

# 1425 K STREET



BLAKE



RIGHT

WHERE

YOU

WANT

TO BE

IN DC



96

WALK SCORE



100

TRANSIT SCORE

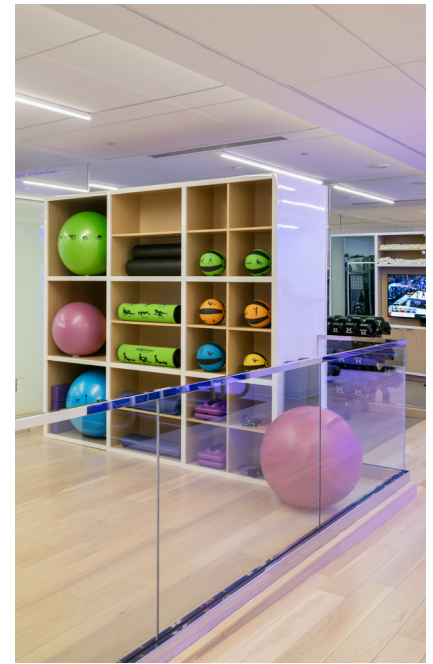


90

BIKE SCORE



STATE OF THE ART WELLNESS CENTER



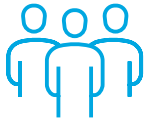
### Amenities

- Green rooftop terrace
- Fitness center
- Shower & locker facilities
- Conference center
- Access-controlled bike room
- Mother's Room



### Parking & Mobility

- 4 Levels below grade parking
- Parking ratio of 1:1,250 SF
- Electric car charging stations
- One block from the McPherson metro station



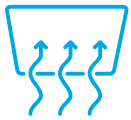
### Management

- Owner-managed
- Dedicated & on-site property manager & building staff
- Customer service award winner



### Tenant Services

- Virtual concierge
- In-house handyman services
- Online & mobile service request & visitor management systems
- Wired Score Platinum



### HVAC & Energy

- LEED Gold certified
- Energy Star rated
- Merv-13 air filters
- UVGI HVAC disinfection system



### Security & Technology

- CCTV perimeter cameras
- 24/7/365 lobby attendant
- Kastle fob & bluetooth access control



NEW MOTHER'S WELLNESS LOUNGE



CONFERENCE CENTER (~50 PERSONS)



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