

# 1601 K STREET

ADDRESS	1601 K Street NW Washington, DC 20006	FLOOR PLATES	Floor 11	11,635	SF
			Floor 10	14,493	SF
			Floor 9	14,493	SF
BUILDING SPECIFICATIONS	218,239 RSF 11 floors Typical Floor – 20,695 RSF		Floor 8	20,622	SF
			Floor 7	20,695	SF
			Floor 6	20,695	SF
			Floor 5	20,695	SF
COLUMN SPACING	Typical 30' x 30' column grid		Floor 4	20,695	SF
			Floor 3	20,695	SF
			Floor 2	18,685	SF
CEILING HEIGHTS	Typical – 9'0"		Ground	11,879	SF
			LL Office	22,957	SF

BUILDING STATUS	Completed 2006 Renovated 2020	PROPERTY MANGAGEMENT	Property Group Partners
DEVELOPER	JBG Companies	TENANT ACCESS	Electronic Access Control – 24/7 Building Security Staffed 24/7
ARCHITECT	Weihe Design Group & RTKL		

LEASING TEAM	Stream Realty Partners www.streamrealty.com 202.595.1400	Matt Pacinelli Josh Kreider	Andy Eichberg Kyle Luby
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PARKING	1 per 1,500 sf Parking Ratio	BUILDING FEATURES	<ul style="list-style-type: none"> <li>New renovated main lobby</li> <li>Recently upgraded building amenities</li> <li>Corner building with K Street visibility</li> <li>White House Views</li> <li>Walking distance to Farragut West (Blue, Orange and Silver Lines) and Farragut North (Red line) Metro Stations</li> <li>Proximate to numerous high-end hotels and area amenities</li> <li>Efficient floorplate with ample natural light and windows on four sides</li> </ul>
BUILDING CERTIFICATIONS	LEED Gold		
BUILDING AMENITIES	<ul style="list-style-type: none"> <li>Fully renovated private fitness center with spa-quality locker rooms, showers, etc.</li> <li>Secure bike storage room with individual bike lockers, pump &amp; maintenance equipment, and direct access from garage</li> <li>Electric car charging stations</li> </ul>	BUILDING SYSTEMS	<ul style="list-style-type: none"> <li>Elevators - 4 passenger elevators &amp; 1 service elevator</li> <li>Electrical - Up to 8 watts per SF per floor electrical</li> <li>HVAC – Fan-powered Variable Air Volume (“VAV”) system</li> <li>Floor loading – 100 lbs per sf (80 lbs psf live load and 20 lbs psf deal load)</li> </ul>