

SANCTUARY



THE **WORLD WILDLIFE FUND** BUILDING
1250 Twenty-Fourth Street | Washington DC

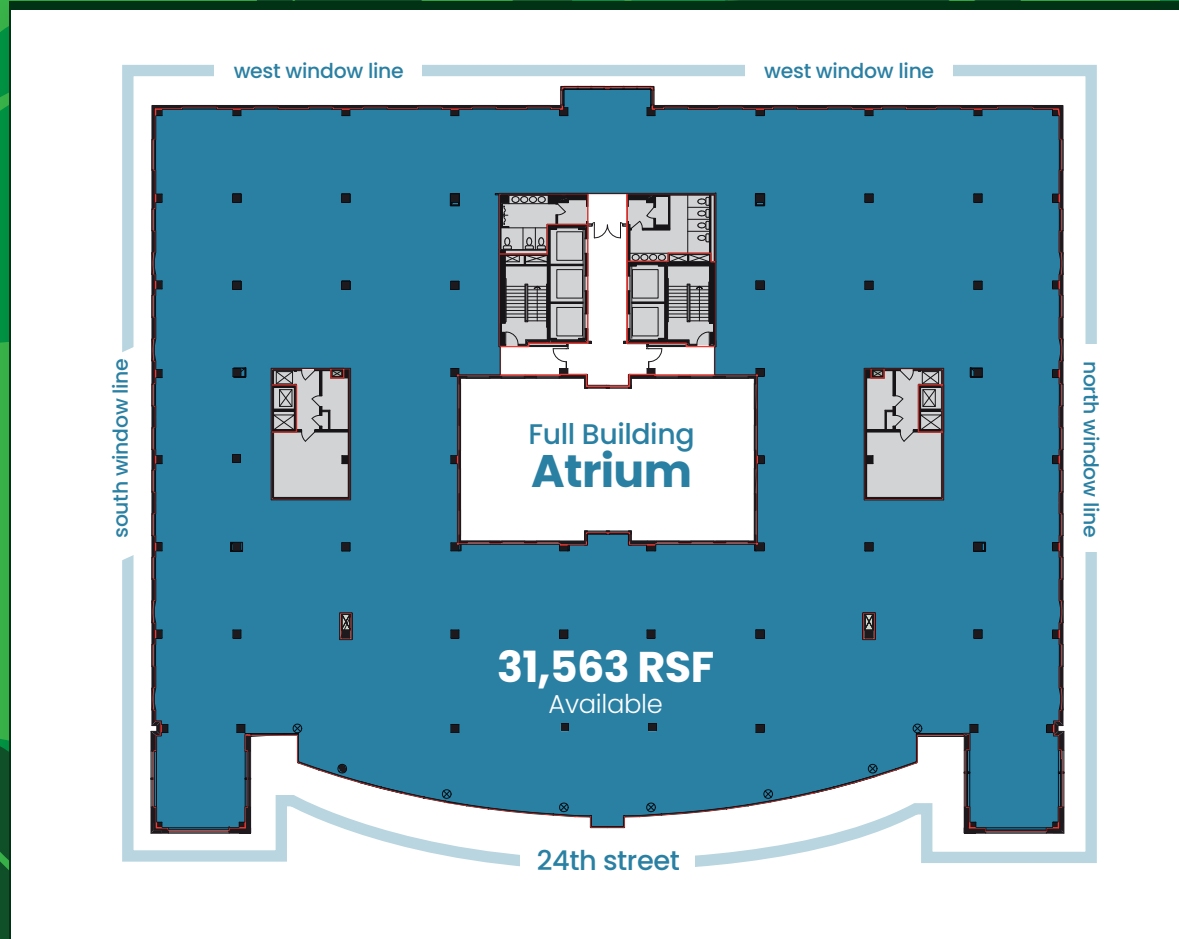


FREESTANDING
with SUN FILLED Atrium on the Interior.

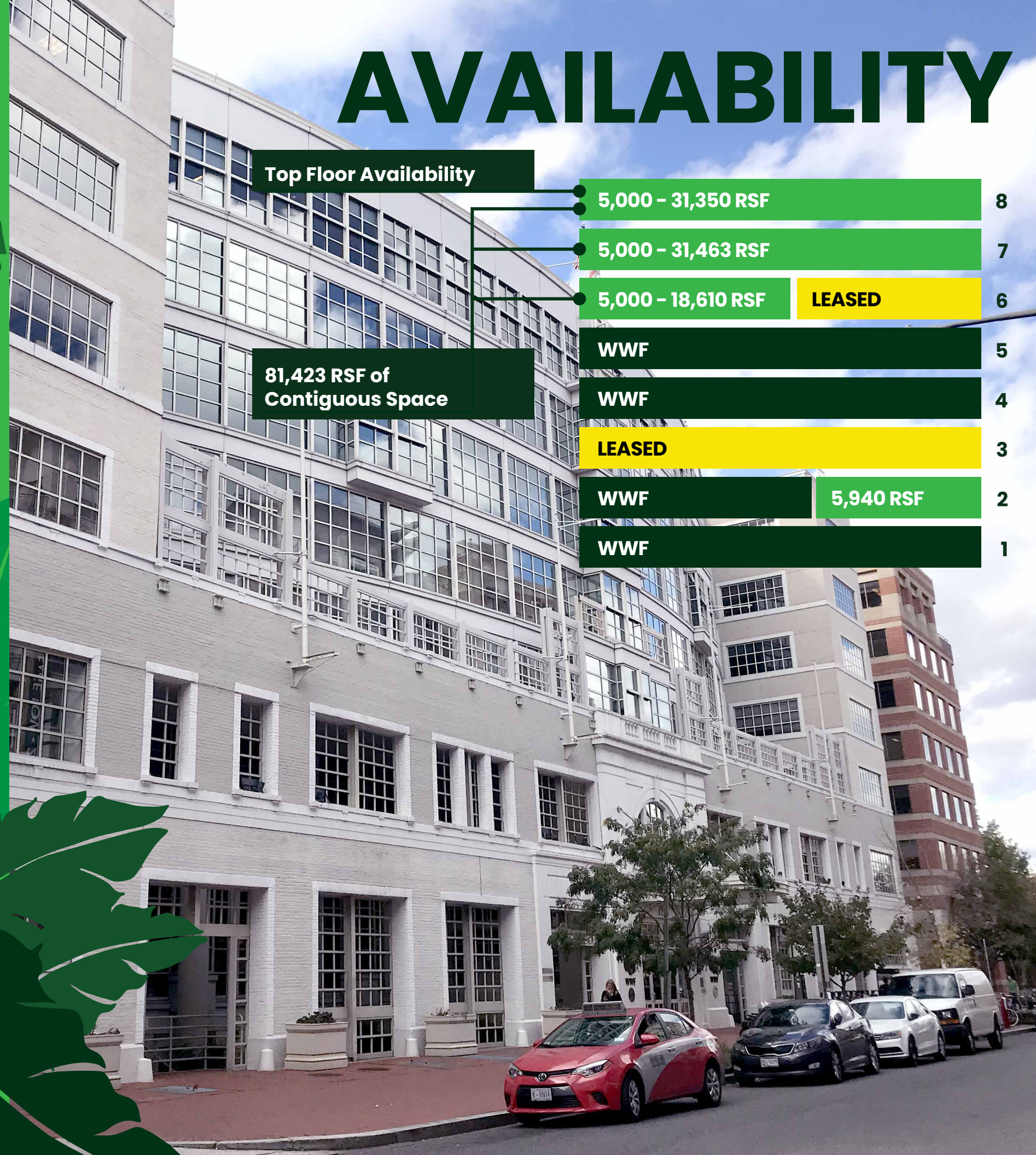
81,000 RSF
Total Contiguous Available on TOP FLOORS

Opportunity for
79 WINDOWED OFFICES
per Floor

Typical Floor
Approximately 31,500 RSF per Floor



AVAILABILITY



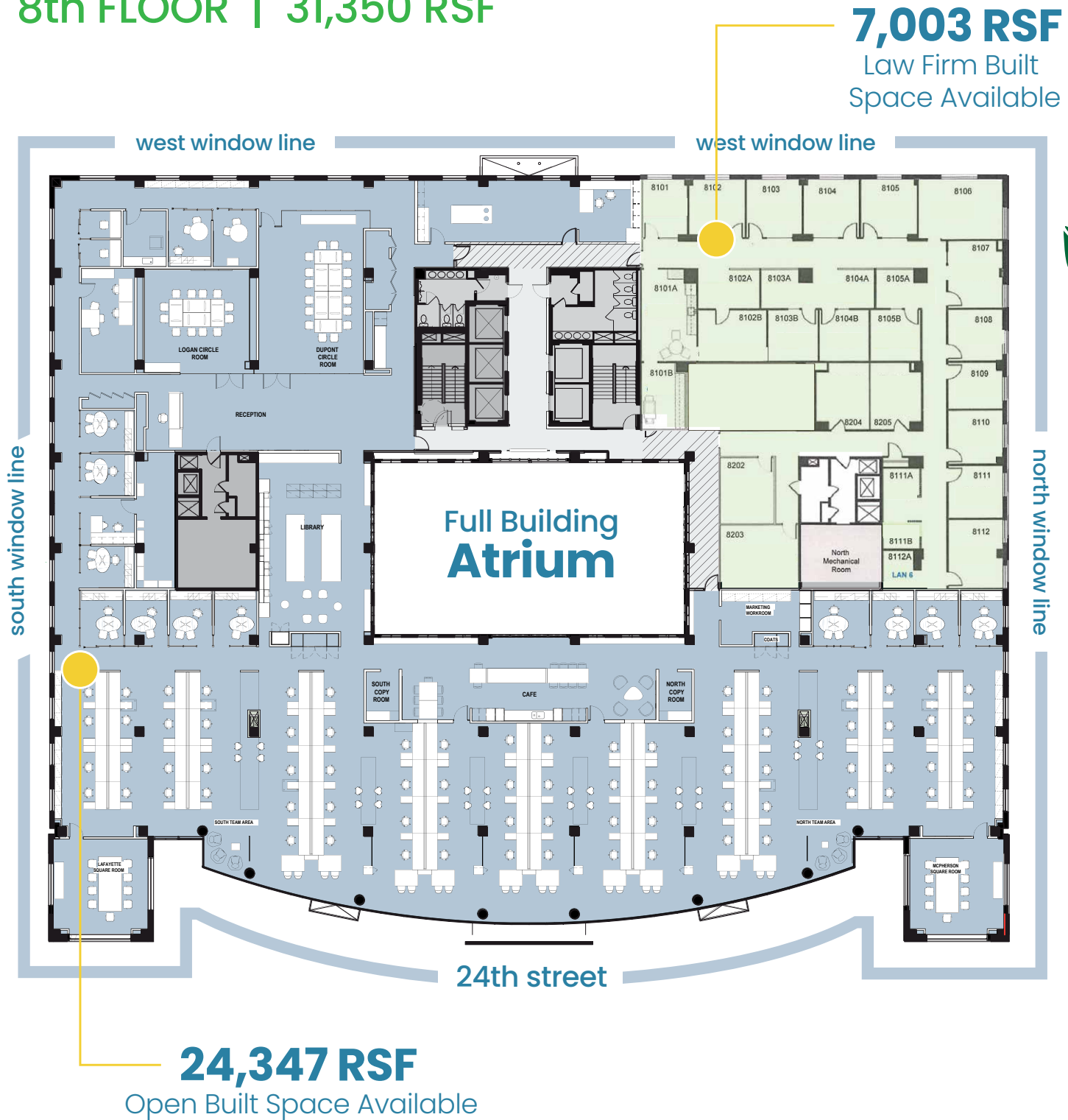
Top Floor Availability

5,000 - 31,350 RSF	8
5,000 - 31,463 RSF	7
5,000 - 18,610 RSF	6
WWF	5
WWF	4
LEASED	3
WWF	2
5,940 RSF	2
WWF	1

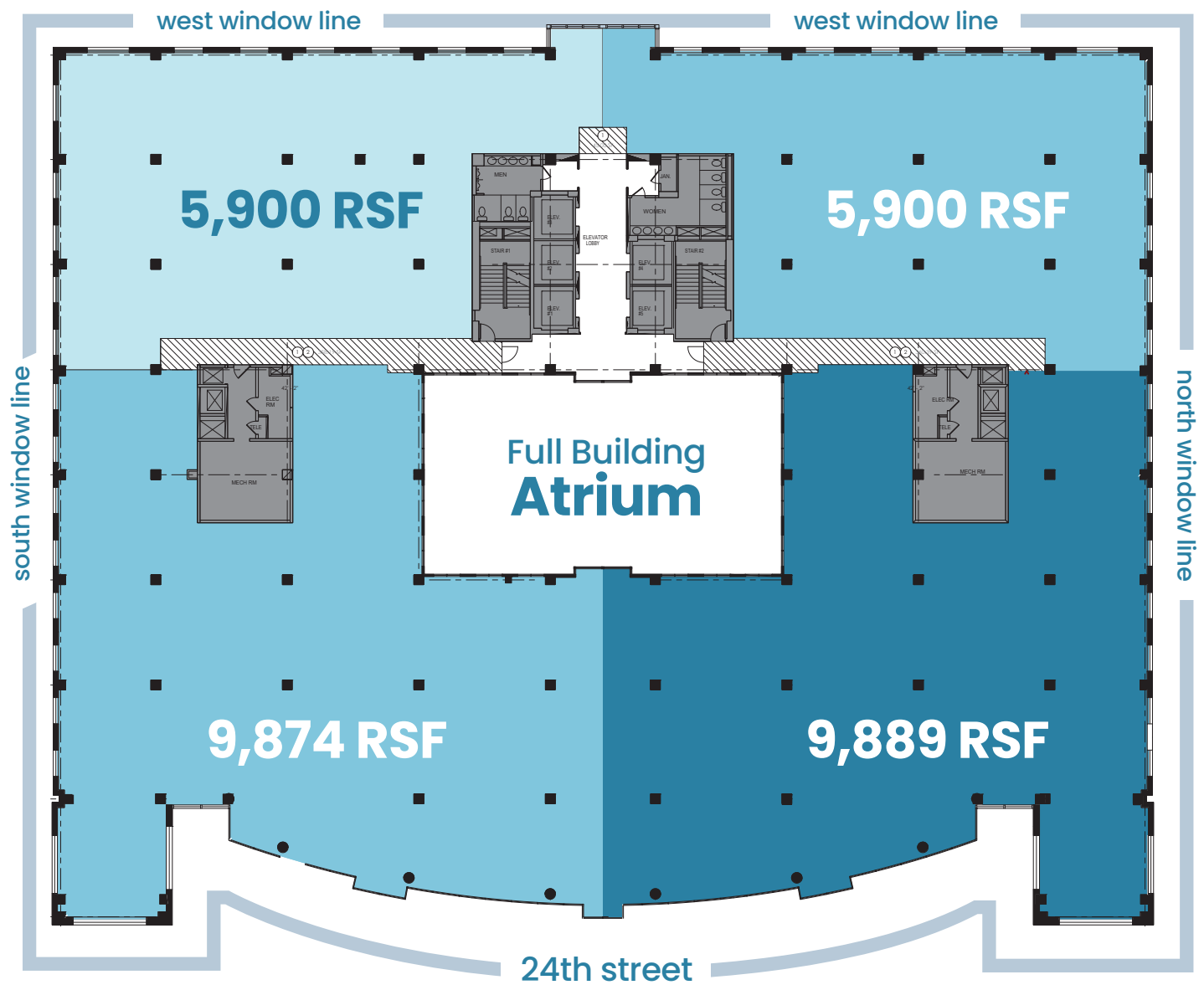
81,423 RSF of Contiguous Space

FLOOR PLANS

1250 24th STREET (TOP FLOOR) 8th FLOOR | 31,350 RSF

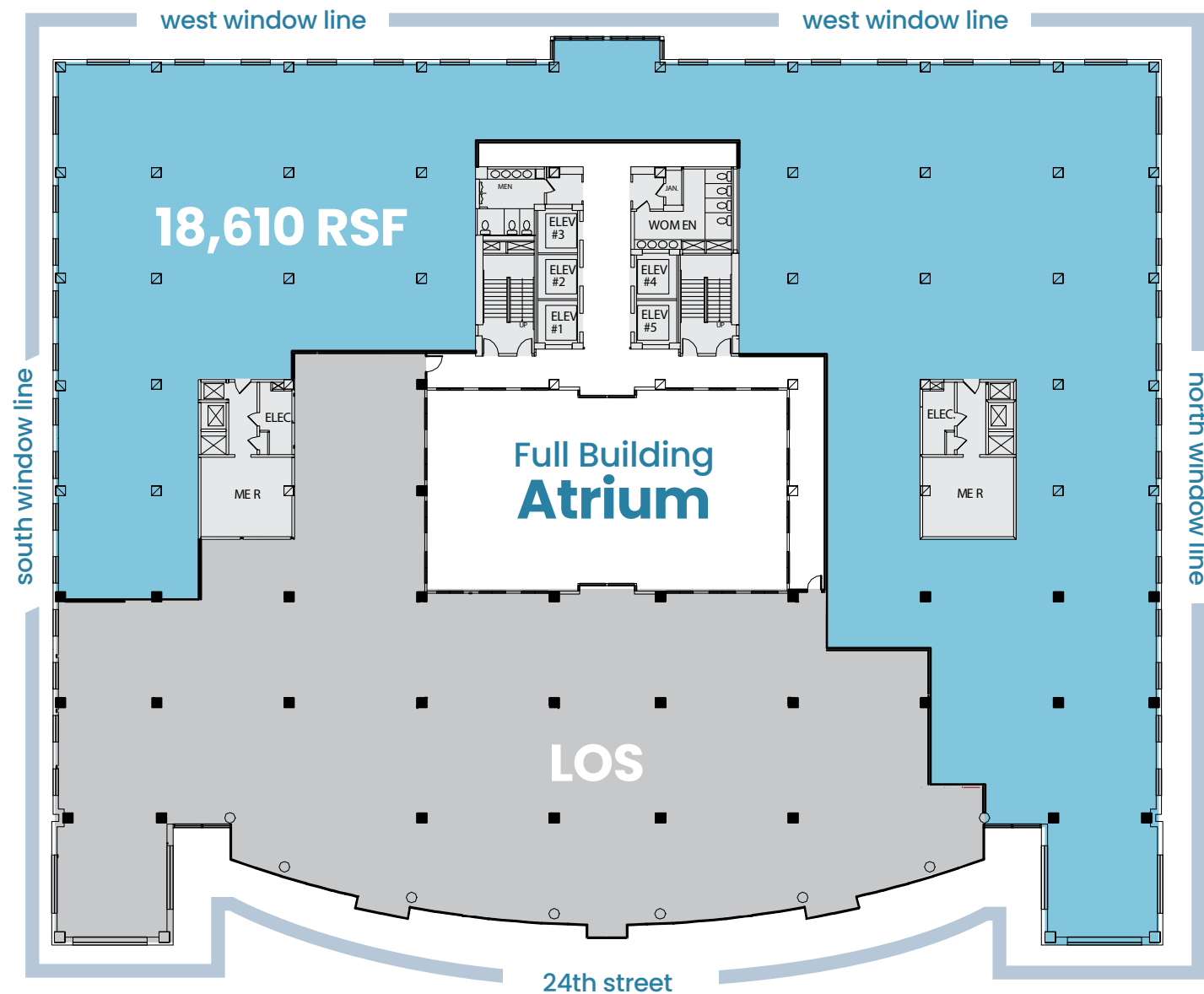


1250 24th STREET 7th FLOOR | 31,653 RSF MULTI-TENANT SCENARIO

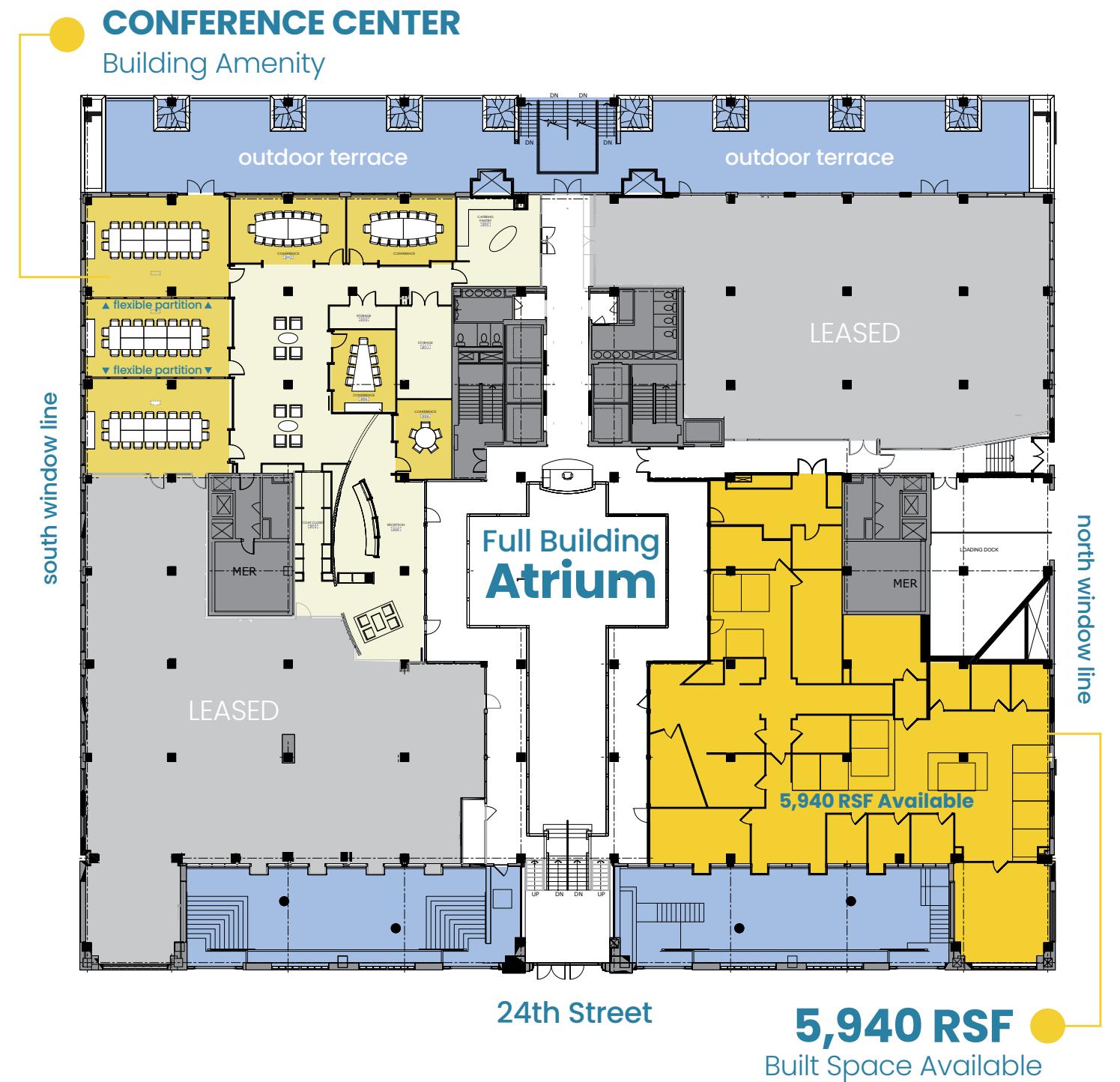


FLOOR PLANS

1250 24th STREET
6th FLOOR | 18,610 RSF
BLOCKING FLOOR PLAN

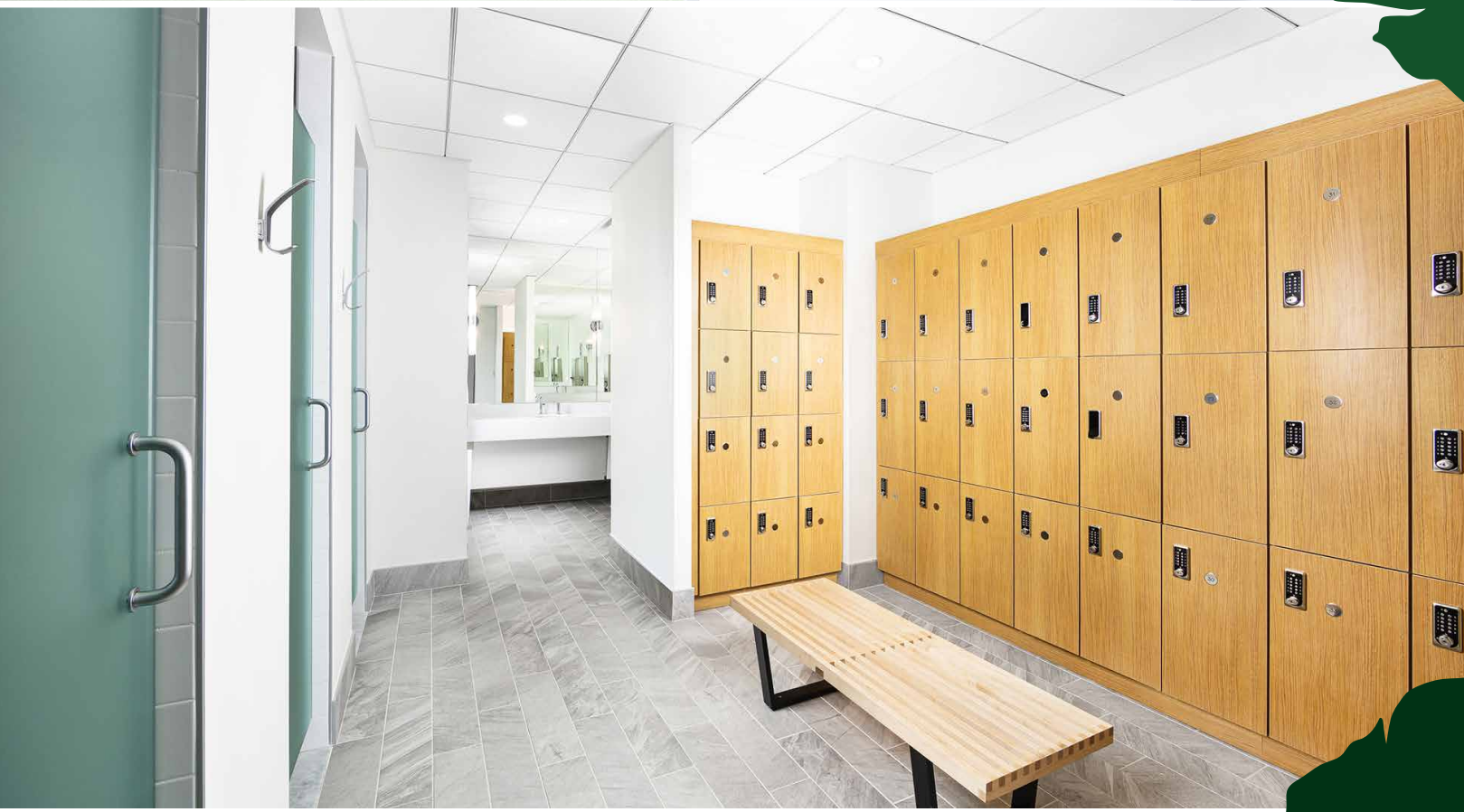
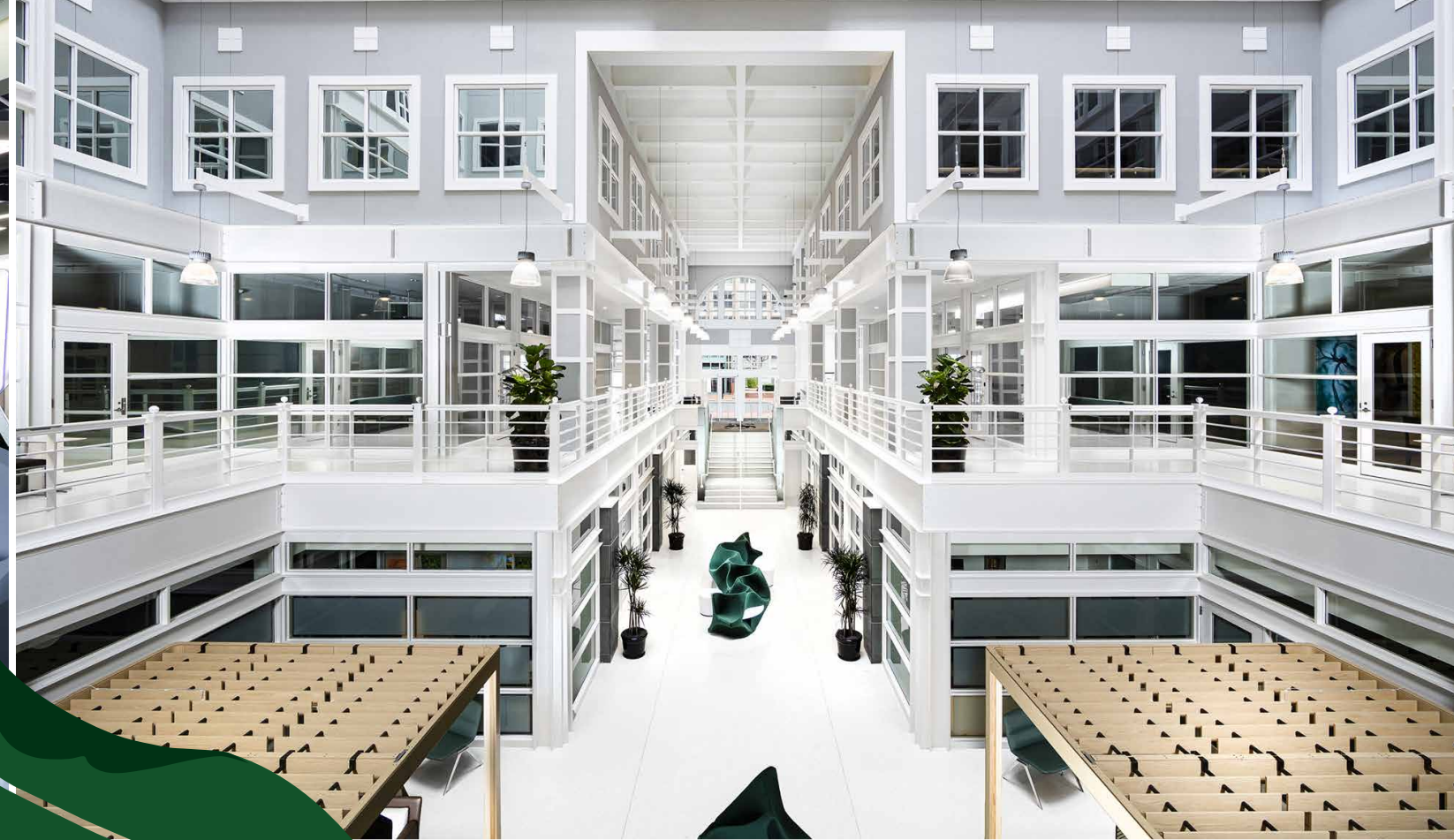


1250 24th STREET | 2nd FLOOR
5,940 RSF BUILT SPACE AVAILABLE





RENOVATIONS DELIVERED



FITNESS OVERHAUL

Complete Renovation
Brand New Equipment
New Lockers & Shower Facilities

LOBBY RENOVATION

New Terrazzo Flooring Throughout
Newly Installed Green Walls
Lounge Area
Enhanced Sky-Lit Atrium

UPDATED SYSTEMS

Upgraded HVAC System
New Elevator Cabs
Renovated Garage Elevator Vestibules

FITNESS CENTER RENOVATIONS

Full Renovation Including Lockers and Shower Facilities



BUILT-OUT SPACE AVAILABLE

Top Floor with Floor-to-Ceiling Glass

2ND FLOOR CONFERENCE CENTER

Can Accommodate 100+ People

CONFERENCE CENTER

Building Amenity



24th Street

5,940 RSF
Built Space Available

TOP FLOOR VIEWS

Rock Creek Park and Dupont Circle



ENTERTAIN INDOORS & OUT

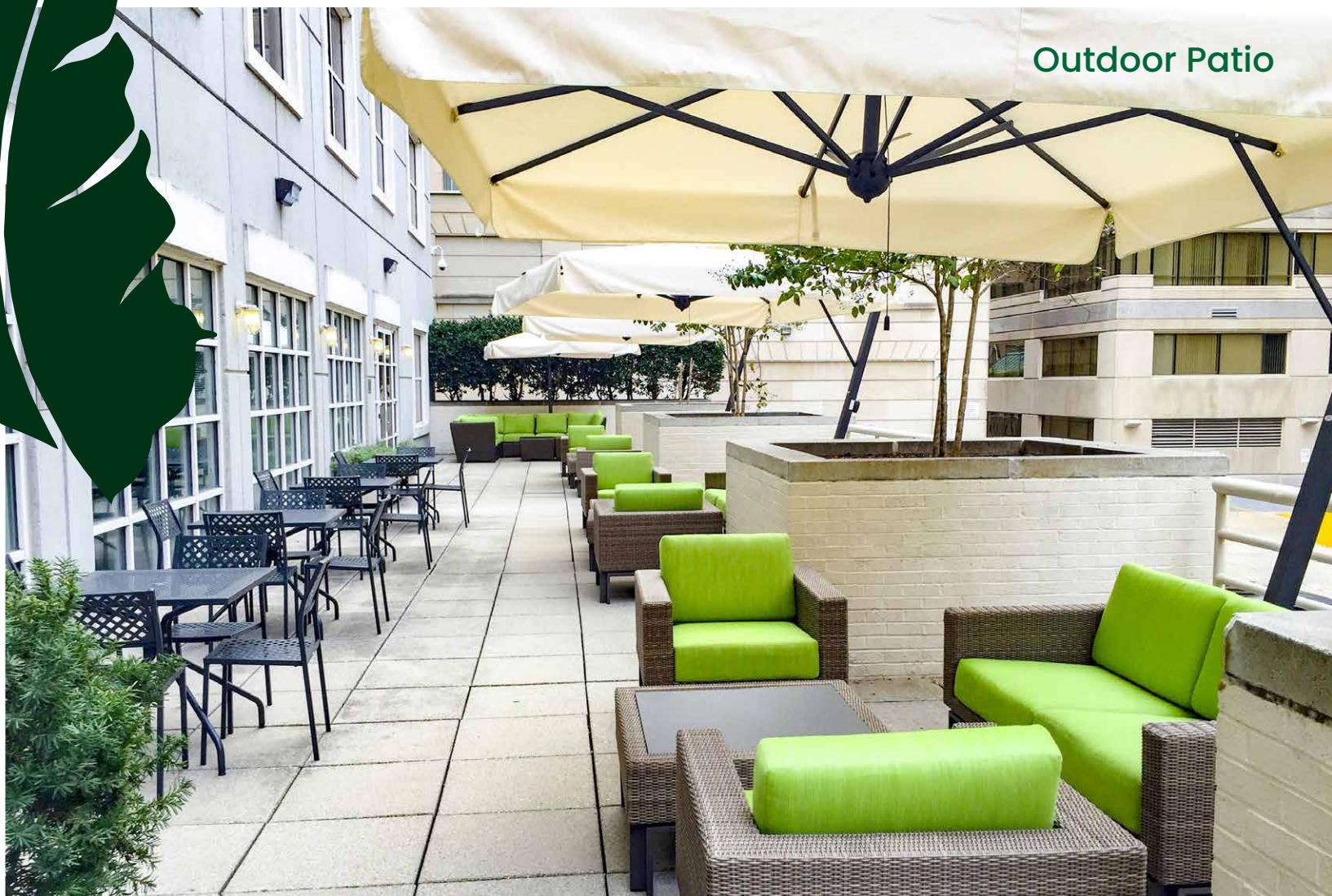
Interior Entertaining Area
Entryway Courtyard
Outside Patio



Entryway Courtyard



Lobby Atrium



Outdoor Patio



WEST END LIVING



LEED PLATINUM CERTIFICATION



28,000 SF Green Roof
Home to Over 50,000 Plants



For Leasing Information



THE **WORLD WILDLIFE FUND** BUILDING
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