

**THIRTEEN
TEN** G STREET

**A FRESH LOOK AT A
PRIME LOCATION**



GAEDEKEGROUP

 TRANSWESTERN®

FULLY AMENITIZED FROM EVERY ANGLE

1

ROOFTOP TERRACE / PENTHOUSE FITNESS



High-end Fitness and Rooftop
Terrace with Expansive Views

2

CONFERENCE



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

3

MAIN LOBBY



New Striking 2-story Lobby & Entry Canopy

4

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





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.

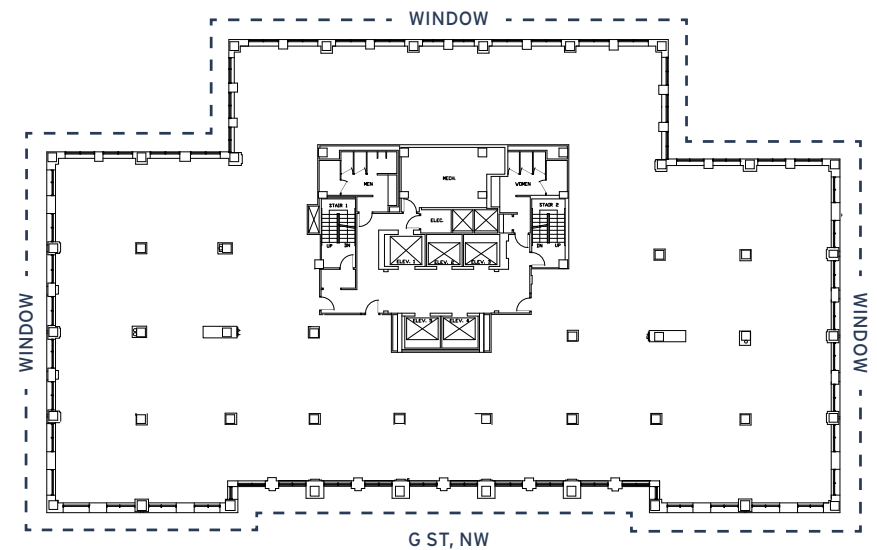
Every common area and customer space is equipped with Needlepoint Bipolar Ionization (NPBI), a state-of-the-art air purification system that eliminates particles, VOCs, and up to 99% of germs and viruses found in the air.





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



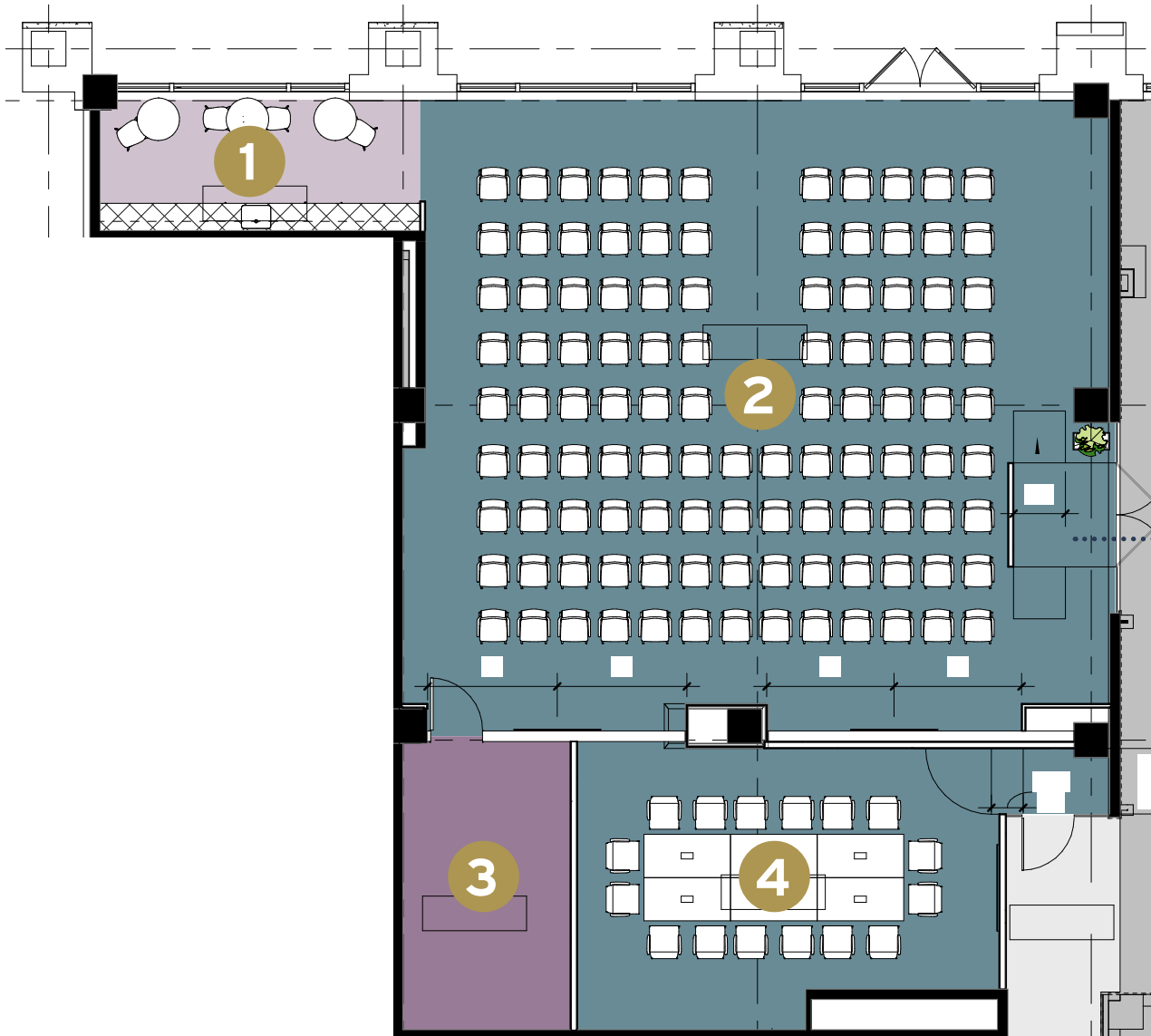
SECURITY

On-site Management & 24-hr Security Guard

XL CONFERENCE CENTER

GROUND FLOOR

CAPACITY: 100+ PEOPLE



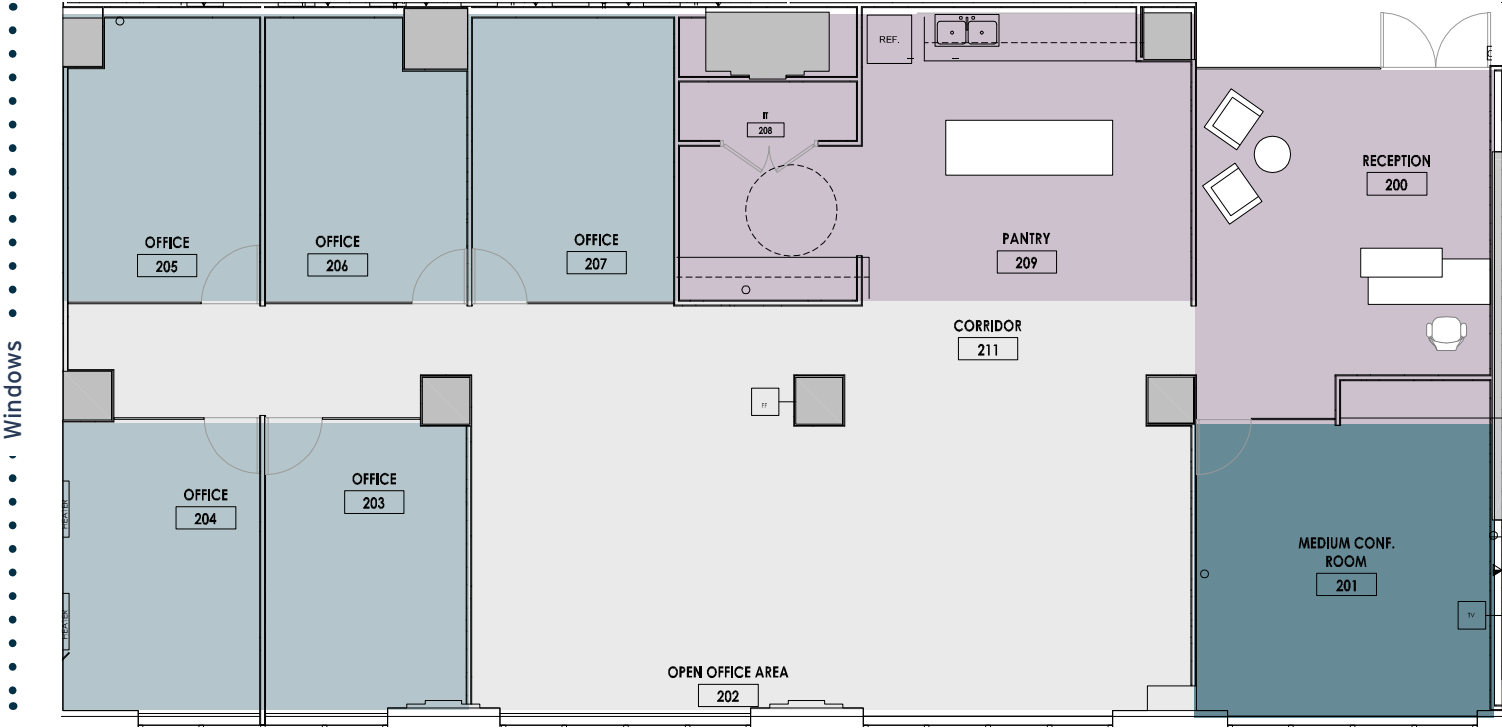
..... Direct Access to Lobby

- 1 CATERING GALLERY
- 2 MULTI-PURPOSE CONFERENCE ROOM
- 3 FURNITURE STORAGE
- 4 MEETING ROOM

FLOOR PLANS

SPEC SUITES | 2ND FLOOR

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

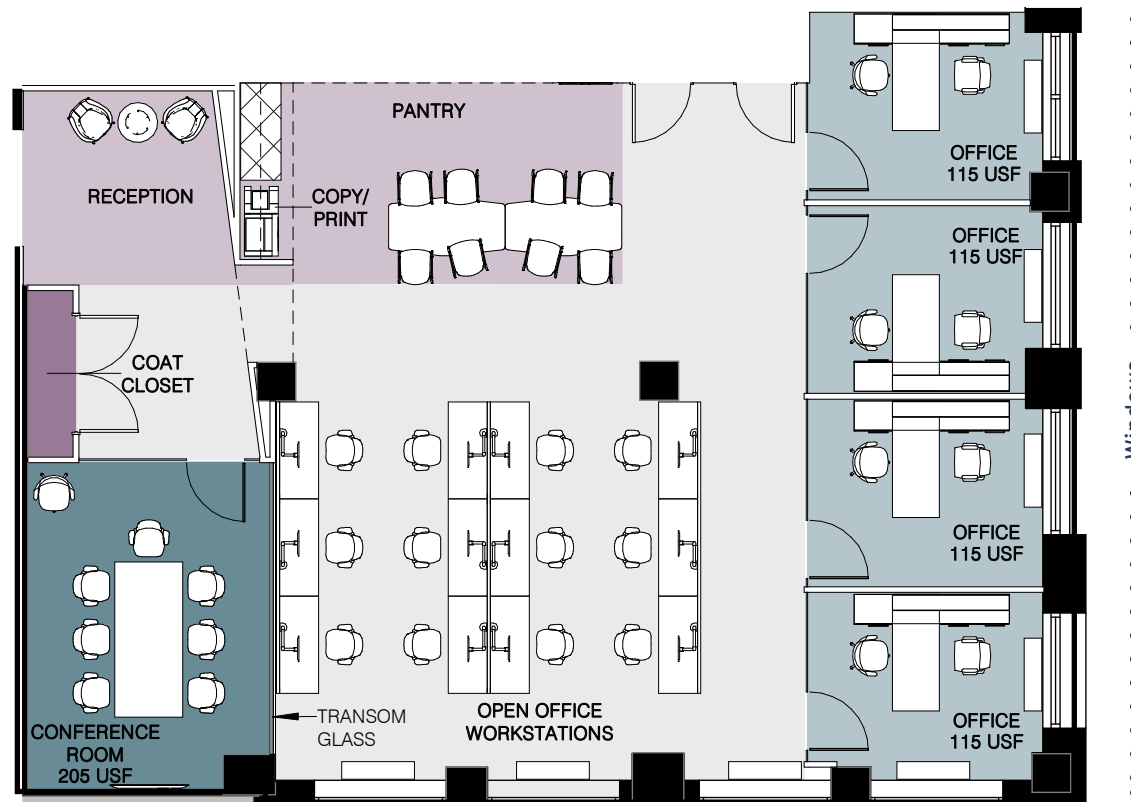
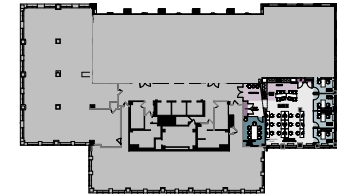


FLOOR PLANS

SPEC SUITES | 6TH FLOOR

**THIRTEEN
TEN** G STREET

SPEC SUITE	SIZE	LAYOUT	RATE	OCCUPANCY
Suite 630	2,665 RSF	4 Offices	\$58.00/FS	Vacant

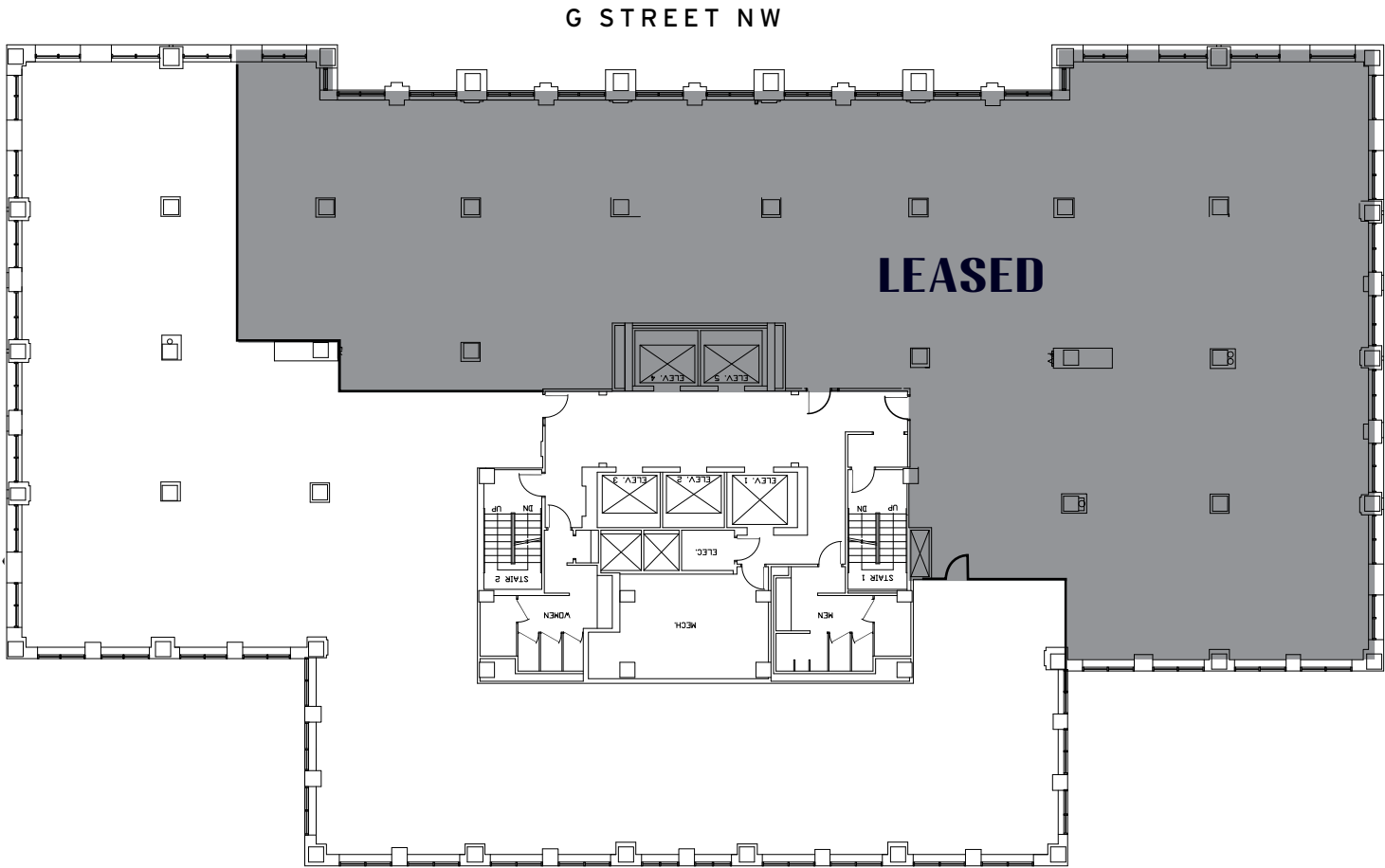


FLOOR PLANS

7TH FLOOR

THIRTEEN
TEN G STREET

FLOOR	FLOOR SIZE	RATE	TERM	OCCUPANCY
7th	8,062 SF	\$56.00 / FS	Negotiable	Available Now

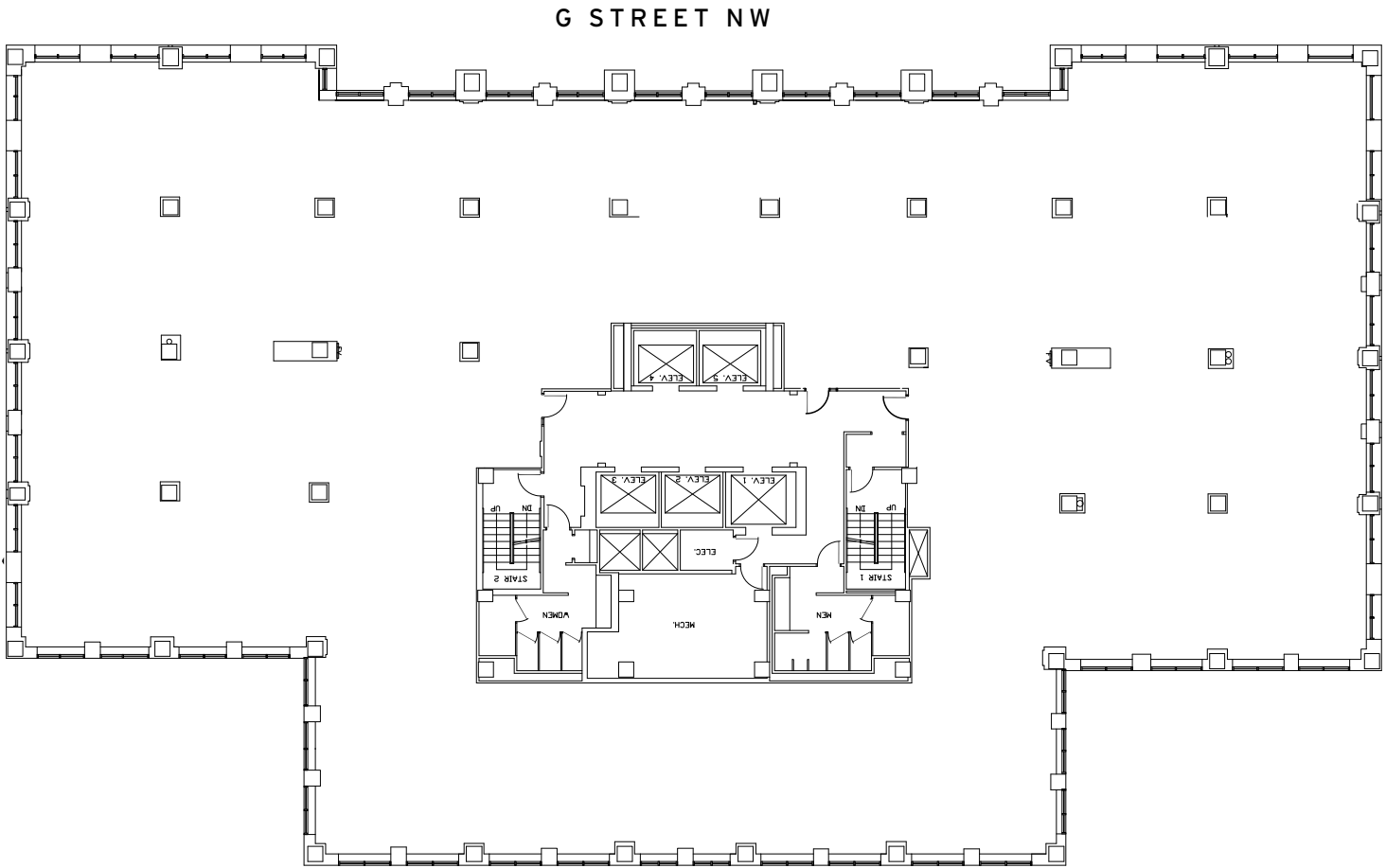


FLOOR PLANS

8TH-10TH FLOORS

THIRTEEN
TEN G STREET

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

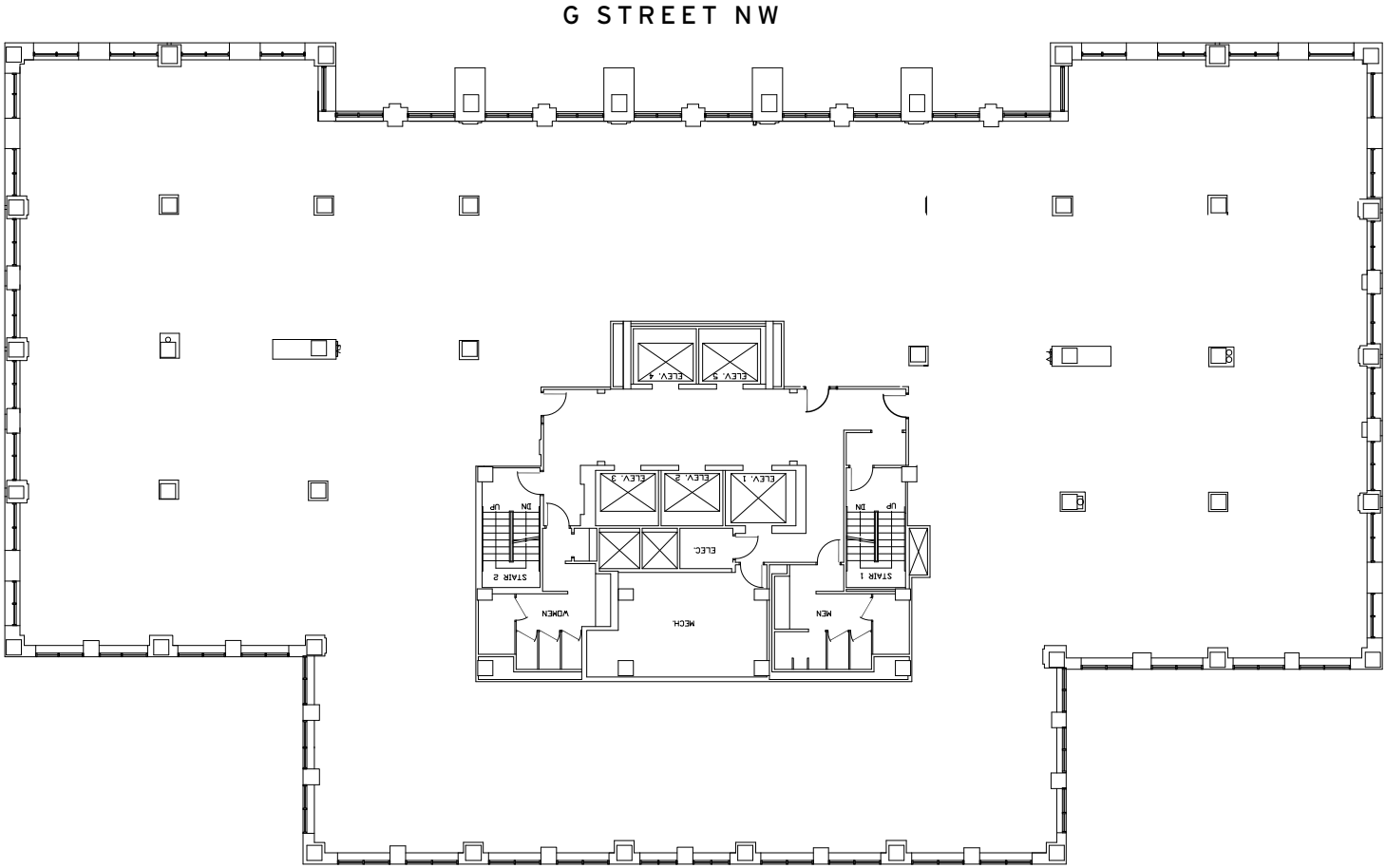


FLOOR PLANS

11TH-12TH FLOORS

THIRTEEN
TEN G STREET

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



THIRTEEN TEN G STREET

TOM HILLEY

202.775.7008

tom.hilley@transwestern.com

SCOTT FETTEROLF

202.775.7012

scott.fetterolf@transwestern.com

MICHAEL MCGRAW

202.617.2339

michael.mcgraw@transwestern.com

 **TRANSWESTERN** REAL ESTATE SERVICES

2000 K Street NW, Suite 1000
Washington, DC 20006
202.775.7000 | transwestern.com