



NATIONAL
PRESS
BUILDING

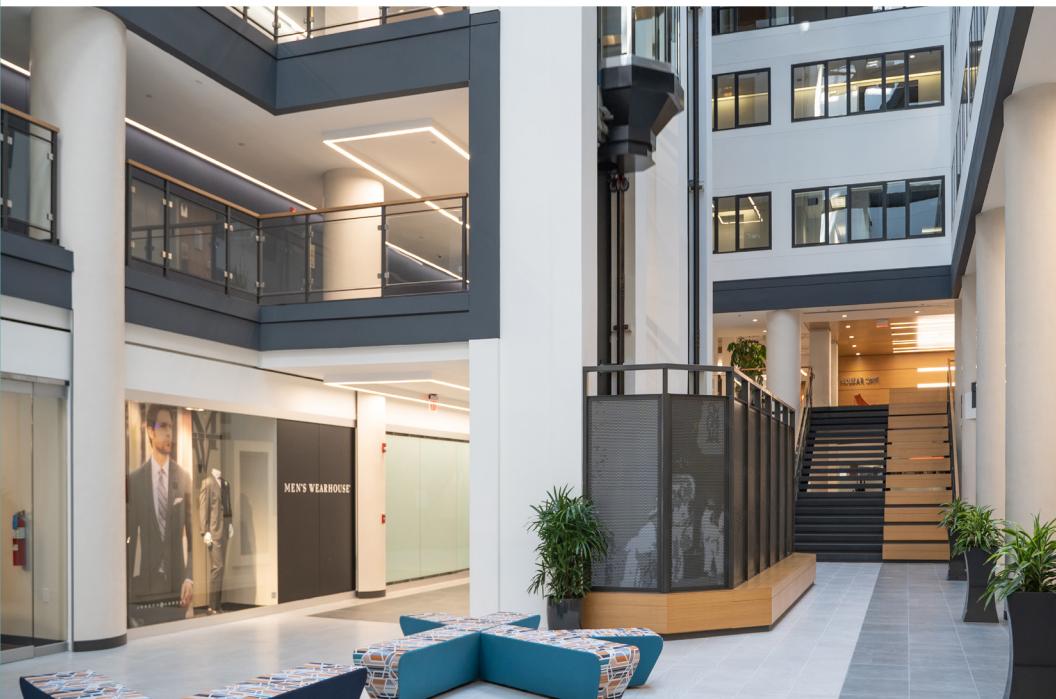
ICONIC.
MODERN.
READY
FOR THE
NEXT
GENERATION.



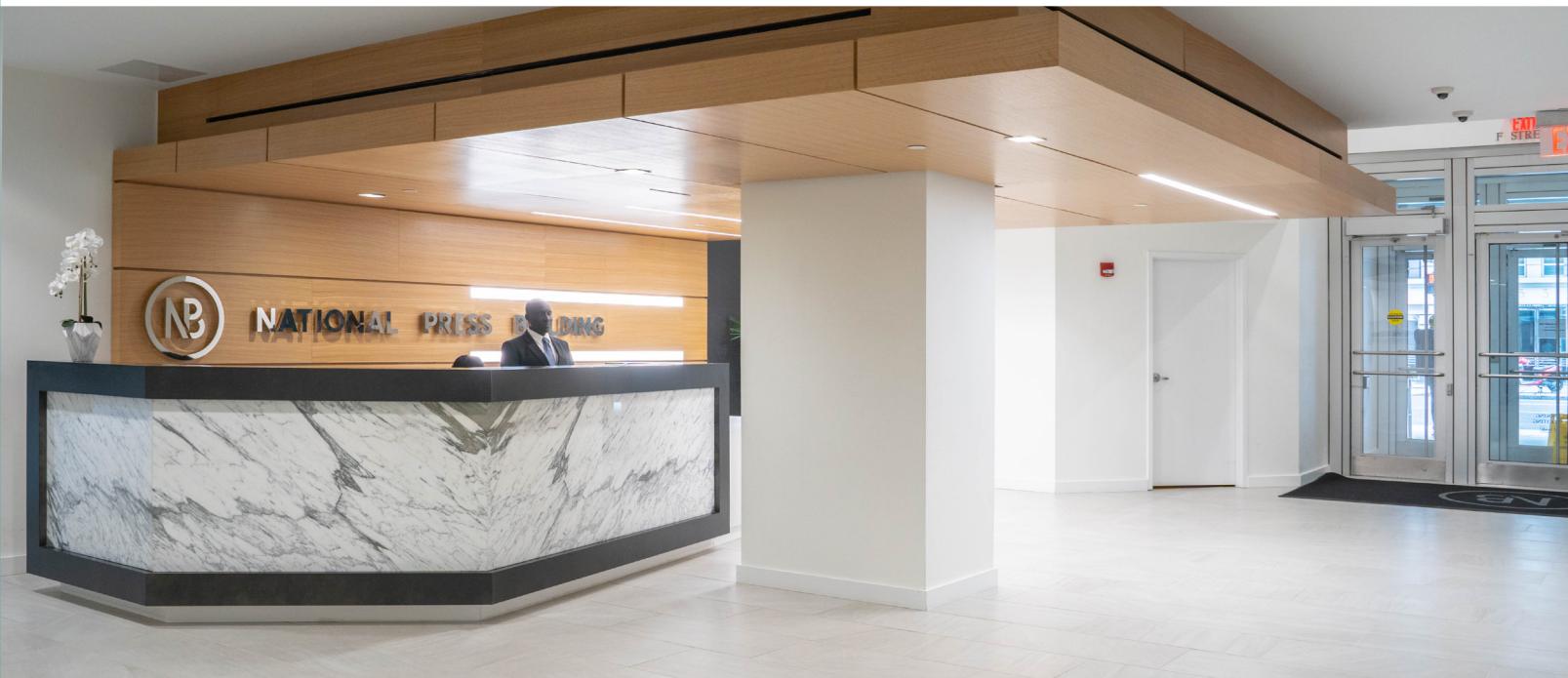
529 14TH STREET, NW
WASHINGTON, D.C. 20045

NATIONALPRESSBUILDING.COM

After nearly a century of inspiring our nation's journalists, the iconic National Press Building is poised to meet the needs of the new generation of thinkers and doers. Freshly renovated common areas and desirable new amenities make this building an exciting destination for productive work days and after-hours play. **WELCOME TO THE NEXT CHAPTER OF THE NATIONAL PRESS BUILDING. THIS IS A STORY YOU WON'T WANT TO MISS.**



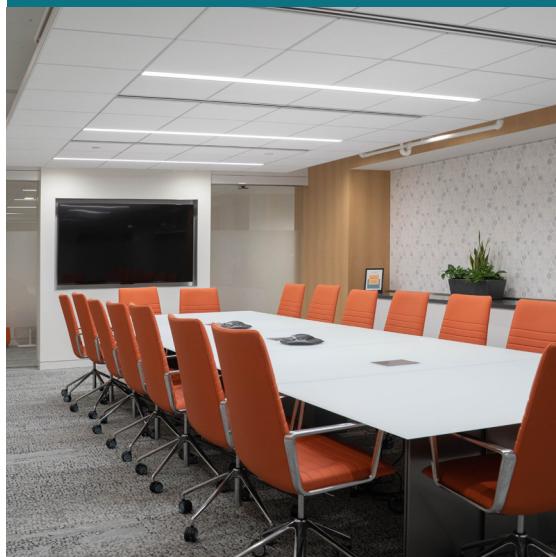
**BRIGHT, MODERN SPACES
FOR CREATING AND
WORKING TOGETHER**



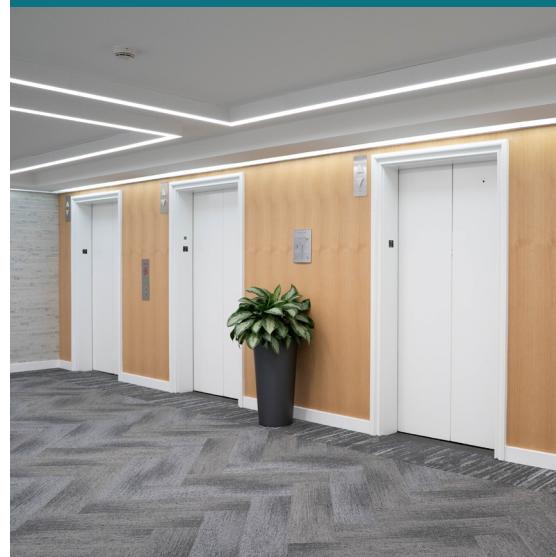
BRAND NEW
SIDE BAR CAFE



MODERN
CONFERENCE CENTER



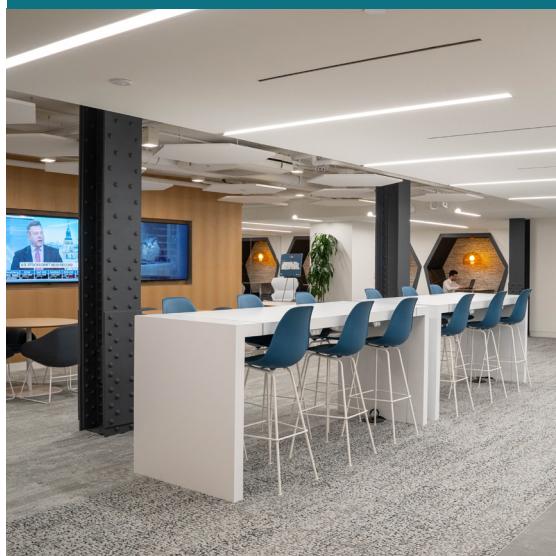
RENOVATED
COMMON AREAS



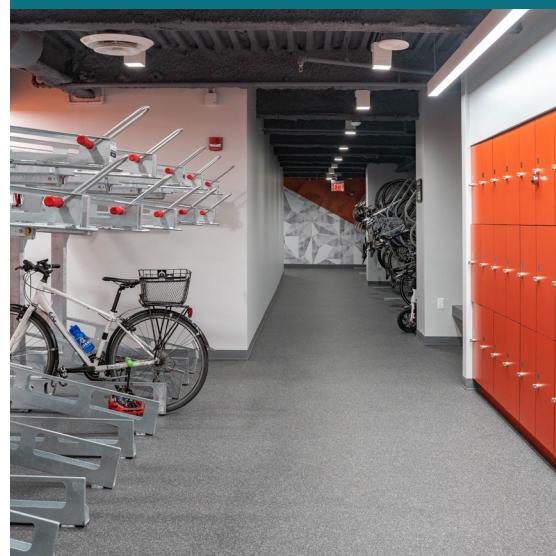
ON-SITE
FITNESS CENTER



REIMAGINED
TENANT-ONLY LOUNGE



SECURE
BIKE STORAGE



*A FRESH
NEW SPIN
ON A
HAPPY
WORK
LIFE*



We are proud to be home to the following organizations that compliment the overall tenant experience:



HOME OF THE
**NATIONAL
PRESS CLUB**



PING PONG CLUB & BAR
SPiN



NOW OPEN
**SIDEBAR CAFE
& CORNER
BAKERY**

THIS IS
NEXT
LEVEL
LOCATION



ON THE CORNER OF
**14TH AND
F STREET**

3 BLOCKS TO
**METRO CENTER
STATION**

2 BLOCKS TO THE
**WHITE
HOUSE**

WITHIN 5 BLOCKS
**5 CAPITAL
BIKESHARE
STATIONS**

90/100 WALK SCORE®
**WALKER'S
PARADISE**

70+ OPTIONS FOR
**LUNCH &
AFTER WORK
PLAY**

TRANSPORTATION

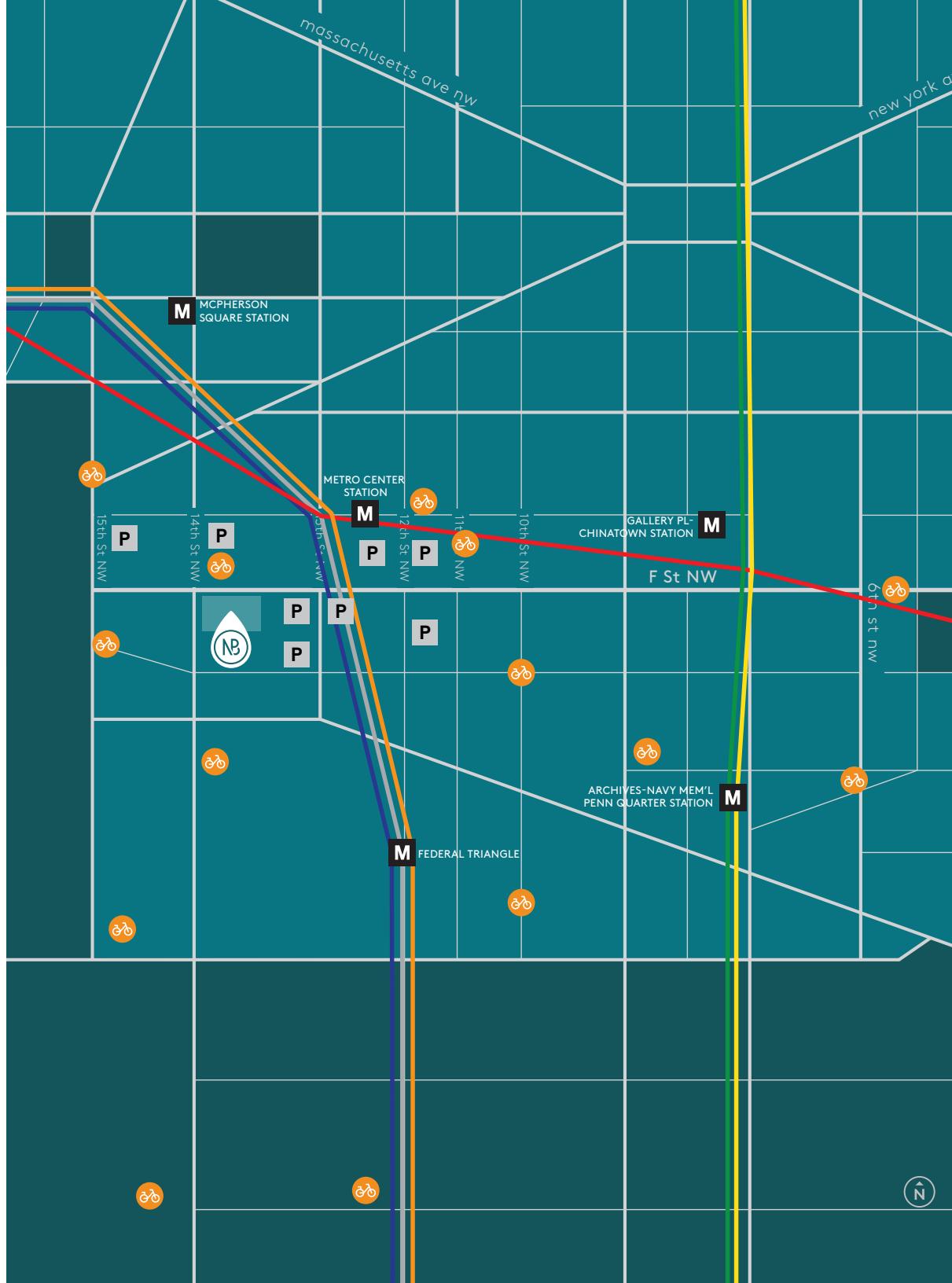
METRO

- Metro Center Station
(0.1 mi / 2 min walk)
- Federal Triangle
(0.4 mi / 8 min walk)
- Gallery Pl - Chinatown Station
(0.5 mi / 9 min walk)
- McPherson Sq Metro Station
(0.5 mi / 10 min walk)
- Archives-Navy Mem'l - Penn Quarter Station
(0.6 mi / 13 min walk)

PARKING

CAPITAL BIKE SHARE STATIONS

- 5th & F St NW
- 6th St & Indiana Ave NW
- 8th & D St NW
- 10th St & Constitution Ave NW
- 10th & E St NW
- 11th & F St NW
- 14th & D St NW / Ronald Reagan Building
- 14th & G St NW
- 15th st & constitution ave NW
- 15th St & Pennsylvania Ave NW / Pershing Park
- Metro Center / 12th & G St NW
- New York & 15th St NW



AMENITIES



BUILDING SPECIFICATIONS

OVERVIEW

- 14 story, 559,652 SF office building
- Constructed in 1926 with initial opening September 1927, renovated in 1965, 1982, 2005 and renovations completed in 2019
- Freshly renovated open, central core atrium with exposed trusses, skylights, new porcelain tile flooring and inviting seating areas for tenants on the ground and second floors
- Building structure is cast-in-place concrete and structural steel framing with concrete composite metal deck reinforced steel bars
- Live loads of 100 lbs/sf
- 7 wet stacks per floor on floors 2-14
- Fully sprinklered with automated life safety systems
- Fully ADA compliant

AMENITIES

Open staircase connects ground floor atrium and fitness center to a new 17,316 SF second floor amenity center with café, conferencing center, and lounge/entertainment area

- New Tenant Café with ample and varied seating areas
- New Tenant Only Lounge with 4 large screen TV's, varied seating areas and moveable high top tables, serviced by a pantry, full service catering kitchen and service elevator to facilitate entertainment options
- New Conferencing Facility with 5 conference rooms, two of which can be combined to provide a training room capable of seating up to 55 individuals and an electronic reservation system
- WiFi Enabled for tenant use
- New 5,617 SF Fitness Center with a TRX Training Zone, 12 pieces of cardiovascular equipment, 8 pieces of strength training equipment, a multipurpose fitness studio equipped with a large screen TV enabled with a WellBeats Interactive Fitness program, and men's and women's shower facilities and keyless lockers
- New bike storage room with lockers with easy access to the Fitness Center shower/locker rooms
- Concierge services provided

MANAGEMENT

- Columbia Property Trust (on-site)

LOBBY

- Two-story marble lobby on 14th Street with security desk and media wall
- New two-story lobby under construction on F Street with a concierge desk surrounded by natural wood features and inviting, comfortable seating areas
- Interactive digital directories and live transit screens being added

NEW BUILDING STANDARD FINISHES

- Upgraded elevator lobbies and common corridors modernized with new high end finishes, including wood veneer elevator surrounds, LED lighting, and updated wall coverings with inviting accent walls
- Renovated restrooms with porcelain tile floors, Silestone quartz countertops, ceramic wall tiles, LED lighted mirrors, stainless steel partitions, and stainless steel eco-friendly fixtures

ELEVATORS

- 8 high speed passenger elevators, 6 located in the 14th Street Lobby and 2 located in the central atrium
- 2 service elevators, each with a 3,000lb capacity, one servicing the basement through the 13th floor, and the other servicing the basement through the 2nd floor with a capacity of 3,000 lbs

ELECTRICAL

- 5 watts per square foot demand load for tenant electric

ROOF

- Antenna and satellite dish space available

BUILDING MANAGEMENT SYSTEM (BMS)

- Tridium Niagara 4

MECHANICAL

- 3 chillers
- 3 boilers
- 4 cooling towers
- 5 main AHUs
- 15 AAon units

SUPPLEMENTAL COOLING

- Based on tenant need and availability

COMMUNICATIONS

- Building wired for Comcast, Level 3 Communications, PressCom and Verizon

BUILDING HOURS OF OPERATION (EXCLUDING BUILDING HOLIDAYS)

- Monday to Friday 6:00am to 11:00pm
- Saturday 8:00am to 11:00pm
- Sunday 11:45am to 5:00pm

SECURITY & TENANT ACCESS

- Lobby security is in place 24 hours a day, 7 days a week
- Kastle electronic card system gives tenants access to building entrances and elevators during non-business hours

NATIONAL PRESS CLUB

- Membership available only to building tenants and media companies
- Restaurant open to the public

RETAIL TENANTS

- Spin Ping Pong
- Corner Bakery
- Marshalls
- Men's Warehouse
- Today's News
- Cuts by Hugo (barbershop)
- F8 Rentals (A/V rental company)

MOVE.
SHAKE.
WORK.

WE'RE
READY
FOR YOU.



NATIONAL
PRESS
BUILDING

OFFICE LEASING

SETH BENHARD
Managing Director
202.719.6238
seth.benhard@am.jll.com

JULIA SCOTT
Vice President
202.719.5580
julia.scott@am.jll.com

COLLEEN HOLLOWOOD
Vice President
202.719.5877
colleen.hollowood@am.jll.com

WWW.JLL.COM

RETAIL LEASING

ALEX WALKER
Principal
202.333.0079
alex@millerwalker.com

BILL MILLER
Principal
202.333.0339
bill@millerwalker.com

WWW.MILLERWALKER.COM

529 14TH STREET, NW
WASHINGTON, D.C. 20045
NATIONALPRESSBUILDING.COM