



1101

NEW YORK

LEGACY-DEFINING DESIGN

Designed by internationally-acclaimed Pritzker Prizewinning architect Kevin Roche with new lobby renovations delivered in 2025, 1101 New York has a commanding presence and sets the highest standards for exterior and interior quality.



BEAUTIFUL INSIDE AND OUT

A triple-glazed, signature-glass curtain wall and the building's cantilevered concrete structure combine to present an illusion of weightlessness throughout tenant spaces.



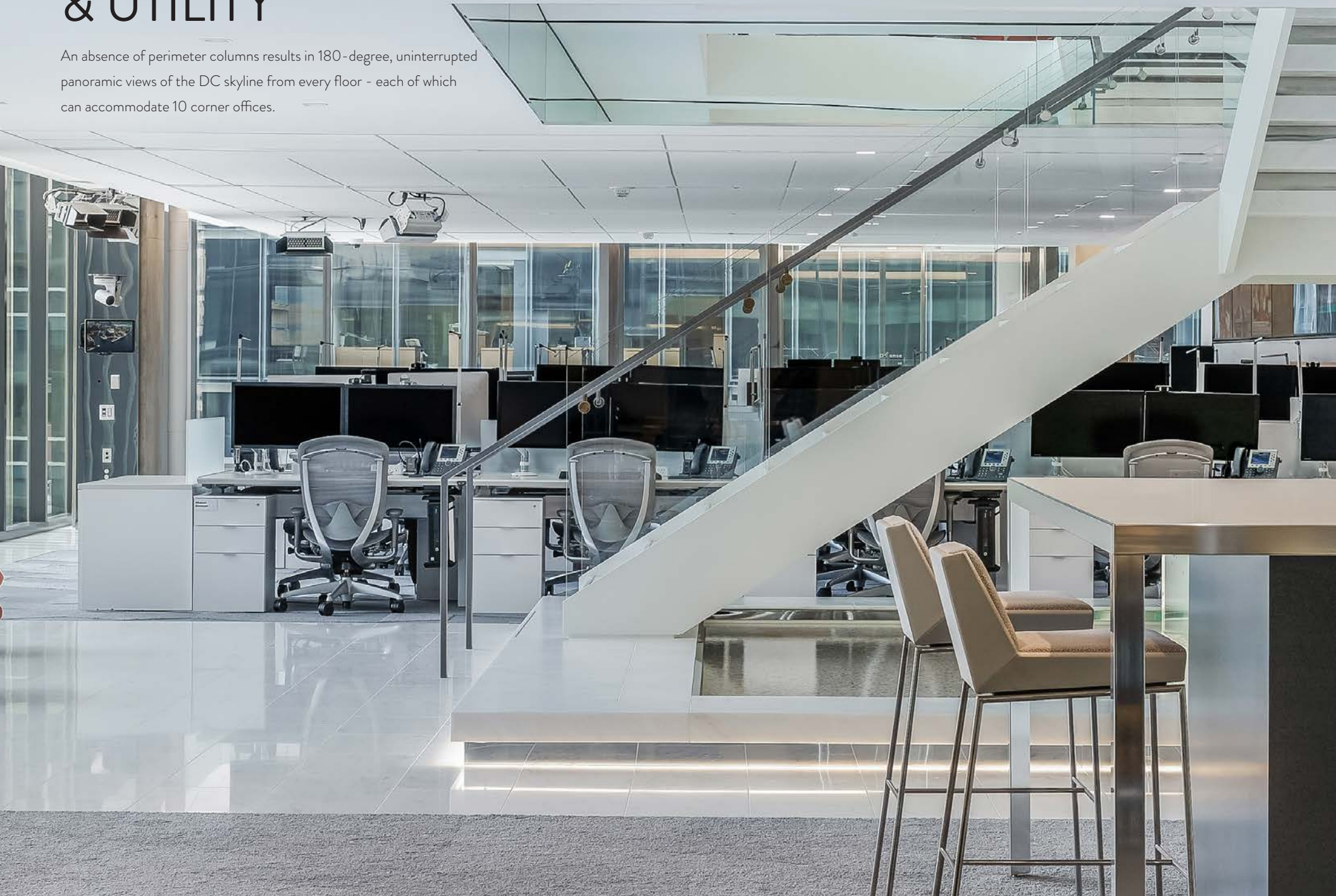
WORK AT THE HIGHEST LEVEL

A fully-serviced indoor/outdoor roof terrace sits at an elevation above neighboring buildings, providing dramatic views of the US Capitol Building and Washington Monument.



TROPHY EFFICIENCY & UTILITY

An absence of perimeter columns results in 180-degree, uninterrupted panoramic views of the DC skyline from every floor - each of which can accommodate 10 corner offices.



COMMANDING PRESENCE

Encompassing an entire city block in the heart of the East End, 1101 New York was designed to provide best-in-class office space in one of the nation's most dynamic settings.



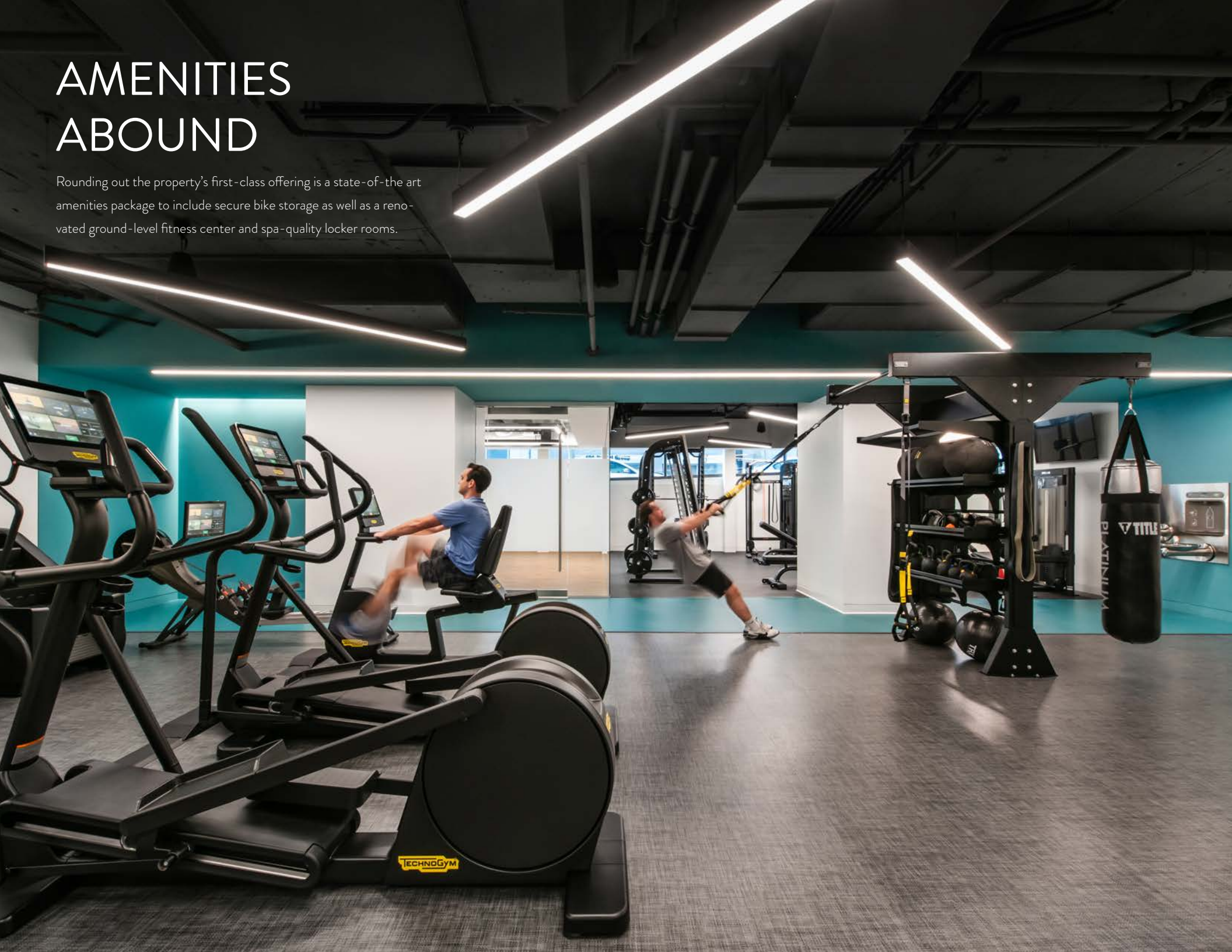
WORLD CLASS ACCESS

1101 New York stands adjacent to CityCenter,
the District's premier mixed-use environment, offering
award-winning outdoor spaces, critically acclaimed restaurants,
abundant high-end retail, and best-in-class residential.



AMENITIES ABOUND

Rounding out the property's first-class offering is a state-of-the-art amenities package to include secure bike storage as well as a renovated ground-level fitness center and spa-quality locker rooms.



LOCATION	1101 New York Avenue NW Washington, DC 20005
BUILDING SPECIFICATIONS	388,514 SF 12 Floors Typical Floor 32,332 SF
CEILING HEIGHTS	Finished Ceiling Height: 9'0" Slab-to-Height: 11'8 ^{1/4"}
COLUMN SPACING	35 to 40 feet off the building core

FLOOR PLATES	Floor 12 - 32,332 SF Floor 11 - 32,332 SF Floor 10 - 32,332 SF Floor 9 - 32,332 SF Floor 8 - 32,332 SF Floor 7 - 32,332 SF Floor 6 - 32,332 SF Floor 5 - 32,332 SF Floor 4 - 34,683 SF Floor 3 - 34,683 SF Floor 2 - 28,105 SF Floor 1 - 13,126 SF
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BUILDING STATUS	Completed 2007	PARKING	1.05 per 1,500 RSF Parking Ratio 3 Levels Below Grade Electric Vehicle Charging Station
PROPERTY MANAGEMENT	Oxford Properties	TENANT ACCESS	Lobby Attendant 24/7 Datawatch Access Control 24/7
ARCHITECT	Kevin Roche		

LEASING TEAM	Stream Realty Partners www.streamrealty.com 202.595.1400	Kyle Luby Matt Pacinelli	John Klinke Tim McCarty
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BUILDING HIGHLIGHTS	<ul style="list-style-type: none"> • Triple-glazed Glass Curtain Wall • Floor-to-Ceiling Windows • Newly-Renovated, Two-Story Lobby Design • Brand New Conference Center • Freestanding with Park Frontage
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BUILDING FEATURES	<ul style="list-style-type: none"> • Free Standing Building • Abundant Natural Light • Panoramic Views on All Sides • No Perimeter Columns on 3 Sides • Up to 10 Corner Offices per floor • Panoramic Monument Views • Adjacent to CityCenter
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FLOOR LOAD	100 pounds per SF based on an 80 pounds per SF live load and a 20 pounds per SF dead load.
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MECHANICAL SYSTEM	Ceiling mounted VAV boxes with electric fan coils, with temperature sensors in each space. The building is LEED Platinum certified, Energy Star rated, and Fitwel certified.
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ELECTRICAL	6 watts per SF in the office space and 8 watts per SF in the retail space.
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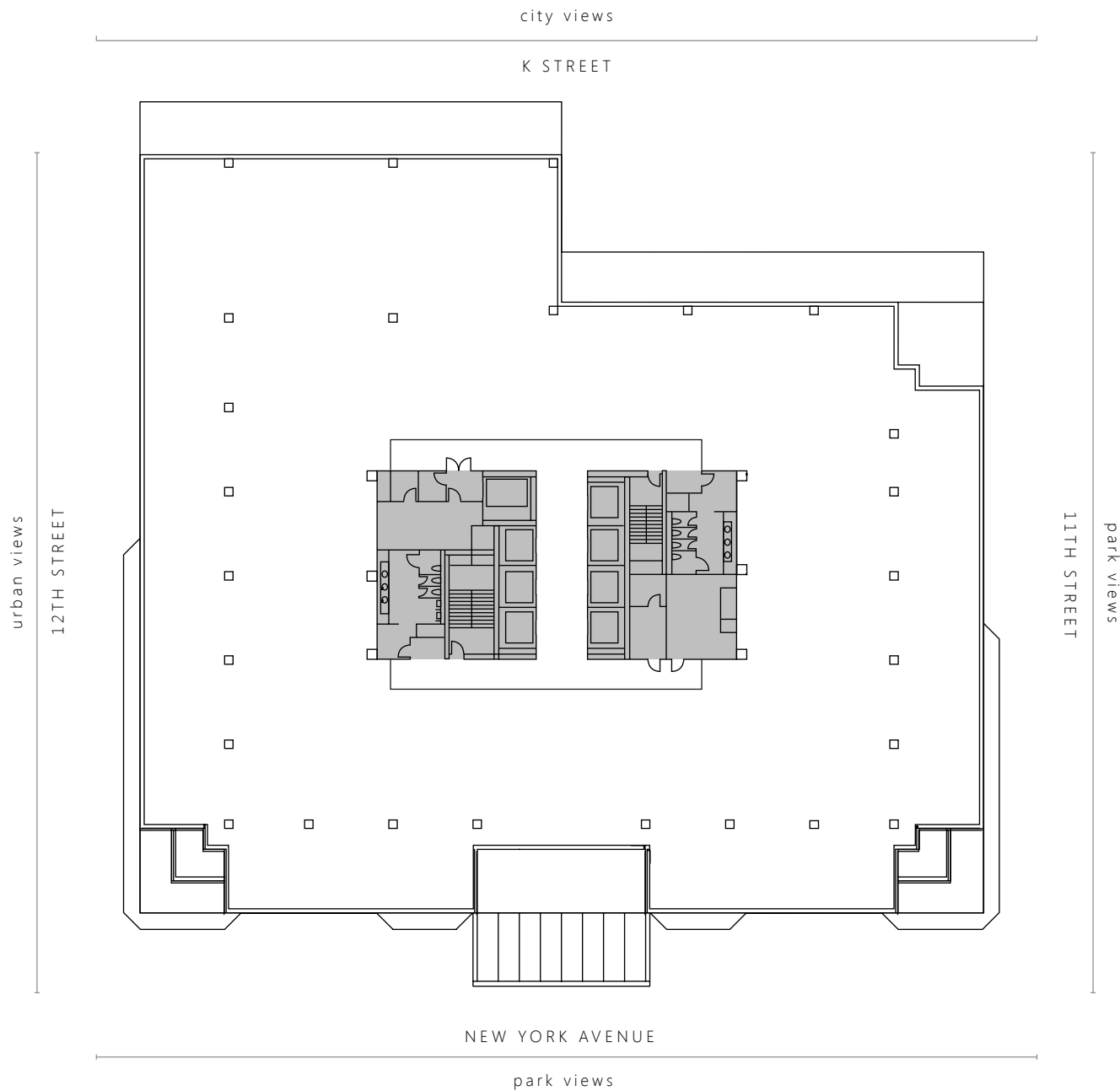
BUILDING AMENITIES	<ul style="list-style-type: none"> • Expanded Health Club • Locker Rooms and Showers • Bicycle Storage • LEED Platinum • Green Rooftop Terrace with Covered Entertainment Space
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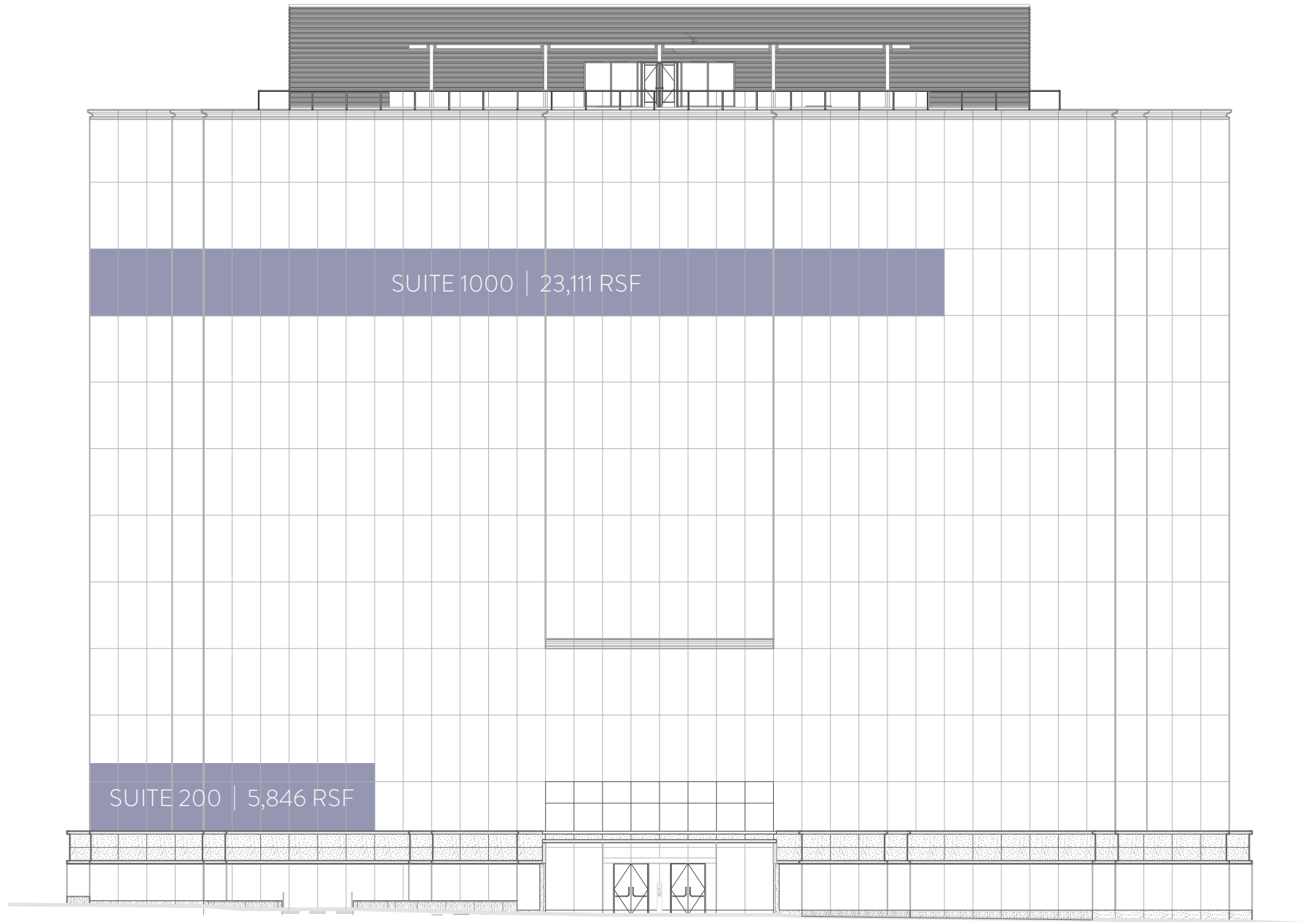
SOLAR INITIATIVE	1101 New York has partnered with New Partners Community Solar, a DC nonprofit devoted to sustainability and supporting low-income communities. The building features the first significant combination green roof/solar array, producing renewable energy that subsidizes the electric costs of 19 low-income DC families.
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ELEVATORS	Seven elevator cabs service the office floors and one of these provides access to the penthouse roof terrace. Two shuttle elevators service the garage levels, and one freight elevator services P-2 through the penthouse level.
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SHELL SPACE

1101
NEW YORK





OXFORD

NORGES BANK

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