



440 FIRST STREET NW

SPEC SUITES AVAILABLE

on Capitol Hill



THE
RMR
GROUP



**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 Cervaiole 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

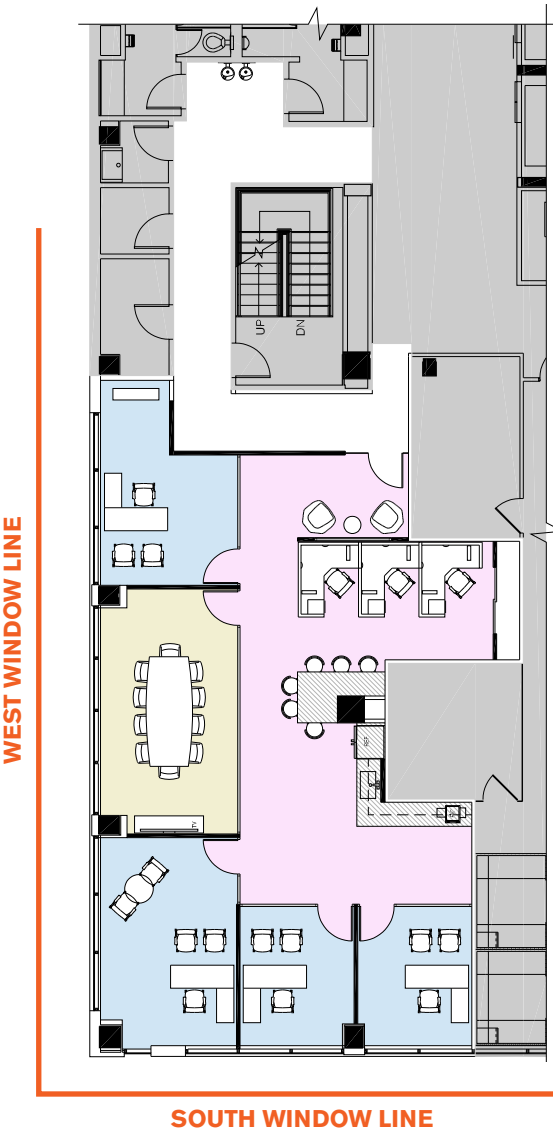
- › 90% of spaces allow views to the outdoors
- › Thermal comfort design and controls for optimal occupant comfort
- › On-site fitness center, bicycle amenities, and connected location encourage an active, healthy lifestyle, including walking and bicycling

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

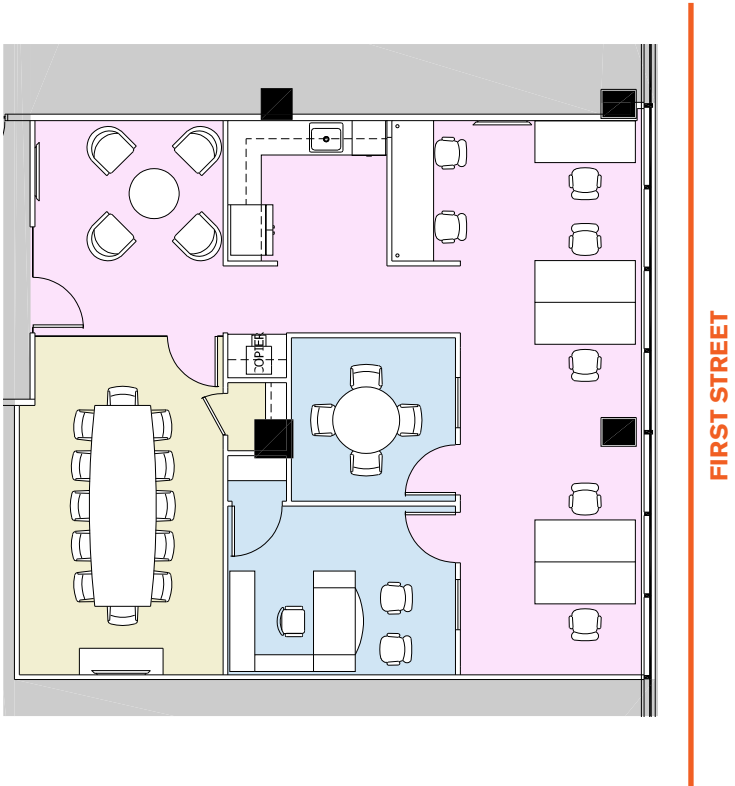
1,940 RSF
3rd Floor

Brand New Spec Suite
Delivered and Ready for Occupancy



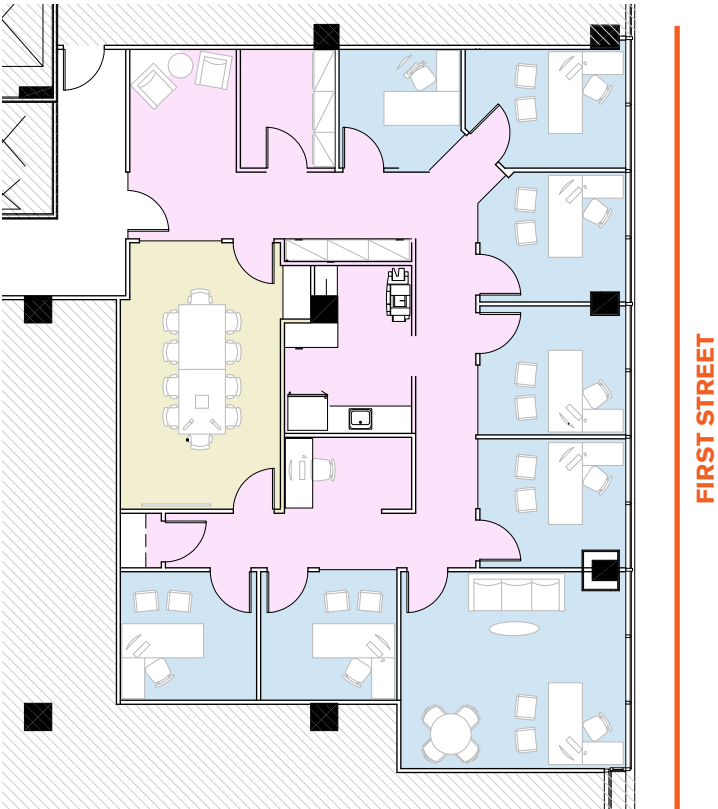
1,552 RSF
4th Floor

Built Suite Ready for Occupancy
Overlooking First Street



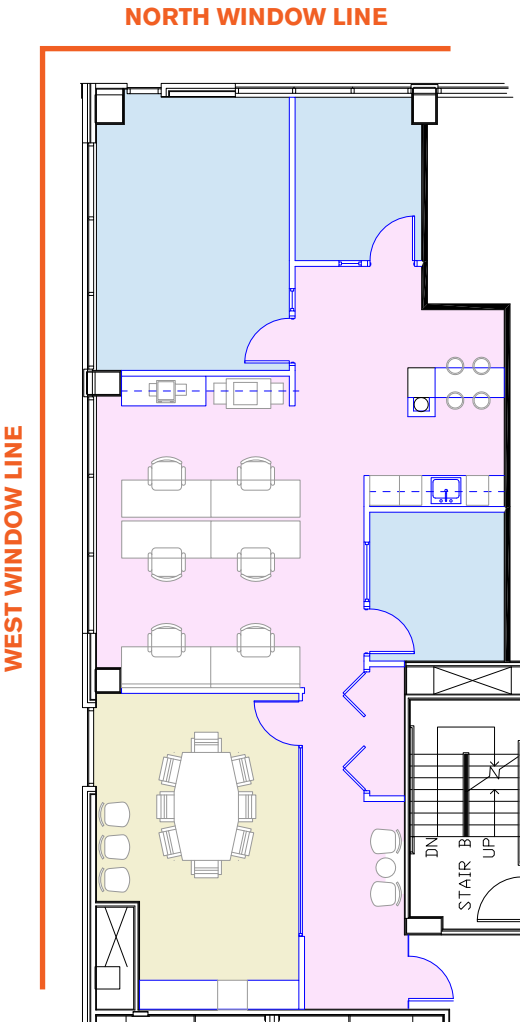
2,396 RSF
5th Floor

Built Suite Ready for Occupancy
Efficient Office Intensive Layout



1,799 RSF
7th Floor

Built Suite Ready for Occupancy
Corner Suite with Tons of Natural Light



LEASING

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