

820 | FIRST



820 FIRST STREET, WASHINGTON DC

CBRE



BUILDING *INFORMATION*



Common area renovations complete



Large 3-story all glass lobby/atrium



State-of-the-art conference facility with catering kitchen



Tenant-only fitness center



VAV HVAC system



4 sides of glass



Lobby deli



1/1,500 parking ratio currently \$260 per month



1.5 blocks from Union Station



24/7 lobby security

SPACE AVAILABLE

PARTIAL LOWER LEVEL

SIZE: 2,990 SF
RENT/SF: \$30.00 FS
OCCUPANCY: Immediate
TERM: 3-10 years
CONDITION: Built out
WORK: New Build-out

PARTIAL LOWER LEVEL

SIZE: 4,756 SF
RENT/SF: \$30.00 FS
OCCUPANCY: Immediate
TERM: 3-10 years
CONDITION: Built out
WORK: New Build-out

PARTIAL LOWER LEVEL

SIZE: 6,298 SF
RENT/SF: \$30.00 FS
OCCUPANCY: Immediate
TERM: 3-10 years
CONDITION: Built out
WORK: New Build-out

PARTIAL LOWER LEVEL

SIZE: 1,423 SF
RENT/SF: \$30.00 FS
OCCUPANCY: Immediate
TERM: 3-10 years
CONDITION: Built out
WORK: New Build-out

PARTIAL 1ST FLOOR

SIZE: 2,039 SF
RENT/SF: \$40.00 FS
OCCUPANCY: 8/1/2024
TERM: 3-10 years
CONDITION: Built out
WORK: New Build-out

ENTIRE 2ND FLOOR

SIZE: 24,000 SF (divisible)
RENT/SF: \$47.00 FS
OCCUPANCY: Immediate
TERM: 3-10 years
CONDITION: Built out
WORK: New Build-out

PARTIAL 4TH FLOOR

SIZE: 14,489 SF
RENT/SF: \$48.00 FS
OCCUPANCY: 3/1/2025
TERM: 3-10 years
CONDITION: Built out
WORK: New Build-out

PARTIAL 5TH FLOOR

SIZE: 2,000-9,475 SF
RENT/SF: \$48.00 FS
OCCUPANCY: Immediate
TERM: 3-10 years
CONDITION: Built out
WORK: New Build-out

ENTIRE 6TH FLOOR

SIZE: 24,071 SF (divisible)
RENT/SF: \$48.00 FS
OCCUPANCY: Immediate
TERM: 3-10 years
CONDITION: Built out
WORK: New Build-out



FLOOR PLAN

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RENTABLE AREA:	SF
• CONFERENCE ROOM	1
• TEAM ROOM	1
• PANTRY	1
• LAN / I.T.	1
• OFFICE	4
• WORKSTATION	17
• RECEPTION	1
• TOTAL STAFF	22



KEY PLAN: LOWER LEVEL

SCALE: 1"=100'-0"

LEGEND:

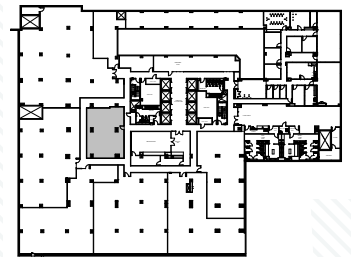
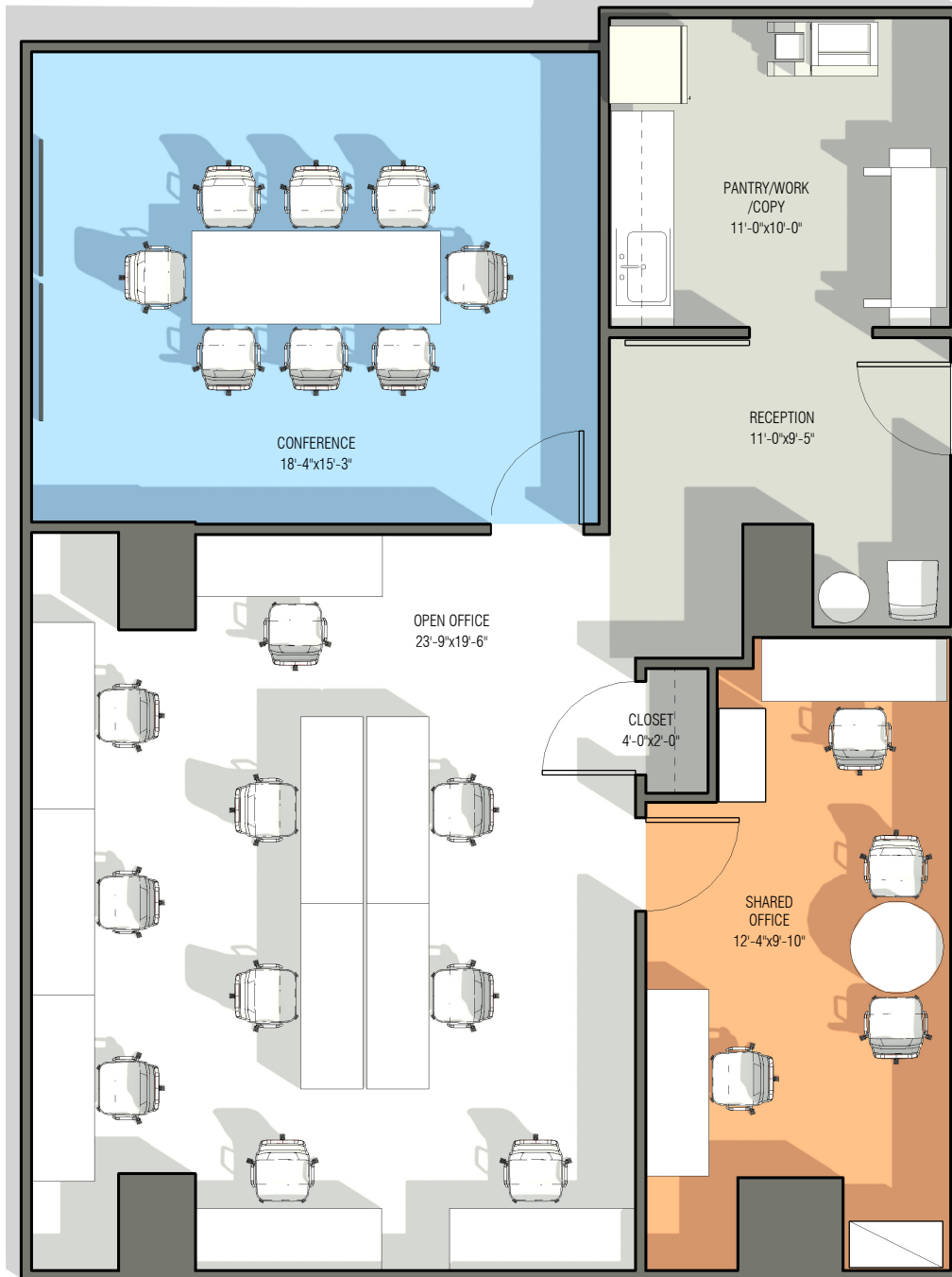
- OFFICE
- MEETING
- SUPPORT
- OPEN OFFICE



MARKETING PLAN
2,990 SF

LOWER LEVEL
820 1ST ST., N.E.

FLOOR PLAN



KEY PLAN - LOWER LEVEL
1" = 100'-0"

MARKETING PLAN
1,423 SF

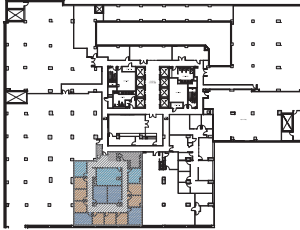
LOWER LEVEL
820 1ST ST., N.E.

LEGEND:

- OFFICE
- MEETING
- SUPPORT
- OPEN OFFICE

FLOOR PLAN

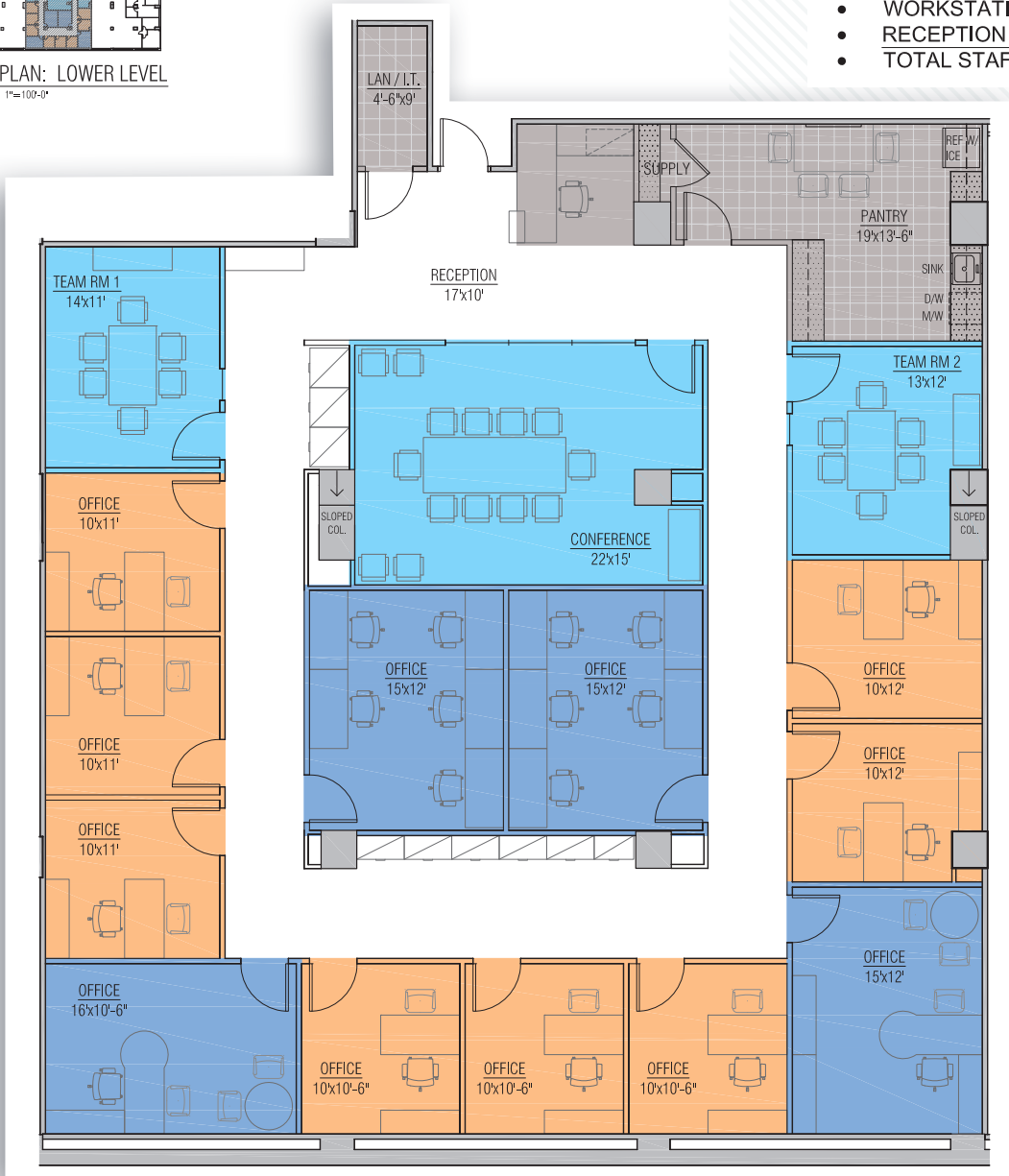
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KEY PLAN: LOWER LEVEL
SCALE: 1"=100'-0"

RENTABLE AREA: 4,756 SF

• CONFERENCE ROOM	1
• TEAM ROOM	2
• PANTRY	1
• LAN / I.T.	1
• OFFICE	10/12
• WORKSTATION	10
• RECEPTION	1
• TOTAL STAFF	21



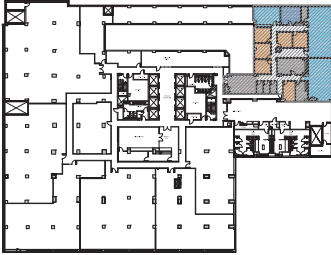
MARKETING PLAN 4,756 SF

LOWER LEVEL
820 1ST ST., N.E.

LEGEND:

EXECUTIVE OFFICE	●
OFFICE	●
MEETING	●
SUPPORT	●
OPEN OFFICE	○

FLOOR PLAN



KEY PLAN: LOWER LEVEL
SCALE: 1"=100'-0"



MARKETING PLAN
1,423 SF

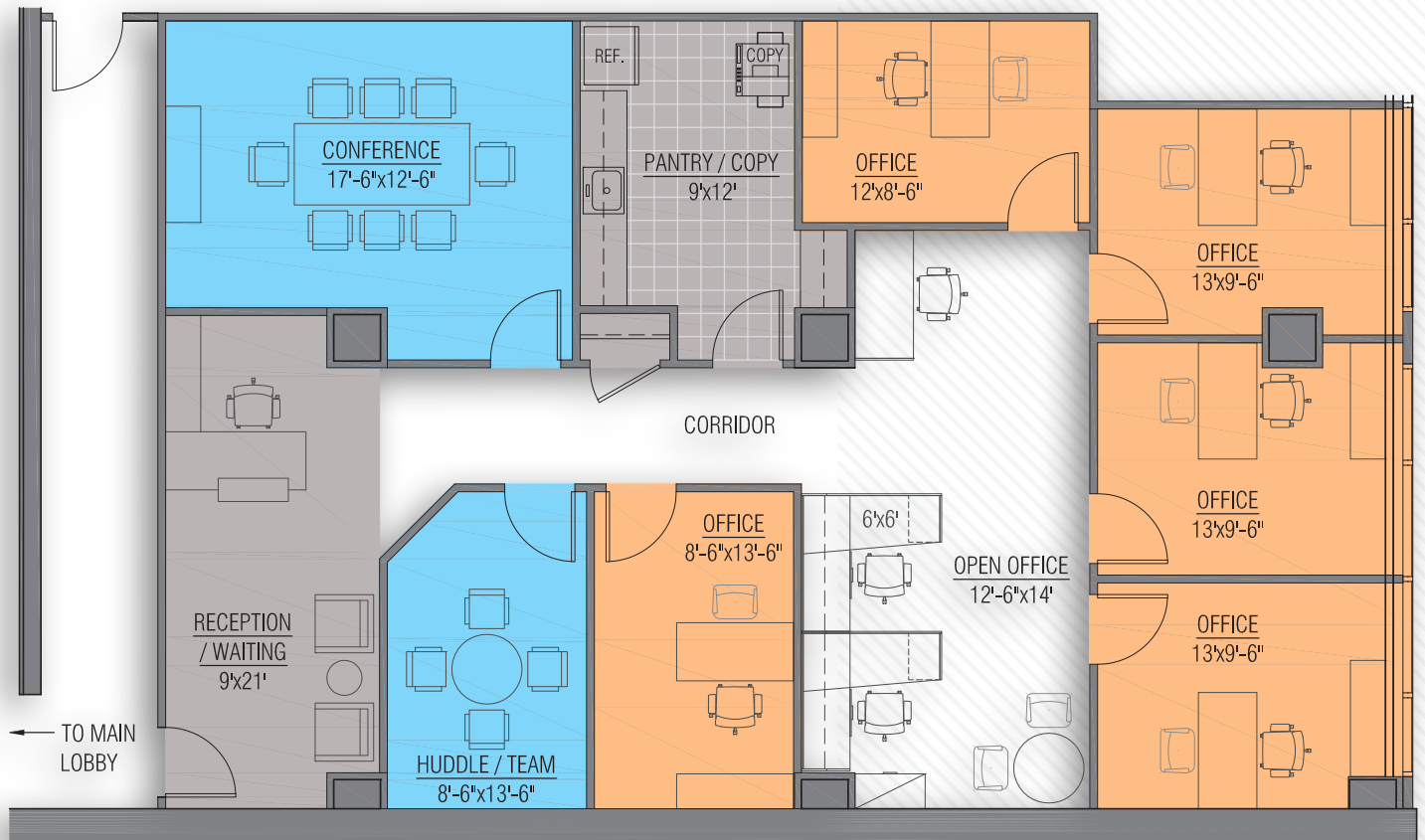
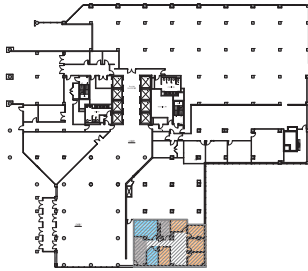
LOWER LEVEL
820 1ST ST., N.E.

LEGEND:

- EXECUTIVE OFFICE
- OFFICE
- MEETING
- SUPPORT
- OPEN OFFICE



FLOOR PLAN



EXISTING PLAN
2,039 SF

FIRST FLOOR
820 1ST ST., N.E

LEGEND:

- EXECUTIVE OFFICE
- OFFICE
- MEETING
- SUPPORT
- OPEN OFFICE



FLOOR PLAN

- CONFERENCE ROOM 4
- TEAM ROOM 3
- PANTRY 2
- COPY / WORK 2
- LAN ROOM / I.T. 1
- OFFICE - WINDOW 6
- OFFICE - INTERIOR 2
- WORKSTATION 99
- HOTELING 9
- RECEPTION 1
- TOTAL STAFF 117

(FURNITURE FOR REFERENCE ONLY.)



EXISTING PLAN
24,000 SF

SECOND FLOOR
820 1ST ST., N.E

LEGEND:

- EXECUTIVE OFFICE
- OFFICE
- MEETING
- SUPPORT
- OPEN OFFICE



FLOOR PLAN



TENANT 1: 9,475 RSF

- CONFERENCE ROOM 2
- COLLABORATION AREA 1
- PANTRY 1
- COPY / WORK ROOM 1
- LAN / I.T. 1
- OFFICE - WINDOW 18
- WORKSTATION 27
- HOTELING 4
- RECEPTION 1
- TOTAL STAFF 50



MARKETING PLAN
9,475 SF

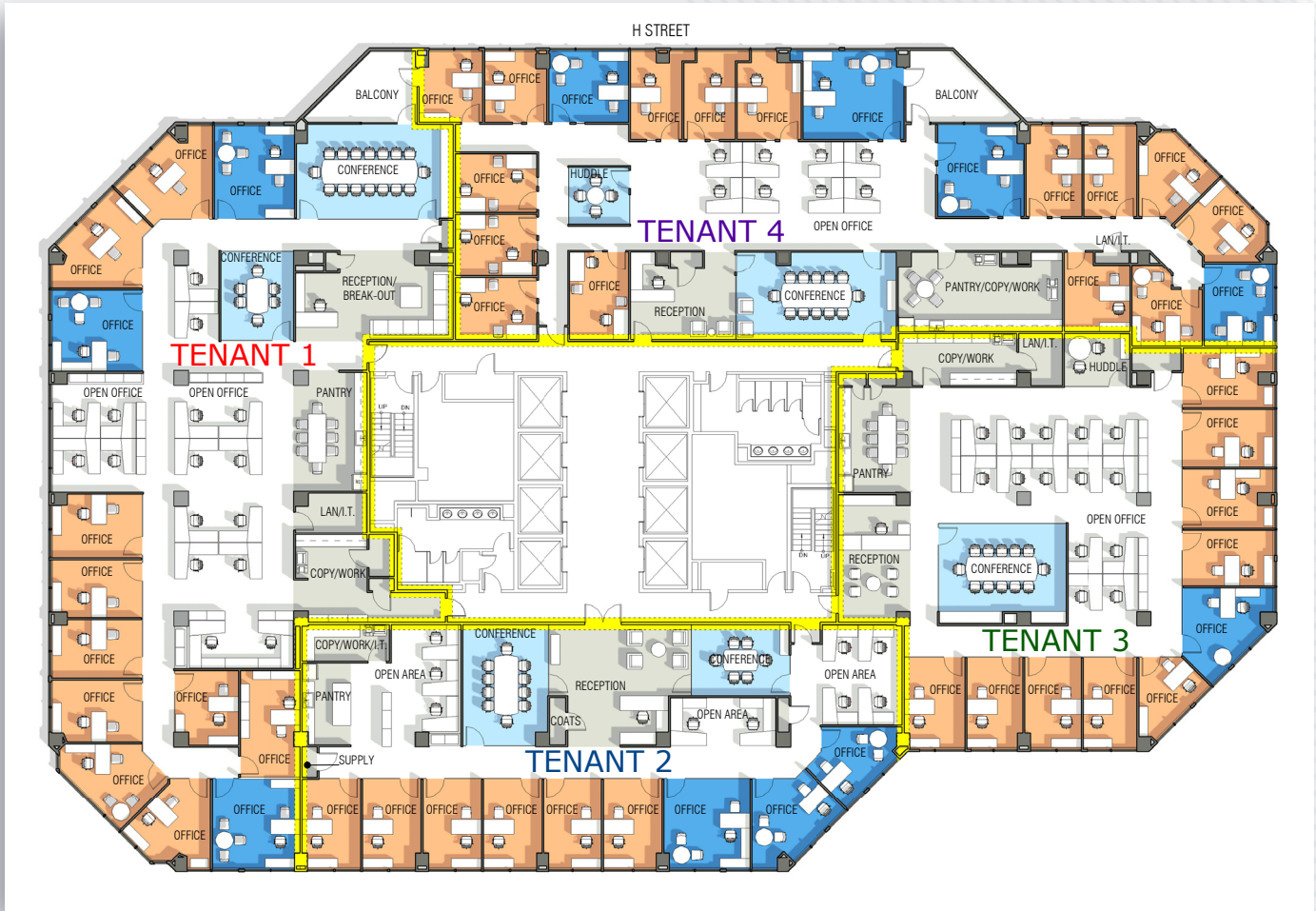
FIFTH FLOOR
820 1ST ST., N.E.

LEGEND:

- EXECUTIVE OFFICE
- OFFICE
- MEETING
- SUPPORT
- OPEN OFFICE



FLOOR PLAN



TENANT 1: 7,461 RSF

CONFERENCE ROOM:	2
PANTRY:	1
COPY/WORK ROOM:	1
LAN/IT:	1
OFFICE - WINDOW:	11
OFFICE - INTERIOR:	2
WORKSTATION:	16
RECEPTION:	1
TOTAL STAFF:	30

TENANT 2: 4,598 RSF

CONFERENCE ROOM:	2
PANTRY:	1
LAN/IT:	1
OFFICE - WINDOW:	9
WORKSTATION:	9
RECEPTION:	1
TOTAL STAFF:	19

TENANT 3: 5,268 RSF

CONFERENCE ROOM:	1
PANTRY:	1
COPY/WORK ROOM:	1
LAN/IT:	1
HUDDLE:	1
OFFICE - WINDOW:	10
WORKSTATION:	14
RECEPTION:	1
TOTAL STAFF:	25

TENANT 4: 6,744 RSF

CONFERENCE ROOM:	1
PANTRY/COPY/WORK ROOM:	1
LAN/IT:	1
HUDDLE:	1
OFFICE - WINDOW:	13
OFFICE - INTERIOR:	6
WORKSTATION:	8
RECEPTION:	1
TOTAL STAFF:	32

MARKETING PLAN
24,071 RSF (DIVISIBLE)
 ENTIRE SIXTH FLOOR
 820 1ST ST., N.E..

LEGEND:

- EXECUTIVE OFFICE ●
- OFFICE ●
- MEETING ●
- SUPPORT ●
- OPEN OFFICE ○

CONFERENCE *CENTER*

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CATERING KITCHEN



CONFERENCE CENTER BREAK OUT AREA

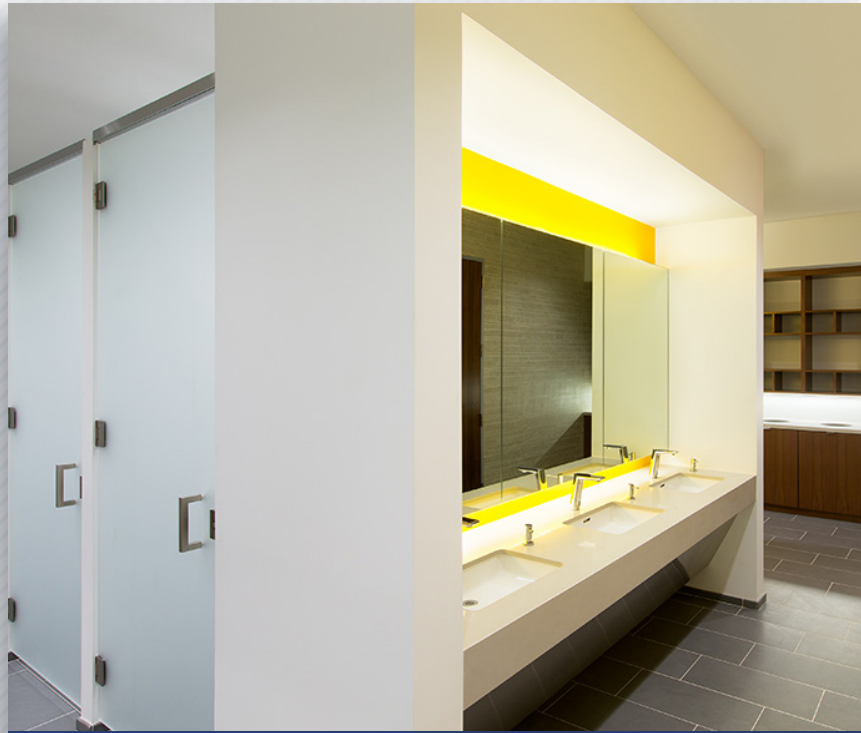


CONFERENCE ROOM

FITNESS *CENTER*



FITNESS CENTER



LOCKER ROOM



EXERCISE AREA

LOCATION



UNION STATION AMENITIES



ANN TAYLOR	JAMBA JUICE	ROTI
AU BON PAIN	JOHNNY ROCKETS	SAKURA JAPAN
BEST BUY	JOS. A BANK	SHAKE SHACK
BLUE BOTTLE	LADERÉE	THE BODY SHOP
BLUE MERCURY	LE PAIN QUOTIDIEN	UNION WINE AND LIQUOR
CAVA	LEGAL SEA BAR BY LEGAL SEA	UNIQLO
CHIPOTLE	FOODS	VERIZON
CHOP'T	MAGNOLIA BAKERY	VICTORIA'S SECRET
CLAIRE'S	NEUHAUS CHOCOLATIER	WALGREENS
DUNKIN DONUTS	PAPYRUS	WARBY PARKER
H&M	POTBELLY SANDWICH SHOP	
HAAGEN DAZS	PRET A MANGER	

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FOR MORE INFORMATION PLEASE CONTACT

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