





1601 K STREET REPRESENTS THE PERFECT CULMINATION OF TIMELESS EXTERIOR DESIGN, MODERN INTERIOR ELEMENTS AND AN ICONIC SETTING STEPS FROM THE WHITE HOUSE IN THE HEART OF DOWNTOWN WASHINGTON, DC.

The Building's location only two blocks from the White House and steps from each major Metro line provides its clients with unparalleled accessibility to executive housing, mass transit, the best hotels and restaurants in the city as well as the highest quality of service and architecture that the most discerning tenants require and deserve. As a LEED Gold-certified building designed by WDG and RTKL with a brand-new lobby, fitness center and secure bike room, 9' finished ceilings, abundant natural light and fabulous views of the DC skyline, the project delivers a five-star hotel quality tenant experience from top to bottom.



CENTER OF POWER

1601 K Street was carefully designed to provide best-in-class office space in one of the nation's most powerful settings. Clients and visitors are afforded unmatched proximity to the White House coupled with its iconic K Street address. Additionally, the trophy project is within walking distance of a vast array of fine dining options, convenience retail amenities and some of the most storied hotels in the city. The prominent corner location of 1601 K Street also provides tenants with commanding views of the White House and Washington Monument.













TIMELESS ARCHITECTURE

Designed by WDG and RTKL, 1601 K Street was created with a timeless architecture that incorporates elements of a classic building with today's modern details to provide tenants and their guests with an unparalleled office environment. As a LEED Gold-certified building with a brand-new lobby, new fitness center and secure bike room, abundant natural light and fabulous views of the DC skyline, the project delivers a trophy quality tenant experience from top to bottom.

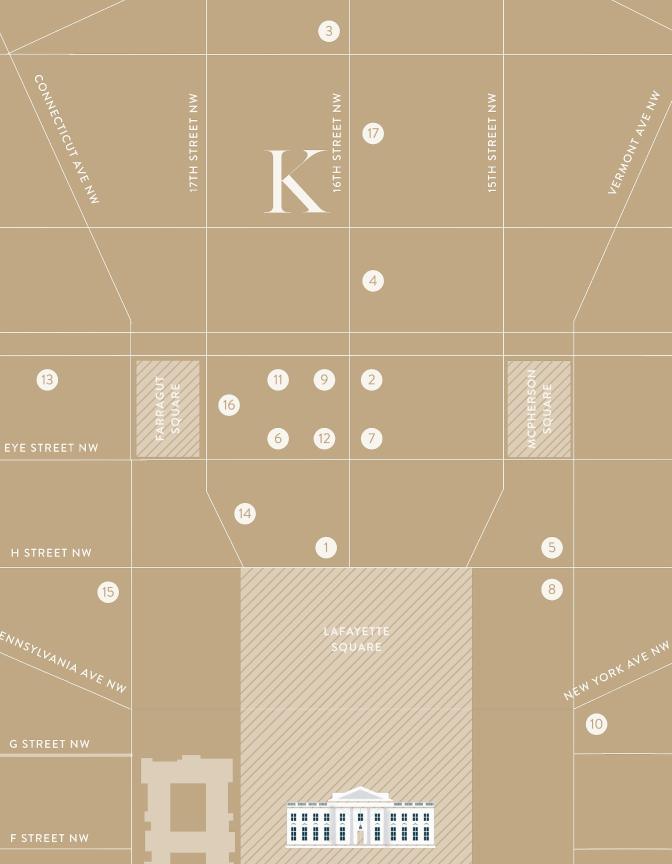


A STRIKING FIRST IMPRESSION

Prominently situated at the corner of 16th and K Streets, the Building provides a striking presence along the city's main thoroughfare. A uniquely designed and beautifully designed entry courtyard provides a wonderful initial impression as clients and guests are led to a newly redeveloped modern lobby with museum-like finishes and impactful artwork. Every element has been thoughtfully engineered to make a lasting first impression.







INTERSECTION OF POWER AND PRESTIGE

1601 K represents a five-star experience to Washington. Positioned at the intersection of renowned 16th and K Streets and just two blocks from the White House, the location of 1601 K is one of prominence and power. 1601 K sits central to Washington, D.C.'s finest five-star hotels: The Hay Adams, St. Regis, and Jefferson Hotel as well as private club and fine dining options all within walking distance for clients and guests. Below is a list of all of the five-star destinations within a few blocks of the Building.

Access to and from the Building from multiple popular Washington D.C. destinations is easily accomplished by the city's main thoroughfares of 16th and K Streets, while the presence of the neighborhood hotels provides readily available on-demand car service. The Metro stations of Farragut North (Redline) and Farragut West (Orange, Blue, Silver) are within an easy walk for pedestrian access.

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10 Old Ebbitt Gril

14 The Bombay Club

- 2 The St. Regis
- 11 McCormick & Schmick'
- 15 Metropolitan Clu

- 3 The Jefferson
- 12 Mirabelle

16 Army & Navy Club

- 4 The Captial Hilton
- 13 Kellar

17 University Club

- 5 The Sofitel Hote
- 6 BLT Steak
- 7 Rare Steakhouse
- 8 Joe's Stone Crab
- 9 PJ Clarke's



TROPHY EFFICIENCY & UTILITY

With 9'0" finished ceilings, expansive 30'x30' column bays and abundant natural light, the building was created to provide flexible, efficient and high-quality modern office space.













AMENITIES ABOUND

Rounding out the property's first-class offering is a state-of-the-art amenities package – best exemplified through a newly renovated state-of-the-art fitness center and spa-quality locker rooms. The Building also features electric vehicle charging stations, and a secure bike storage room with lockers, repair tools, tire pump and direct access to the fitness center locker rooms.



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