

## Building Features



24/7 lobby attendant/  
security guard



Conference  
facility



New  
Destination  
Dispatch  
elevators



Colliers  
International  
Property  
Management



Yoga room



Bike storage  
room



Locker room



Fitness  
facility



One block to  
McPherson Square  
metro (Orange, Blue  
and Silver lines)



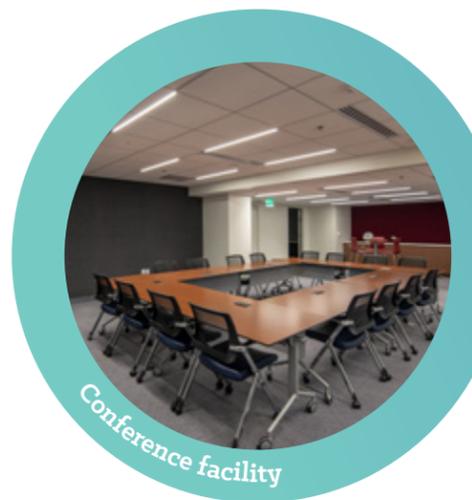
Four blocks to  
Metro Center  
metro (Red line)



Within close proximity  
to hotels, restaurants  
and shopping



On-site  
engineers



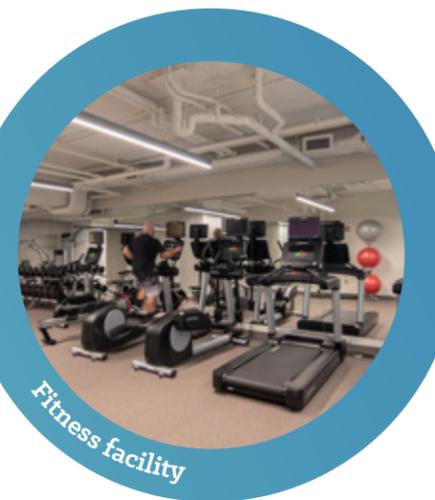
Conference facility



Bike storage room



Yoga room



Fitness facility

Conference Facility  
and Kitchen





## Fitness Facility



Yoga Studio  
and Bike Storage Room



# Walk Everywhere



- McPherson Square Metro Station



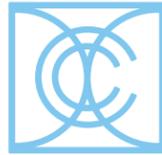
- Brasserie Beck
- Bobby Van's
- Acadiana
- Cafe Phillips
- Cafe Mozart
- Potbelly
- Jimmy John's
- Brown Bag
- Maddy's Taproom
- Zoup
- Pennsylvania 6
- Devon & Blakely
- Casa Luca



- Eaton Hotel and Workshop
- The Donovan House
- Residence Inn
- Hilton Garden
- Crown Plaza
- Henley Park Hotel
- Marriott Marquis
- The Moxy
- The Conrad Washington, DC



- Dunkin
- Starbucks
- Paul Bakery (located at 1275 K)
- Compass Coffee
- Le Pain Quotidien



- CityCenterDC

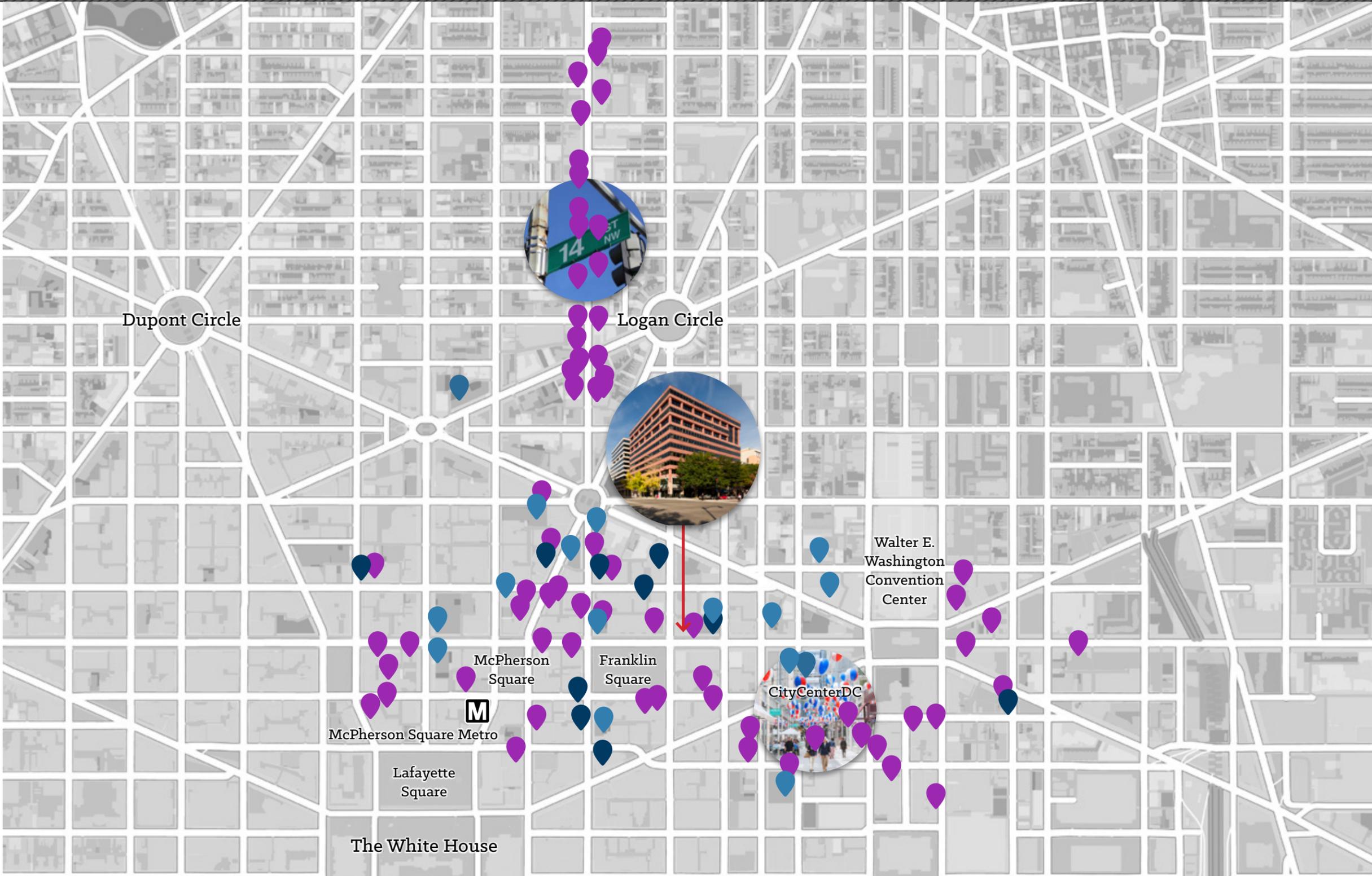


Franklin Park Revitalization Delivering 2021



Centered Between  
14th Street and  
CityCenterDC

-  Restaurants
-  Hotels
-  Coffee

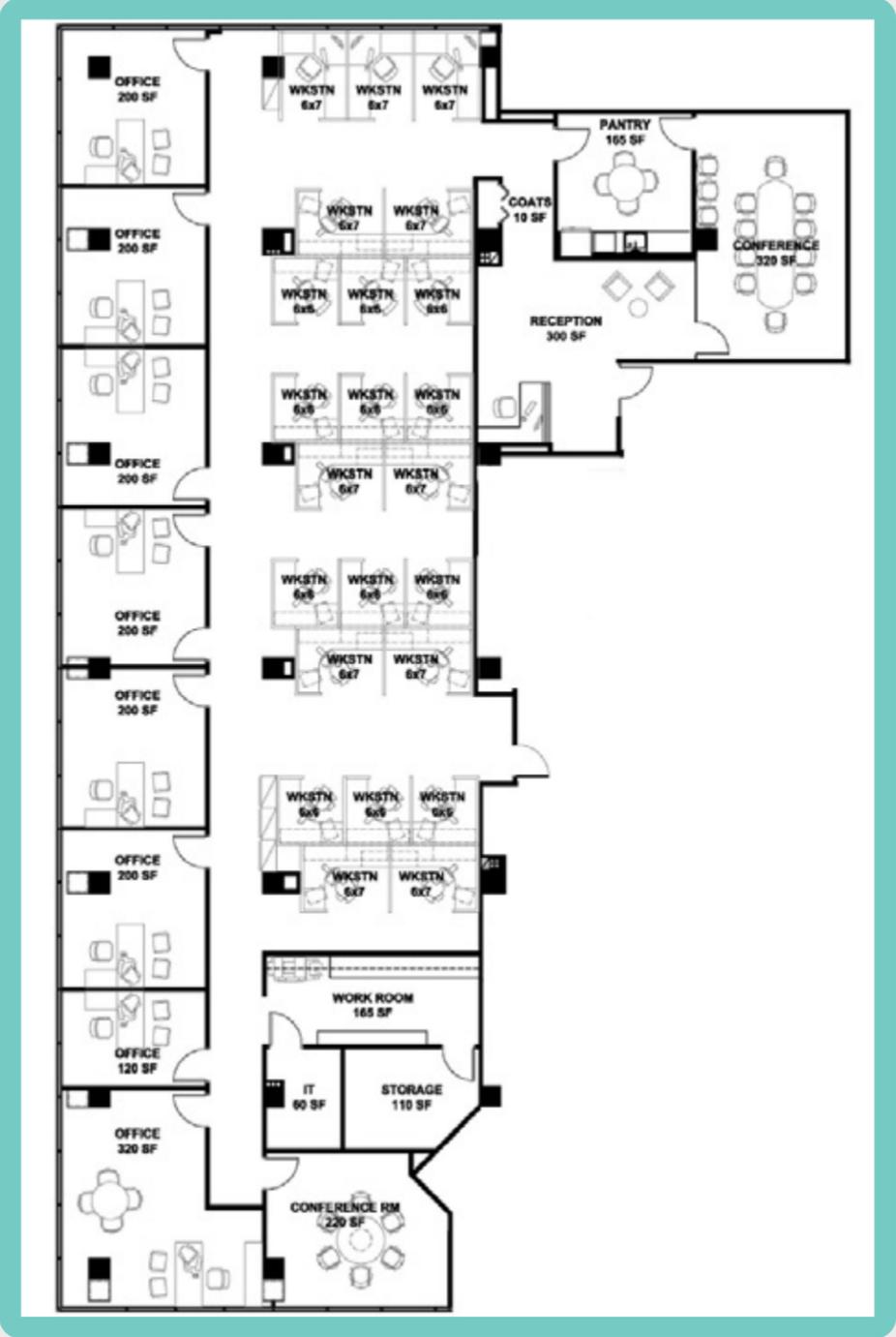


# Suite 250

Rate: \$48.00 – \$50.00/ PSF Full Service  
Size: 6,781 RSF  
Availability: Immediate

13<sup>th</sup> Street (Park Views)

Alley



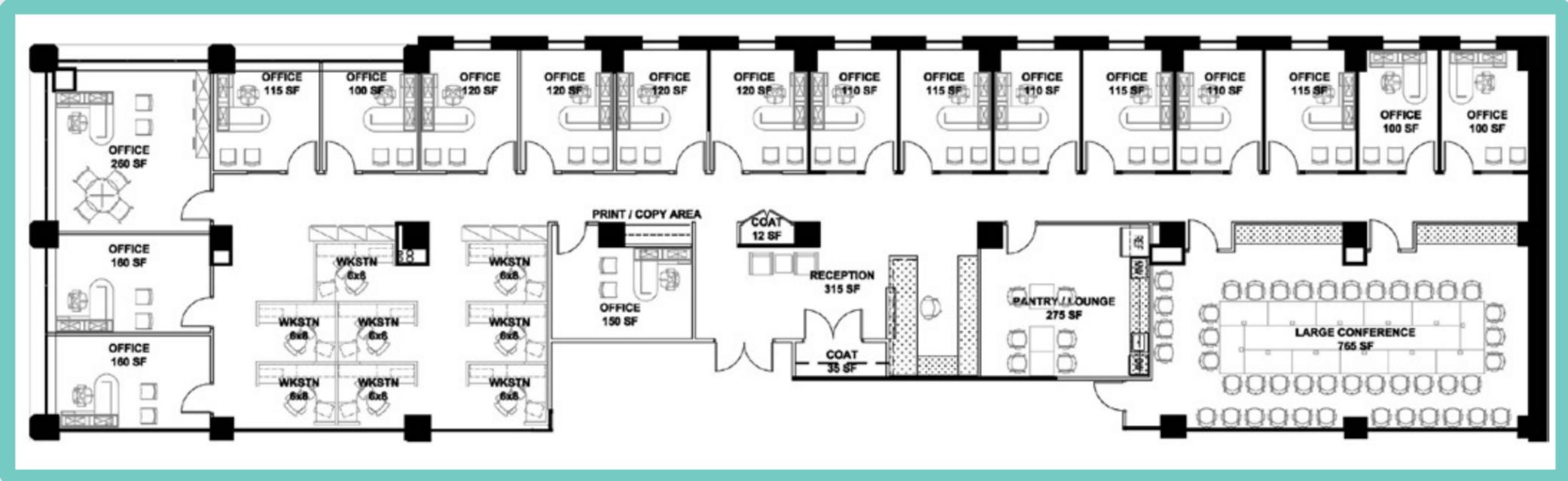
K Street, NW

# Suite 300

Rate: \$46.00 – \$48.00/ PSF Full Service  
Size: 6,750 RSF  
Availability: Immediate

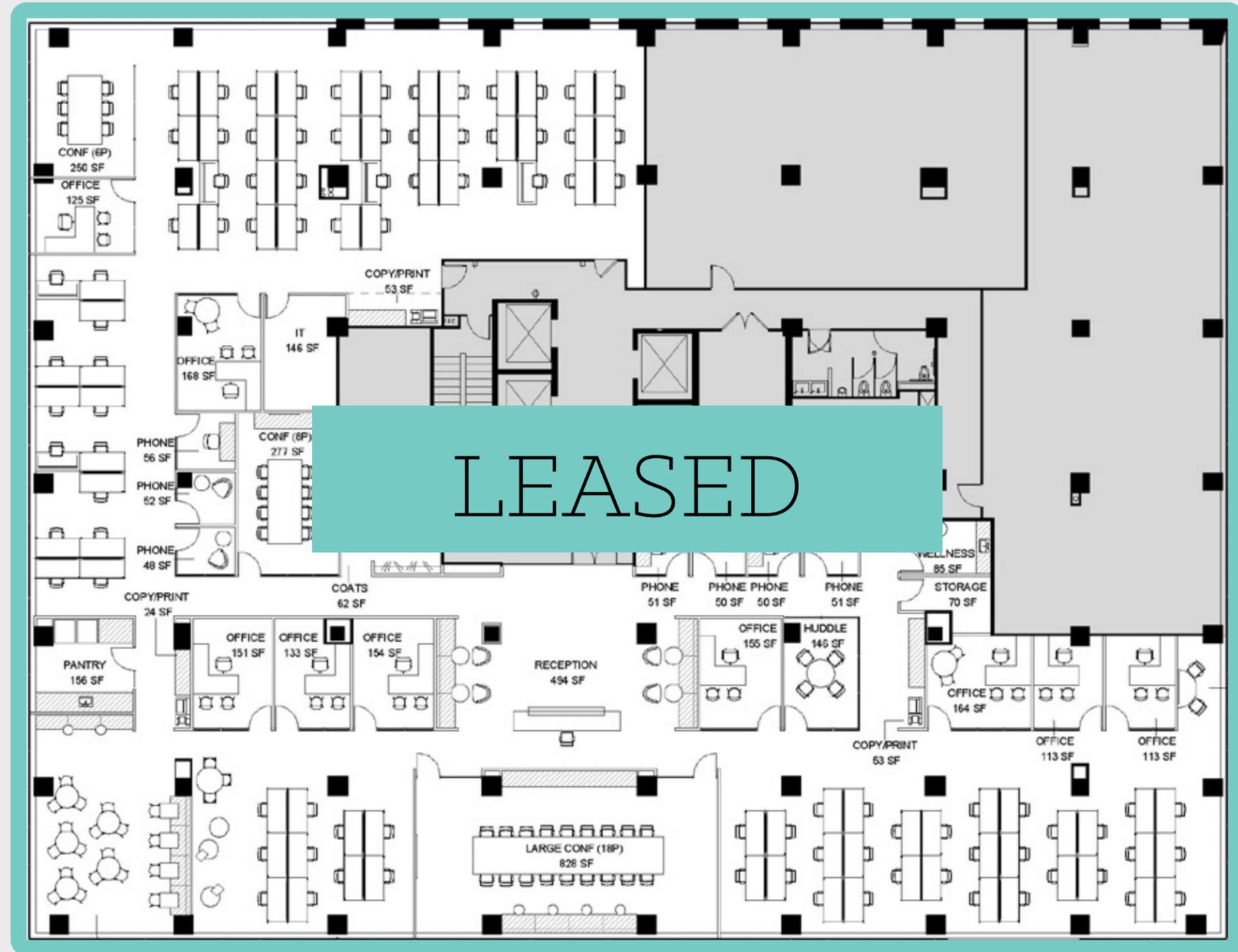
Alley

13<sup>th</sup> Street (Park Views)



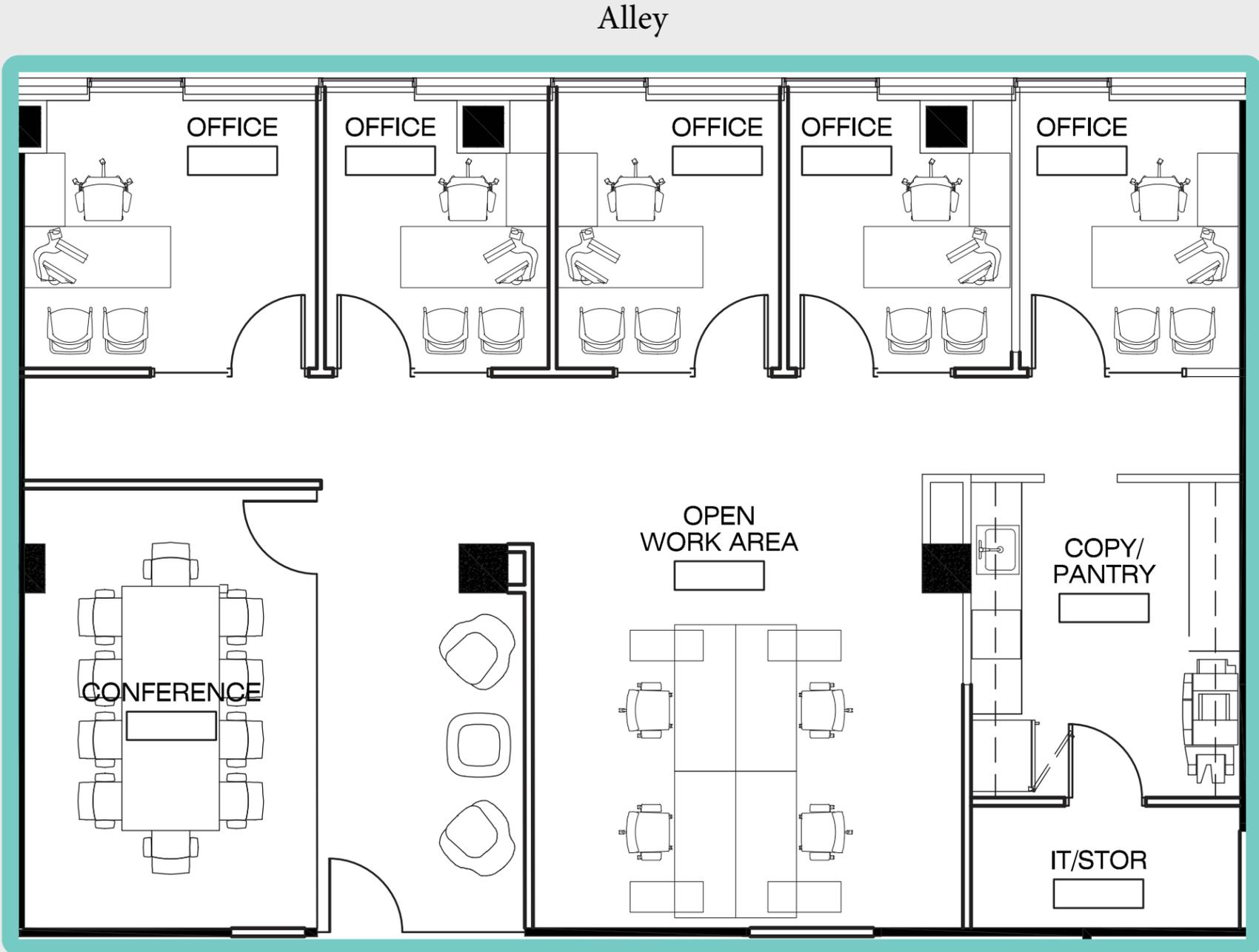
# Suite 800

Rate: \$53.00 - \$55.00/ PSF Full Service  
Size: 14,385 RSF  
Availability: 11/1/2020



# Suite 880

**Spec Suite**  
Rate: \$46.00 – \$48.00/PSF Full Service  
Size: 2,070 RSF  
Availability: Immediate



# Suite 1150

## Option 1: Office Intensive Marketing Plan

(currently in shell condition)

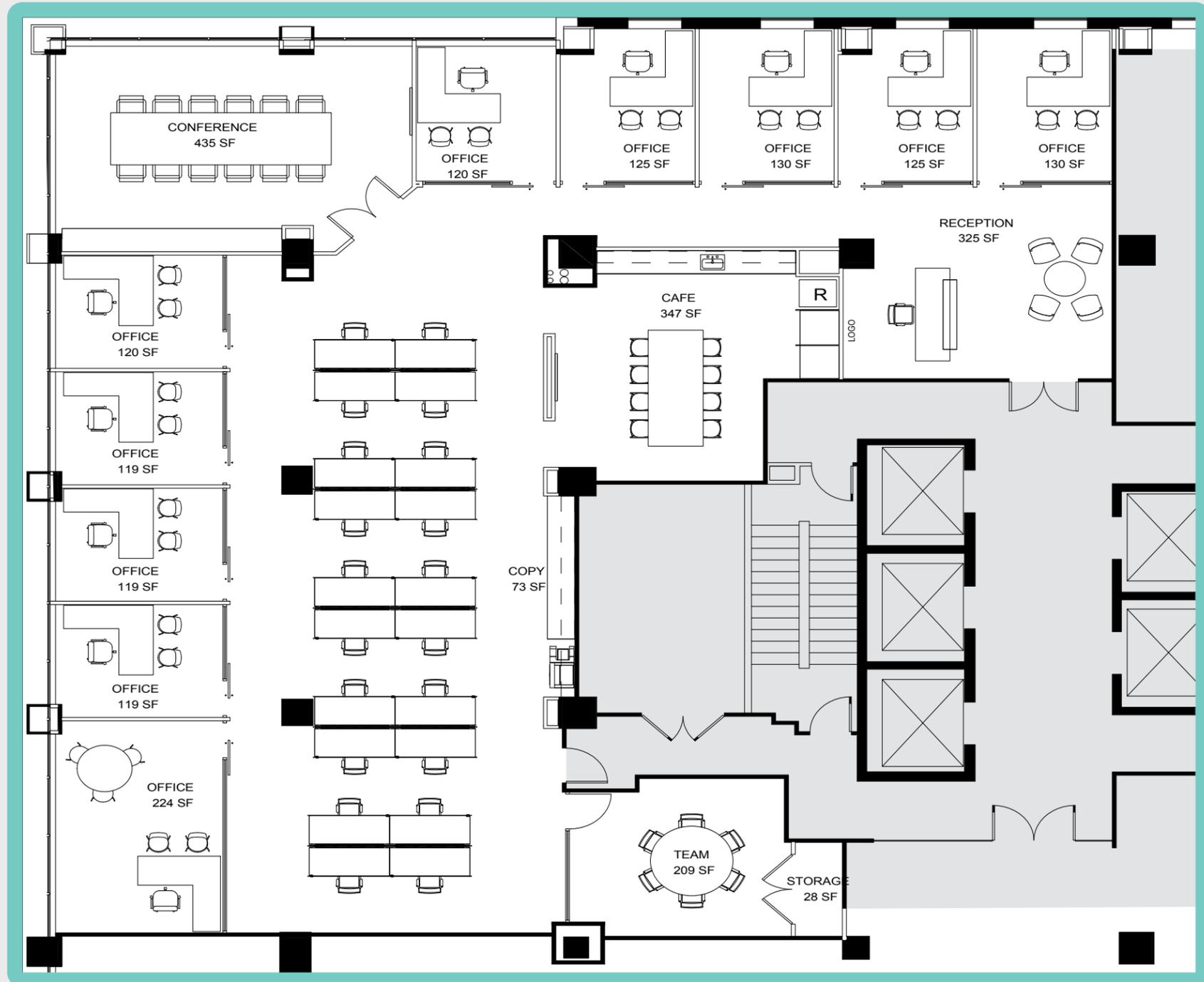
Rate: \$53.00 – \$55.00/PSF Full Service

Size: 4,618 RSF

Availability: Immediate

13th Street (Park Views)

Alley (Upper floor/Good natural light)



# Suite 1150

## Option 2: Open Marketing Plan

(currently in shell condition)

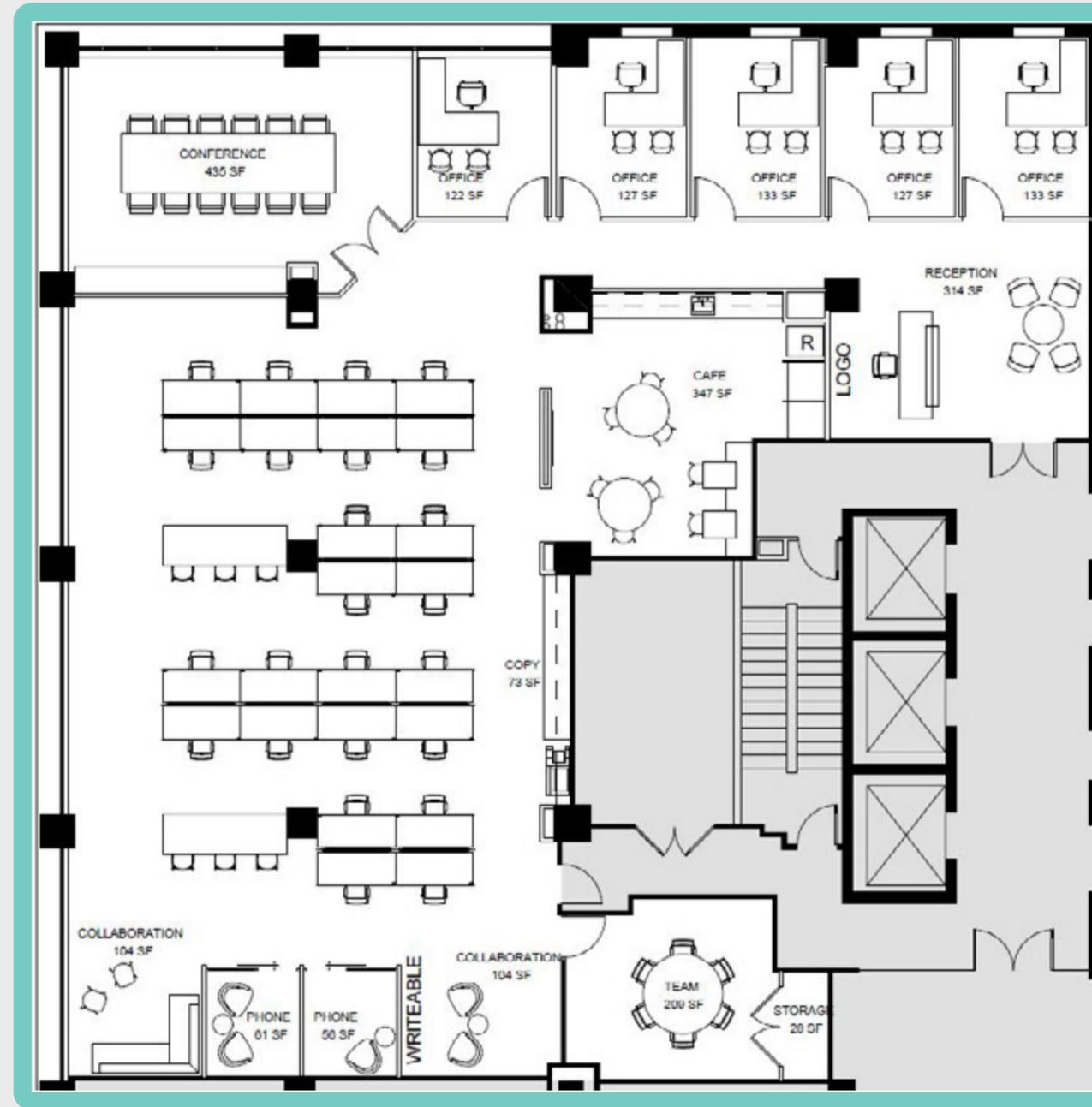
Rate: \$53.00 – \$55.00/PSF Full Service

Size: 4,618 RSF

Availability: Immediate

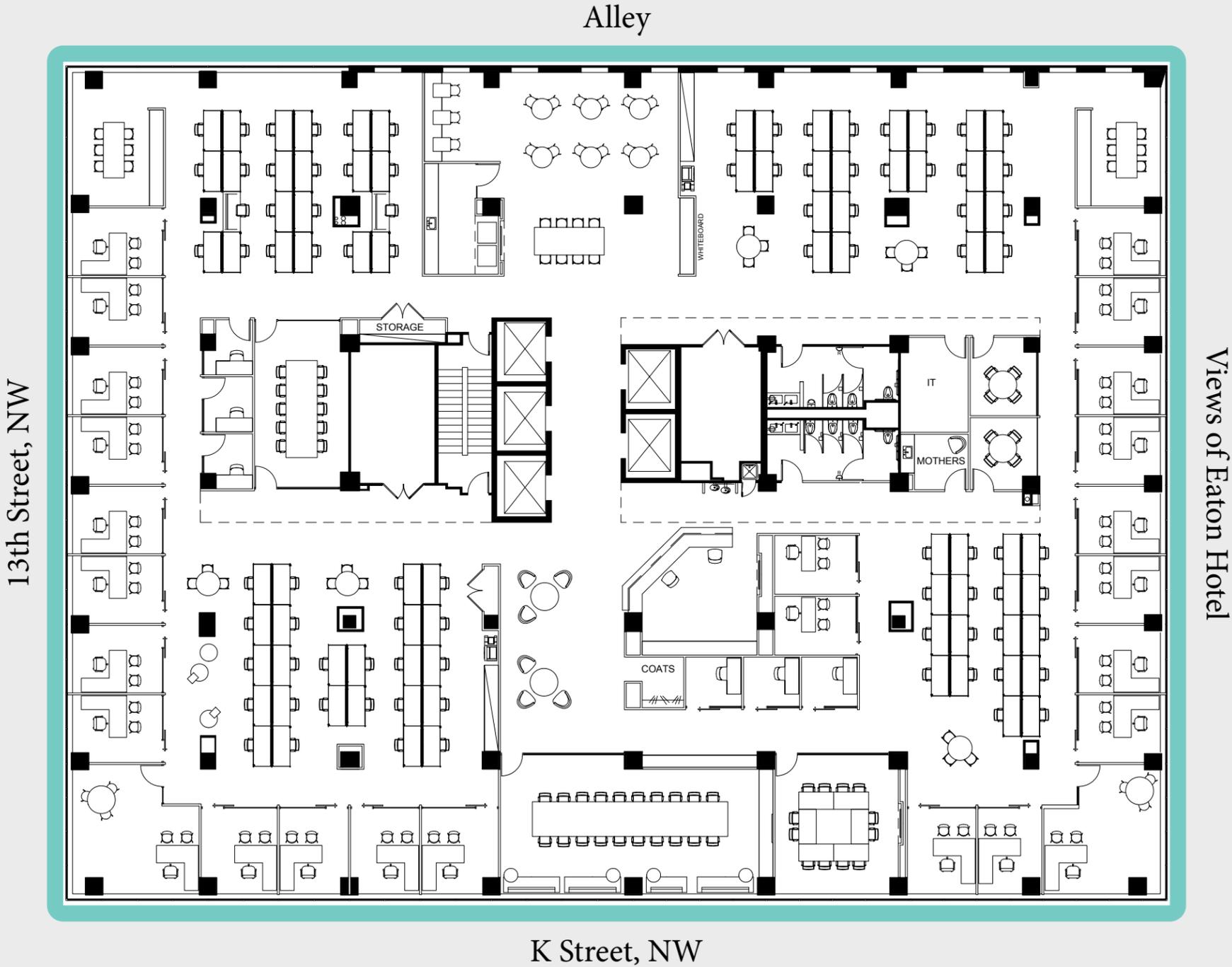
Alley (Upper floor/Good natural light)

13th Street (Park Views)



# Full Top Floor Availabilities

**Suite 1200: Shell Condition**  
Rate: \$53.00 – \$55.00/PSF Full Service  
Size: 19,482 RSF  
Availability: Immediate



Views of Eaton Hotel



For additional information,  
please contact the following:

**Seth A. Benhard**  
Senior Managing Director  
+1 202.719.6238  
seth.benhard@am.jll.com

**Julia M. Scott**  
Vice President  
+1 202.719.5580  
julia.scott@am.jll.com

**Maura P. Teschner**  
Senior Associate  
+1 202.719.6213  
maura.teschner@am.jll.com



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