



1500



K

NW DC

REWRITING HISTORY

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1500 K Street is a timeless DC icon whose cultivated refinement has lent a singular presence to McPherson Square for almost a century. Limestone-clad and ornate with classical detailing and polished bronze notes, its heritage exterior belies a newly reimagined visionary interior that fuses cutting-edge design and technology with enduring elegance.

For those who appreciate effortlessly polished design, it's a truly classical revival.

Click on the sections below to navigate the document:



A WHOLE NEW VISION

Constructed in 1928, 1500 K Street epitomizes the elegant touch of DC master architect Waddy B. Wood. An exemplar of reduced Classical Revival style and notable for its temple-form rooftop attic story, it has captured the attention of the city for generations. To this day 1500 K Street retains the sophisticated refinement of Wood's classical form and treatment, but has been thoughtfully updated to reflect the needs of modern-day working. A continuation of aesthetic and mechanical renovations undertaken in 1988 and 1995, plus a recent dramatic multi-million dollar upgrade, has brought this classical icon into the future - while celebrating its storied past.



PROMINENCE ON THE K STREET CORRIDOR

Restoration on the corner of 15th Street and K Street makes 1500 K one of the most desirable commercial and retail addresses in the city.



RENOVATIONS COMPLETE IN 2018

The building's main entrance boasts brand new bronze and glass canopies to complement the historical features of the façade, as well as new glass/metal doors, marble floors, and modern granite pavers. Restored coffered ceiling and new LED light fixtures enhance the illumination of the building, while cherry wood finishes create depth and warmth in the seating area.

TECHNOLOGY BEYOND CONNECTED

HVAC System

State-of-the-art, low humidity chill
Water system, high efficiency water
pumps with VFD controls

Completely brand new mechanical penthouse
base building equipment

INSTALLED

2017

Electrical Capacity

Dual 13,000+ volt electrical feeders to accommodate
high-density use including data centers

Fiber Providers

Multiple fibers, cable, and dish providers

ELECTRICAL FEEDERS

+13,000V

Elevators

6 Smart Destination System elevators,
24/7 key card secured

2 elevators serving parking level

ELEVATOR

DESTINATION DISPATCH TECHNOLOGY

0

WAIT
TIME

24/7

KEY CARD
SECURED



Capital improvements include intelligent destination-dispatch solution elevators. Each trip can be personalized for the user. The PORT systems calculates the optimum route to any destination within the building and then assigns the best elevator to handle the call.



COMPLIMENTARY
WI-FI

Website

Includes Tenant Portal Capabilities
to handle requests digitally

Lighting

All new digital LED lighting for exterior
and interior common areas

Fire Control

Updated fire control and panel system
Smart sprinkler system

GROSVENOR'S COMMITMENT TO SUSTAINABILITY

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CARBON NEUTRAL

The term carbon neutral is defined as the action of organizations, businesses, and individuals doing their part in removing as much carbon dioxide from the atmosphere as we each put into it. The overall goal of carbon neutrality is to achieve a zero-carbon footprint.

ZERO CARBON BY 2030

In 2019, Grosvenor aligned with this goal and announced its commitment to achieving net-zero carbon operational emissions from their directly managed buildings globally, by 2030. Paving the way to a sustainable economy, healthy planet and successful vibrant communities is critical to Grosvenor's mission, and 1500 K.



1500 K marks a new paradigm in ambient temperature control. Its cutting-edge HVAC system, the first of its kind in the U.S., uses less energy and minimizes background noise, ensuring tenant comfort while reducing energy costs. The result is a luxuriously comfortable working environment that also brings cost savings and minimal environmental impact – driving sustainability for your business.

COMMITMENT, CERTIFIED.



SUSTAINABLE MEASURES IMPLEMENTED

WATER-SAVING FIXTURES INSTALLED
IN ALL BATHROOMS

LIGHT-EMITTING DIODE (LED)
LIGHTING FEATURES IN EXTERIOR
AND INTERIOR COMMON AREAS

SIX SMART DESTINATION ELEVATORS

CUTTING-EDGE HVAC SYSTEM
INSTALLED IN 2017 WITH IMPROVED
TEMPERATURE CONTROL



This state-of-the-art system generates ultra-low humidity air to cool and heat spaces more efficiently than any other system available today. It is extremely quiet in its operation and allows for additional ceiling height due to smaller duct sizes.

35% REDUCTION

These initiatives have reduced electricity consumption by 35% and helped to achieve Our LEED GOLD certification in 2018

MERV 13+ AIR FILTRATION

INSTALLED THROUGHOUT THE BUILDING, ENSURES THE HIGHEST INDOOR AIR QUALITY STANDARDS



LOWER
ENERGY COST

REDUCED
ENVIRONMENTAL IMPACT

REVIVAL OF THE FITTEST

Bring well-being into your work-life balance. 1500 K incorporates a fully equipped, spa inspired fitness center with top of the line strength and fitness equipment including high-end machines and free weights. With Wi-Fi and luxuriously appointed locker rooms featuring deluxe amenities and Malin+Goetz bath products, it makes wellness a point of pride.



Convenient well-being forms the cornerstone of work-life balance.

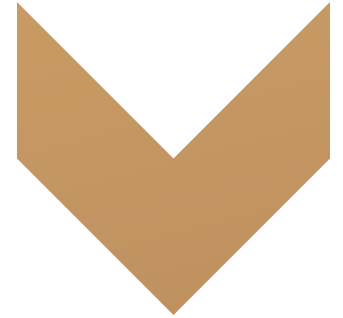
VIEWS TO
SAVOR

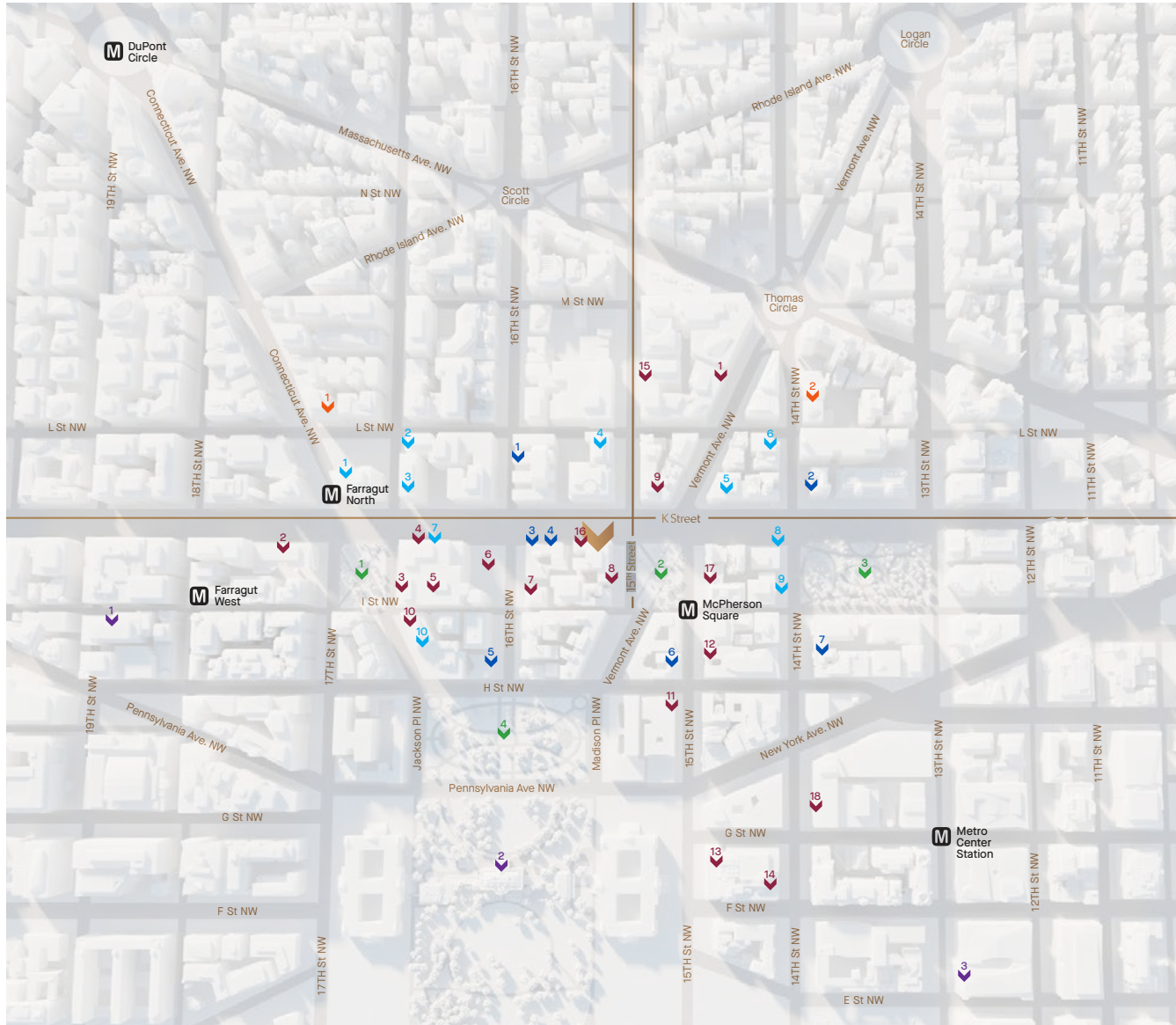


A reimagined roof terrace with contemporary cladding, chic outdoor furniture and striking park and monument views underscores the 1500 K experience.

A NEIGHBORHOOD TO DISCOVER

Located in the center of the nation, in Downtown DC, 1500 K offers a cosmopolitan mix of high-end dining, upscale retail and prominent museums. McPherson Square, the White House and the chic boutiques, restaurants and music venues of 14th Street represent just some of its charms. Served by the Metro and eminently walkable, it's a neighborhood for exploring.





POINTS OF INTEREST



RESTAURANTS

1. Lincoln
2. Kellari Taverna
3. The Army & Navy Club
4. McCormick & Schmick's
5. BLT Steak
6. P.J. Clarke's
7. Rare Steakhouse and Tavern
8. Georgia Brown's
9. Starbucks
10. The Bombay Club
11. Joe's Seafood Stone Crab
12. Bobby Van's
13. Old Ebbitt Grill
14. The Hamilton
15. Dauphine's
16. Mazi
17. Siroc Restaurant
18. Ocean Prime

SERVICES

1. CVS Pharmacy
2. FedEx Office
3. Chase Bank
4. UPS
5. Eagle Bank
6. US Post Office
7. FedEx Office
8. FedEx Office
9. HSBC Bank
10. BB&T

LANDMARKS

1. World Bank
2. The White House
3. Warner Theatre

FITNESS

1. LA Fitness
2. Balance Gym

HOTELS

1. Capitol Hilton
2. Crowne Plaza - The Hamilton
3. The St. Regis
4. Hyatt Place
5. The Hay-Adams
6. Sofitel - Washington DC
7. Hilton Garden Inn

PARKS

1. Farragut Square
2. McPherson Square
3. Franklin Square
4. Lafayette Square
5. The White House

FACTS &
FIGURES

BUILDING

CLASS

A

CLASS

1928

CLASS

2017

LOCATION

ADJACENT

TO MCPHERSON
SQUARE

1.5 BLOCK

FROM THE
WHITE HOUSE

MINUTES

TO METRO STATIONS
(ORANGE, SILVER,
BLUE AND RED)

AMENITIES

ON-SITE PROPERTY
MANAGEMENT24 HOUR SECURITY
GUARD SERVICENEWLY RENOVATED
LOBBIES WITH WI-FISPA INSPIRED
FITNESS CENTERTENANT-ONLY
ROOFTOP TERRACEUNDERGROUND PARKING
GARAGEON SITE RETAIL
- GEORGIA BROWN'S
- JOE & THE JUICESECURED BIKE STORAGE
WITH LOCKERS AND
PUMP/REPAIR STATION

AVAILABILITIES

263,942 SF

TOTAL SF
BUILDING

17,853 RSF

OFFICE SPACE
AVAILABLE

5,963 RSF

RETAIL SPACE
AVAILABLE ON
GROUND FLOOR

TRANSIT

100

TRANSIT SCORE

13

MINUTES
TO UNION
STATION

WALK

98

WALK SCORE

4

MINUTES TO
14TH STREET
RETAIL CORRIDOR

BIKE

90

BIKE SCORE

5

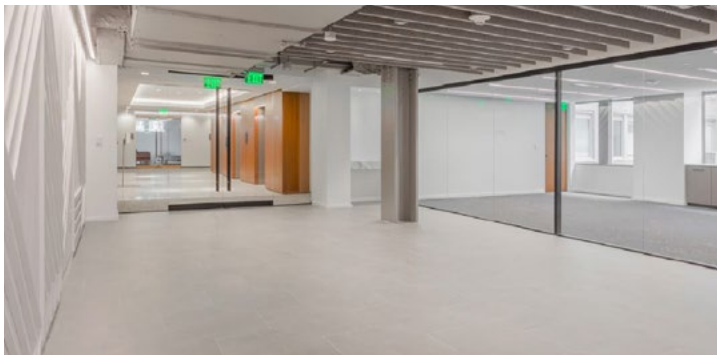
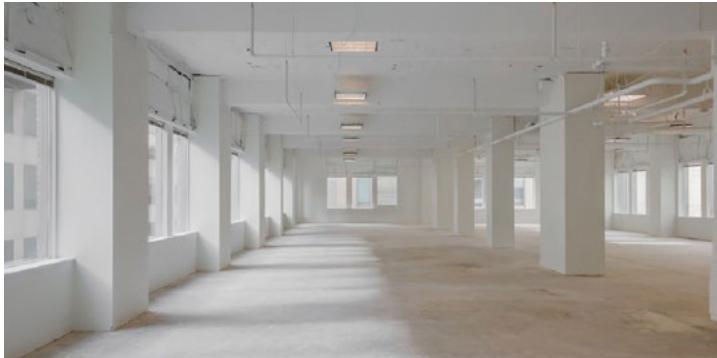
MINUTES
TO DUPONT
CIRCLE



AVAILABILITIES

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DESIGNED FOR TOMORROW



A SIZE AND STYLE FOR ALL

Move-in-ready spec suites with modern, efficient designs, customizable spaces with spectacular views, and a full floor with soaring ceilings and polished concrete floors. Configured to accommodate various team sizes and working styles—supporting productivity throughout the workday.

UNIQUE SPACE AND CUSTOMIZABLE DESIGN

Fully equipped to accommodate a variety of tenants, regardless of industry. With customizable office including incredible 14'+ ceiling heights, an abundance of natural light and park views.



DISCOVER YOUR SPACE

AVAILABILITIES

FLOOR 3

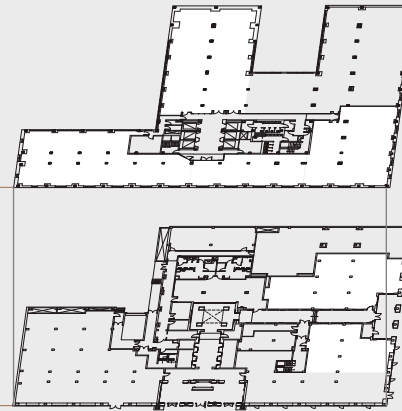
SUITE 300 4,000 – 12,171 SF

SUITE 375 5,709 SF

FLOOR 1

RETAIL 3 3,734 SF

SUITE 2B 2,229 SF



- ☐ AVAILABLE SPACE
- ☐ CURRENTLY OCCUPIED



AVAILABILITIES

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FLOOR PLAN 1ST FLOOR

AVAILABLE SPACE

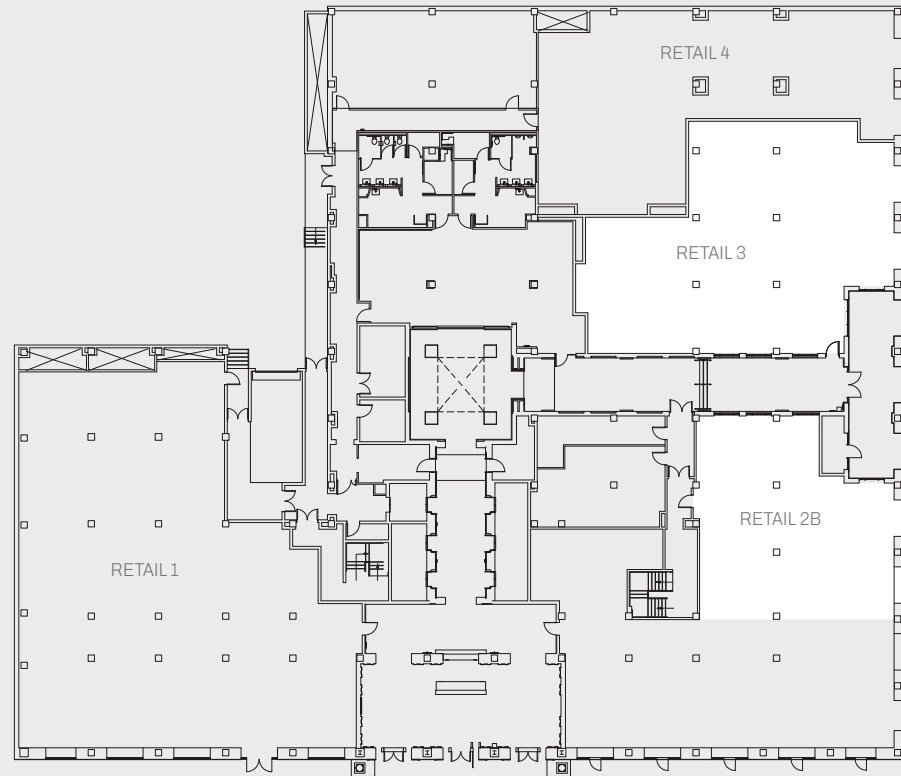
RETAIL 3
3,734 SF

RETAIL 2B
2,229 SF

K STREET ADDRESS

OVER 77,000
DAILY FOOT TRAFFIC

98 WALK SCORE



K STREET

15TH STREET

N >

- ☐ AVAILABLE SPACE
- ☐ CURRENTLY OCCUPIED



AVAILABILITIES

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FLOOR PLAN 3RD FLOOR

AVAILABLE SPACE

SUITE 375
5,709 SF

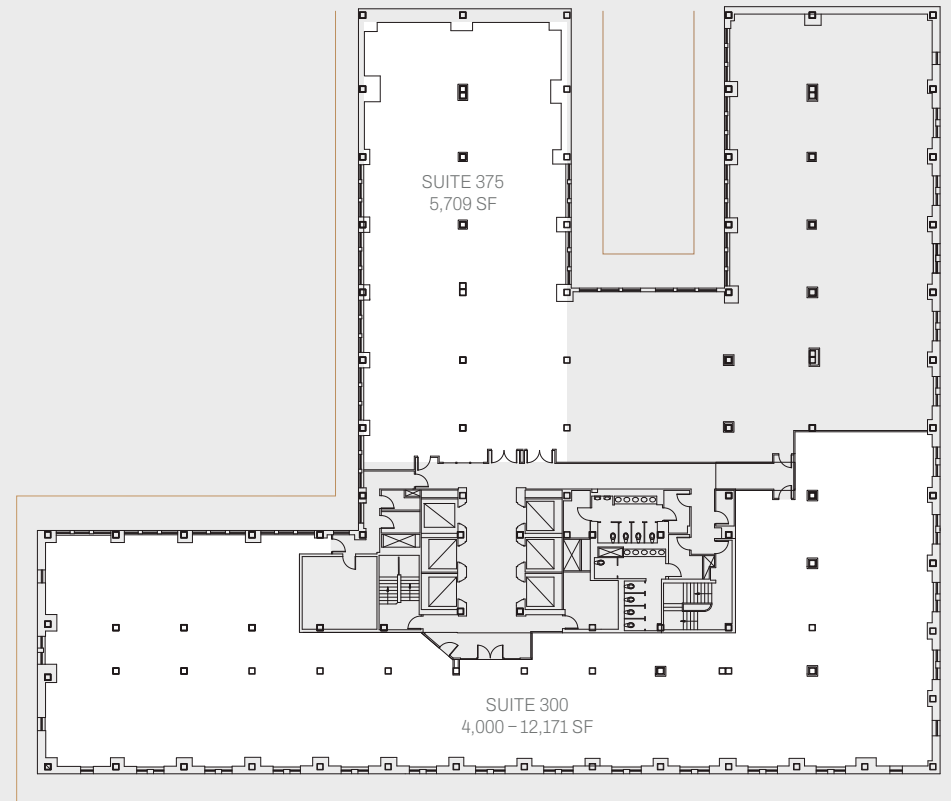
SUITE 300
4,000 – 12,171 SF

K STREET VIEWS

SPACE AND ENERGY
SAVING HVAC UPGRADES

FULLY BUILT-OUT HIGH-END
SUITES IN MOVE-IN
READY CONDITION

RENOVATED COMMON
AREA RESTROOMS



K STREET

15TH STREET

N >

☐ AVAILABLE SPACE

☐ CURRENTLY OCCUPIED



AVAILABILITIES

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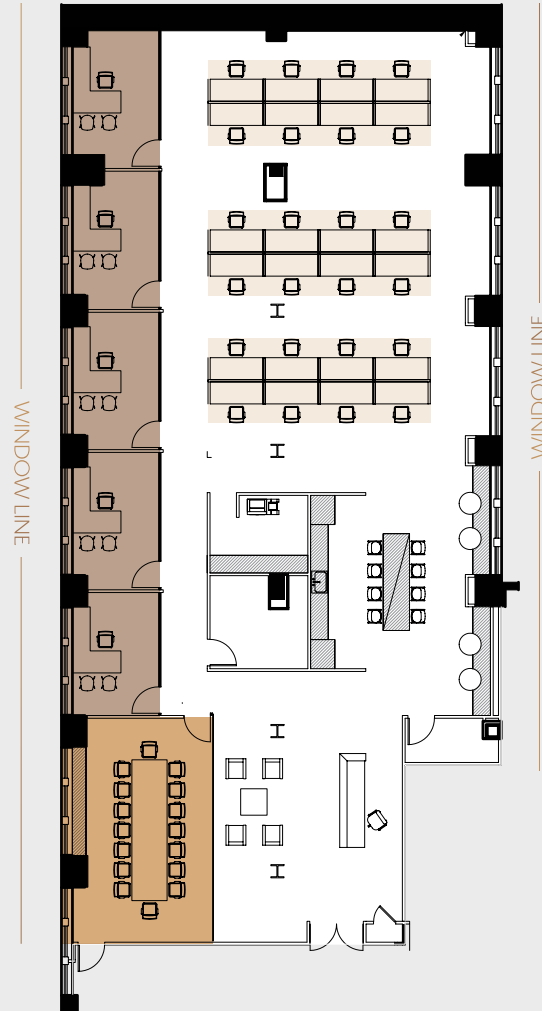
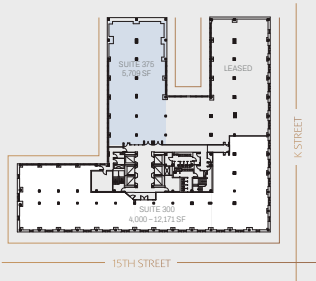
FLOOR PLAN

SUITE 375 - SPEC SUITE

AVAILABLE SPACE

5,709 SF

1	Conference Room	●
5	Offices	●
24	Workstations	●



[VIRTUAL TOUR](#) →

N >

- ☐ AVAILABLE SPACE
- ☐ CURRENTLY OCCUPIED



OWNERSHIP

1500
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EVOLVING AND GROWING

Grosvenor has been an active owner and developer in the US and Canada for over 70 years.

We are part of an international property company with a track record of over 340 years developing, managing and investing to improve property and places across many of the world's leading cities, promoting sustainability within the built environment and enhancing the wellbeing of our customers and communities.

Guided by industry leading ESG principles, we have committed to the World Green Building Council 2030 Net Zero initiative and report to the Global Real Estate Sustainability Benchmark (GRESB).



GROSVENOR

[Visit Grosvenor Website](#)

SELECTED CASE STUDIES



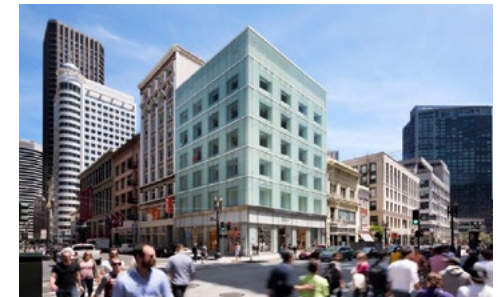
1701 Pennsylvania Avenue, Washington, DC



Central, Silver Spring, MD



Grosvenor Brentwood Master Plan, Burnaby, BC



185 Post Street, San Francisco, CA



The Rise, Vancouver, BC



Liverpool One, Liverpool, UK



Grosvenor Ambleside, Vancouver, BC



Crescent, San Francisco, CA

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