

International Republican Institute Occupies 28,370 SF Office

1225 Eye St NW - 8th, 12th Floors
Washington, DC Washington District of Columbia, 20005 - East End Submarket
(202) 408-9450 (p) • [Website](#)

Summary [Contacts](#)

From CoStar

Location

Occupancy	Direct	Lease Began	Nov 1, 2015
Area Occupied	28,370 SF	Time at Location	11 Yrs 2 Mos
Space Use	Office	Employees	126
Floors	8th, 12th	Area/Employee	225 SF

Suite 800
Location Type Main HQ
Established 2012

Rent/SF \$51.50/Yr
Rent Type Asking Rent
Service Type Full Service Gross

Industry Services
NAICS Social Advocacy Organizations - 813319
SIC Social Svcs, NEC - 8399

Previous Area Dupont Circle
Previous Address 2121 S St NW, Washington, DC 20008, United States

Company

Headquarter 1225 Eye St NW, Washington, DC 20005, United States
Also Known As International Institute, Women's Democracy Network

Established 1983 Co. Growth Stable

Territory International

Co. Structure Government

Employees 500

About

IRI is the premier international democracy-development organization. Our nonpartisan, nongovernmental Institute has performed high-impact work in more than 100 countries since 1983—in Africa, Asia, Eurasia, Europe, Latin America and the Caribbean, and the Middle East and North Africa—and currently has offices in more than 30 countries.

Building

Type 4 Star Office
Location CBD

RBA	225,101 SF	Year Built	1985
Stories	12	Tenancy	Multi
Typical Floor	19,046 SF	Owner Occup	No
Class	B	Elevators	6
		Sprinklers	None

Elevators Banks 1st - 12th(6)

Walk Score® Walker's Paradise (99)
Transit Score® Rider's Paradise (100)

Parking Ratio 0.67/1,000 SF

Parking Type Spaces
Covered 200

Primary Contacts >>

Best Leasing Contact  **Daniel W. Fisk**
CHIEF OPERATIONS OFFICER
Decision Maker - Leasing
(202) 408-9450 (p)

Tenant Contacts >>

Name	Title	
Daniel W. Fisk	CHIEF OPERATIONS OFFICER	✉

Transaction List

Date	Activity	Building	+/- Area	Area Occupied
Nov 2015	Move In	1225 Eye St N...	+28,370 SF	28,370 SF
May 2012	Move Out	2121 S St NW,...	-3,040 SF	-
Apr 2012	Move In	2121 S St NW,...	+3,040 SF	3,040 SF

For Lease >>

Floor	Available	Use	Rent	Services
P LL	2,331 SF	Office	\$30.00	FS
P LL	2,501 - 8,558 SF	Office	\$30.00	FS
P LL	2,786 SF	Office	\$30.00	FS
P 1st	1,728 SF	Off/Ret	\$47.50	FS
P 2nd	5,469 SF	Office	\$48.00	FS
P 2nd	2,535 SF	Office	\$52.50	FS
P 2nd	2,786 SF	Office	\$50.00	FS
P 2nd	1,848 SF	Office	Withheld	-

4 Other Spaces

Leasing Activity

Sign Date	Leased	Use	Rent	Services	Rent Type
Sep 2021	4,702 SF	Office	\$38.00	FS	Asking
Mar 2020	3,465 SF	Office	\$45.48	FS	Effective
Sep 2018	2,786 SF	Office	-	-	-
Dec 2017	1,728 SF	Office	\$47.50	FS	Asking
Jul 2017	5,178 SF	Office	\$49.50	FS	Asking

83 Other Lease Comps

Other Tenants in Building

Name	Exp Date	Area Occupied
DC Health Benefit Exchange Authority	-	19,046 SF
Economic Policy Institute	-	19,046 SF
Bipartisan Policy Center Inc	-	14,338 SF
Democratic Governors Association	-	13,282 SF
DLCC	Jun 2025	7,630 SF

7 Other Tenants