





Commanding DC's Most *Dynamic* Business Corridor

Located at the epicenter of Washington's premier dining and transit hub, 1111 19th Street NW delivers 270,000+ square feet of flexible Class A office space where location advantage meets operational excellence. This 12-story asset underwent a comprehensive renovation in 2014 and is slated for first-class amenity upgrades in 2025 including a massive conference center/event facility and other common area improvements.

Unmatched Connectivity & Convenience

Steps from both Dupont Circle, Farragut North and Farragut West Metro stations, tenants enjoy direct access to Red, Orange, Blue, and Silver lines—connecting to every corner of the region in minutes. The building sits amid D.C.'s vibrant 19th Street restaurant corridor, with over 40 dining options in a three-block radius, from quick-service favorites to client-entertaining establishments.

BITES ON THE BLOCK

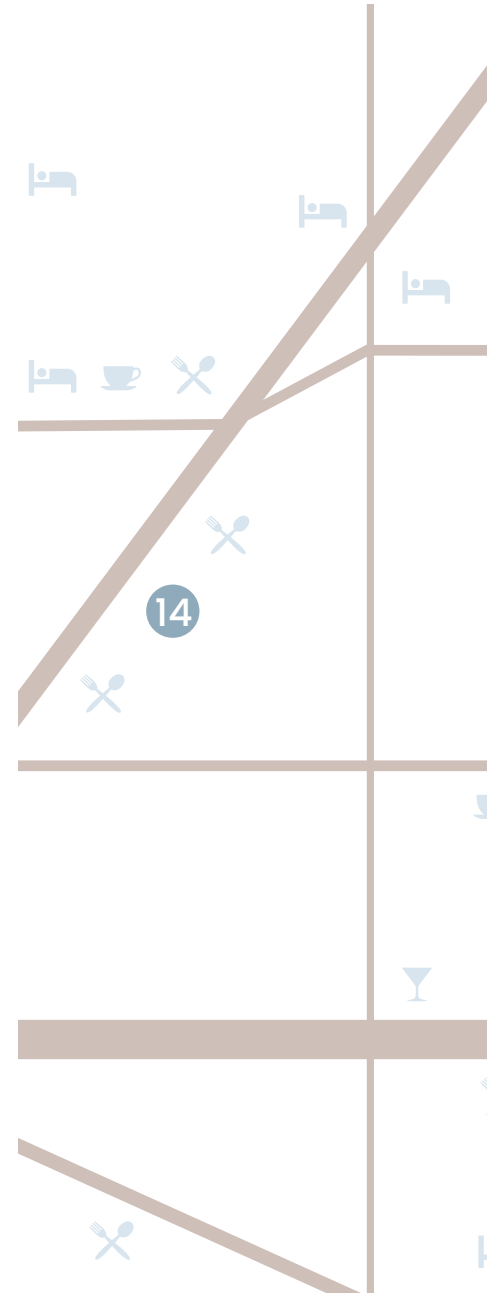
- | | | |
|-----------------|--------------------|-------------------------|
| - Chopt | - For Five Coffee | - Roasting Plant Coffee |
| - DC Pizza | - Greek Deli | - Donburi |
| - Pisco y Nazca | - Potbelly | - Sol Mexican Grill |
| - Little Sesame | - Grill Kabob | - Well-Dressed Burrito |
| - Wawa | - Wiseguy Pizza | - Colada Shop |
| - Nooshi | - Pret a Manger | - Surfside |
| - Mikey & Mel's | - Gregory's Coffee | - Talkin Tacos |

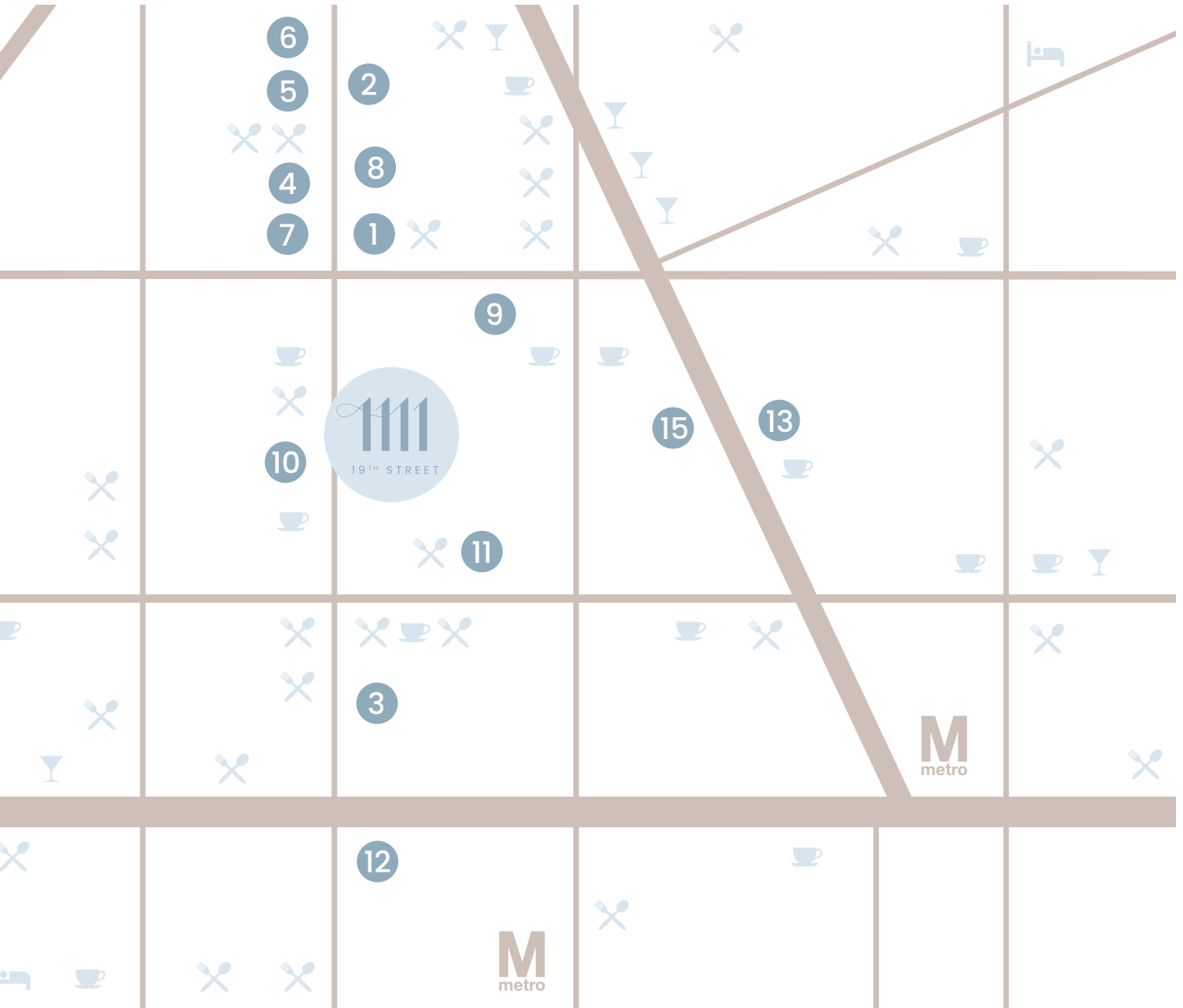
RESTAURANTS

- | | | |
|------------------|---------------------|----------------------|
| 1. Boqueria | 4. Chang Chang | 7. Teddy & The Bully |
| 2. The Palm | 5. Petite Maman | 8. Nero |
| 3. Grazie Grazie | 6. Ristorante Ricci | 9. Talkin Tacos |

HOTELS & ATTRACTIONS

- | | |
|------------------|---------------------|
| 10. The AC Hotel | 13. Mayflower Hotel |
| 11. The Quincy | 14. Yours Truly |
| 12. The Square | 15. DC Improv Club |

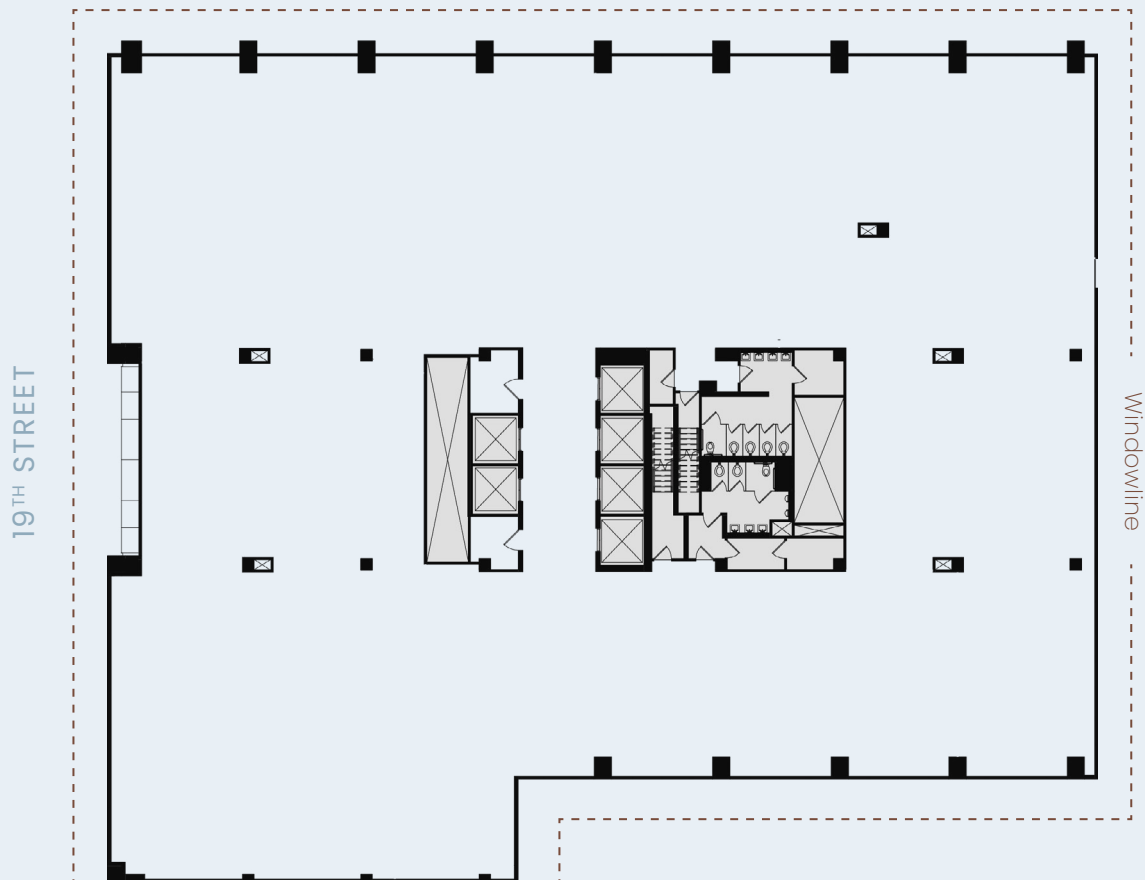


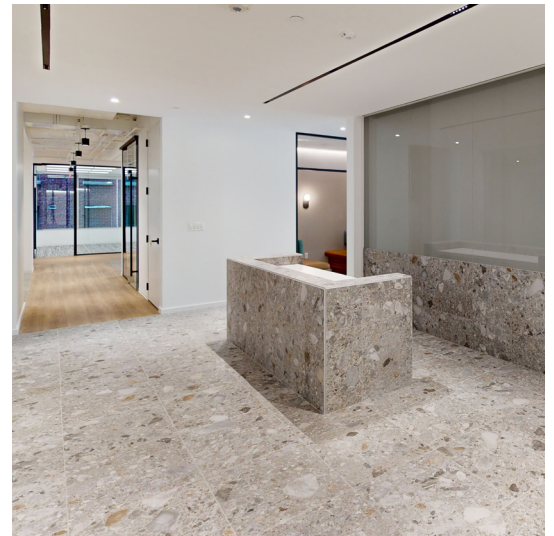


Flexible Floorplates Built for *Modern Business*

Nearly column-free floorplates averaging 22,000 square feet offer unlimited configuration possibilities, supported by:

- 54' x 20' column spacing for open, collaborative environments
- Floor-to-ceiling windows on 3.5 sides flooding interiors with natural light
- Individual VAV HVAC zones for customized comfort and energy efficiency
- Plug-and-play infrastructure including fiber-optic connectivity





Precendent images

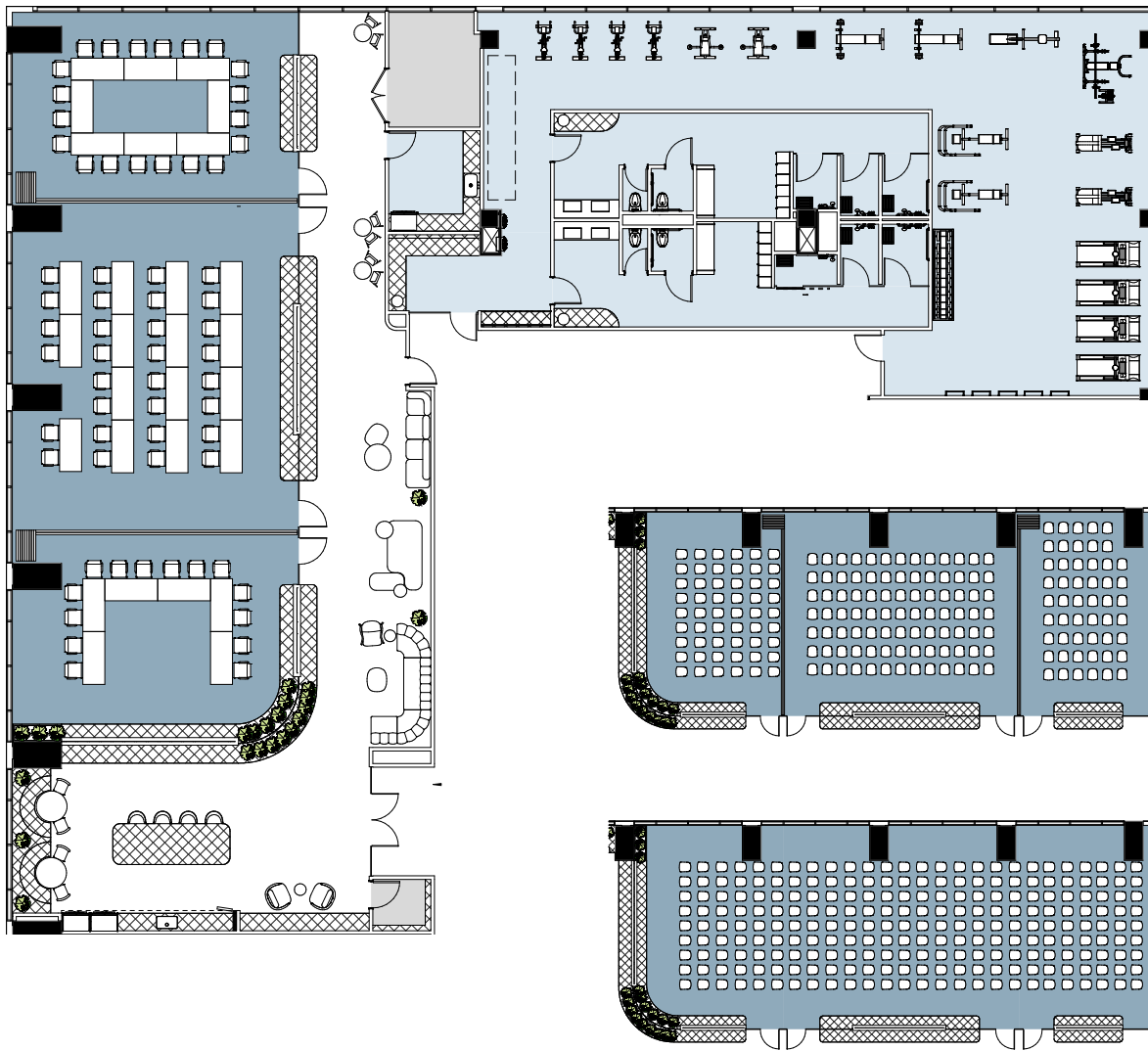
High-end Spec Suites

- First-class architecture and thoughtfully curated design
- Flexible configurations that can be easily divided or combined to suit a wide range of tenant needs
- Designed to maximize operational efficiency while enhancing day-to-day tenant enjoyment

Premium Amenities: *Beyond Expectations*

HIGH-CAPACITY CONFERENCE AND EVENT FACILITY

+ NEW FITNESS CENTER





Precendent image

WHERE WELLNESS MEETS COLLABORATION

The expansive, new amenity hub redefines the modern workplace experience. At its heart sits the market's largest conference facility—a **234-person venue** featuring modern technology, flexible layouts, and sophisticated pre-function space that transforms corporate gatherings into strategic showcases.

Steps away, a premium fitness center with full locker facilities supports tenant wellness and work-life integration. Throughout, contemporary finishes and abundant natural light create an environment that attracts top talent and impresses clients.

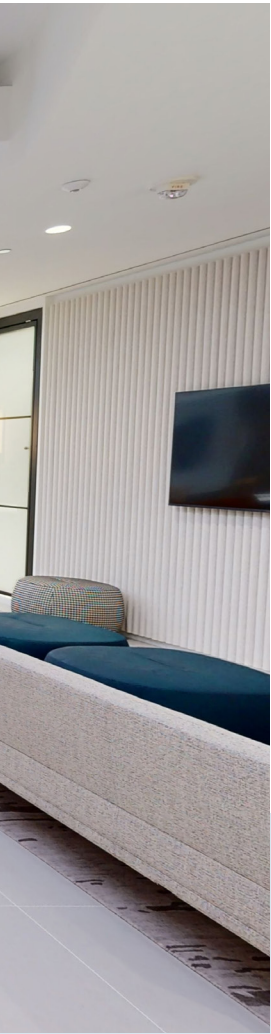
This isn't a utilitarian spacer—it's a competitive advantage that positions your organization at the forefront of workplace innovation.



Signature Conference Center

The crown jewel of our amenity program features a 234-person capacity conference facility—the largest available in the immediate market. This sophisticated venue offers:

- Free-span design with minimal column interruption for optimal sightlines
- Flexible pre-function space ideal for networking, registration, or catering
- State-of-the-art A/V capabilities supporting presentations, video conferencing, and corporate events



Precedent images

MODERN FITNESS CENTER

Part of our comprehensive amenity floor strategy, the newly designed fitness center features:

- High-quality equipment and modern design aesthetics
- Full-service locker rooms and shower facilities for maximum convenience
- Premium finishes that reflect the building's elevated standards



ESSENTIAL BUILDING SERVICES

- Large on-site parking garage providing tenant and visitor convenience
- Recently modernized elevator systems for efficient vertical transportation
- 24/7 security with controlled building access
- On-site property management ensuring responsive service
- Car charging stations and secure bicycle storage
- Convenience retail for daily essentials

INFRASTRUCTURE EXCELLENCE

- Modern mechanical systems with individual zone control
- Updated electrical and telecommunications infrastructure
- Energy-efficient LED lighting throughout common areas
- Advanced life safety systems exceeding code requirements
- Multiple high-speed internet providers for connectivity options
- Windows on 3.5 sides of the Building offering ample natural light

Property Fact Sheet

LOCATION 1111 19th Street NW
Washington, DC 20036

BUILDING STATUS Completed 1979
Last renovated 2014
Currently under renovation

SPECIFICATIONS 271,251 SF
11 floors of office space
1 floor street-level retail
3 floors underground parking

FLOOR PLATES

| | |
|----------|-----------|
| Floor 1 | 16,622 SF |
| Floor 2 | 23,486 SF |
| Floor 3 | 22,894 SF |
| Floor 4 | 23,492 SF |
| Floor 5 | 23,494 SF |
| Floor 6 | 23,494 SF |
| Floor 7 | 23,493 SF |
| Floor 8 | 23,493 SF |
| Floor 9 | 23,493 SF |
| Floor 10 | 23,493 SF |
| Floor 11 | 22,694 SF |
| Floor 12 | 20,630 SF |

CEILING HEIGHTS Typical slab-to-slab: 10'6"
Finished ceiling height: 8'6"

COLUMN SPACING 55'w x 20'd

PARKING 1 per 1,500 RSF

NEARBY TRANSIT

- Dupont Circle (Red Line)
- Farragut North (Red Line)
- Farragut West (Blue, Orange & Silver Lines)

PROPERTY MANAGEMENT Stream Realty Partners

TENANT ACCESS 24/7 electronic access control
24/7 staffed building security

CERTIFICATIONS



DEVELOPER Equity Office

ARCHITECT Heery

AMENITIES **Currently in design:**

- Conference Center (200+ capacity)
- Prefunction Space
- Expanded Fitness Center & Locker Rooms

HIGHLIGHTS

- Institutional sponsorship
- Tenant-only conference & fitness centers
- Wide elevator lobbies and column free spans
- Centrally located along 19th St's Restaurant Row
- Walking distance from Farragut West (Blue, Orange, and Silver Lines), Farragut North and Dupont Circle (Red Line) Metro Stations

BUILDING SYSTEMS

- **Elevators:** 6 passenger elevators, 2 parking elevators
- **Electrical:** Up to 7 watts per SF per floor
- **HVAC:** Fan-powered VAV system
- **Load:** 100 lbs/SF (80 lbs/SF live; 20 lbs/SF dead)



Beyond Expectations

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