



District Center

555 12th Street


STREAM



District Center

District Center, at 555 12th Street NW, comprises an entire city block in the heart of Washington's downtown business district. With its flexible floorplates, best in class updated amenities, elevated smart building features and central location, 555 12th Street offers something for everyone.



SMART BUILDING TECHNOLOGY

Tenants of District Center have access to the building's mobile app, providing engagement with building systems, digital amenities and other smart functions including visitor access and security control, conference room booking, comfort control, and office efficiencies.



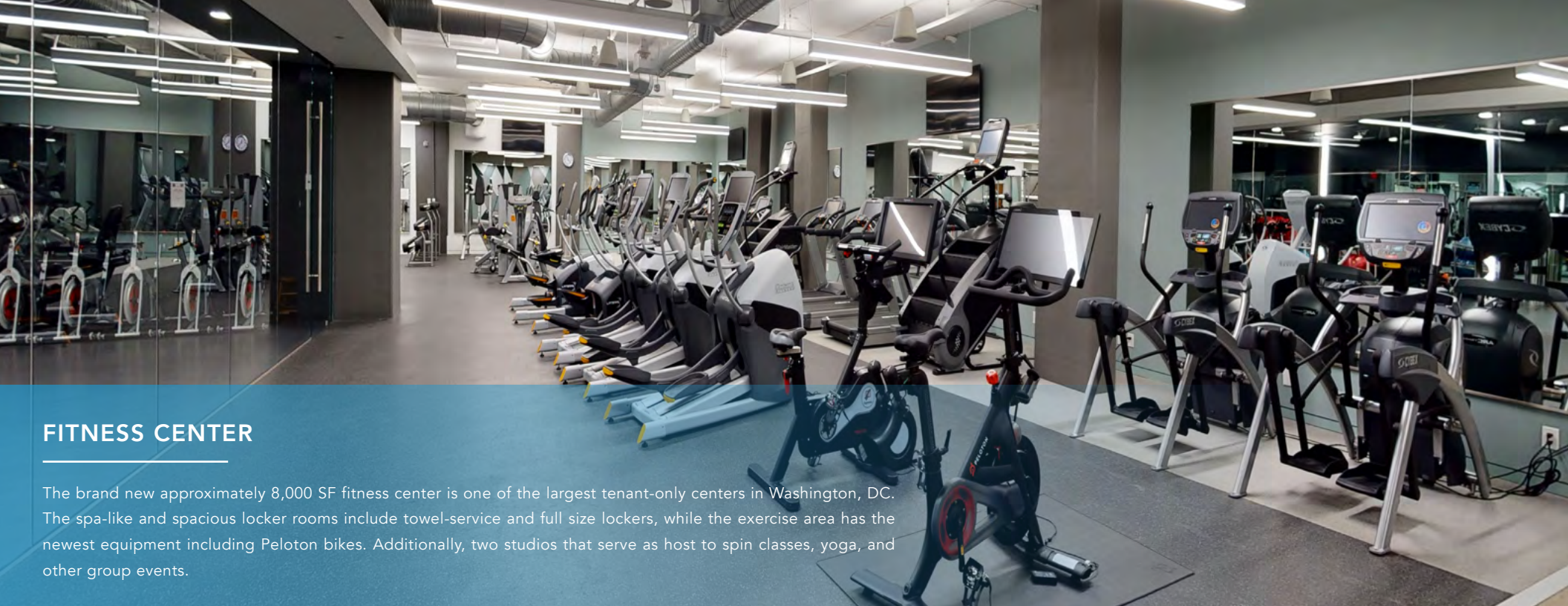
PENTHOUSE & SKY LOUNGE

The Sky Lounge offers tenants a flexible amenity zone that provides indoor/outdoor lounge, entertaining and conference spaces. Tenants may reserve all or a portion for private events, or just to take a break during the day. The Sky Lounge is equipped with high end A/V equipment, a catering kitchen, and flexible seating to accommodate every need.



ROOFTOP TERRACE

The Sky Lounge opens to a large terrace designed for the perfect entertainment space. There are multiple seating areas as well as a bocce court/putting green.



FITNESS CENTER

The brand new approximately 8,000 SF fitness center is one of the largest tenant-only centers in Washington, DC. The spa-like and spacious locker rooms include towel-service and full size lockers, while the exercise area has the newest equipment including Peloton bikes. Additionally, two studios that serve as host to spin classes, yoga, and other group events.

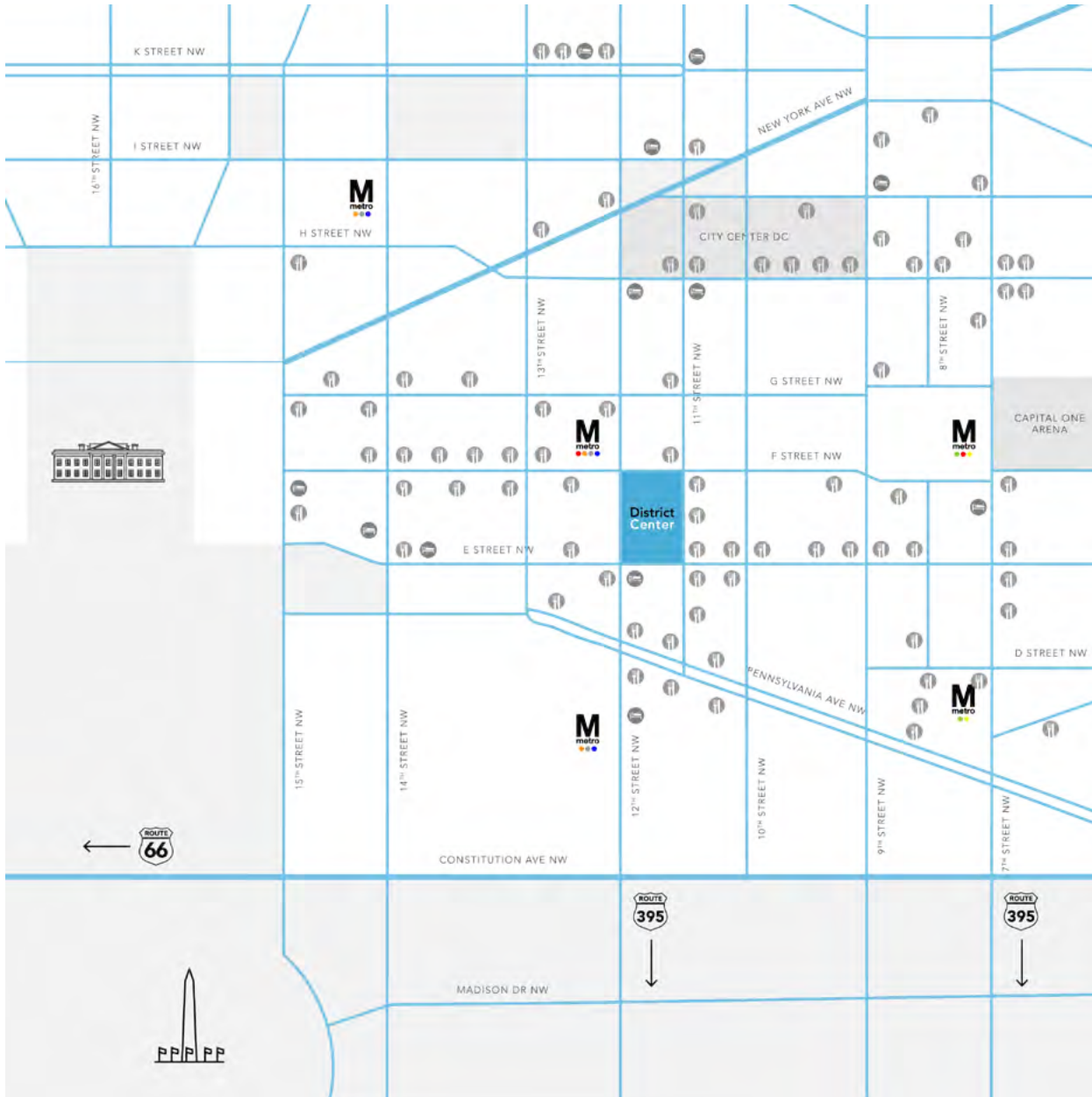


ATRIUM LOUNGE

Tenants have access throughout the day to the Atrium Lounge, a large, light-filled area with multiple seating arrangements, televisions, and meeting areas.

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CENTRAL LOCATION



Tosca

MASTRO'S RESTAURANTS

barmini by José Andrés

SUCCOTASH

Del Frisco's DOUBLE EAGLE STEAKHOUSE

OLD EMBURY GRILL

THE SMITH

OCEAN PRIME

ZAYTINYA

HIGHLY ACCESSIBLE

100
TRANSIT SCORE

99
WALK SCORE

86
BIKE SCORE



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LOCATION	555 12th Street NW Washington, DC 20005
BUILDING SPECIFICATIONS	810,029 SF 12 Floors Typical Floor 64,753 SF
CEILING HEIGHTS	Finished Ceiling Height: 8'-4" to 8'-6" Typical 12th floor: 9'-0" Slab-to-Heights: 10'-8" Typical
COLUMN SPACING	25'-0" x 35'-0" with some areas ranging up to 30'-0" x 40'-0"
BUILDING STATUS	Completed 1995-1998
PROPERTY MANAGEMENT	JLL
ARCHITECT	Smith Group
BUILDING HIGHLIGHTS	<ul style="list-style-type: none">• Occupies entire city block bounded by 11th, 12th, E and F Streets, NW• Free-standing Trophy Building located one block north of Pennsylvania Avenue• Abundant natural light on all sides• Soaring 12-story atrium extending skyward to a circular glass skylight 65 feet in diameter
FLOOR LOAD	100 pounds per SF based on an 80 pounds per SF live load and 20 pounds per SF dead load
MECHANICAL SYSTEM	Variable air volume chilled water air-handling units (AHUs) supply an overhead air distribution system to terminal air units (VAV boxes). The AHUs contain chilled water cooling coils, supply air fans, and filtration sections. The AHU filtration sections contain 4" pleated filters with an ASHRAE MERV 13 rating.
ELECTRICAL	8 watts per SF

LEASING TEAM	Stream Realty Partners www.streamrealty.com 202.595.1400	Andy Eichberg Matt Pacinelli John Klinke
FLOOR PLATES	Floor 12 - 60,723 SF Floor 11 - 57,929 SF Floor 10 - 60,321 SF Floor 9 - 64,753 SF Floor 8 - 64,753 SF Floor 7 - 64,753 SF	Floor 6 - 64,652 SF Floor 5 - 64,782 SF Floor 4 - 64,756 SF Floor 3 - 56,805 SF Floor 2 - 54,935 SF Floor 1 - 45,643 SF
PARKING	1.00 per 1,500 RSF Parking Ratio 5 Levels Below Grade Electric Vehicle Charging Stations	
TENANT ACCESS	Lobby Attendant 24/7 Datawatch Access Control 24/7	
BUILDING AMENITIES	<ul style="list-style-type: none">• Expanded Health Club• Locker Rooms and Showers• Green Rooftop Terrace with Covered Entertainment Space	<ul style="list-style-type: none">• Sky Lounge• Atrium Lounge• Conference Center• Secure Bike Room
SUSTAINABILITY	<ul style="list-style-type: none">• Certified LEED Gold EBO&M and Energy Star rated• One of the most energy efficient and technologically advanced buildings in the Washington, D.C. metropolitan area. Smart building platform that:<ul style="list-style-type: none">◦ Increases building systems interoperability and connectivity◦ Promotes technologies which improve the efficiency of building operations and tenant workplaces◦ Enhances the livelihood, safety and security of tenants◦ Increases occupant comfort and the quality of indoor environmental condition◦ Reduces operational and maintenance costs◦ Reduces water and energy consumption	
VERTICAL TRANSPORTATION	<ul style="list-style-type: none">• 23 passenger elevators service the office floors• Four service elevators• Four escalators	



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