

# A POSITION OF INFLUENCE

1700  
K



WASHINGTON DC

# AT THE CORNER OF MAIN & MAIN, AN ICON TRANSFORMED



# TOP OF BUILDING OPPORTUNITY

UP TO 100,000 SF AVAILABLE

# REVITALIZED AMENITIES

ROOFTOP & FITNESS CENTER

# TROPHY BUILDING AND ARCHITECT

DESIGN BY WORLD RENOWNED PEI COBB FREED & PARTNERS

# OVERLOOKS FARRAGUT SQUARE

PRIME LOCATION



# TAKE YOUR PLACE AT THE TOP





# TAKE A MOMENT OR A MEETING

1700 K Street's transformation leaves nothing to be desired, offering tenants thrilling access to expansive rooftop commonspace. The outdoors is a breezy extension of inside's elaborate design, complete with manicured greenery, choice comforts, and striking city views of historic Farragut Square.



INTERIOR AS LOUNGE



INTERIOR AS OPEN EVENT

## FLEXIBLE PAVILIONS

SOCIAL LOUNGE SPACE

CONFERENCE & TRAINING ROOM

STORAGE & CENTRAL AV WALL

OPERABLE GLASS PARTITION

COVERED WALKWAY

OUTDOOR DINING AREA

OUTDOOR WORKZONE

OUTDOOR LOUNGE







# A PERFECT BALANCE OF WORK AND LIFE

A refreshed perspective on health and wellness is unmistakable in 1700 K Street's upgraded luxury fitness center. The top-tier space maximizes motivation, energizing tenants with state-of-the-art equipment.



FITNESS CENTER

## DETAILS

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BIKE STORAGE & REPAIR ROOM

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EXCLUSIVE SPIN STUDIO

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PERSONAL TRAINER ACCESS

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TOWEL SERVICE

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WELLBEATS TECHNOLOGY

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LOCKERS



BIKE ROOM



ENTRANCE

# WELCOMING A NEW



# AGE OF WORK



# A BEACON FOR BRILLIANCE

Thoughtful renovations bring 1700 K Street up to standard and beyond, greeting tenants with modern potential.

## DETAILS

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APPROXIMATELY 100,000 SF AVAILABLE ON TOP FLOORS

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FULLY RENOVATED AND MODERNIZED AMENITIES

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EXPANSIVE WINDOWLINE WITH 10' GLASS PANELS ALLOWING MAXIMUM LIGHT  
VIEWS OVERLOOKING FARRAGUT PARK AND K STREET

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STATE-OF-THE-ART MECHANICAL & BUILDING SYSTEMS

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SOPHISTICATED LOBBY WITH FRANK STELLA ARTWORK

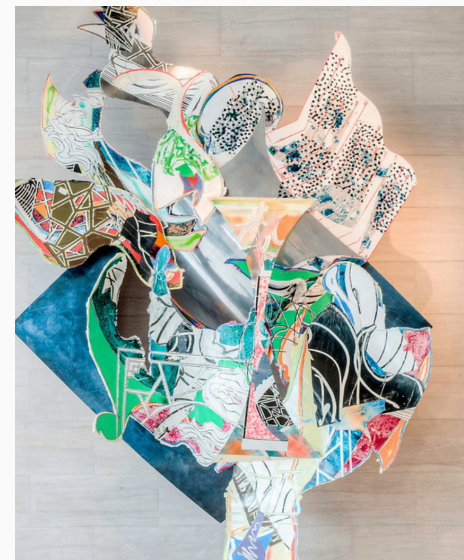
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# SET APART BY EVERY DETAIL

Incredible attention to detail and design is apparent at 1700 K Street's first impression. The advantages are impossible to overlook, the rooms are drenched in daylight, and progress is practically guaranteed.



FRANK STELLA DETAIL

## DETAILS

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FRANK STELLA ART SCULPTURE

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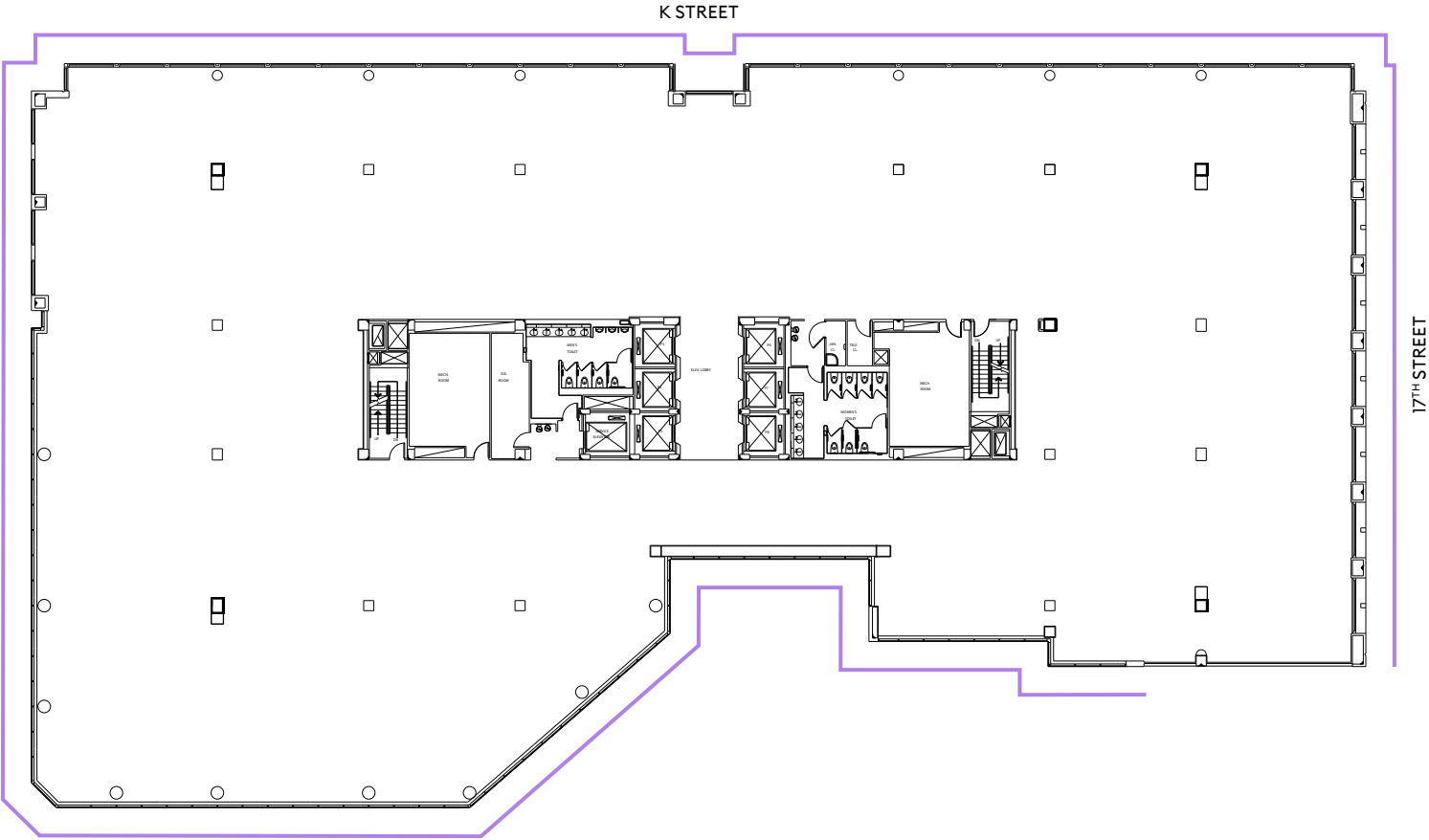
REFINED PINK MARBLE AND GRANITE

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# TYPICAL FLOOR PLAN



## DETAILS

- 34,434 SF TYPICAL FLOORPLATE
- 30' X 30' TYPICAL COLUMN SPACING
- 95% OF PERIMETER ON WINDOWLINE

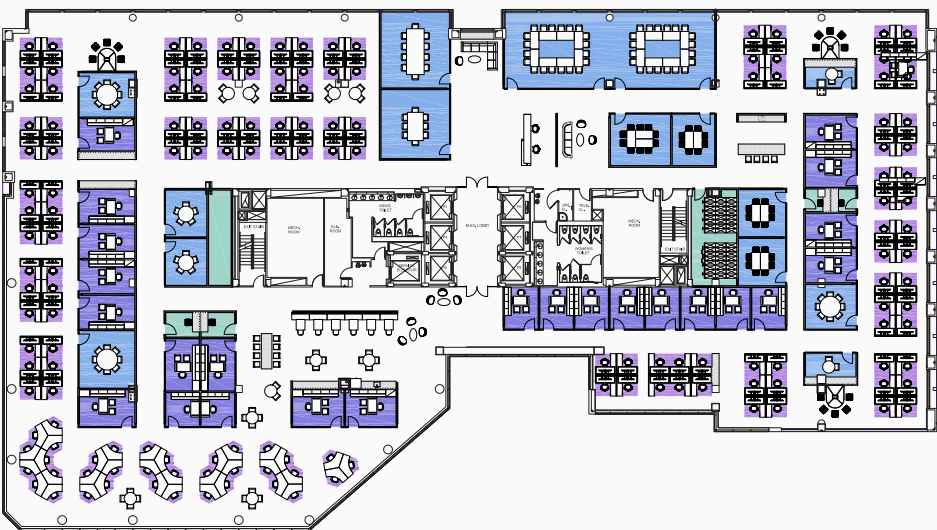


# TEST FITS OFFICES



## SINGLE SIZE

OFFICE A	02	CONFERENCE ROOM	08
OFFICE B   PERIMETER	52	SUPPORT	04
OFFICE B   INTERIOR	25	SERVER	01
OFFICE C	02	CATERING	01
WORKSTATION	33		
TOTAL		114	
TOTAL RSF			34,149 RSF



## WORKSTATION

OFFICE B   INTERIOR	24	HUDDLE ROOM	08
WORKSTATION A	118	SUPPORT	02
WORKSTATION B	36	PHONE ROOM	04
CONFERENCE ROOM	07		
TOTAL		178	
TOTAL RSF			34,149 RSF

LOCATION

CONVENIENT  
TO



THE  
ENTIRE CITY

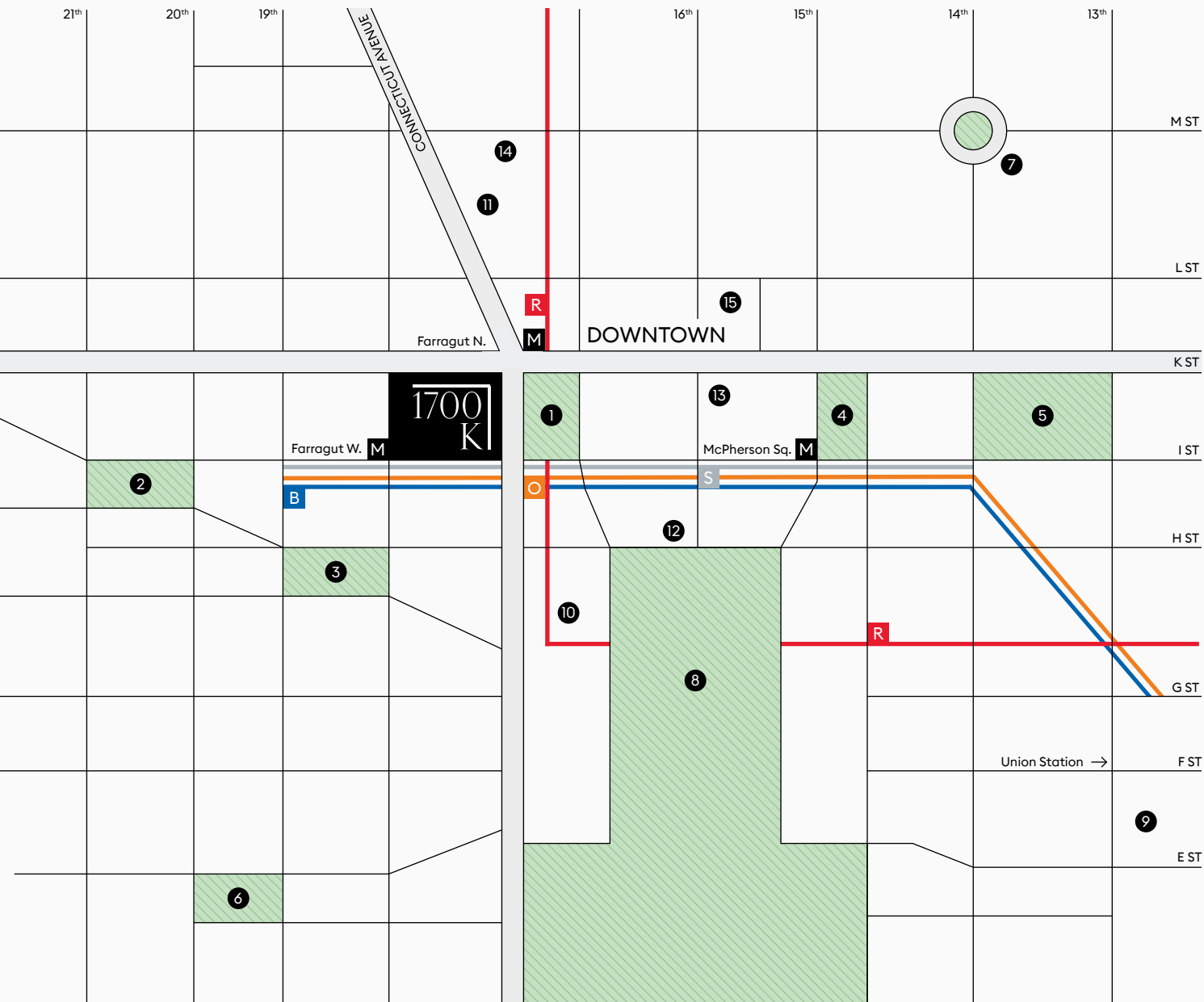


# IN THE HEART OF A THRIVING CITY SCENE

Comfortably situated just two blocks from the White House and steps away from a multitude of transportation options, 1700 K Street's prime location ensures that tenants are never too far from everywhere they want to be.



## LOCATION



## PLACES

### WALKING TIMES TO METRO

1 MINUTE TO FARRAGUT NORTH

R

1 MINUTE TO FARRAGUT WEST

O B S

### CULTURE & RECREATION

- 1 FARRAGUT PARK
- 2 JAMES MONROE PARK
- 3 EDWARD R MURROW PARK
- 4 MCPHERSON SQUARE PARK
- 5 FRANKLIN SQUARE PARK
- 6 RAWLINS PARK
- 7 THOMAS CIRCLE PARK
- 8 WHITE HOUSE
- 9 WARNER THEATRE
- 10 SMITHSONIAN MUSEUM

### HOTELS

- 11 THE MAYFLOWER
- 12 HAY ADAMS
- 13 ST. REGIS
- 14 SOFITEL
- 15 CAPITAL HILTON





# TEAM

## FAMILY OWNERSHIP

### OWNERSHIP

At the heart of 1700 K Street is multi-generational family ownership that's been building on Washington DC's dreams and aspirations for nearly 90 years. Their dedication has shaped the city's skyline and solidified the area's reputation as a favored destination to work, live, and thrive.

## JBG SMITH

### LEASING

JBG SMITH's portfolio currently comprises 20.8 million square feet of high-growth office, multifamily, and retail assets within the DC region.

## CUSHMAN & WAKEFIELD

### LEASING

Leading global real estate services firm that delivers exceptional value for real estate occupiers and owners.

## PEI COBB FREED & PARTNERS

### ARCHITECT

International architectural firm based in New York City with six decades of practice.



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