1200K ST

375,000 RSF

AVAILABLE FOR CONSTRUCTION 8/1/2023

Brookfield
Properties

Today

Perspective view from intersection of
K Street and 12th Street, NW

Tomorrow

Perspective view from intersection of
K Street and 12th Street, NW

1200K ST

Connection
to Franklin
Park Renovations
Underway

CAFE PLAZA

CHILDREN'S GARDEN

EAST LAWN

1200K ST
PLANET WORD
FRANKLIN PARK
14TH ST
BARRY STATUE
WEST LAWN
OVERLOOK
REDESIGNED INTERACTIVE FOUNDATION
CHILDREN'S GARDEN
CAFE/PAVILION PLAZA
EAST LAWN
EYE ST
13TH ST

Franklin Park Reno
Now Underway

New trees, sidewalks, and lighting
New Café/Social Plaza along Eye Street
Redesigned Interactive Fountain
Addition of Event and Programmable Space
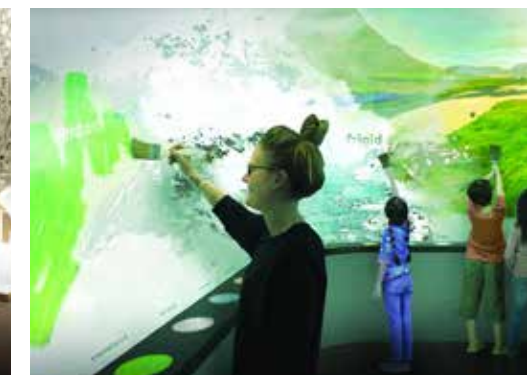New Children's Play Area

Eaton Hotel

City Center

Planet Word

EXCITING NEW LANGUAGE MUSEUM NEXT DOOR TO 1200 K

Neighborhood
Highlights

New retail, dining and hotel amenities abound in the immediate area including CityCenterDC, Anthem Row, Washington Convention Center, and the burgeoning Shaw and Mt. Vernon Square neighborhoods

Planet Word Museum

Language museum and event space next to Franklin Park in the historic **Franklin School Building**

14TH STREET RETAIL

M M — M STREET

MT. VERNON SQUARE METRO
M M

UNITED HEALTH

PWC

REED SMITH

BROWN BAG

EATON DC

MOXY

BAKER DONELSON

CONVENTION CENTER

WASHINGTON CONVENTION CENTER

L STREET

APPLE CARNEGIE LIBRARY

SO HO CAFE MARKET

PAUL

BRASSERIE BECK

FINNEGAN HENDERSON

K STREET

1400 K ST

FRANKLIN SQ

1200 K ST

ALLEN & OVERY

FINN & PORTER

MT VERNON SQ

APPLE

ARNOLD & PORTER

MASSACHUSETTS AVE

SFOGLINA DOWNTOWN

650 MASS

LANET WORD

CONRAD

BAKER BOTTS

MCPHERSON SQUARE METRO
M M M

GRIST MILL

TORO TORO

STERNE KESSLER GOLDSTEIN FOX

JENNER & BLOCK

ANTHEM ROW

VENABLE

HOLLINGSWORTH

COSÌ

CAFE MOZART

BOBBY VAN'S GRILL

NEW YORK AVE

HAAD THAI

COVINGTON

CITY CENTER

EAST END

I STREET

NIXON PEABODY

CAPITOL CITY BREWING CO

H STREET

VICTOR BUILDING

799 NINTH ST

ABE'S CAFE

NORTON ROSE FULBRIGHT

EDISON PLACE

HOTEL & RETAIL

PARKS

STARBUCKS

LAW FIRM / PROFESSIONAL SERVICES

M M M M
METRO CENTER

G STREET

M M M
GALLERY PLACE CHINATOWN

VERIZON CENTER

14TH STREET

13TH STREET

11TH STREET

9TH STREET

7TH STREET

6TH STREET

1200K ST

8,000 SF of
Private Outdoor
Terraces

Multiple Terraces
Throughout Building
WITH OPPORTUNITY FOR PRIVATE
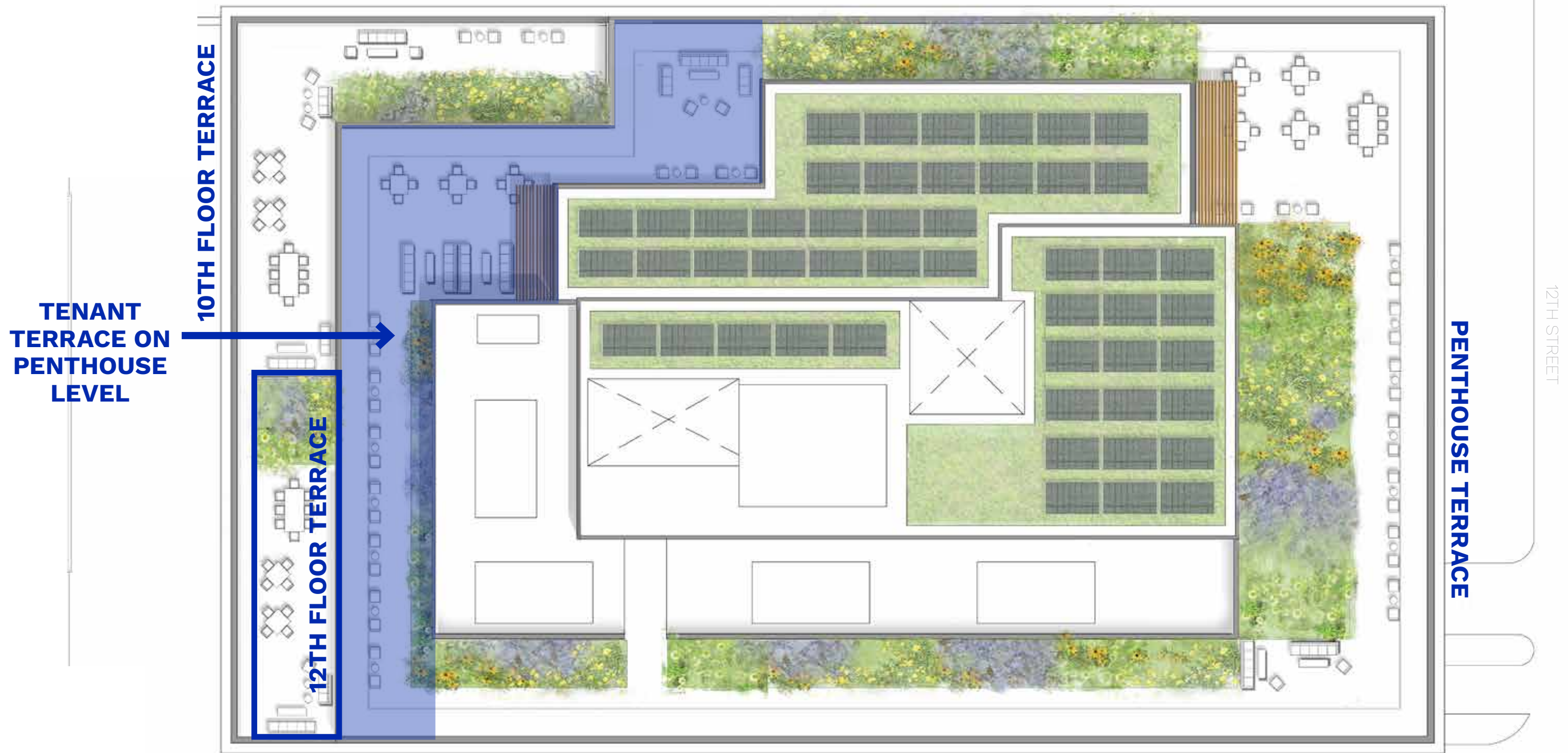ROOFTOP TERRACE

PENTHOUSE
4,000 SF
PRIVATE TERRACE

FLOOR 12
1,100 SF
ROOFTOP TERRACE

FLOOR 10
2,300 SF
OPEN-AIR TERRACE

FLOOR 4
3,200 SF
OPEN-AIR TERRACE

FLOOR 7
1,600 SF
OPEN-AIR TERRACE

10TH FLOOR TERRACE

12TH FLOOR TERRACE

TENANT TERRACE ON PENTHOUSE LEVEL

PENTHOUSE TERRACE

12TH STREET

Rooftop
Terrace Plan

Five Terraces

8,000 SF OF PRIVATE TERRACE SPACE OPPORTUNITY

Two-Story
Marketplace
Retail

Two-Story Marketplace Retail

Main Lobby
GROUND FLOOR PLAN

Main K St Entrance

K STREET

RETAIL

Outdoor Seating

12TH STREET

12th Street Entrance

Self-Parking Entrance/Exit

Alley

WELCOME TO *Franklin Market*

DESIGN INSPIRATION

Two-Story Marketplace Retail

AMELIA
EST. 2009
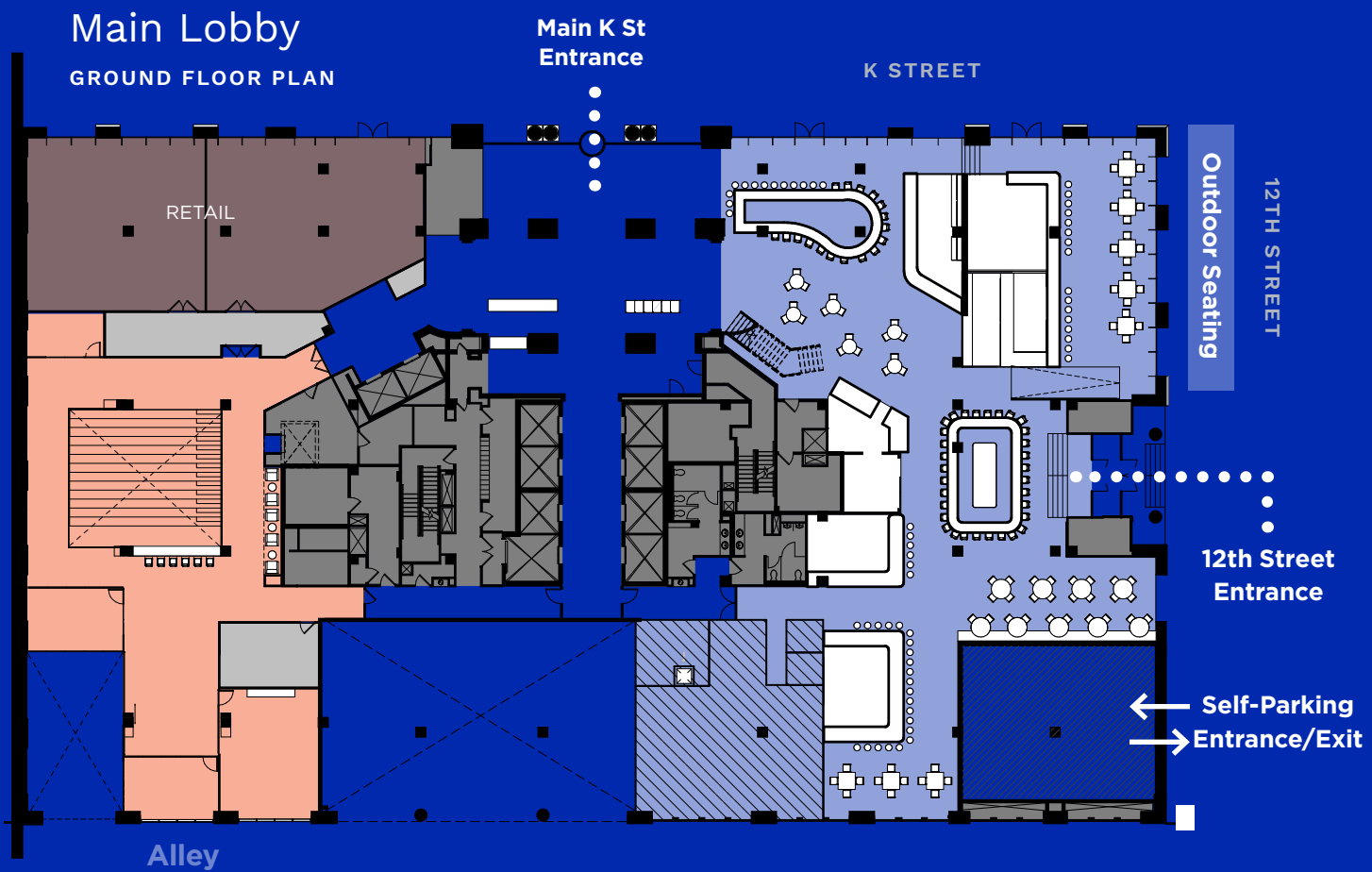
Feature Bar

LOOKING EAST TO 12TH STREET
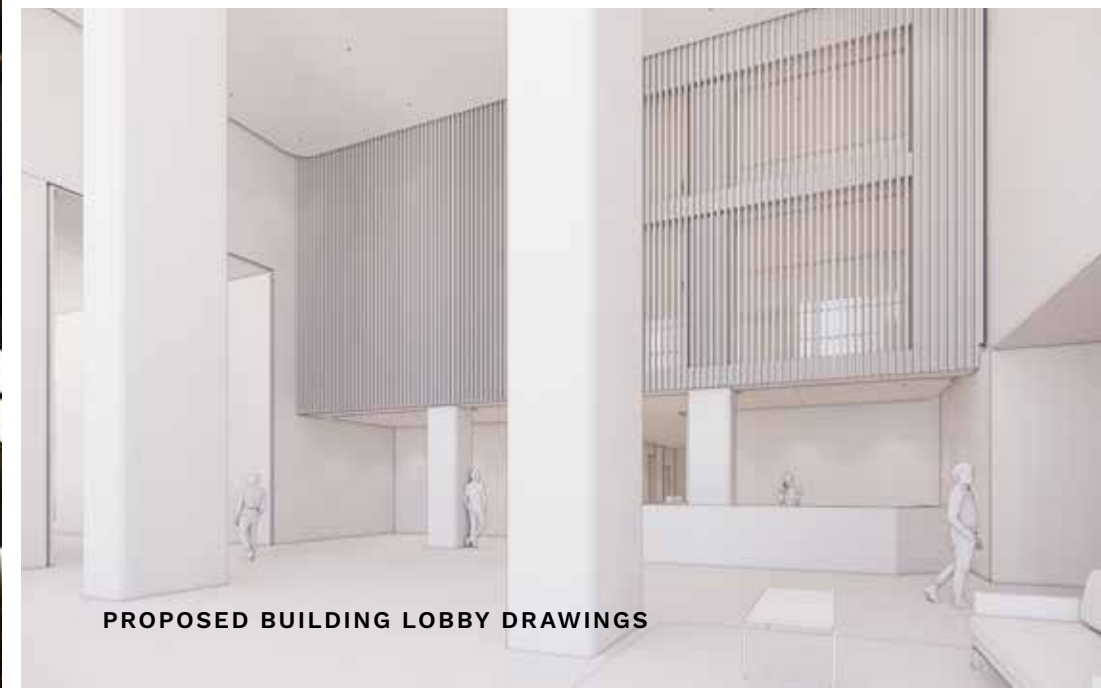
PROPOSED BUILDING LOBBY DRAWINGS

FRAMELESS GLASS WALL SYSTEM

NEW GLASS HANDRAIL OVERLOOKING BASKETBALL COURT BELOW

Fitness Center Expansion & Renovations

K STREET

BIKE ROOM

OPEN TO BASKETBALL COURT BELOW

PARKING

12TH STREET
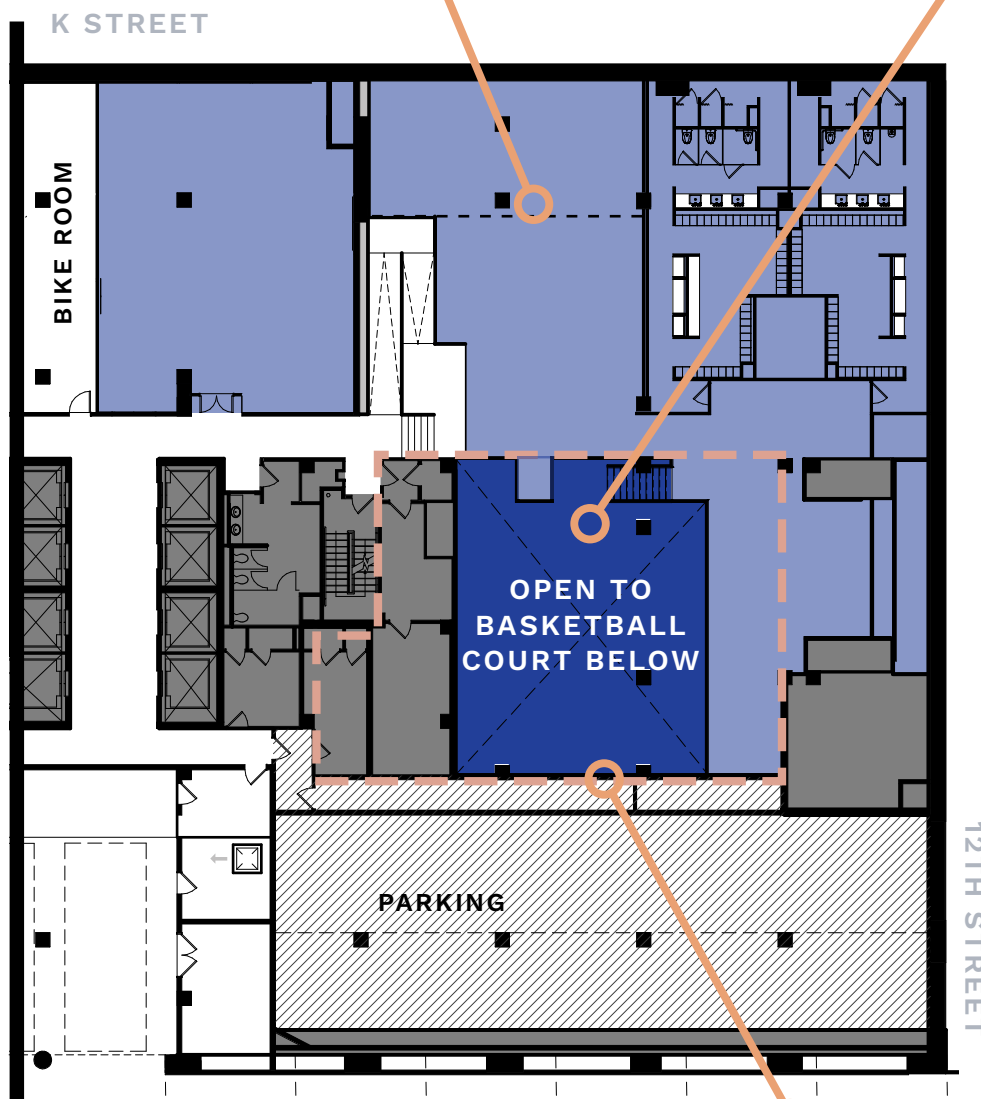
Amenity Level
LOWER LEVEL FLOOR PLAN

2ND LEVEL OF FITNESS CENTER

DESIGN INSPIRATION

1200 K ST

OUTDOOR TERRACES

OUTDOOR TERRACES

1:502 SF

WINDOWED OFFICE RATIOS ON TOP 3 FLOORS

SF	Floor
33,577 SF	12
33,652 SF	11
36,346 SF	10
35,000 SF	9
35,000 SF	8
36,829 SF	7
32,790 SF	6
32,790 SF	5
36,516 SF	4
34,659 SF	3
24,674 SF	2
	1
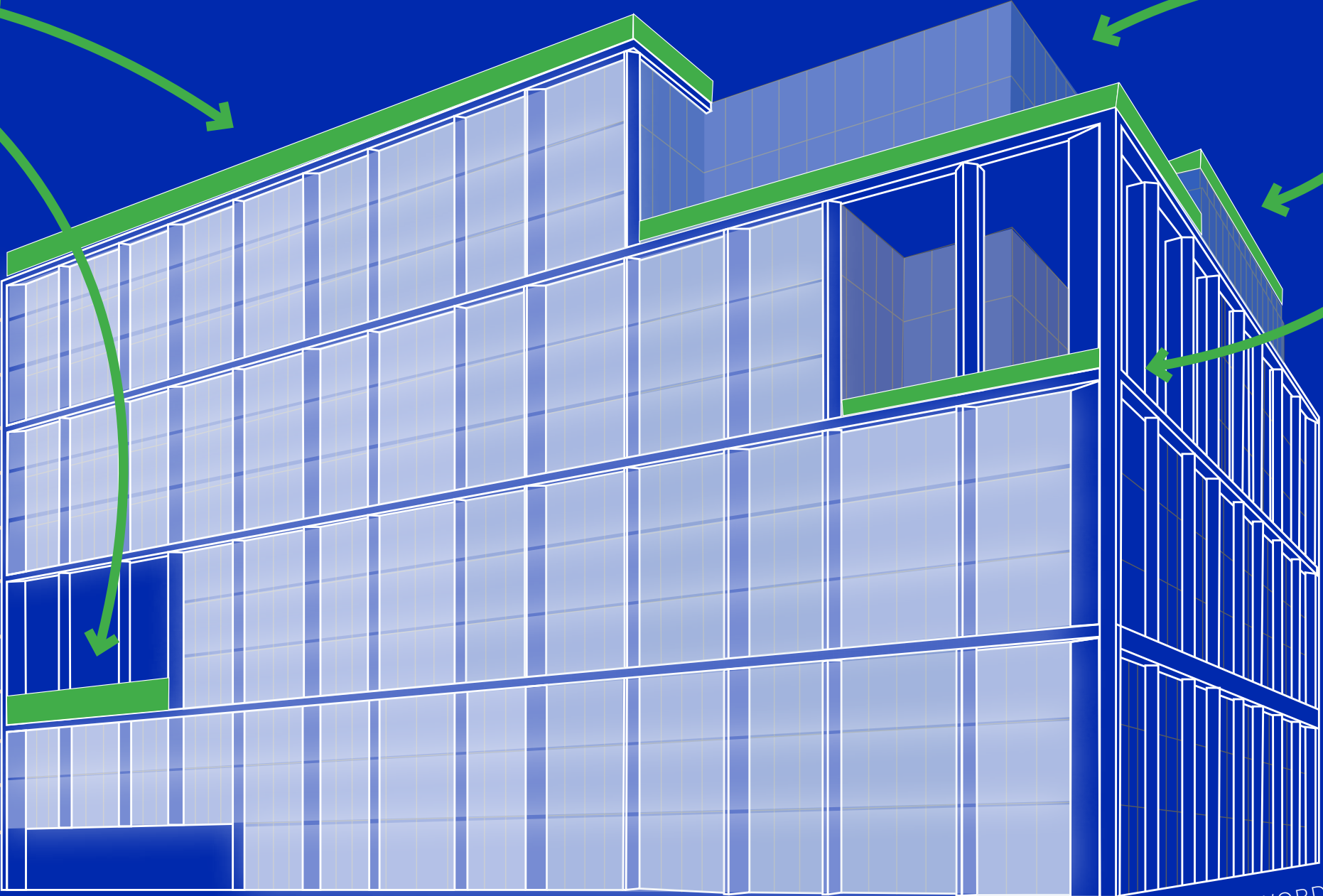
A WHOLE NEW RETAIL EXPERIENCE
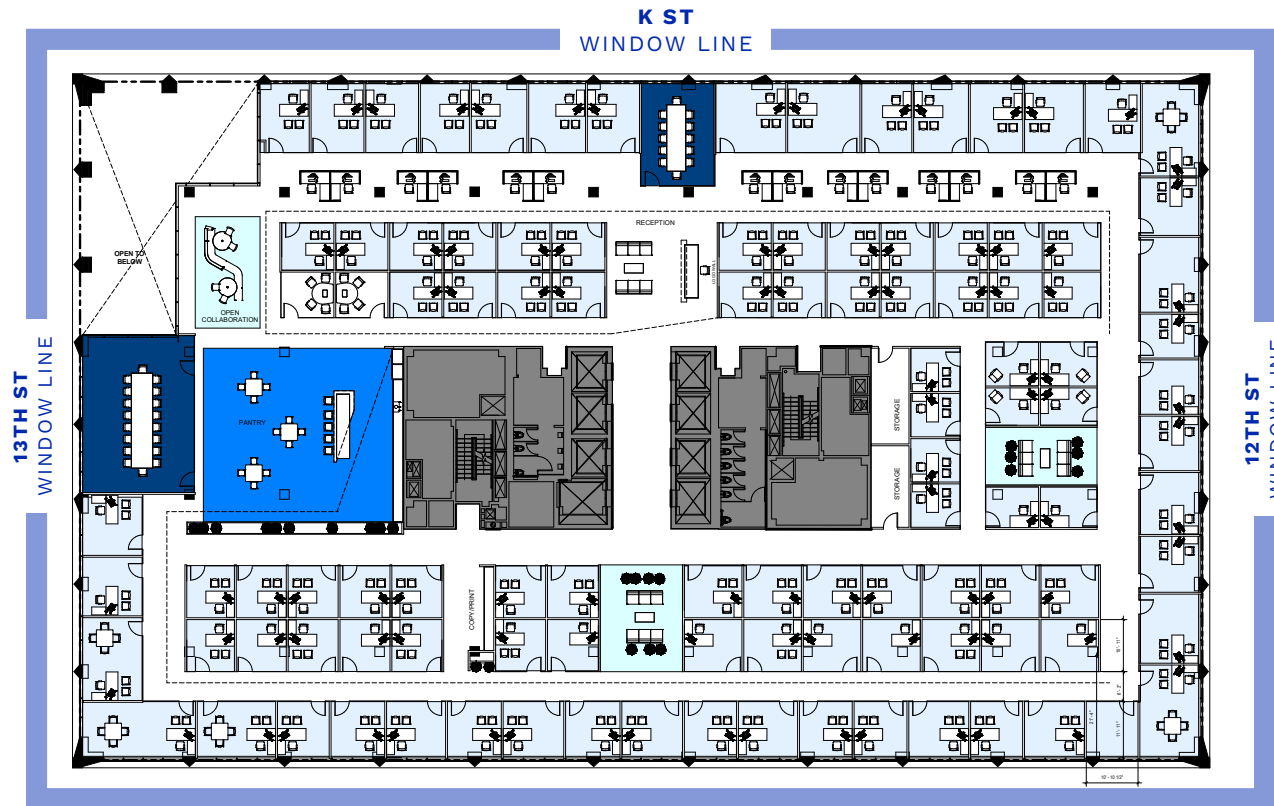
K STREET

PLANET WORD MUSEUM →

CONFERENCE

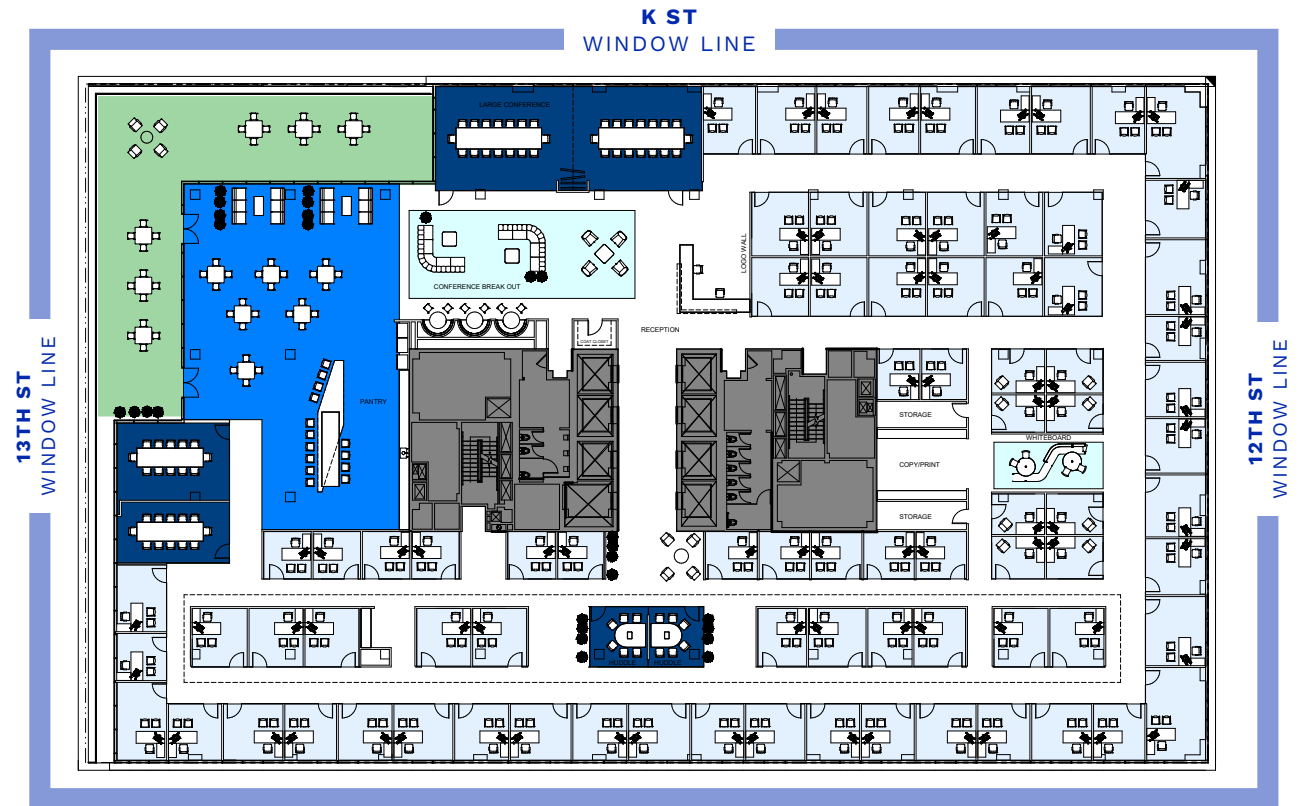MULTI-LEVEL FITNESS CENTER RENOVATIONS

1200K ST

1200K ST

Hypothetical Floor 7-9

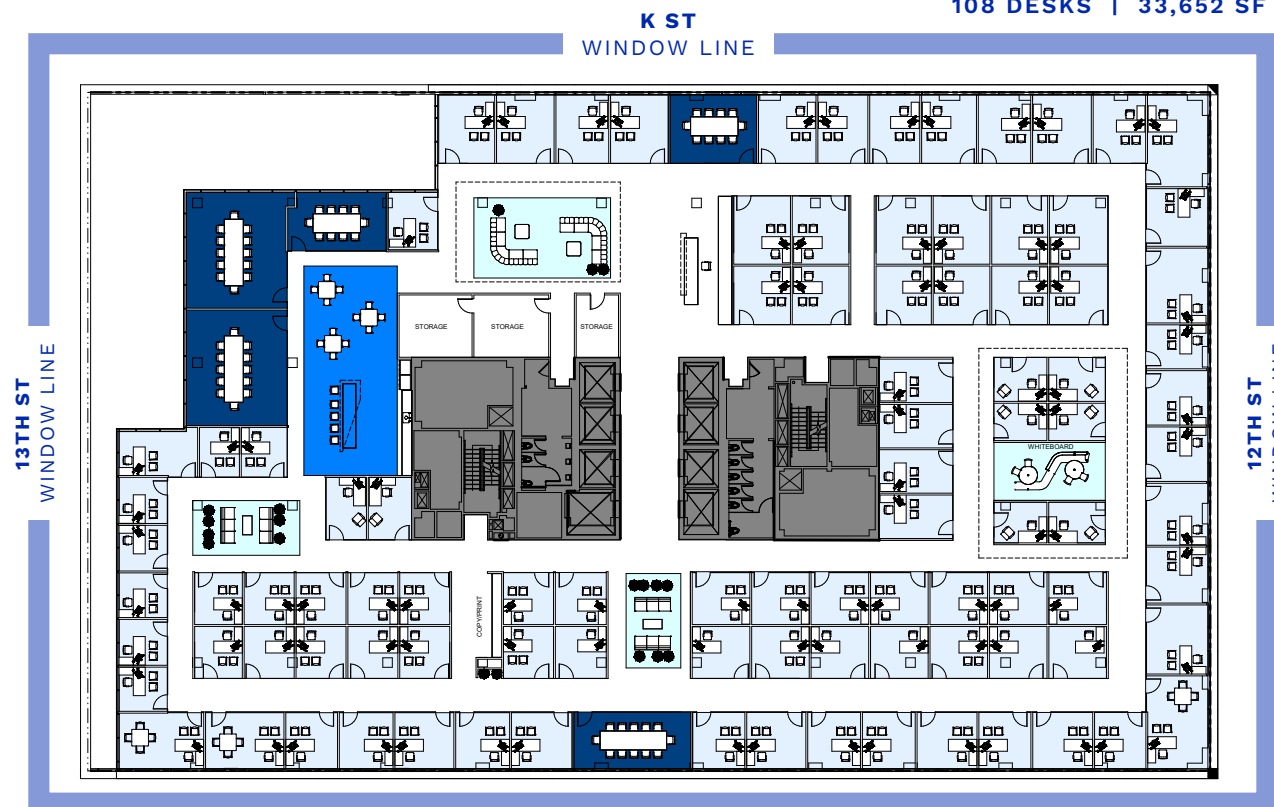**122 DESKS (98 PRIVATE + 14 WORKSTATIONS | 35,000-36,829 SF**

K ST
WINDOW LINE

13TH ST WINDOW LINE

12TH ST WINDOW LINE

Hypothetical Floor 10

82 DESKS | 36,346 SF

K ST
WINDOW LINE

13TH ST WINDOW LINE

12TH ST WINDOW LINE

Hypothetical Floor 11

108 DESKS | 33,652 SF

K ST
WINDOW LINE

13TH ST WINDOW LINE

12TH ST WINDOW LINE

Hypothetical Floor 12

81 DESKS | 33,577 SF

K ST
WINDOW LINE

13TH ST WINDOW LINE

12TH ST WINDOW LINE
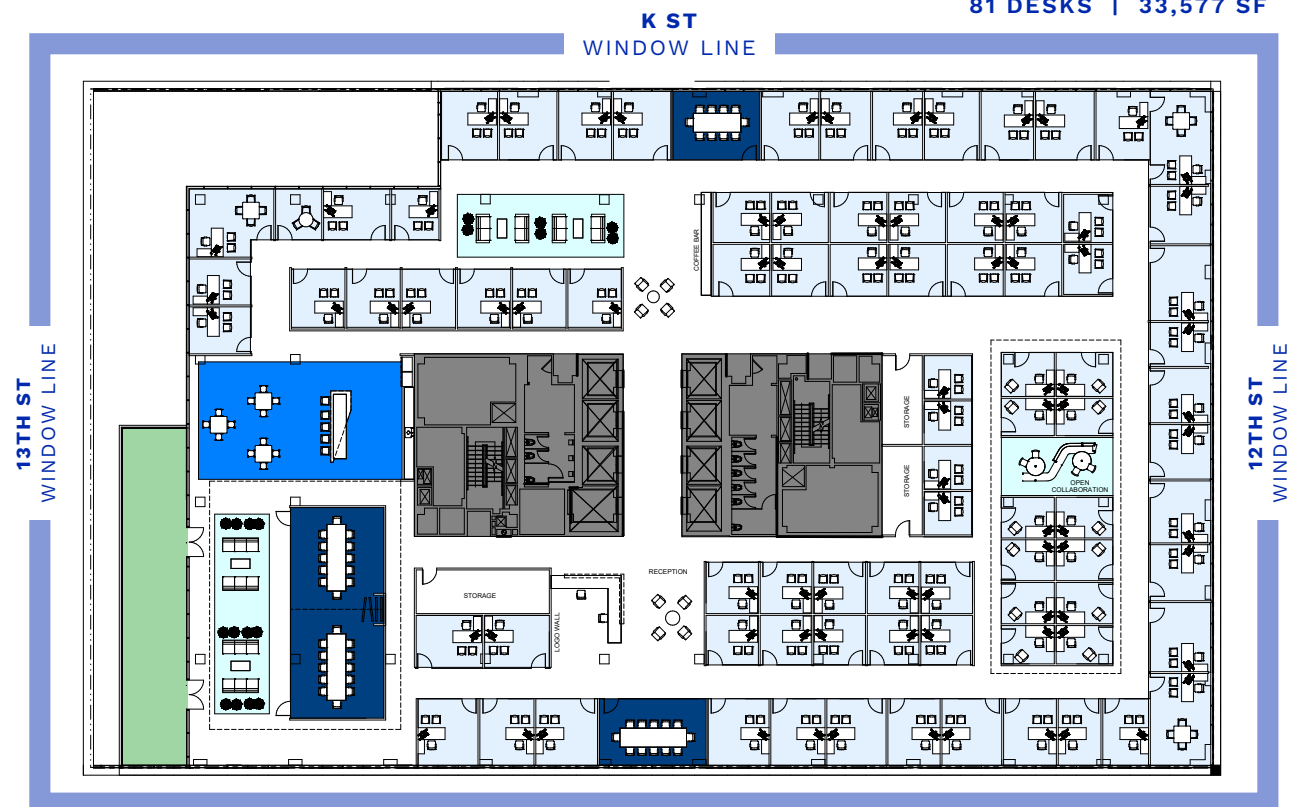
Contact Us For Office Leasing

Evan Behr

T 202 719 5642   C 202 258 3738

EVAN.BEHR@AM.JLL.COM

Doug Mueller

T 202 719 5594   C 202 441 1442

DOUG.MUELLER@AM.JLL.COM

Kristen Mathis

T 202 719 5019   C 908 907 2094

KRISTEN.MATHIS@AM.JLL.COM

Brookfield
Properties

1200K ST

JLL