

WASHINGTON, DC

600

THIRTEENTH  
STREET

A CLASSIC  
REIMAGINED



AVAILABILITY UP TO  
157,840 SF

12<sup>TH</sup> FLOOR - **21,186 RSF**

10<sup>TH</sup> FLOOR - **23,133 RSF**

8<sup>TH</sup> FLOOR - **23,244 RSF**

11<sup>TH</sup> FLOOR | **21,968 RSF**

9<sup>TH</sup> FLOOR | **23,230 RSF**

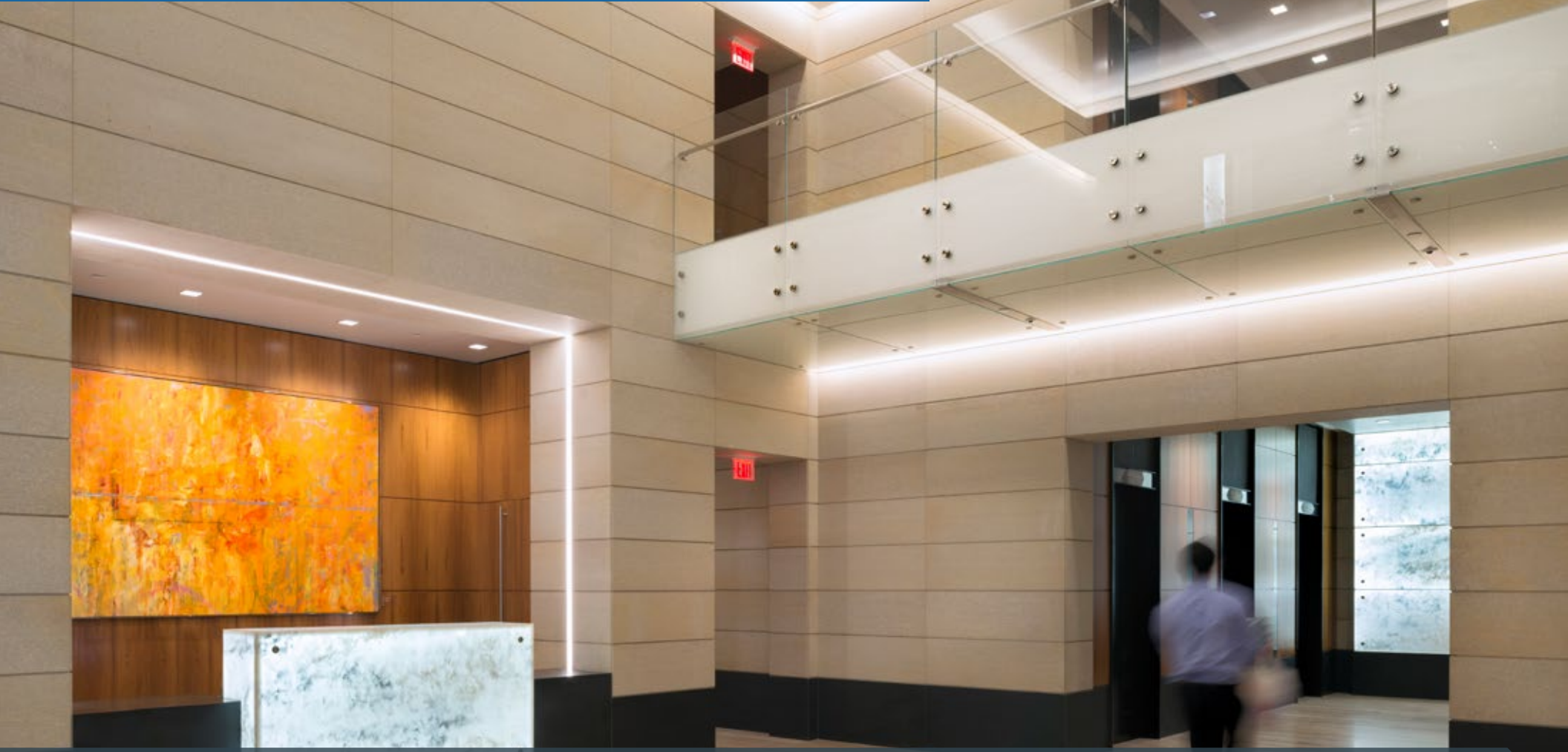
5<sup>TH</sup> FLOOR | **12,499 RSF**

4<sup>TH</sup> FLOOR | **20,943 RSF**

3<sup>TH</sup> FLOOR | **6,782 RSF**



# BEST IN CLASS FEATURES



9' - 10' Finished Ceilings



Free-standing upper floors



30 x 30 Column Spacing



Floor-by-floor zoned HVAC system with fan powered VAV boxes with DDC controls

# BUILDING FEATURES



250,000 SF



11 Floors



23,000 SF Avg.  
Floorplate



Signage available



Elevators

- 5 Passenger Elevators
- 1 Dedicated Freight
- 2 Garage Shuttle
- Floor by floor lock-off capabilities

# STUNNING VIEWS WITH MORE ON THE HORIZON

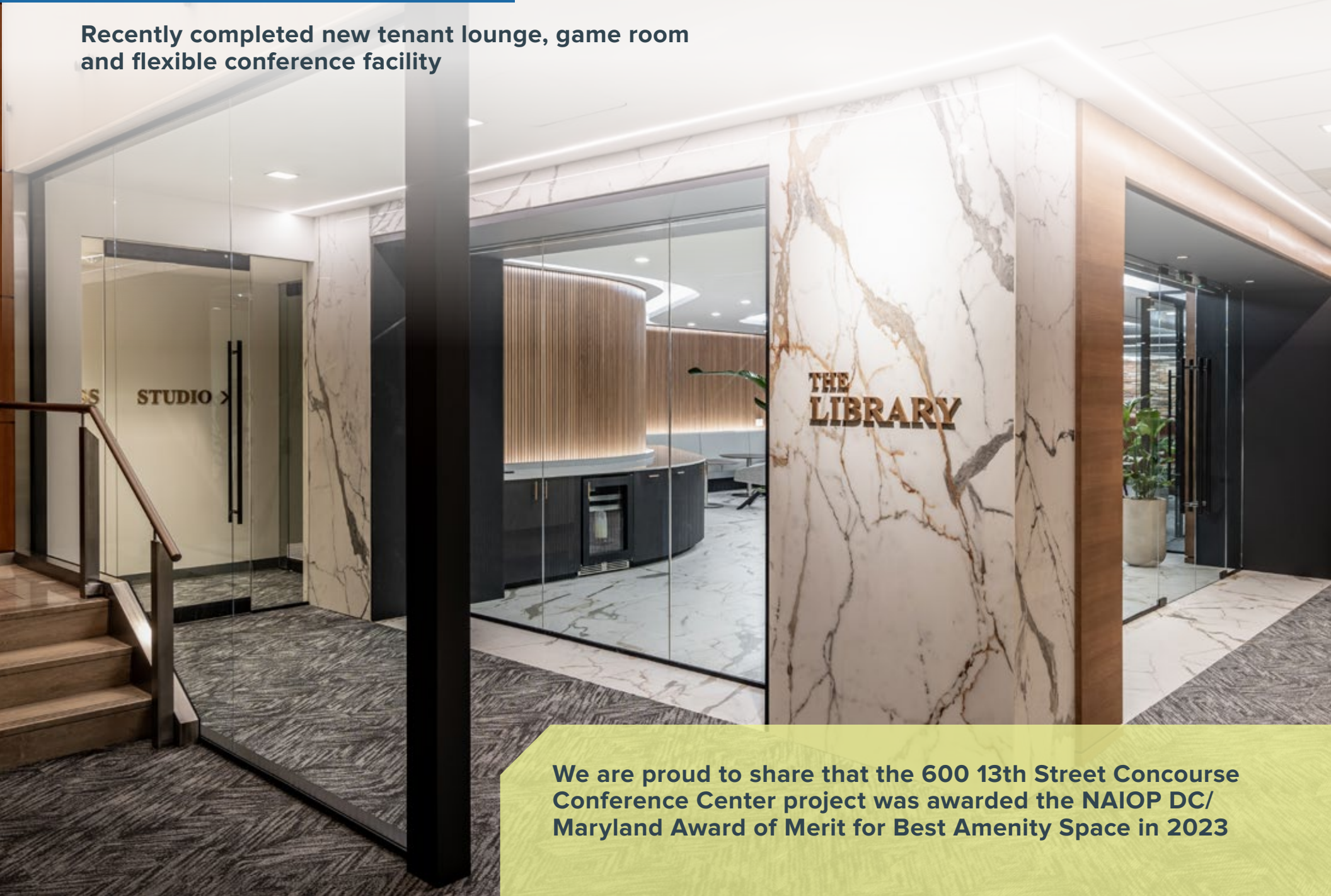
Rooftop terrace includes 180 degree views from the heart of DC



**NEW FEATURES  
AND FURNITURE!**

# JUST ARRIVED

Recently completed new tenant lounge, game room and flexible conference facility



We are proud to share that the 600 13th Street Concourse Conference Center project was awarded the NAIOP DC/ Maryland Award of Merit for Best Amenity Space in 2023

**New flexible meeting space which includes large conference room that opens up to a 90 person town hall meeting space**



# New Amenity Center includes tenant lounge, and game room





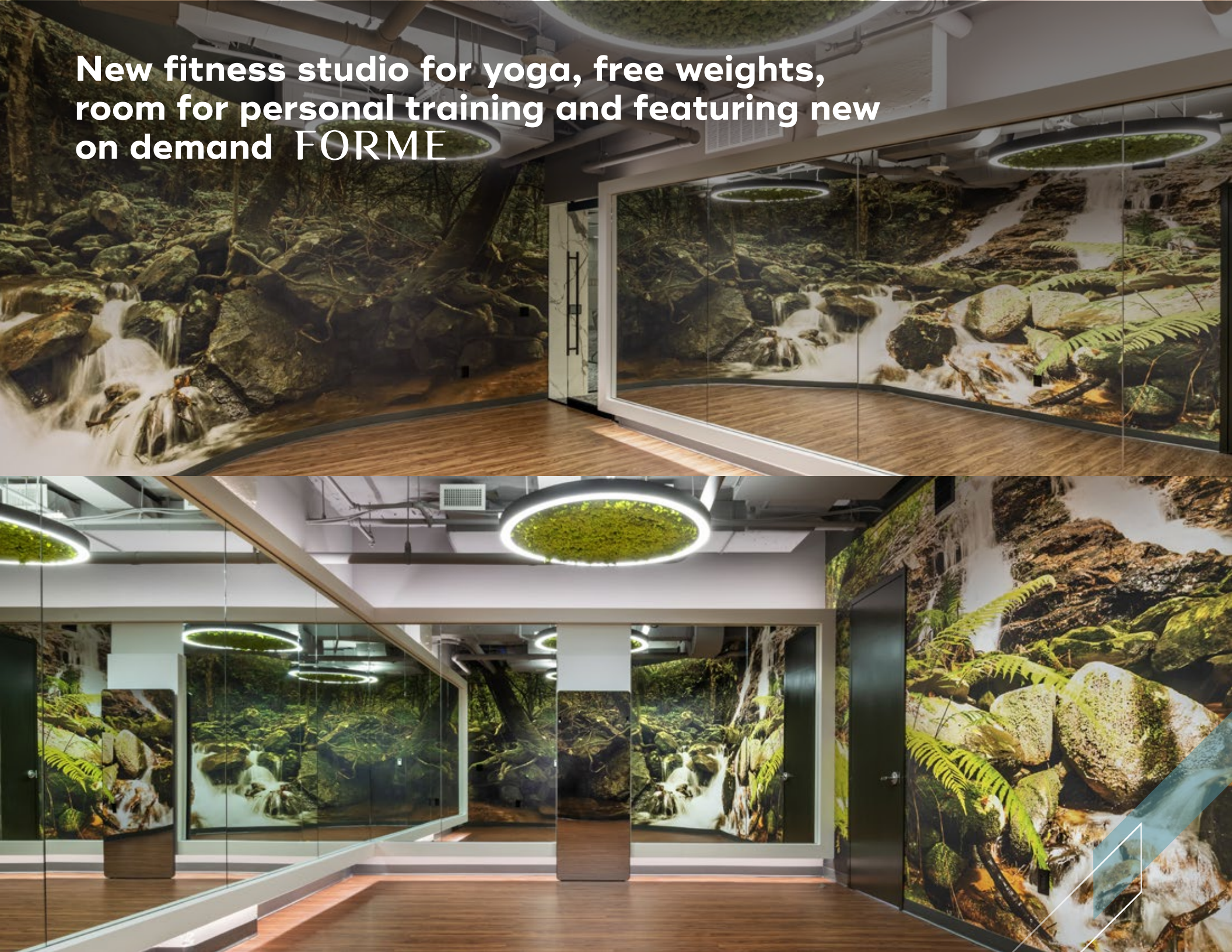
# WORK UP A SWEAT

PRIVATE, TENANT-ONLY FITNESS CENTER WITH  
LOCKERS AND SHOWERS



ALL NEW EQUIPMENT  
AND FINISHES COMING  
IN 2024

**New fitness studio for yoga, free weights,  
room for personal training and featuring new  
on demand FORME**



# TAKING A STANCE ON SUSTAINABILITY



## LEED® SILVER EB: O&M CERTIFICATION



Between 2017 and early 2022, all major base building mechanical equipment has been, replaced or refurbished



MERV 13 filters on all VAV boxes, and electro-static filtration at the main building Air Handling Unit



Annual indoor air quality testing by a third party consultant



The building meets or exceeds ASHRAE fresh air standards

# ARRIVE WITH EASE



3-level garage with entrance off of G Street (1/1,500 SF parking ratio)



Walker's Paradise with 95 Walk Score®



Across the street from Metro Center station (Silver, Blue, Orange, and Red lines)

# EAT, DRINK, AND SHOP WITHIN THE BUILDING

On-site retail includes Bluestone Lane Coffee, Mastro's Steakhouse, and Ann Taylor



MASTRO'S  
STEAKHOUSE



ANN TAYLOR

# AT THE CENTER OF CONVENIENCE



# OWNERSHIP



Union Investment Real Estate GmbH is a leading international investment management company specializing in open-ended real estate funds for private and institutional investors. Assets under management amount to EUR 45 billion. The portfolios of Union Investment's open-ended real estate funds comprise some 450 properties and projects in Germany, Europe, the Americas, and Asia. Within the commercial real estate sector, the Hamburg-based company is active as an institutional investor, developer, and landlord.

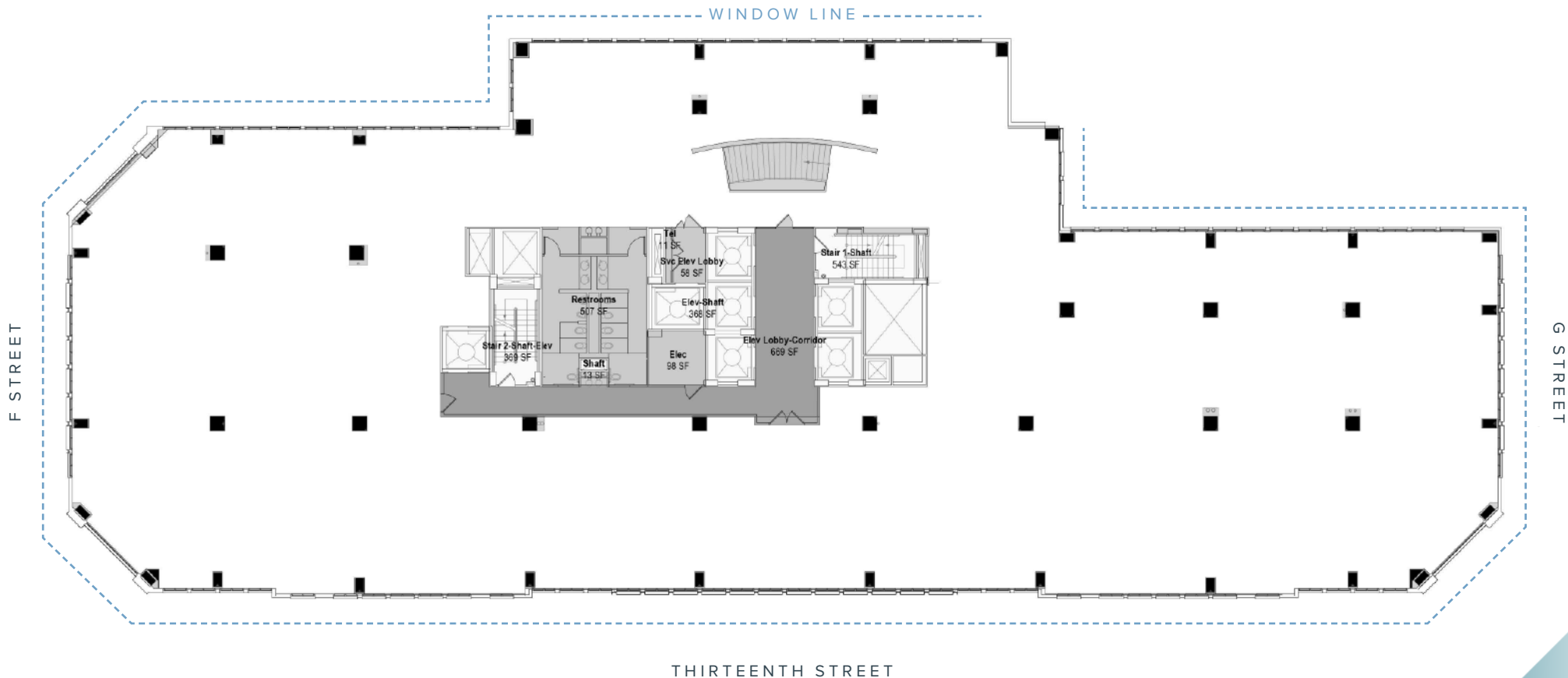
For further information about Union Investment, please visit its website <http://realestate.union-investment.com>



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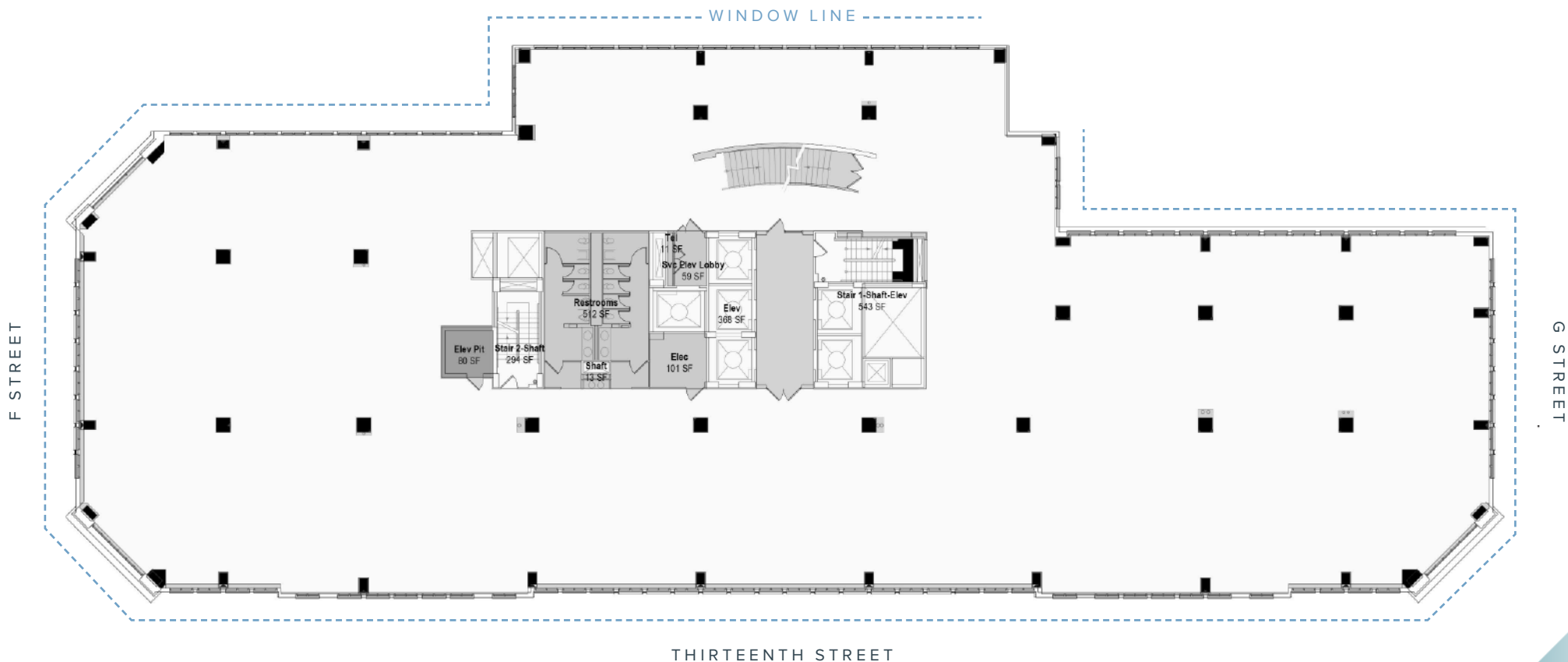
**10 FOOT FINISHED CEILING**  
**660 LINEAR FEET OF GLASS LINE**



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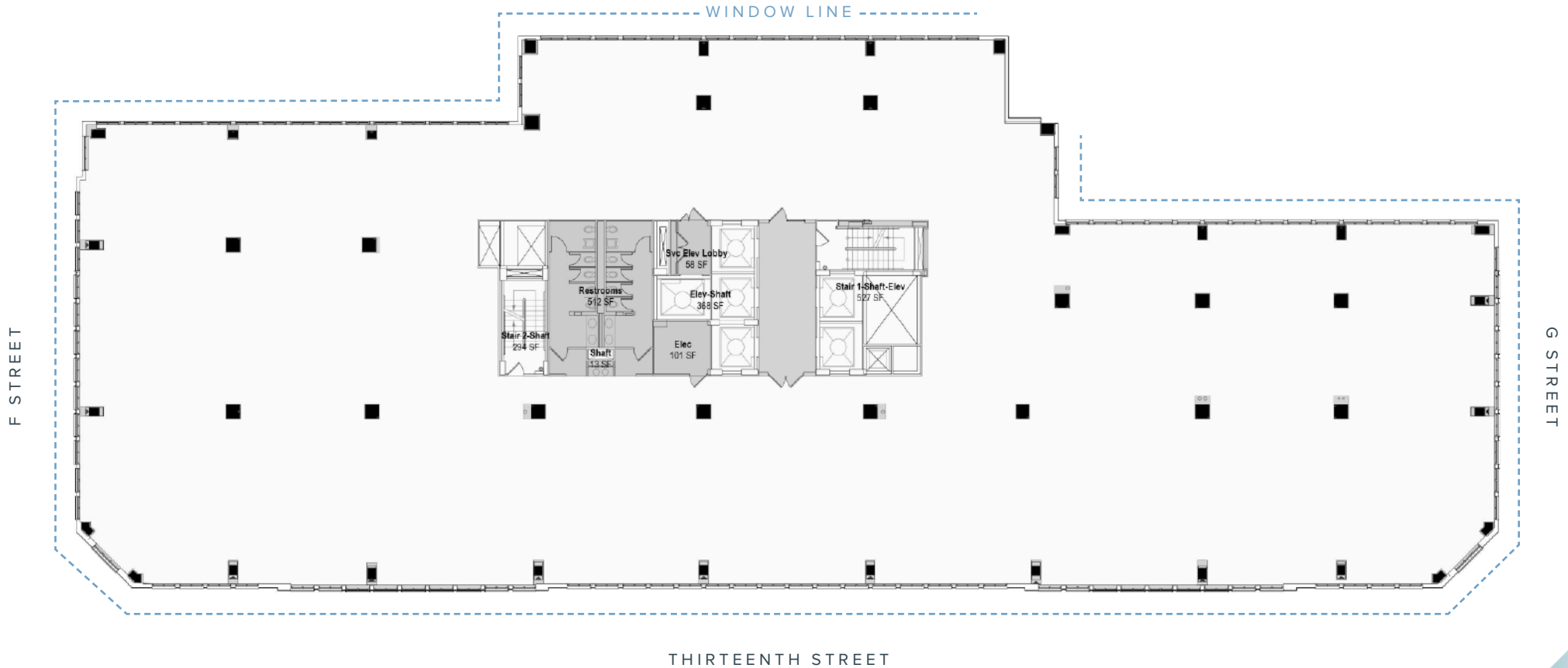


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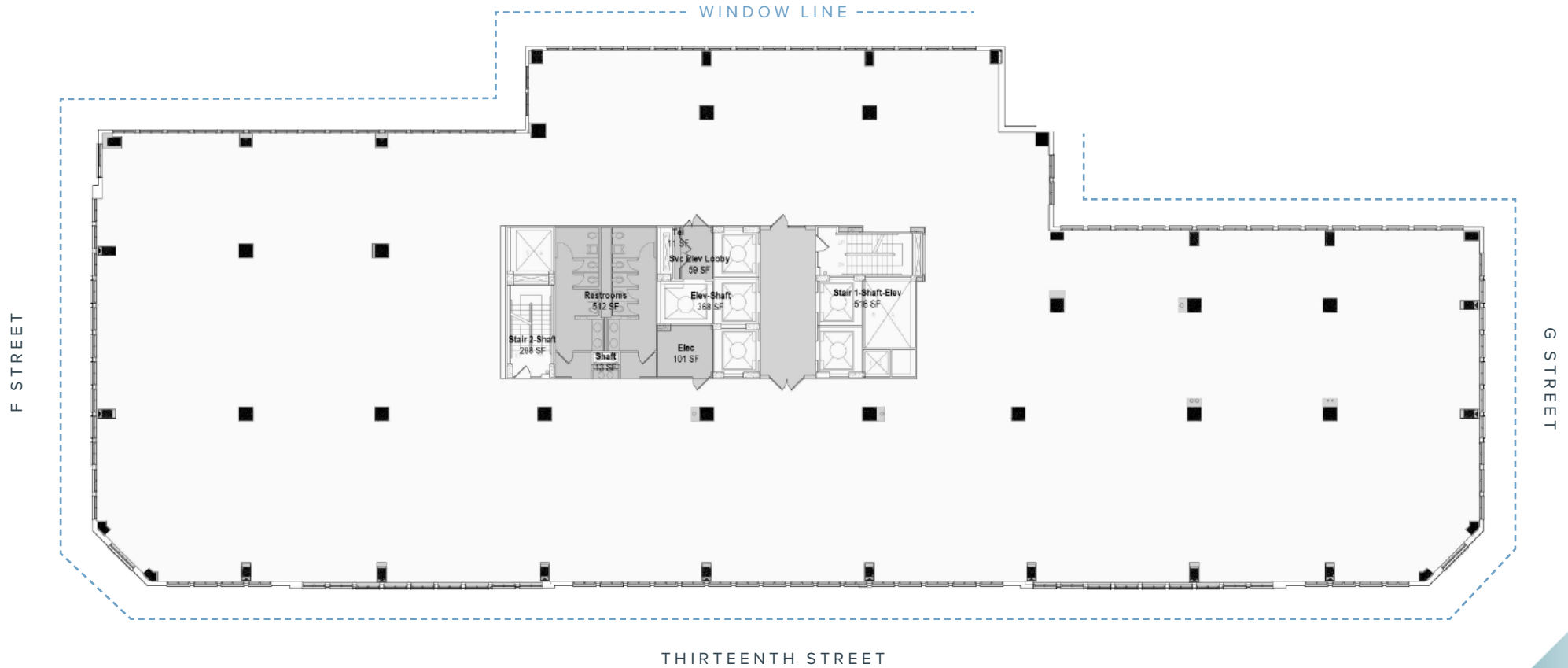


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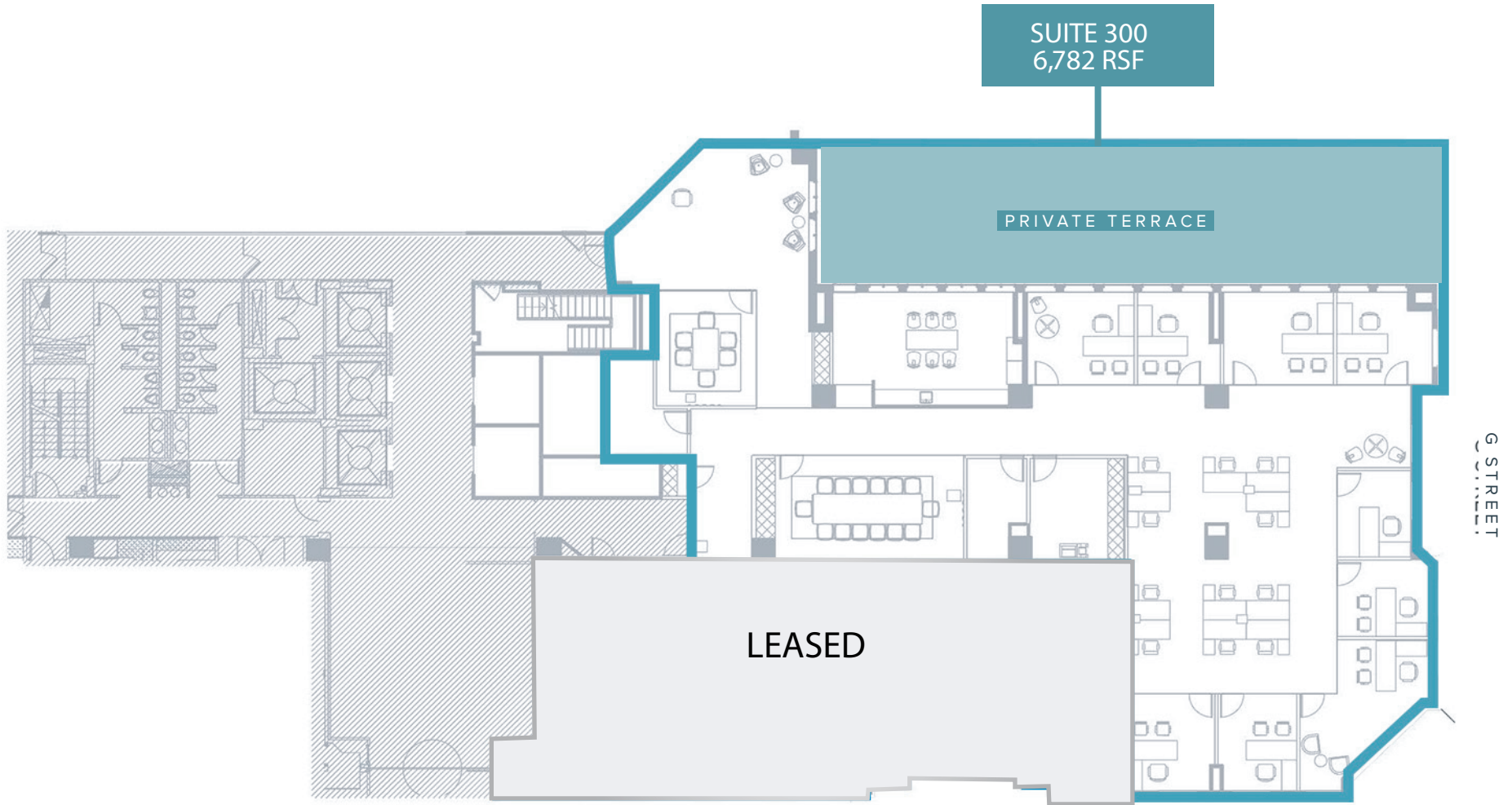
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PLUG AND PLAY SPEC SUITES

PRIVATE TERRACE

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W A S H I N G T O N , D C

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## Contacts

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