

THIRTEEN  
TEN G STREET

A FRESH LOOK AT A  
PRIME LOCATION



GAEDEKE GROUP

TRANSWESTERN®



**FULLY  
AMENITIZED  
FROM  
EVERY ANGLE**

**ROOFTOP TERRACE /  
PENTHOUSE FITNESS**



High-end Fitness and Rooftop  
Terrace with Expansive Views

**CONFERENCE**

Tenant-Only Conference Center featuring  
a Board Room, Conference Room,  
Reception Lounge, & Catering Kitchen



**MAIN LOBBY**



New Striking 2-story Lobby & Entry Canopy

**TENANT LOUNGE**



1st Floor Tenant Lounge and Amenity Zone



1ST FLOOR TENANT LOUNGE



1ST FLOOR TENANT LOUNGE



1ST FLOOR TENANT LOUNGE



ELEVATOR LOBBY



HIGH-END CONFERENCE CENTER



ROOFTOP FITNESS CENTER

Leading a new wave of wellness

## BEST-IN-CLASS CLEAN

Our innovative technology and operations deliver a sparkling, sanitized clean.

Our professional janitorial team regularly sanitizes community surfaces with hospital-grade disinfectants and maintains hand-sanitizing stations at main level elevator banks. 1310 G Street is also fully equipped with motion-activated flushing, soap dispensers, and water for a touchless restroom and hand-washing experience.

## COLLABORATIVE DISTANCING

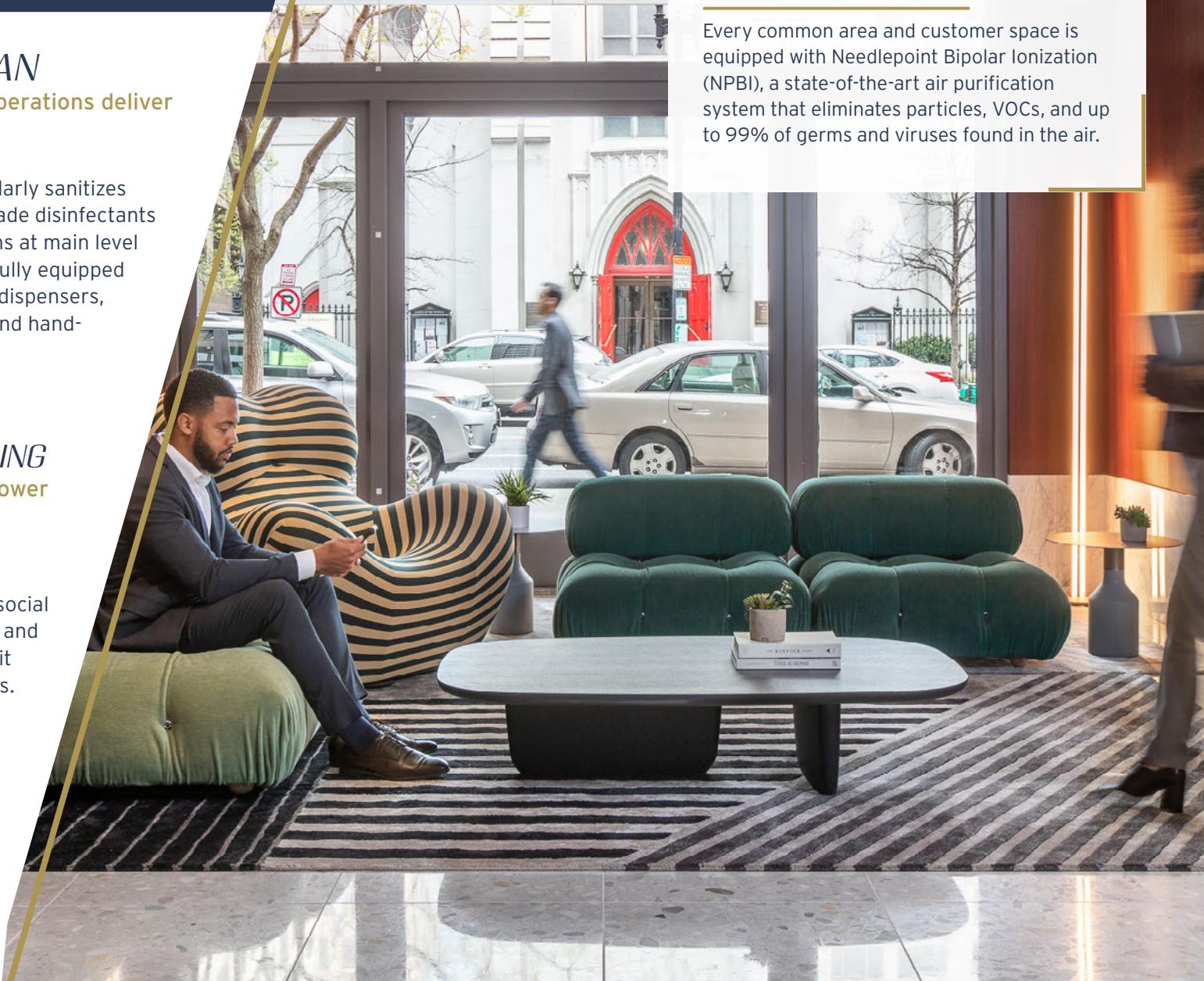
We have always believed in the power of community & collaboration.

We help our customers adapt to new, safer ways to work by implementing social distancing markers in common areas and a seamless reservation system to limit capacity in building conference rooms.

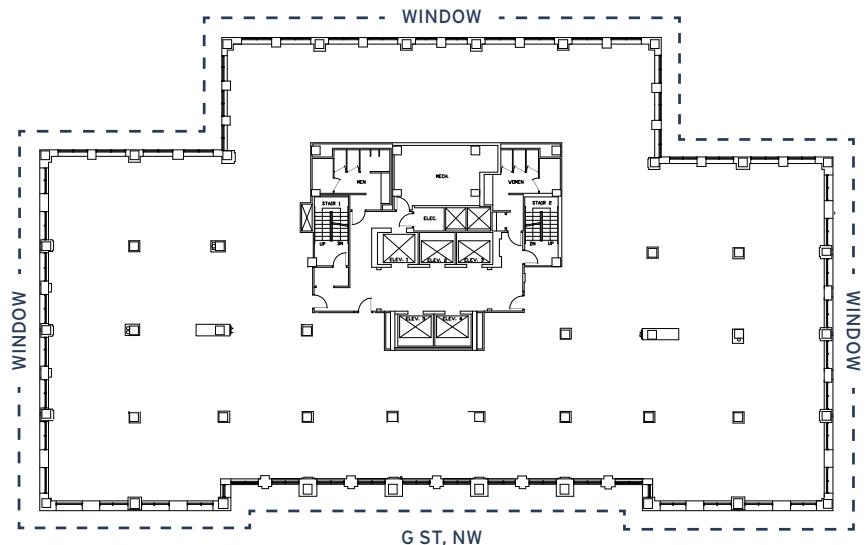
## BREATH OF FRESH AIR

Premium air quality comes standard in every Gaedeke community.

Every common area and customer space is equipped with Needlepoint Bipolar Ionization (NPBI), a state-of-the-art air purification system that eliminates particles, VOCs, and up to 99% of germs and viruses found in the air.



# FOUR SIDES OF GLASS TOP 5 FLOORS



## AMENITIES

Rooftop terrace, Fitness Center, & Conferencing



## ACCESSIBILITY

Half a block to Metro Center



## FEATURES

Three blocks away from the White House



## FLOOR PLANS

Ideal floor plate size



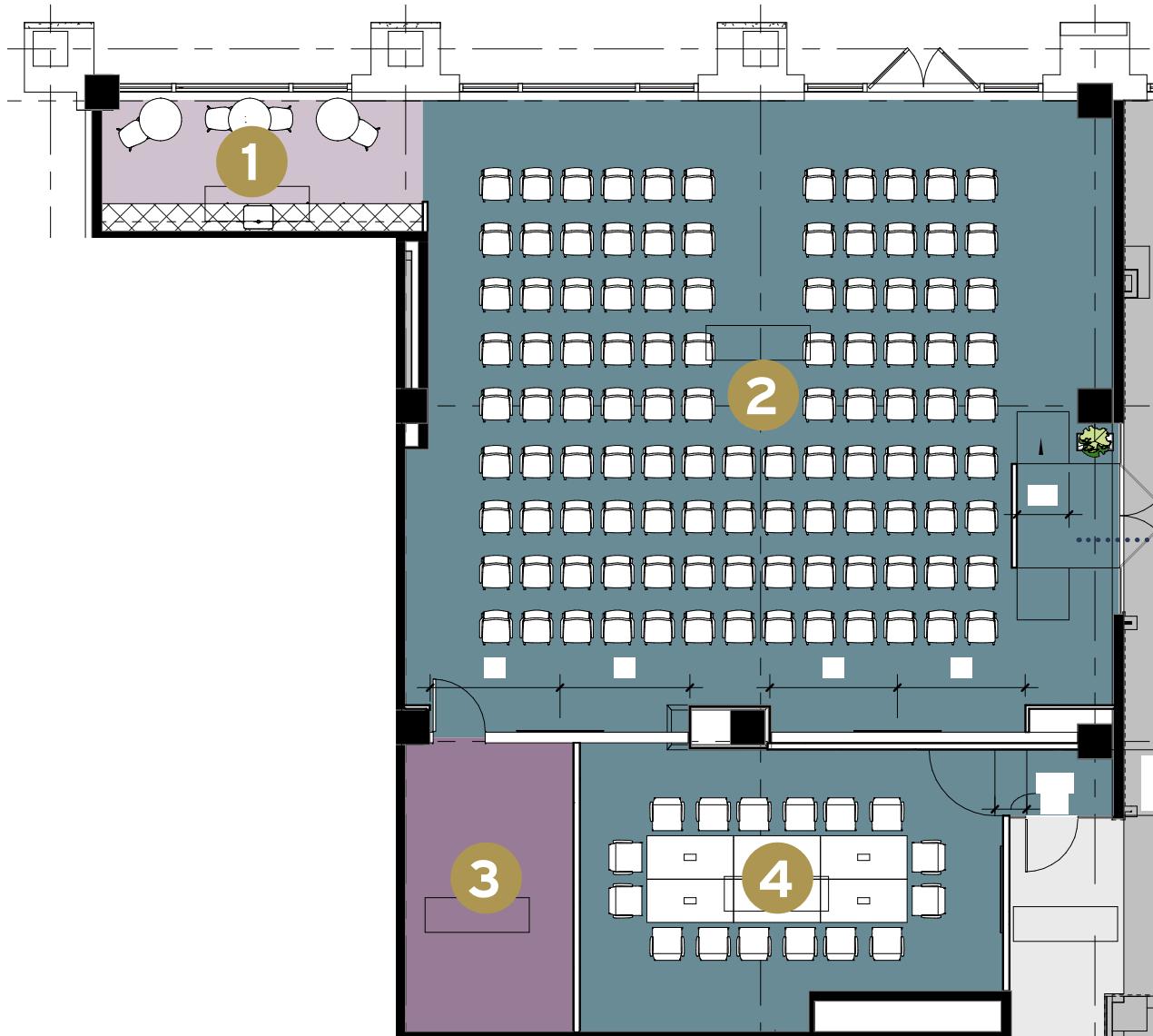
## SECURITY

On-site Management & 24-hr Security Guard

# XL CONFERENCE CENTER

GROUND FLOOR

CAPACITY: 100+ PEOPLE



..... Direct Access to Lobby

1 CATERING GALLERY

2 MULTI-PURPOSE CONFERENCE ROOM

3 FURNITURE STORAGE

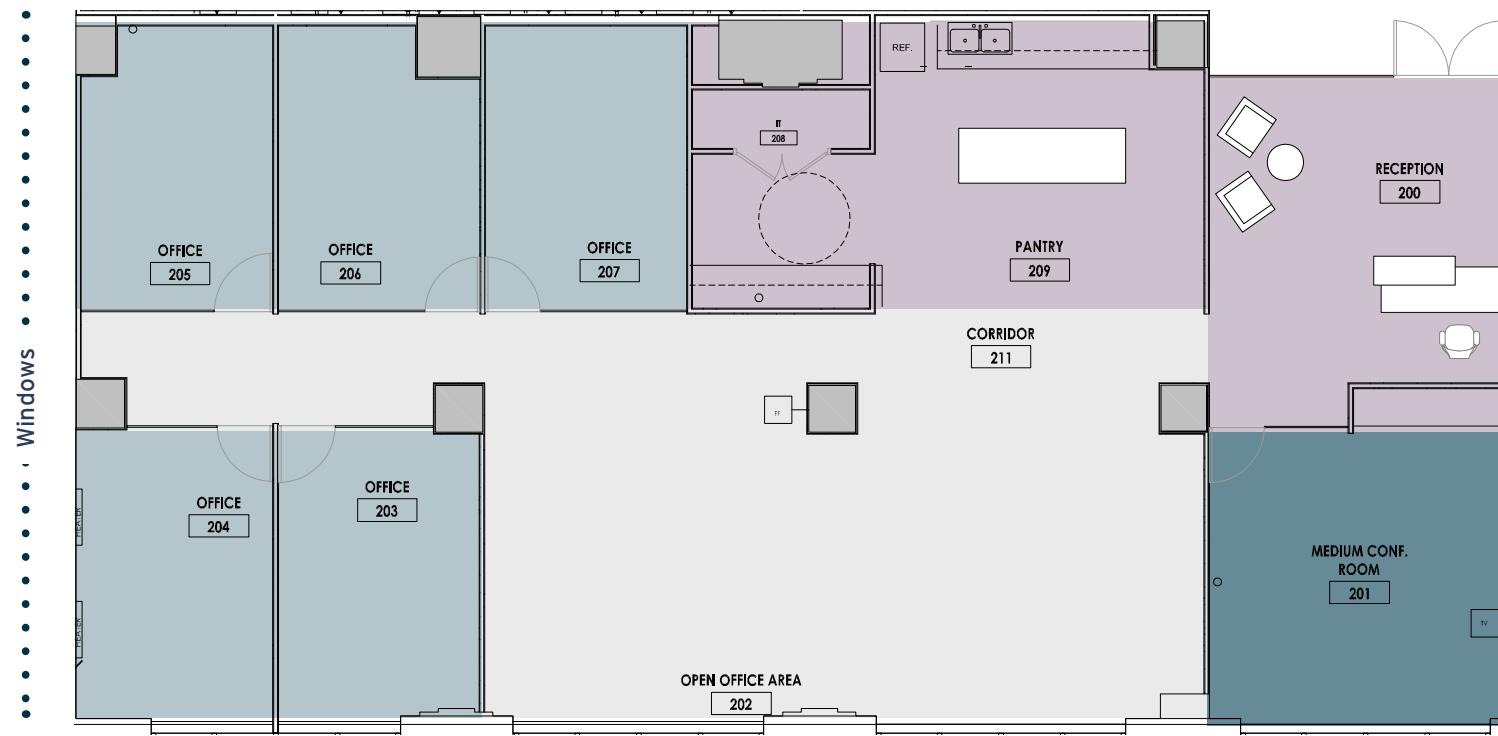
4 MEETING ROOM

# FLOOR PLANS

THIRTEEN  
TEN G STREET

## SPEC SUITES | 2ND FLOOR

SPEC SUITE	SIZE	AYOUT	RATE	OCCUPANCY
<b>Suite 230</b>	3,832 RSF	5 Offices	\$56.00/FS	60 Days

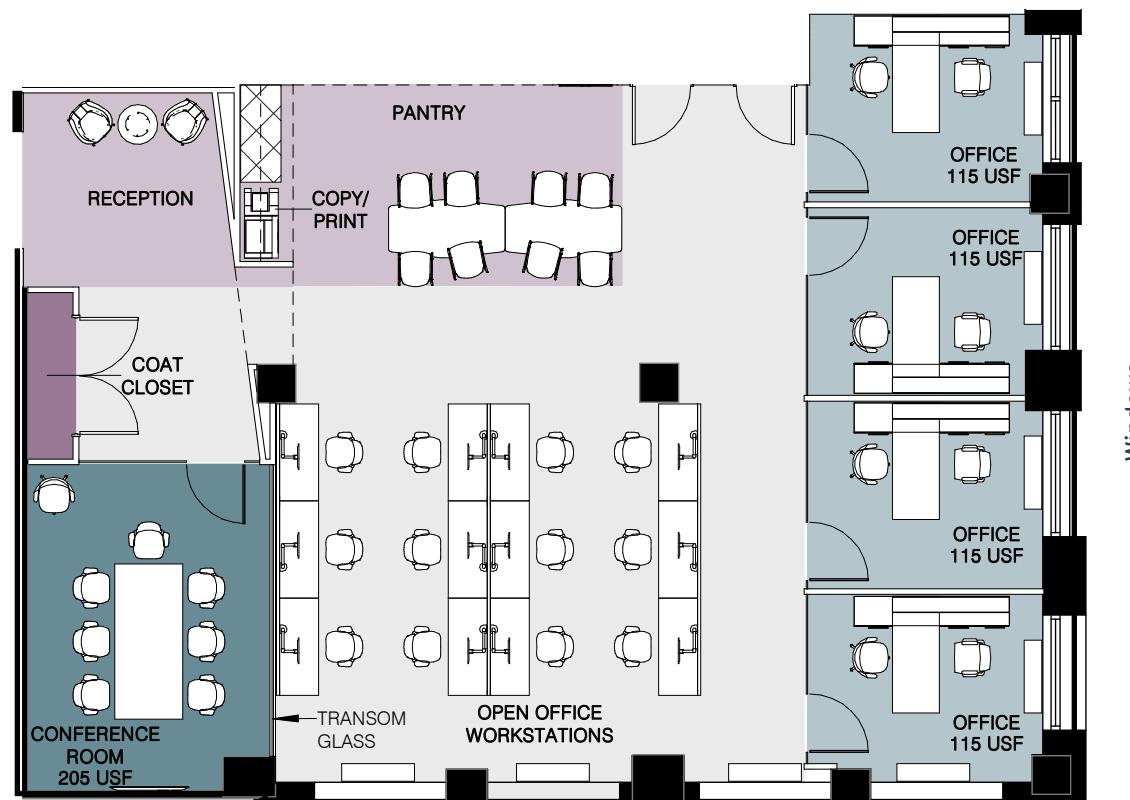
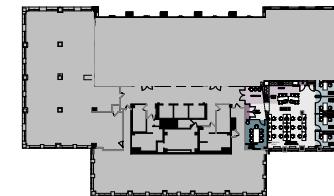


# FLOOR PLANS

## SPEC SUITES | 6TH FLOOR

THIRTEEN  
TEN G STREET

SPEC SUITE	SIZE	AYOUT	RATE	OCCUPANCY
<b>Suite 630</b>	2,665 RSF	4 Offices	\$58.00/FS	Vacant



# FLOOR PLANS

## 7TH FLOOR

THIRTEEN  
TEN G STREET

FLOOR

FLOOR SIZE

RATE

TERM

OCCUPANCY

7th

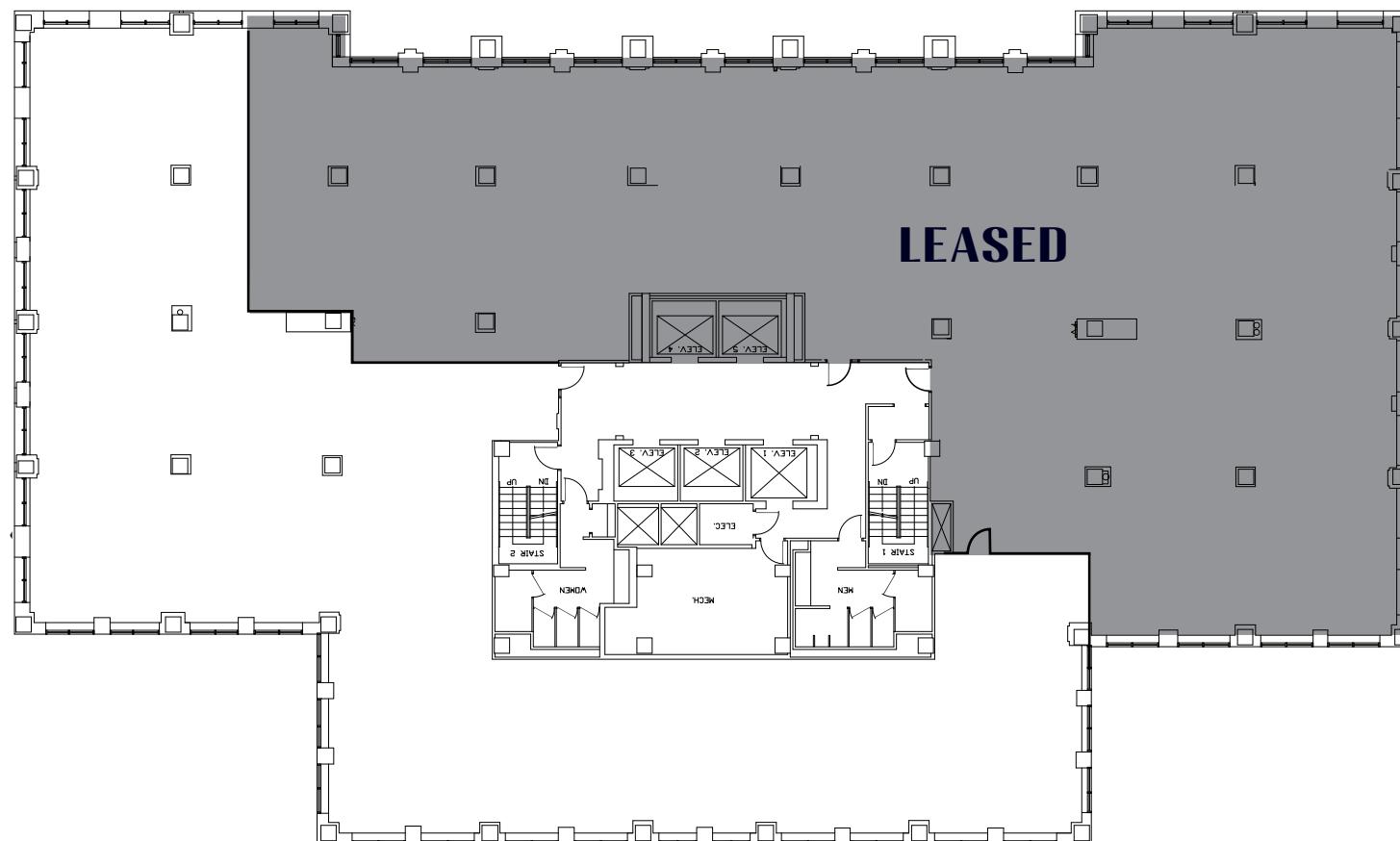
8,062 SF

\$56.00 / FS

Negotiable

Available Now

G STREET NW



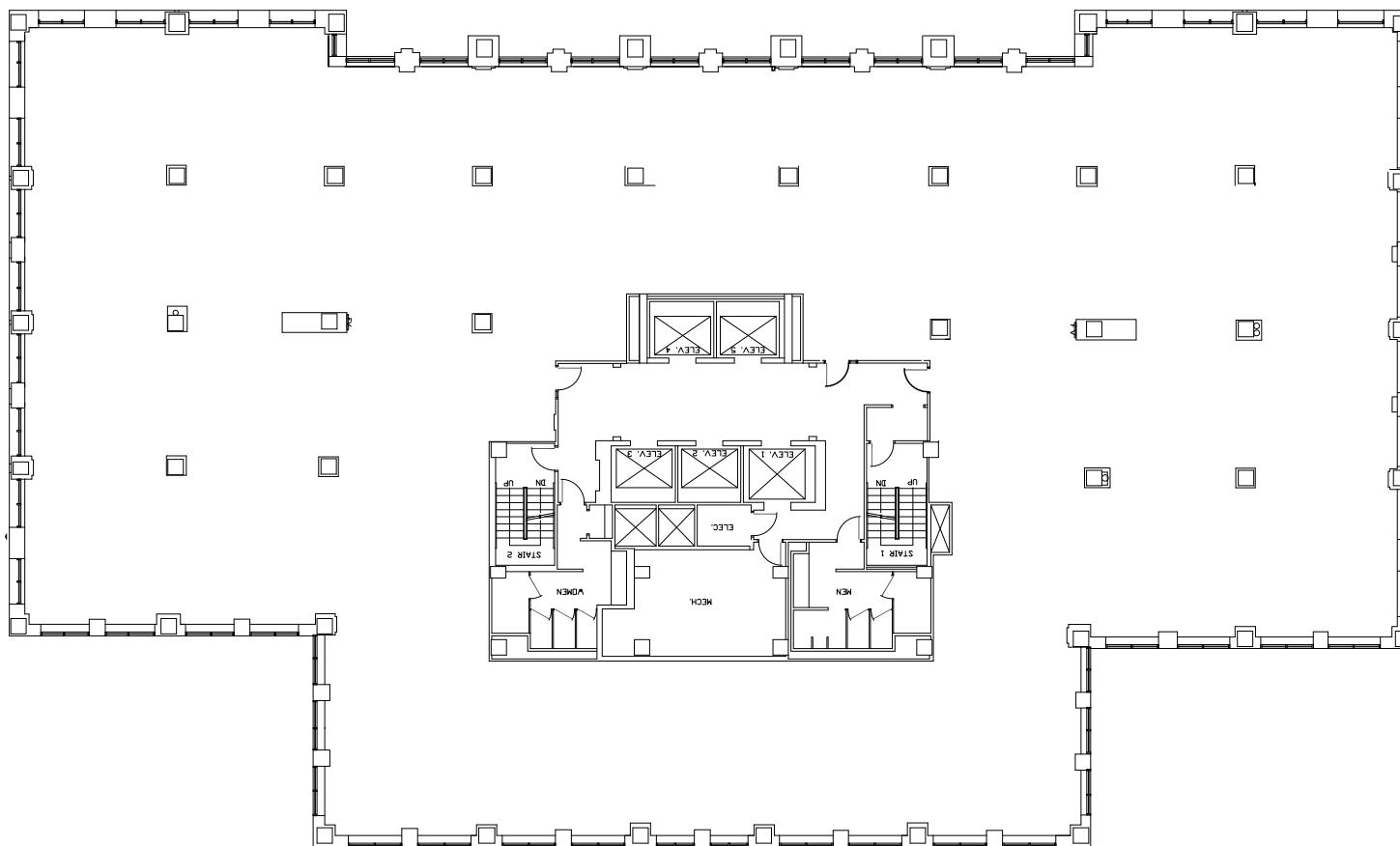
# FLOOR PLANS

## 8TH-10TH FLOORS

# THIRTEEN TEN G STREET

FLOOR	FLOOR SIZE	RATE	TERM	OCCUPANCY
8th - 10th	17,771 RSF	\$56.00 / FS	Negotiable	Available Now

## G STREET NW

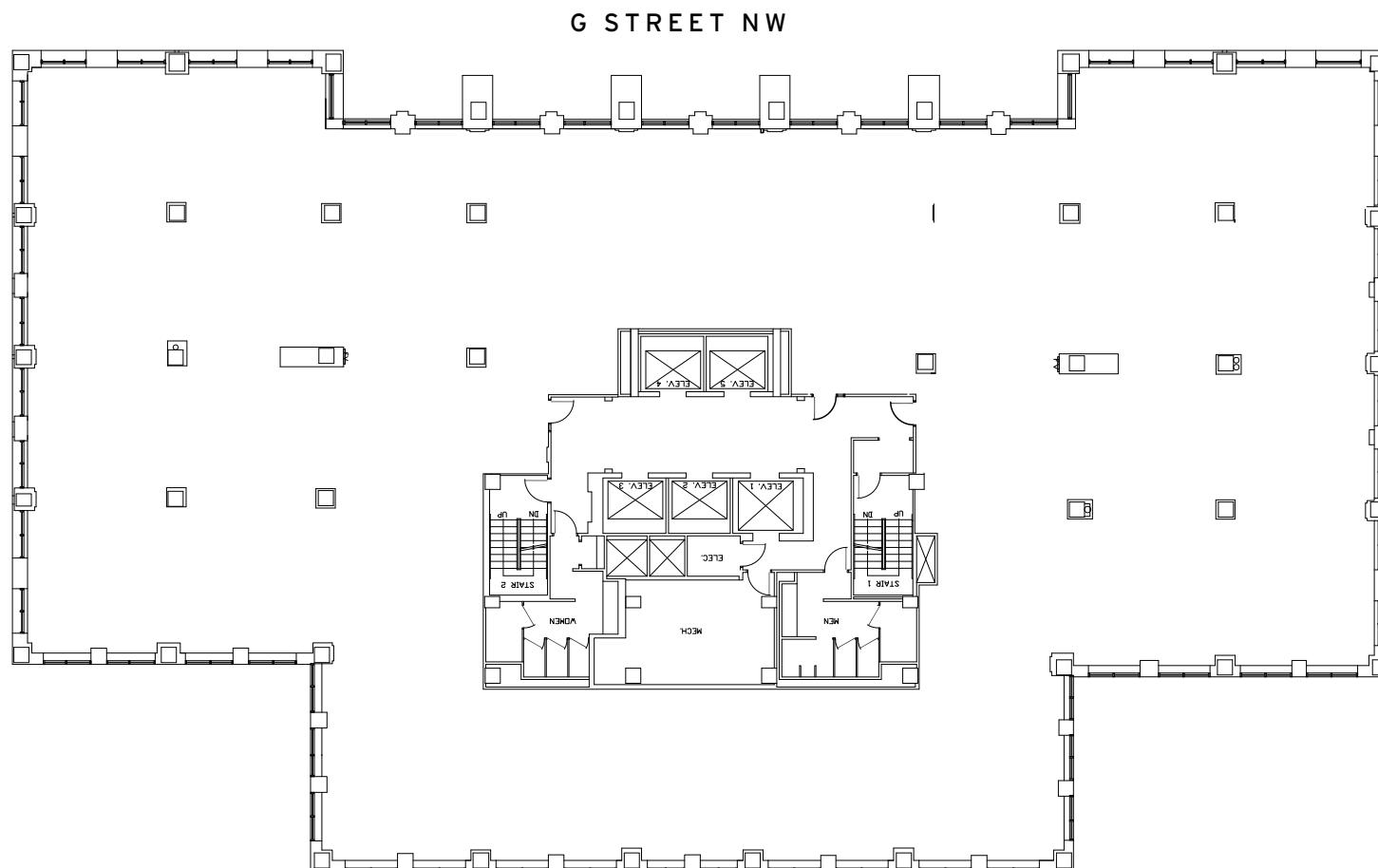


# FLOOR PLANS

## 11TH-12TH FLOORS

THIRTEEN  
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FLOOR	FLOOR SIZE	RATE	TERM	OCCUPANCY
11th - 12th	17,428 RSF	\$58.00 / FS	Negotiable	Available Now





# THIRTEEN TEN G STREET

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