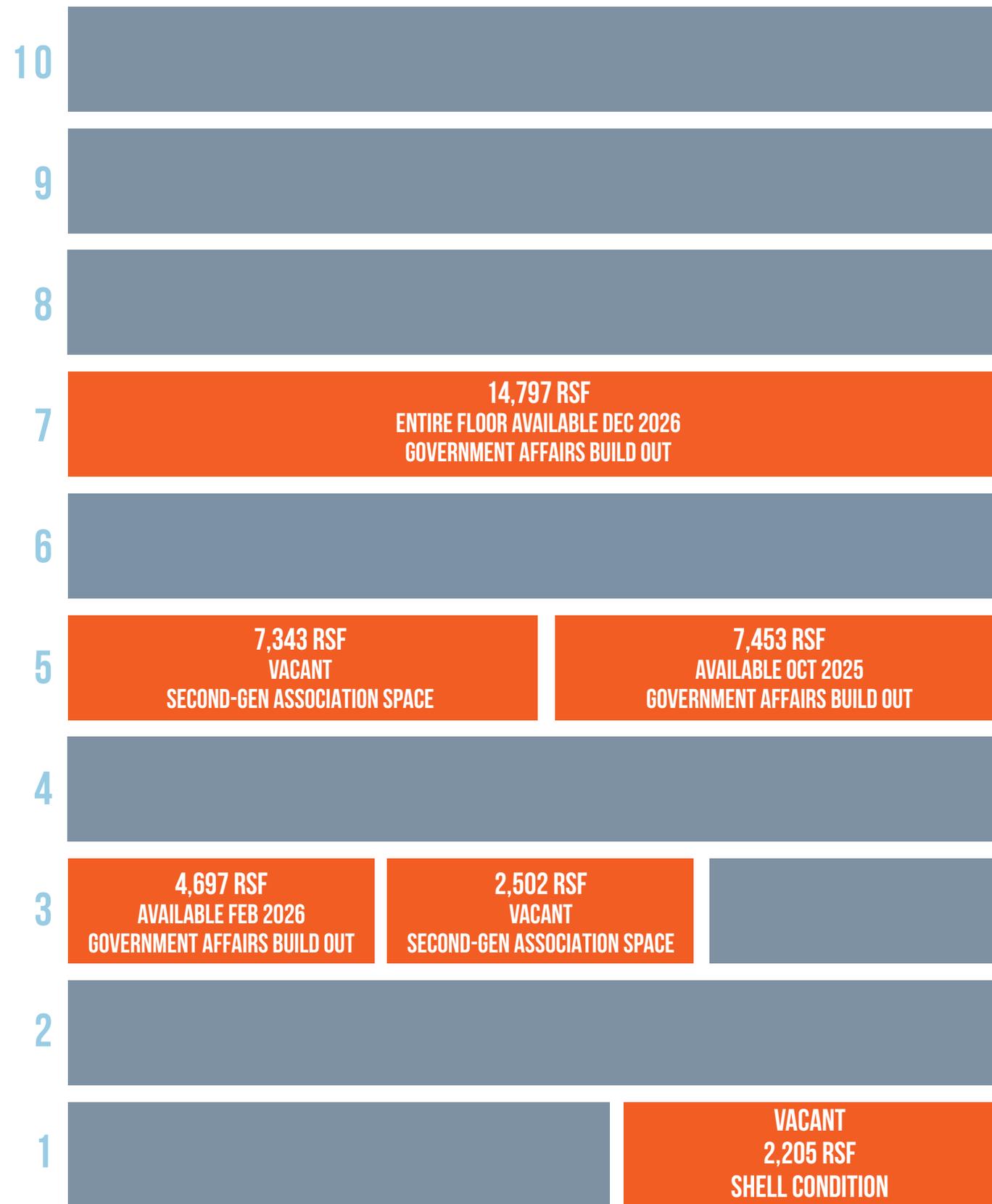
- 14,797 RSF  
Government Affairs Build-Out

### Entire 5th Floor

- Suite A: 7,343 RSF  
Second-Gen Association Space
- Suite B: 7,453 RSF  
Government Affairs Build-Out

### Partial 3rd Floor

- Suite A: 4,697 RSF  
Government Affairs Build-Out
- Suite B: 2,502 RSF  
Second-Gen Association Space





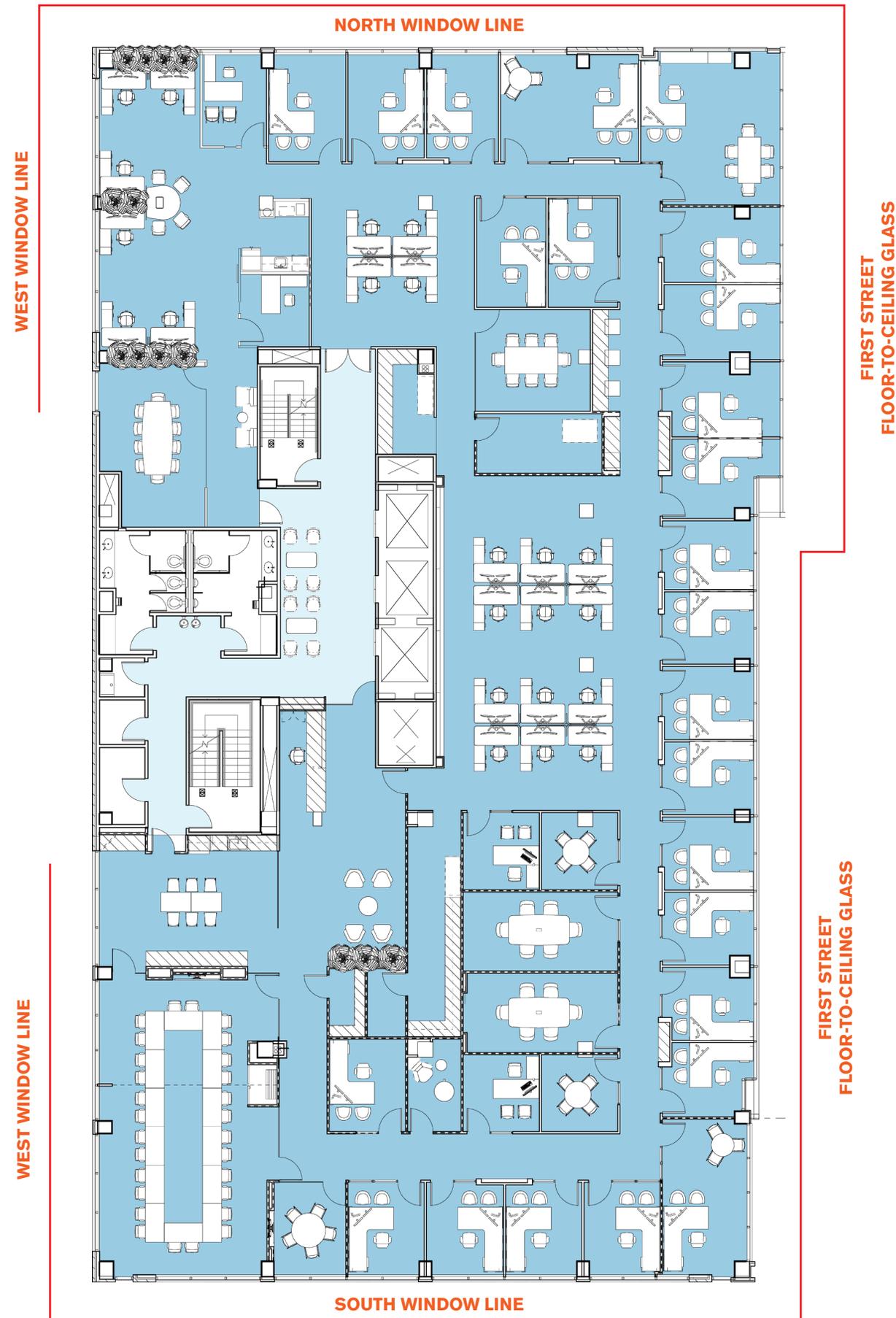
440 FIRST STREET NW



**14,797 RSF  
ENTIRE FLOOR  
AVAILABLE**

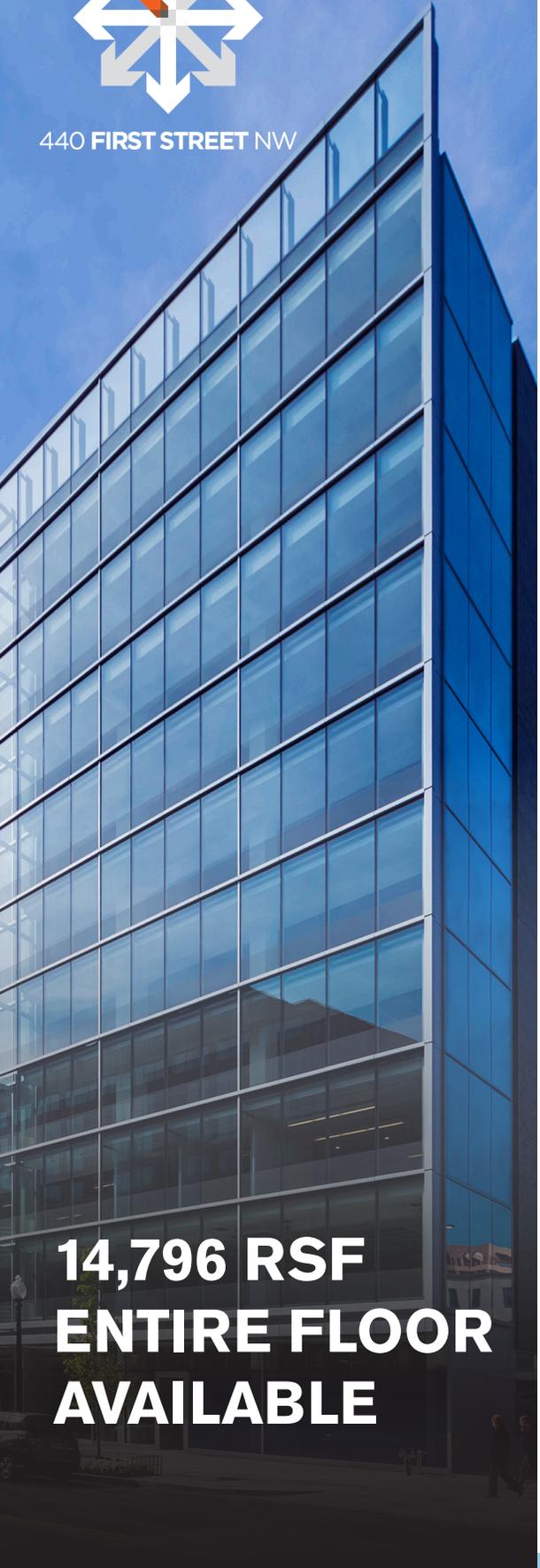
## 14,797 RSF Entire 7th Floor

As-Built Plan  
Efficient Office Intensive Layout  
25 Windowed Offices  
10 Interior Offices  
Reception  
Conference  
Pantry





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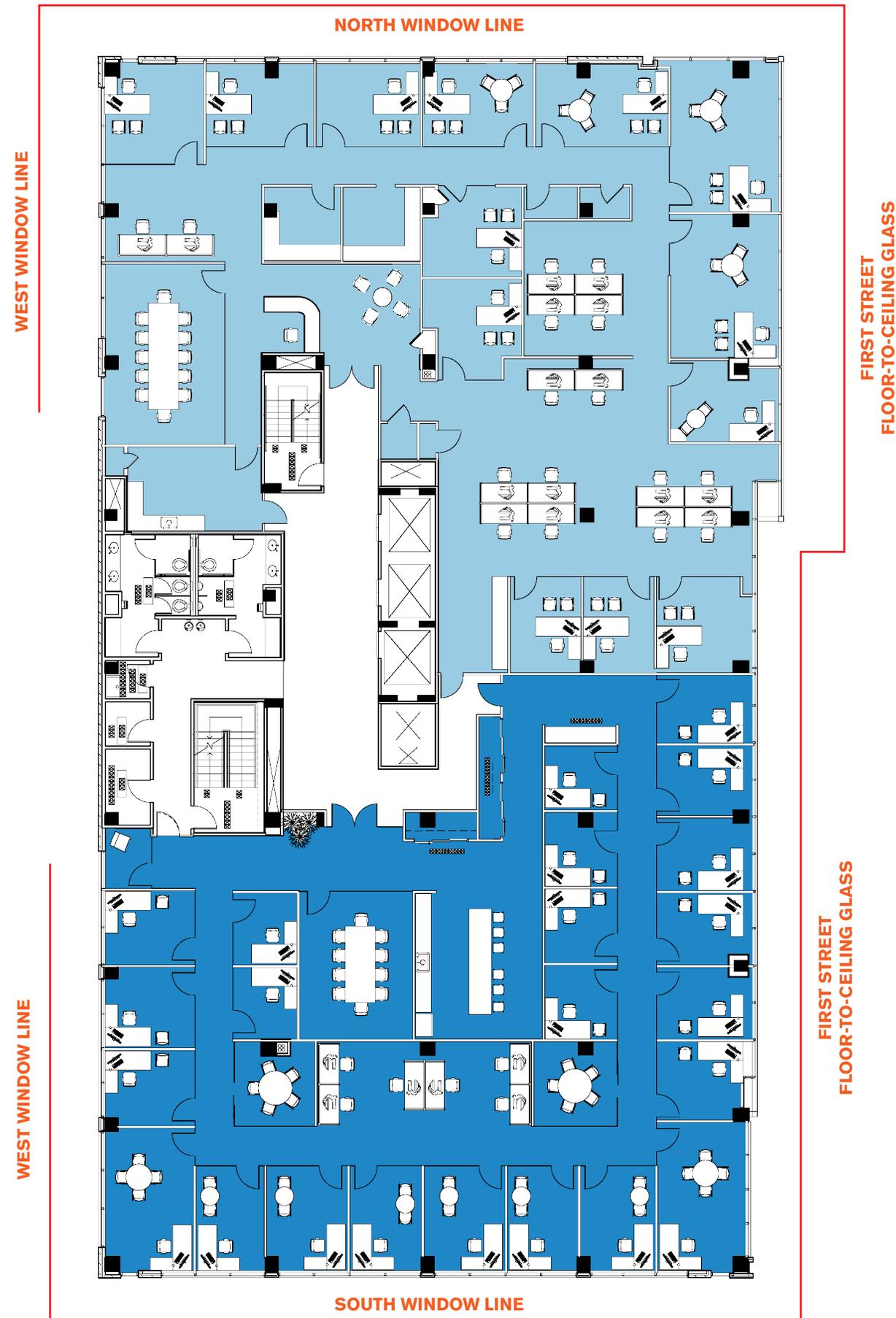
**14,796 RSF  
ENTIRE FLOOR  
AVAILABLE**

## 7,453 RSF 5th Floor

**As-Built Plan**  
Efficient Office Intensive Layout  
9 Windowed Offices  
4 Interior Offices  
16 Workstations  
Reception  
Conference  
Pantry

## 7,343 RSF 5th Floor

**Hypothetical Layout**  
Efficient Office Intensive Layout  
with 15 Windowed Offices  
(23 Total Offices)





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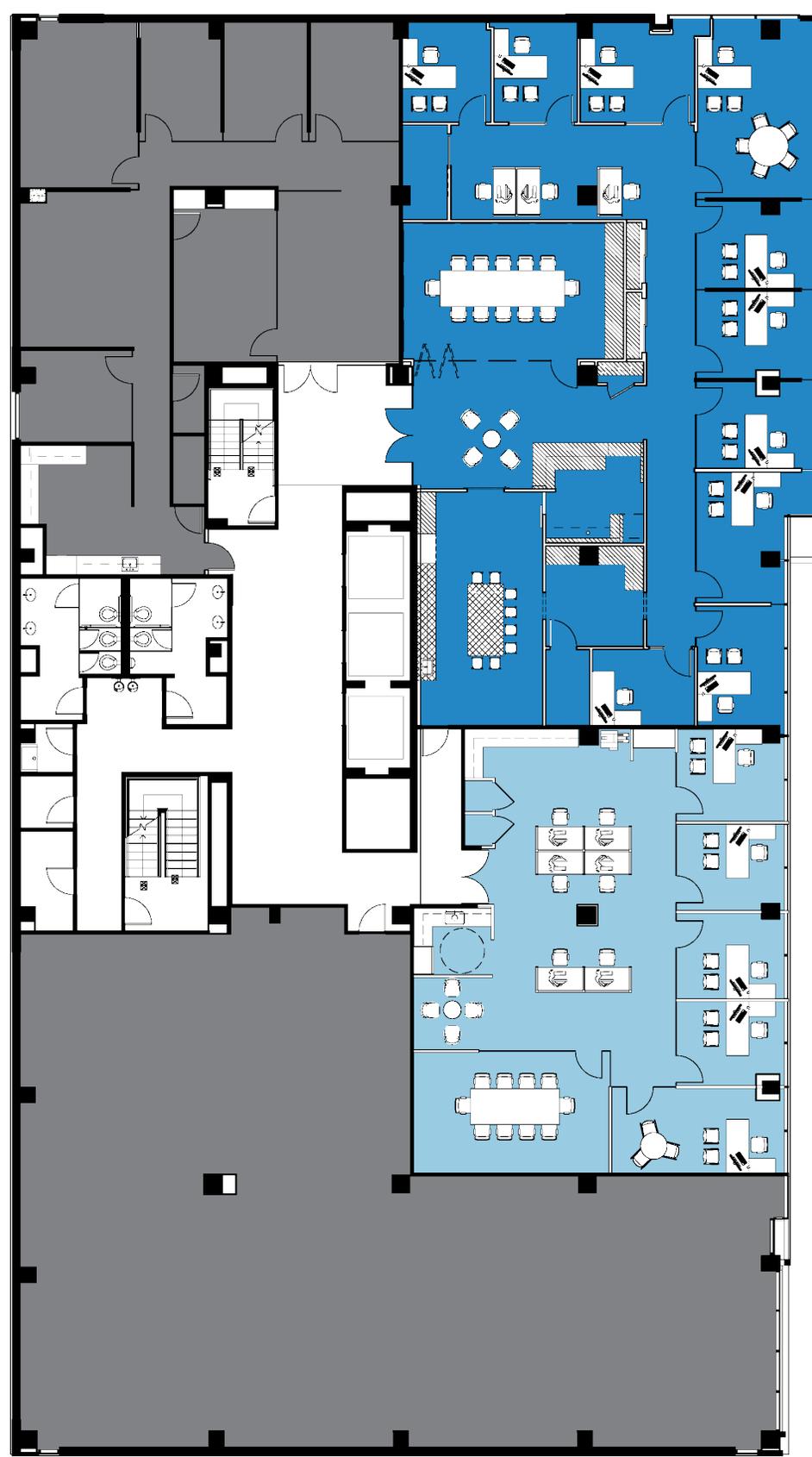
**TWO  
BUILT SUITES  
AVAILABLE**

## 4,697 RSF 3rd Floor

As-Built Plan  
Efficient Office Intensive Layout  
9 Windowed Offices  
Reception  
Flexible Conference Room  
Dine-In Pantry

## 2,502 RSF 3rd Floor

As-Built Plan  
Efficient Office Intensive Layout  
5 Windowed Offices  
Reception  
Conference  
Pantry



NORTH WINDOW LINE

WEST WINDOW LINE

FIRST STREET  
FLOOR-TO-CEILING GLASS

FIRST STREET  
FLOOR-TO-CEILING GLASS

SOUTH WINDOW LINE

WEST WINDOW LINE



**RENOVATED  
LOBBY**



**RENOVATED  
LOBBY**



**EXPANSIVE  
ROOFTOP  
TERRACE**



440 FIRST STREET NW

# 440 First Street, NW Building Information

## ADDRESS

440 First Street, NW  
Washington, DC 20001

## Site Description

- > Fronting on First Street, NW with alley access to the property from First Street and E Street

## Building Area

- > 139,273 rentable square feet, office and retail above grade

## Number of Floors

- > Ten (10) above grade
- > Two (2) below grade

## Typical Floor Size

- > Approximately 14,600 net rentable square feet, floors 2–10

## Ceiling Height

- > Floor 1: 11'–8" (average finished)
- > Floors 2–7: 8'–5" (average finished)
- > Floors 8–10: 8'–8" (average finished)

## Parking

- > 1/1500 RSF leased in two below-grade garage levels

## Structure

- > Steel-reinforced, poured-in-place concrete floors 1–7
- > Steel structure floors 8–10

## Building Facade

- > Floor-to-ceiling glass and aluminum curtain-wall at East (First Street) elevation
- > Glass, brick masonry, and metal panel combination on North, West, and South elevations

## Lobby

- > Honed Cervaiolo marble floors
- > A combination of Inca Gray basalt stone panels, American Walnut wood panels, back-painted glass, and glazed full-height glass and aluminum storefront line the walls with some stainless steel accents
- > Thermally finished Absolute Black granite continues the lobby flooring pattern to the exterior street curb

## Elevators

- > Three (3) high-speed passenger elevators

## Amenities

- > Furnished rooftop terrace
- > First-floor fitness facility
- > Conference center/boardroom

## HVAC

- > Dedicated Outside Air System (DOAS) with 100% fresh air exchanged approximately every 43 minutes

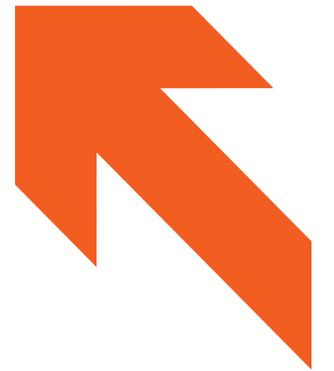
## Security Access

- > Lobby attendant
- > Remote, around-the-clock monitoring of access control and fire alarm systems
- > Access card readers at exterior entrances and floor-by-floor control of all elevators
- > Closed-circuit cameras in lobby, loading dock, and garage entrances





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# 440 First Green Features Sustainability at Work

440 First Street has LEED® Platinum certification and offers a superlative combination of green features designed to elevate your organization's presence and performance. This doesn't just positively impact the environment, it can also help your company save money and improve your employees' health and productivity. These are benefits that add up quickly—for an unassailable investment in both the success of your organization and a sustainable future.

## Connected Location and Transportation

- › Conveniently located near public transportation, including two Metro stations and transportation hub Union Station
- › Surrounded by shops, restaurants, hotels, and everyday services
- › Bicycle amenities enable occupants to comfortably choose a variety of transportation modes

## Sustainable Construction

- › 75% of building's structural elements reused
- › Regionally sourced and recycled materials specified
- › 90% of construction waste recycled instead of going to a landfill
- › Green roof reduces stormwater overflow and minimizes urban heat island effect
- › Central area dedicated to the collection and storage of recyclable materials

## Energy Efficiency

- › Highly efficient Dedicated Outside Air System (DOAS), offering approximately a 25% reduction in energy usage and eliminates floor-by-floor air handlers and mechanical rooms
- › Thermal comfort systems designed for maximum controllability
- › Floor-to-ceiling low-E energy efficient windows that also offer improved views to exterior

## Indoor Air Quality

- › DOAS with 100% fresh air to provide improved outdoor air supply and better ventilation
- › Use of low-emitting materials to minimize toxins in indoor air
- › Green cleaning products and techniques will be used throughout the building

## Occupant Health and Comfort

- › 90% of spaces allow views to the outdoors
- › Thermal comfort design and controls for optimal occupant comfort
- › On-site fitness center, bicycle amenities, and connected location encourage an active, healthy lifestyle, including walking and bicycling

## Water Efficiency

- › Highly efficient low-flow fixtures in restrooms to minimize indoor water use
- › No irrigation needed for site landscaping, and green roof features local plants that require little or no watering

# LEASING

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