

1899 *L*











## Your office should be a *destination*.

Located in the heart of the Central Business District of Washington, DC, along the famed 19th St fast-casual restaurant row, and steps away from major Metro lines, 1899 L provides its clients with an first-class office experience. As a LEED Gold-certified building, designed by WDG with renovated lobby, conference and fitness centers, 1899 L enhances the best of the office experience.









## *A convenient corner presence.*

1899 L sits on one of the most vibrant food and beverage corners in Downtown DC offering convenience and first-class service to tenants and visitors alike. With planned strategic upgrades and enhancements, 1899 L has the potential to become a highly sought-after destination for firms seeking prime space in the area.





## *A landmark in the making.*

1899 L's facade and retail storefront level will undergo extensive renovations that will raise the quality of the building both inside and out. Once complete, the more modern and unique design will give 1899 L Street the type of presence it deserves for being a corner building in such a populated area. The new facade will give the Building the ability to attract the attention of anyone who passes by.















## Take a step towards *success*.

Speculative office suites, designed by renowned former Gensler architect Mariela Buendia-Corrochano, offer firms of all sizes the opportunity to enjoy a first class office environment. With 8'6" finished ceilings and 20' x 20' column spacing, 1899 L offers high quality space buildouts to a diverse range of tenant sizes and programs.

The shared Townhall space and conference center affords tenants the chance to enjoy amenities previously associated with much larger firms.



# District charm and urban *energy*.

19th Street offers an abundance of dining options seldom found anywhere else in Washington, DC. This fast-casual hub will satisfy the appetite of even the pickiest eaters. The location near major Metro hubs makes for easy commutes in and out.

## BITES ON THE BLOCK

- ◆ Chopt
- ◆ DC Pizza
- ◆ Poki DC
- ◆ Pisco y Nazca
- ◆ Nooshi
- ◆ Bub and Pop's

## HOTELS & ATTRACTIONS

- |                   |                    |
|-------------------|--------------------|
| 1. Yours Truly DC | 4. The St. Gregory |
| 2. The Quincy     | 5. Hotel Lombardi  |
| 3. The AC Hotel   | 6. DC Improv Club  |

## RESTAURANTS

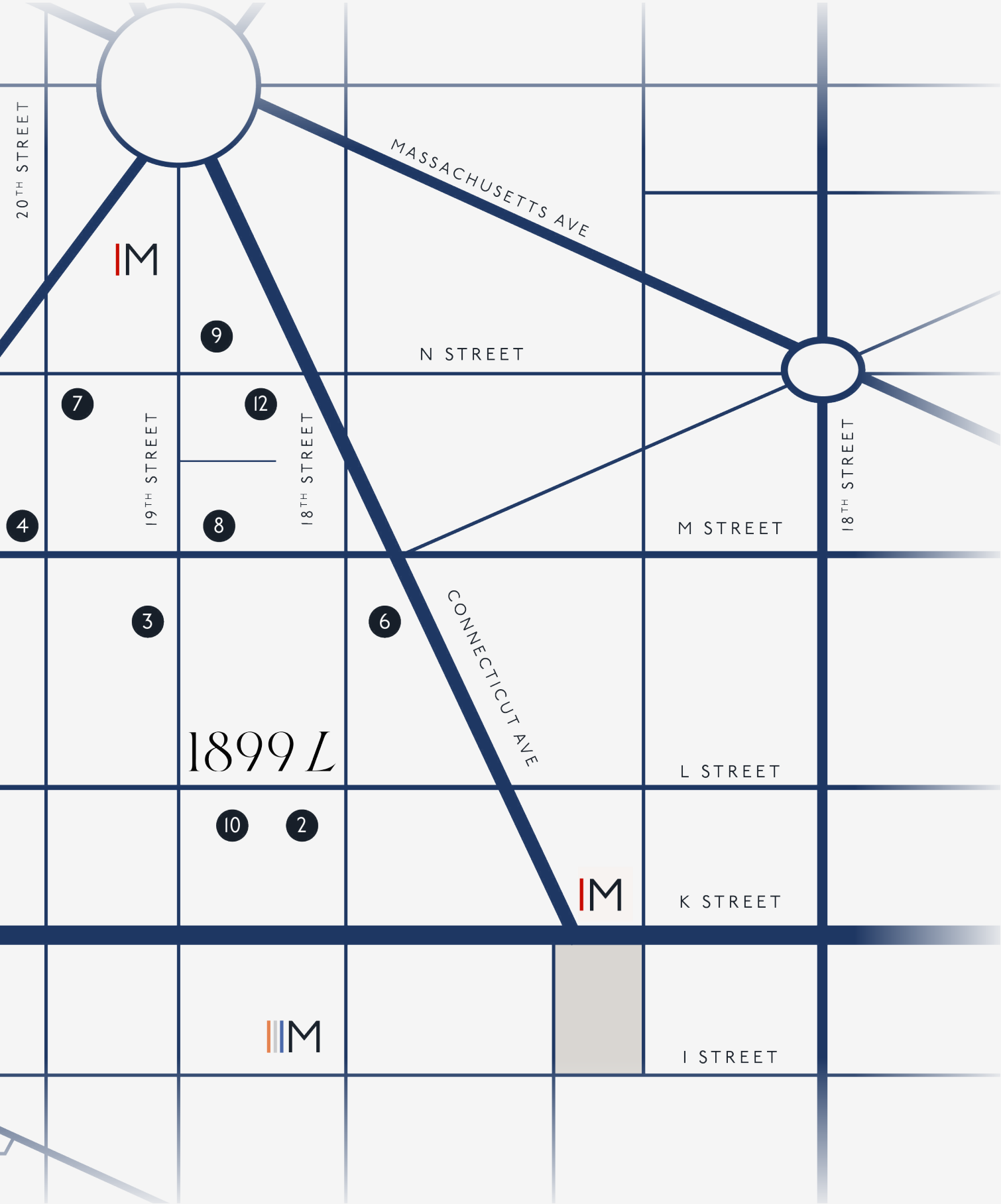
- |             |                             |
|-------------|-----------------------------|
| 7. Balos    | 10. Little Sesame           |
| 8. Boqueria | 11. Tatte Bakery - West End |
| 9. The Palm | 12. CAVA                    |

## METRO STATIONS

- ◆ DuPont Circle - Red Line
- ◆ Farragut North - Red Line
- ◆ Farragut West - Blue, Orange, and Silver Lines











## *Luxury* amenities for tenant comfort.

### HOST WITH PRESTIGE

Elevate your meetings and presentations in our newly renovated conference center, exclusively for tenants. With space for up to 40 individuals, it's the ideal venue for hosting professional gatherings with modern amenities and a sophisticated ambiance.

### ELEVATE YOUR WELLNESS

Enhance your wellness routine with our upgraded fitness center featuring state-of-the-art equipment. After your workout, refresh and relax in our luxurious locker rooms, designed to provide convenience and comfort for your post-exercise needs.





## WELCOME IN STYLE

Step into sophistication as you enter our beautifully renovated lobby, crafted by Gensler to impress both tenants and visitors alike. Ride in style with our newly designed elevator cabs, adding a touch of modern elegance to your daily commute or client meetings.

## PEDAL WITH EASE

Our building offers a secure bike storage room equipped with lockers, repair tools, and a tire pump. Whether you're a dedicated cyclist or looking for a convenient commuting option, our facilities ensure your bikes are stored safely and ready for your next ride.







# Building Specifications

<b>ADDRESS</b>	1899 L Street NW Washington, DC 20036	<b>FLOOR PLATES</b>	Floor 12 Floor 11 Floor 10 Floor 9 Floor 8 Floor 7 Floor 6 Floor 5 Floor 4 Floor 3 Floor 2 Ground	11,629 SF 12,478 SF 12,836 SF 11,918 SF 12,512 SF 11,918 SF 11,918 SF 12,791 SF 12,771 SF 12,626 SF 12,421 SF 8,365 SF
<b>SPECIFICATIONS</b>	152,000 RSF 12 floors Typical Floor – 12,579 RSF			
<b>COLUMN SPACING</b>	Typical 20' x 20' column grid			
<b>CEILING HEIGHTS</b>	Floors 2-11 Slab-to-slab: 9'8" Finished: 8'3" 12th Floor Slab-to-slab: 11'2" Finished: 8'4"			
<b>BUILDING STATUS</b>	Completed 1978 Renovated 2022	<b>PROPERTY MANGAGEMENT</b>	Taicoon Property Partners	
<b>DEVELOPER</b>	Marshall Coyne	<b>TENANT ACCESS</b>	Electronic Access Control - 24/7 Concierge - 7:30am-4:30pm M-F	
<b>ARCHITECT</b>	Weihe Black & Jefferies (WDG Architects)	<b>CERTIFICATIONS</b>	LEED Gold, Energy Star Rated	
<b>LEASING TEAM</b>	Stream Realty Partners 202.595.1400	Matt Pacinelli Vanessa Carrion	Kenneth Williams Charlie Moore	

<b>PARKING</b>	0.68 per 1,500 SF Parking Ratio	<b>BUILDING AMENITIES</b>	<ul style="list-style-type: none"> <li>Renovated private fitness center</li> <li>Recently delivered conference center</li> <li>Tenant Lounge</li> <li>Bike Room with bike amenity area</li> </ul>
<b>BUILDING FEATURES</b>	<ul style="list-style-type: none"> <li>Newly renovated lobby</li> <li>Tenant only conference &amp; fitness centers</li> <li>Located along 19th St's Restaurant Row</li> <li>Corner building with 19th and L St visibility</li> <li>Walking distance from Farragut West (Blue, Orange, and Silver Lines) and Farragut North (Red Line) Metro Stations</li> </ul>	<b>BUILDING SYSTEMS</b>	<ul style="list-style-type: none"> <li>Elevators - 3 Car group including freight elevator all with a 3000 lbs capacity</li> <li>HVAC - Chill Beam Units with electric heat</li> <li>Floor loading - 80 lbs. live load</li> </ul>



# For *leasing* information

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