



FRANKLIN SQUARE

1300 EYE ST NW





FRANKLIN SQUARE'S GRAND, COLUMN-LINED FACADE COMMANDS ATTENTION,
A STUNNING CONTRAST TO THE LUSH TREE CANOPY OF ADJACENT FRANKLIN PARK.



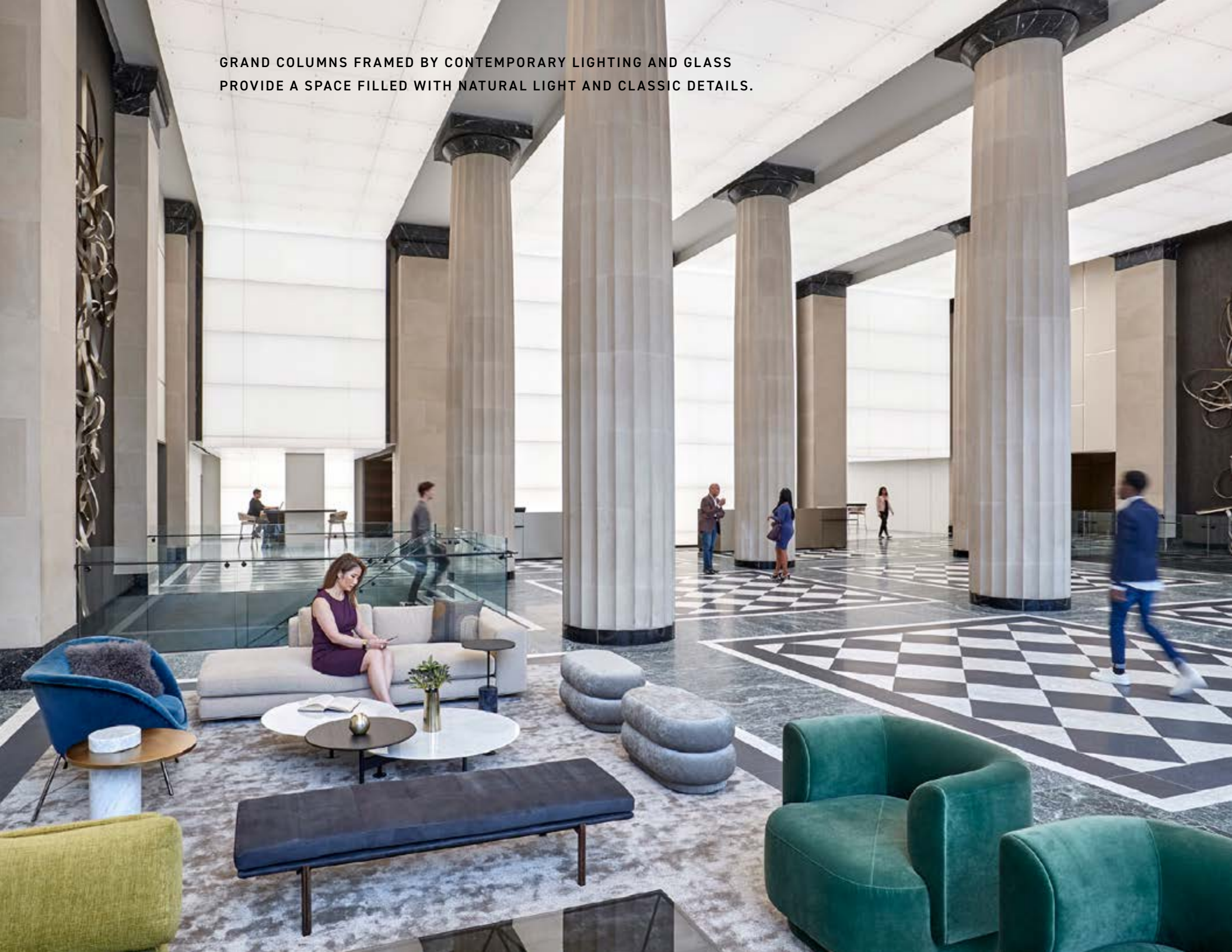
An Eye for Style

As an illuminated beacon, Franklin Square stands prominently on the largest open greenspace in downtown Washington, D.C. – Franklin Park. Our renovation both modernizes and honors an established sense of history — an elegant authenticity forever in style. Clean, crisp and sophisticated, Franklin Square has embarked on a future-forward journey.

A FLOOR-TO-CEILING CURTAIN OF GLASS FLOODS THE LOBBY WITH LIGHT
WHILE THE ILLUMINATED CRISP-WHITE CEILING ACCENTUATES THE BRIGHTNESS,
CREATING A SEAMLESS, NATURAL PROGRESSION FROM OUTDOORS TO IN.



GRAND COLUMNS FRAMED BY CONTEMPORARY LIGHTING AND GLASS
PROVIDE A SPACE FILLED WITH NATURAL LIGHT AND CLASSIC DETAILS.





THE LOBBY'S TRANSFORMATION EFFORTLESSLY HIGHLIGHTS FRANKLIN SQUARE'S ICONIC LEGACY WHILE ESTABLISHING A NEW TAKE ON TIMELESS ELEGANCE. A CLEAN-LINED CONCIERGE DESK, STRIKING MODERN ART, POLISHED METALS AND GLASS, AND STATEMENT FURNISHINGS MELD WITH THE HISTORIC ELEMENTS.







HONED LEGACY TILES WORK IN ALLURING HARMONY WITH SLEEK NEW FINISHES, MODERN ART AND STATEMENT FURNISHINGS. INVITING, PLUSH SEATING FLANKS THE GRAND LOBBY, OFFERING A WARM YET STUNNING PLACE TO MEET VISITORS AND GUESTS. TURNSTILES PROVIDE COMFORTABLE AND SECURE ACCESS.

TUCKED BEHIND THE CONCIERGE, A BARISTA-OPERATED SOCIAL LOUNGE PROVIDES AN INVITING BACKDROP FOR CASUAL MEETINGS, AFTERNOON DIALOGUES, AND ANYTIME CAFFEINE CRAVINGS.





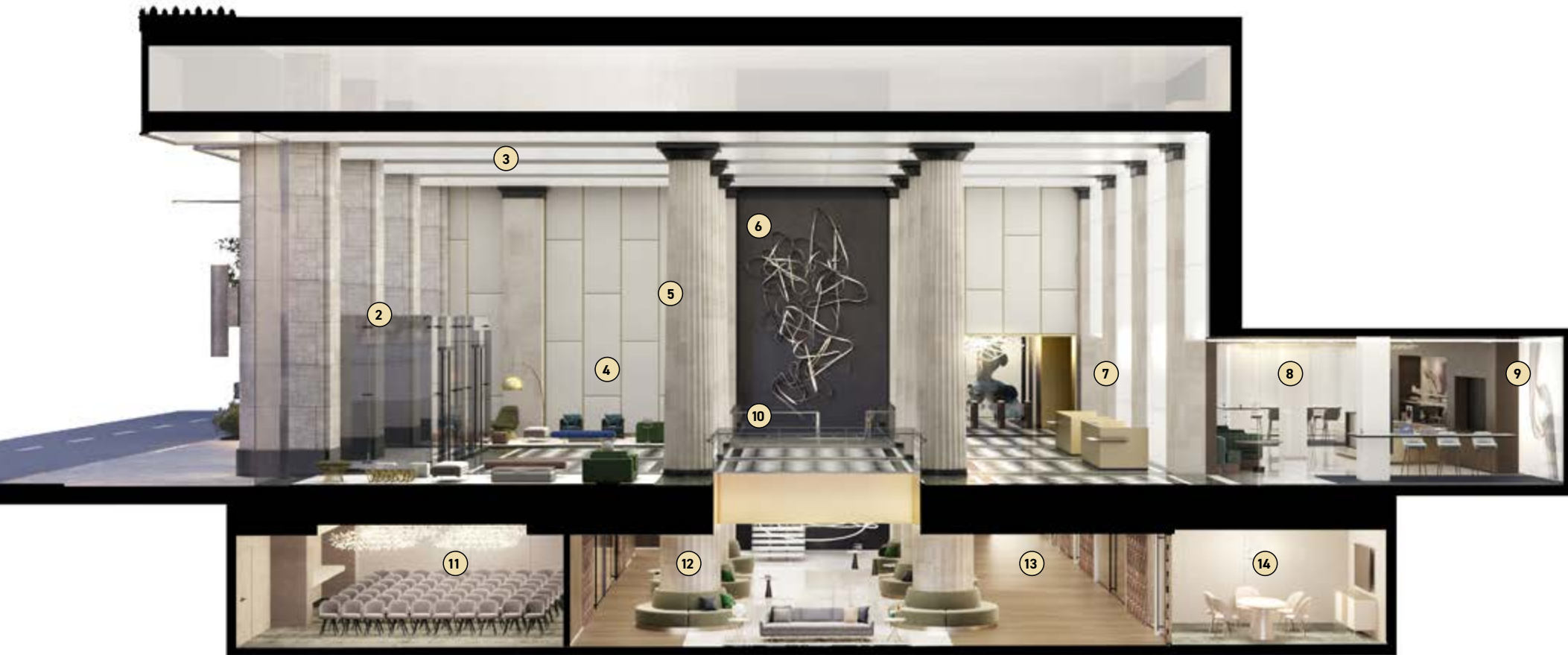
An Eye on New

An aesthetically satisfying, mindful and inspirational space is a requirement for the contemporary office.

The flexible amenity spaces in Franklin Square's concourse are unsurpassed, establishing a best-in-market expectation of form and function. Adaptable, comfortable, and welcoming for individuals and groups, the stunning, functional concourse is entirely new — and built just for you.

WITH WORKDAY FLEXIBILITY TOP OF MIND, THE
BREAKOUT AREAS ON THE CONCOURSE LEVEL
OFFER A VARIETY OF STYLISH, COMFORTABLE
SEATING NOOKS — AN OPPORTUNITY TO RELAX,
FOCUS, CATCH UP, AND FIND INSPIRATION.





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|---|---------------------------------|----|----------------------------------|
| 1 | COMMANDING PRESENCE ON THE PARK | 8 | BARISTA OPERATED CAFE |
| 2 | FLOOR-TO-CEILING GLASS ENTRY | 9 | SOCIAL LOUNGE |
| 3 | DRAMATIC ILLUMINATED CEILING | 10 | MODERN FLOATING STAIRCASE |
| 4 | COMFORTABLE GUEST LOUNGE | 11 | LARGE CONFERENCE ROOM |
| 5 | ORIGINAL ARCHITECTURAL DETAILS | 12 | BREAKOUT LOUNGE |
| 6 | GRAND ATRIUM ARTWORK | 13 | CONVENIENT FITNESS CENTER ACCESS |
| 7 | CONCIERGE AVAILABLE 24/7 | 14 | MULTI-FUNCTION BREAKOUT ROOMS |



A FULL-HEIGHT ATRIUM BRINGS NATURAL LIGHT AND AN AIRY FEEL TO THE CONCOURSE LEVEL. BORN FROM THE DESIRE TO ENHANCE PRODUCTIVITY AND COMFORT, THE MIX OF HIGH CEILINGS AND QUIET, COZY NOOKS DELIVER A SPECIAL SPOT FOR EVERY NEED.

OFFERING A FRESH TAKE ON THE BIG PRESENTATION, A WALL OF GLASS PULLS IN NATURAL LIGHT AND CONNECTS THE ENERGY OF THE BUILDING TO THE ACTIVITY IN THE ROOM. THIS SPACE COMFORTABLY SEATS UP TO 140 GUESTS, OR CAN BE DIVIDED INTO TWO ROOMS VIA A SLIDING PARTITION.





A FULLY-MANAGED, PREMIERE NEW FITNESS CENTER OFFERS IMPRESSIVE
HIGH-END SPORTING EQUIPMENT, NATURAL-EFFECT LIGHTING AND GROUP CLASSES.
SPA INSPIRED, THE LOCKER ROOMS OFFER A LUXURY TENANT-ONLY EXPERIENCE.



1300 TIMES MORE FIT

OUR DEDICATED
BIKE STORAGE
ROOM FEATURES
SECURE ACCESS
AND A BIKE
REPAIR AND
MAINTENANCE
STATION.





An Eye for Green

Franklin Park, an urban oasis just across Eye Street, has been reimagined and restored to its full grandeur. Following a complete renovation, this stately park now offers a vibrant gathering place in the heart of the city. In addition, the Adolf Cluss-designed Franklin School, originally constructed in 1869, is now home to Planet Word, an interactive museum dedicated to the power of language.



URBAN GREENSPACE FOSTERS A SENSE OF EXCITEMENT, ENERGY, AND BELONGING. UPON ITS COMPLETION, THE HISTORIC FRANKLIN PARK WILL BE IN A POSITION TO INFUSE THE CITY CENTER WITH VIBRANT COMMUNITY EVENTS, SERENE CONNECTIONS WITH NATURE, AND FLEXIBLE GATHERING SPOTS. THE MULTI-MILLION-DOLLAR TRANSFORMATION INCLUDES A CAFÉ, PLAYGROUND, SEATING, DINING AREAS, AND PROGRAMMED EVENTS.

FRANKLIN SQUARE BOASTS SWEEPING, UNOBSTRUCTED VIEWS AND FRONT-STEPS ACCESS TO WASHINGTON'S LARGEST DOWNTOWN PARK, THE HISTORIC FRANKLIN PARK. THIS 5-ACRE GREENSPACE IS A WELCOMING OASIS IN THE HEART OF BUSTLING DOWNTOWN D.C.



FRANKLIN SQUARE IS ONE OF VERY FEW PROPERTIES OFFERING PANORAMIC VIEWS OF A LUSH GREEN URBAN TREE CANOPY IN THE CITY'S DENSEST COMMERCIAL DISTRICT. ENORMOUS WINDOWS FRAME THE EXPANSIVE FRANKLIN PARK, INVITING THE EYE TO FEAST ON THE YEAR-ROUND BEAUTY OF NATURE RIGHT OUTSIDE YOUR OFFICE WINDOWS.

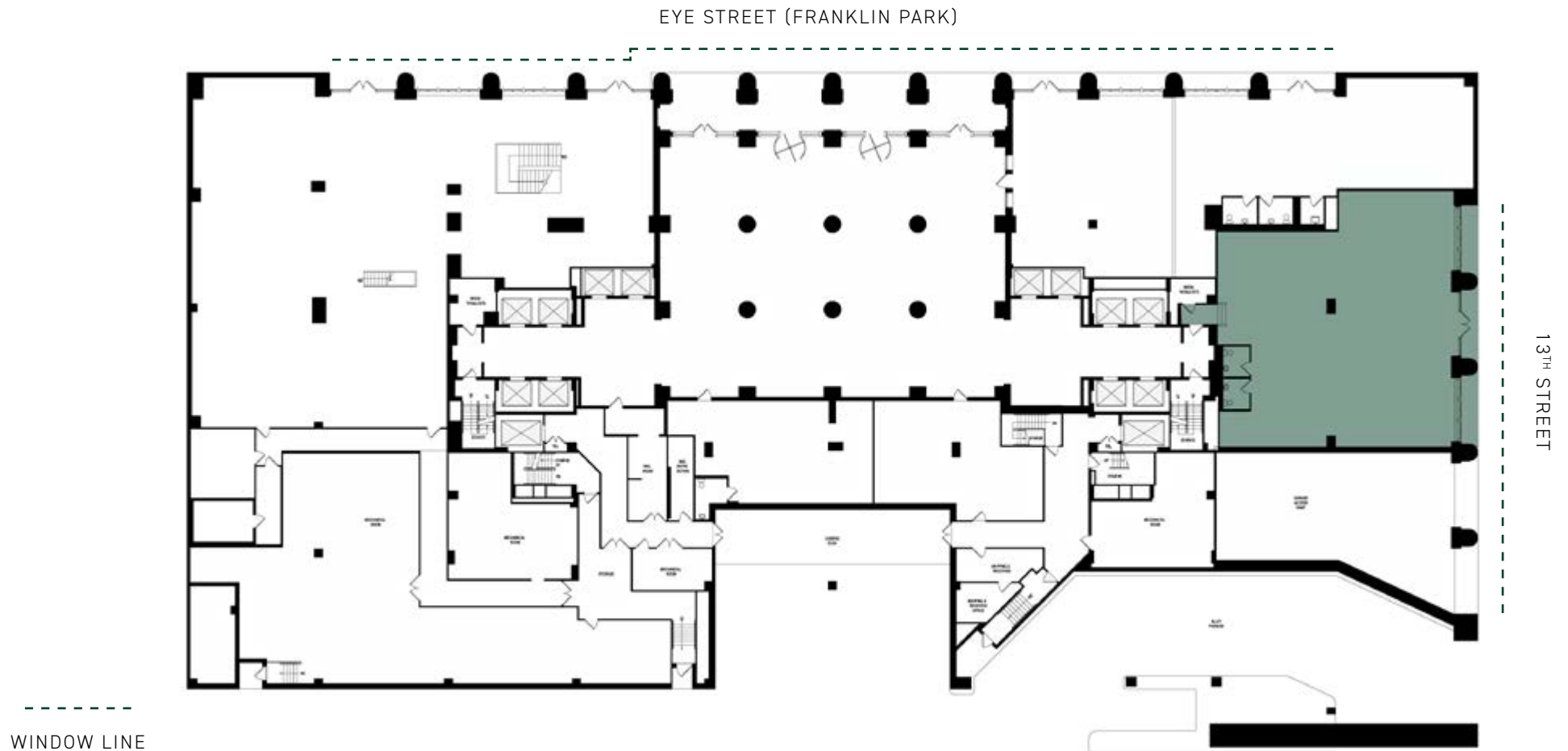




FRANKLIN SQUARE

Partial 1st Floor (East Tower) | 3,974 RSF

AVAILABLE 7.1.2026





PRIVATE 1ST FLOOR ENTRANCE
SIGNAGE OPPORTUNITY



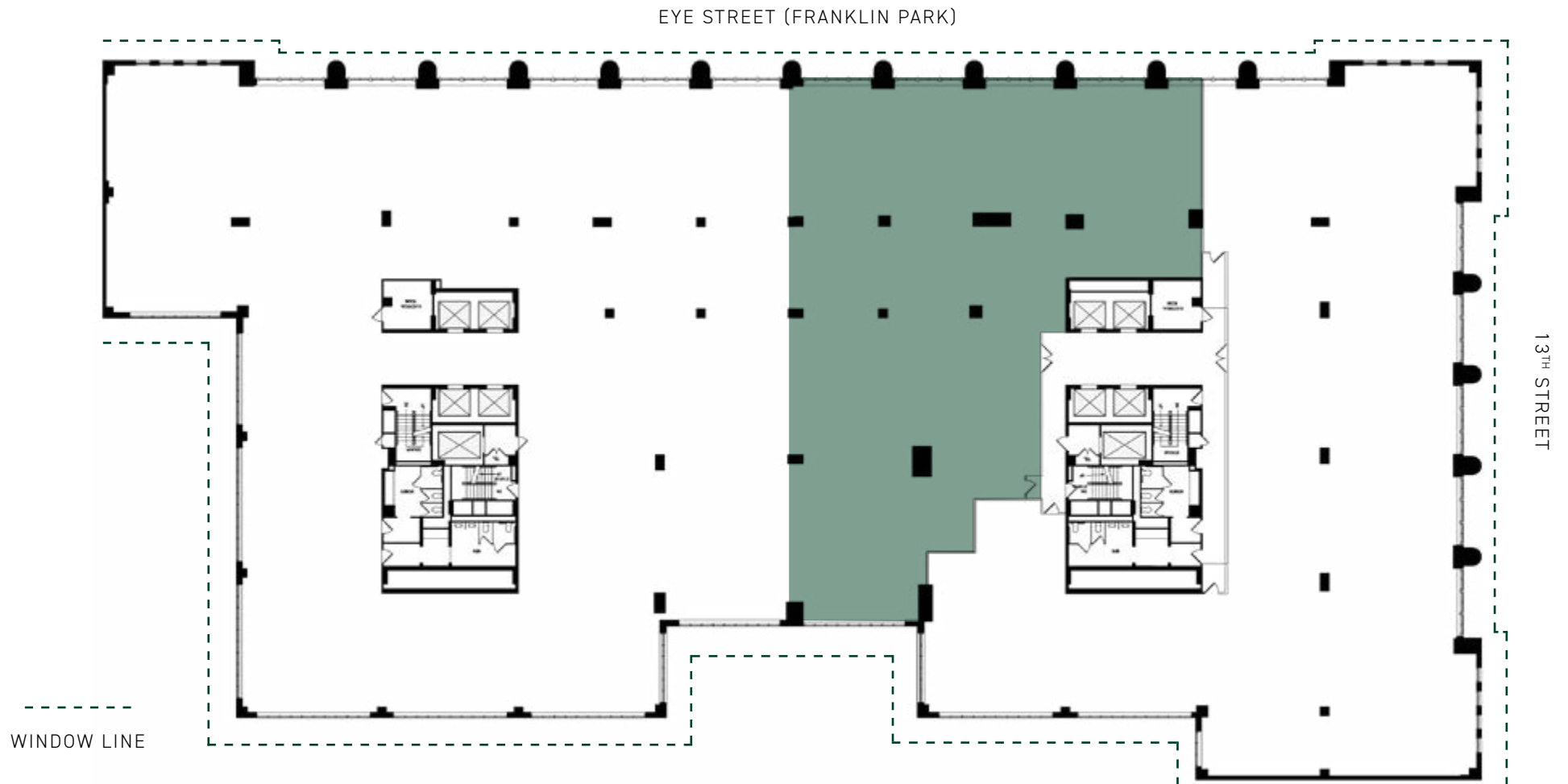
PRIVATE 1ST FLOOR ENTRANCE
RECEPTION & CONFERENCE CENTER



FRANKLIN SQUARE

4th Floor | 9,510 RSF

AVAILABLE NOW



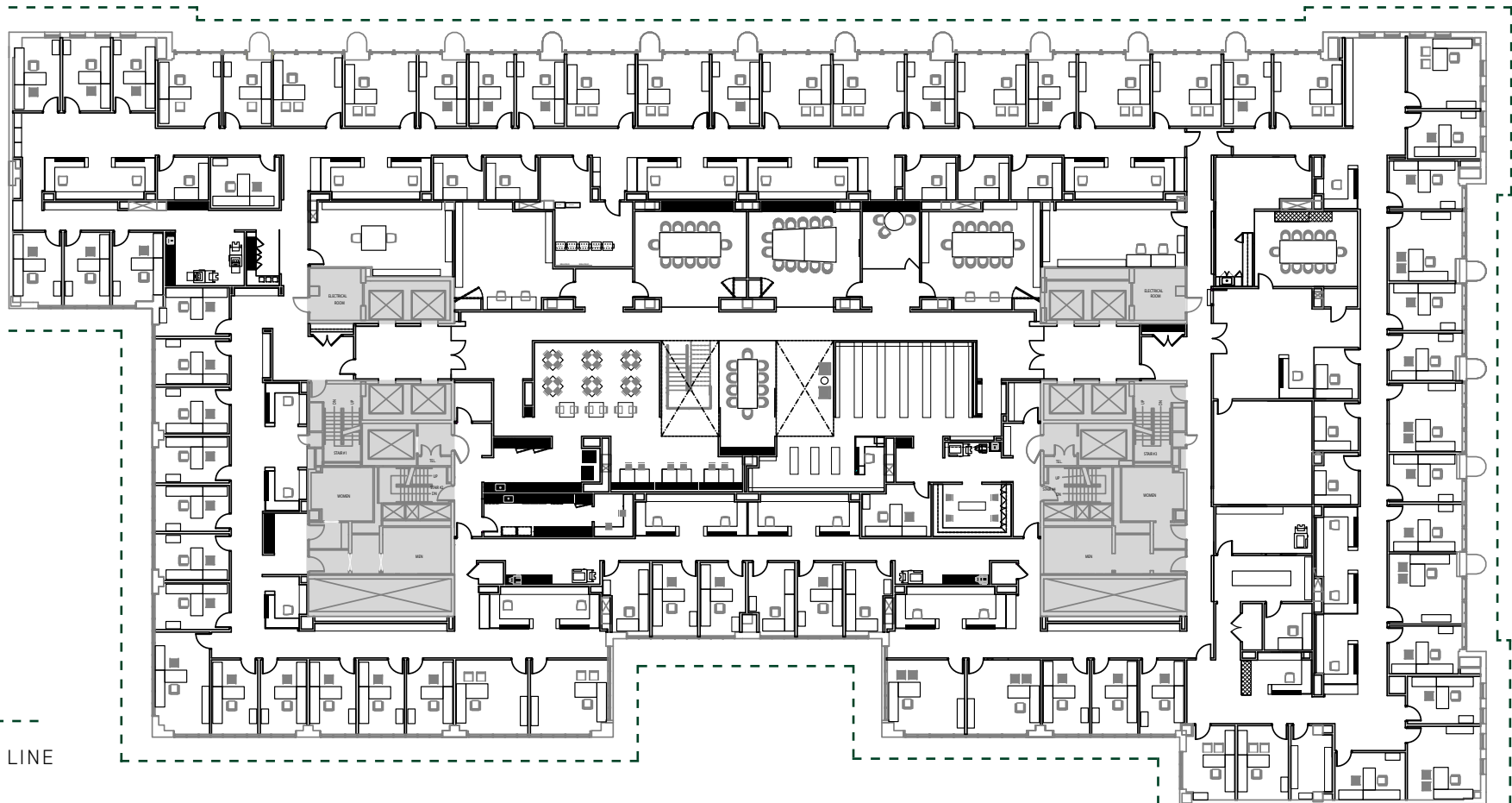


FRANKLIN SQUARE

Entire 8th Floor | 42,191 RSF

AS-BUILT CONDITION | AVAILABLE 5.1.2026

EYE STREET (FRANKLIN PARK)





FRANKLIN SQUARE

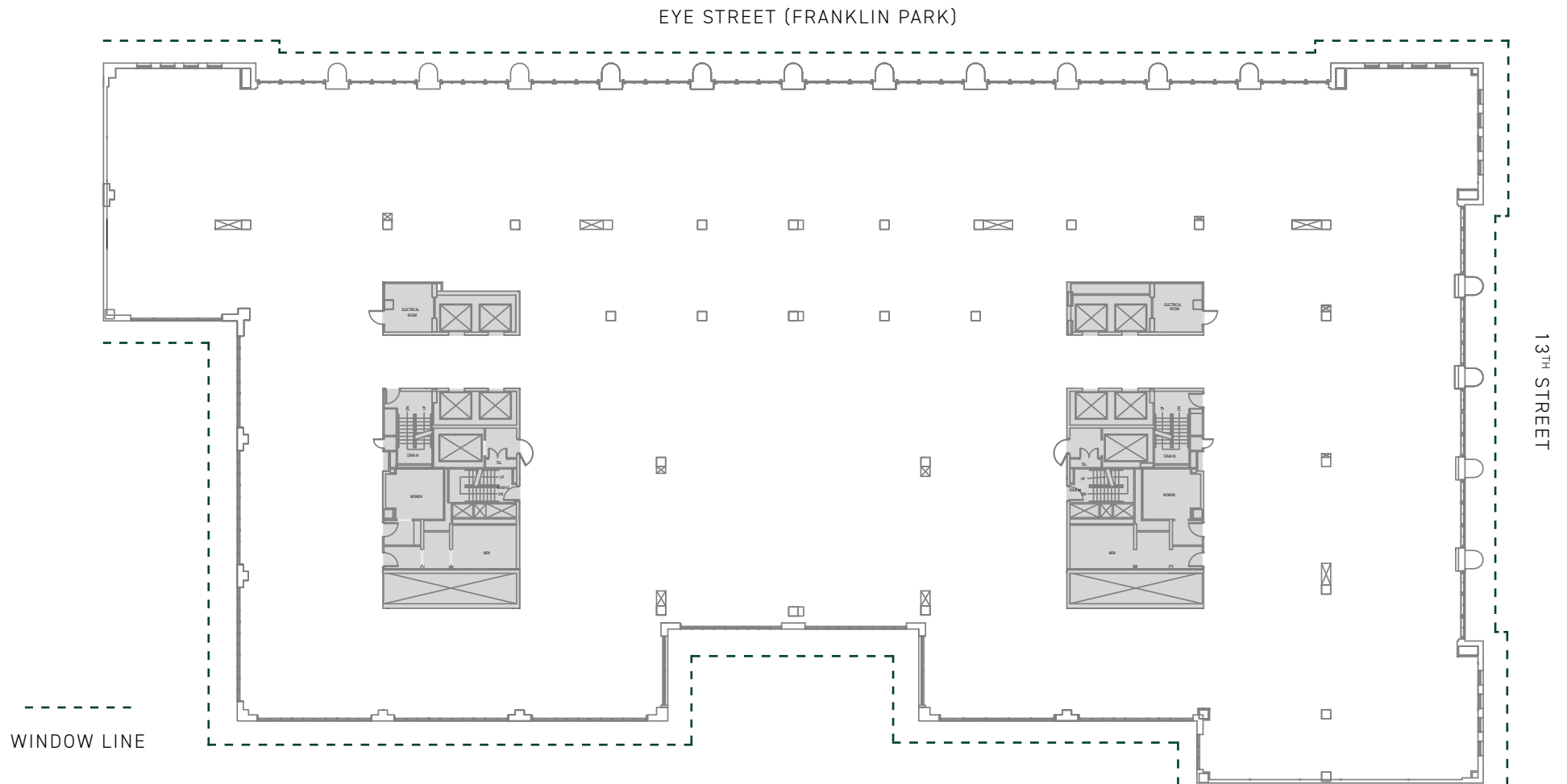
CLICK / SCAN



VIEW VIRTUAL
TOUR

Entire 8th Floor | 42,191 RSF

BLOCKING PLAN | AVAILABLE 5.1.2026



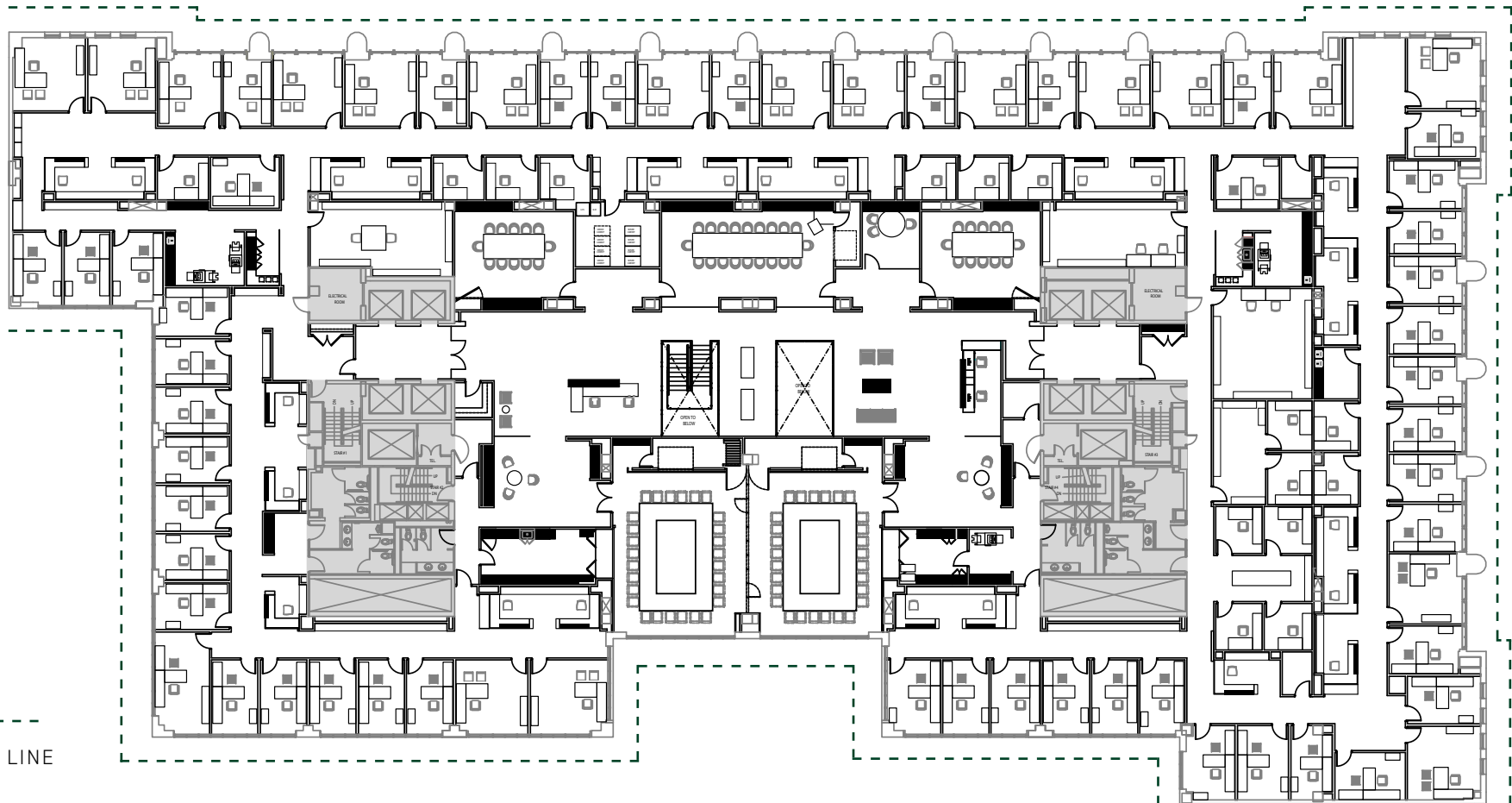


FRANKLIN SQUARE

Entire 9th Floor | 42,160 RSF

AS-BUILT CONDITION | AVAILABLE 5.1.2026

EYE STREET (FRANKLIN PARK)



WINDOW LINE

13TH STREET





FRANKLIN SQUARE

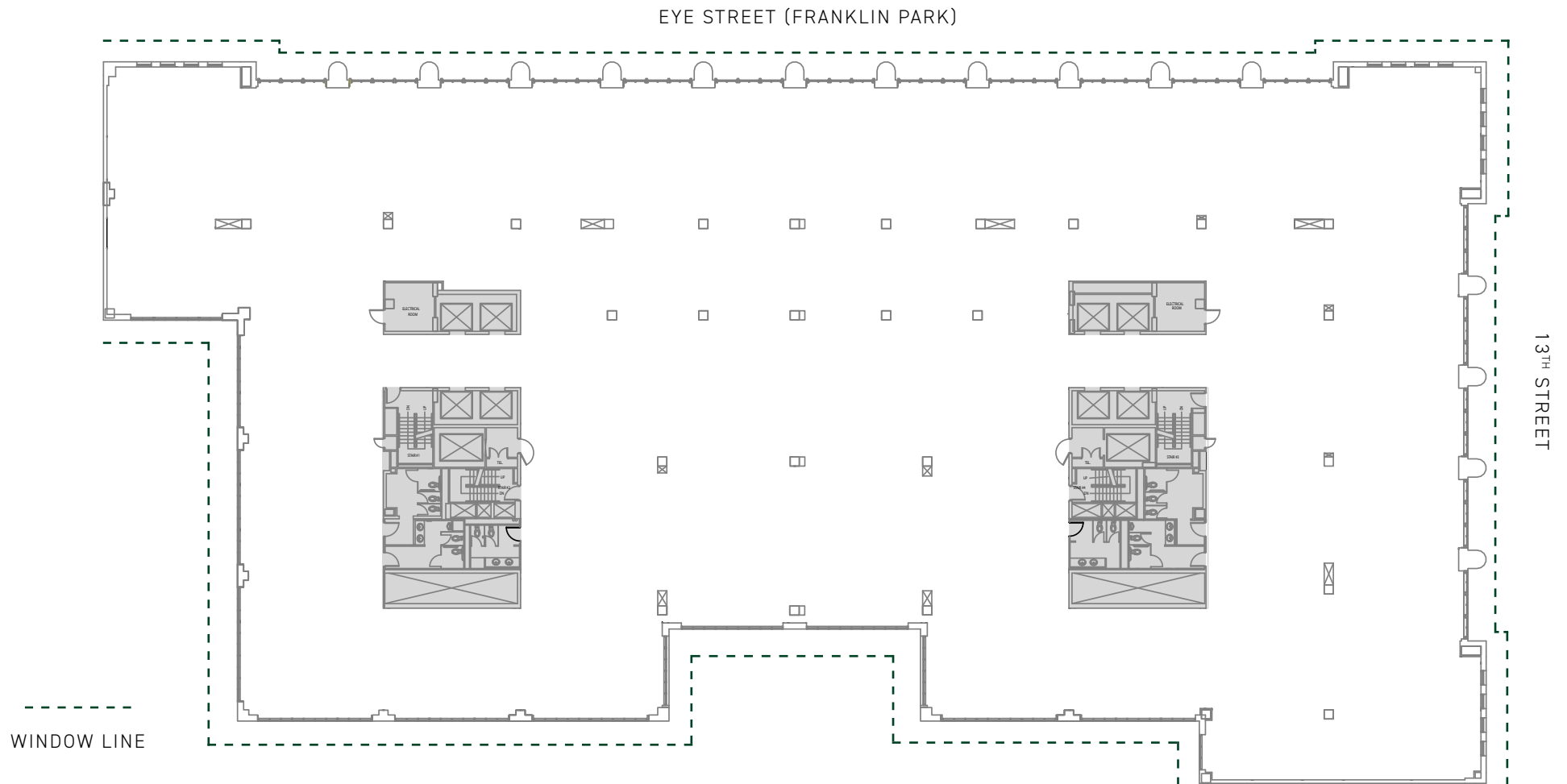
CLICK / SCAN



VIEW VIRTUAL
TOUR

Entire 9th Floor | 42,160 RSF

BLOCKING PLAN | AVAILABLE 5.1.2026

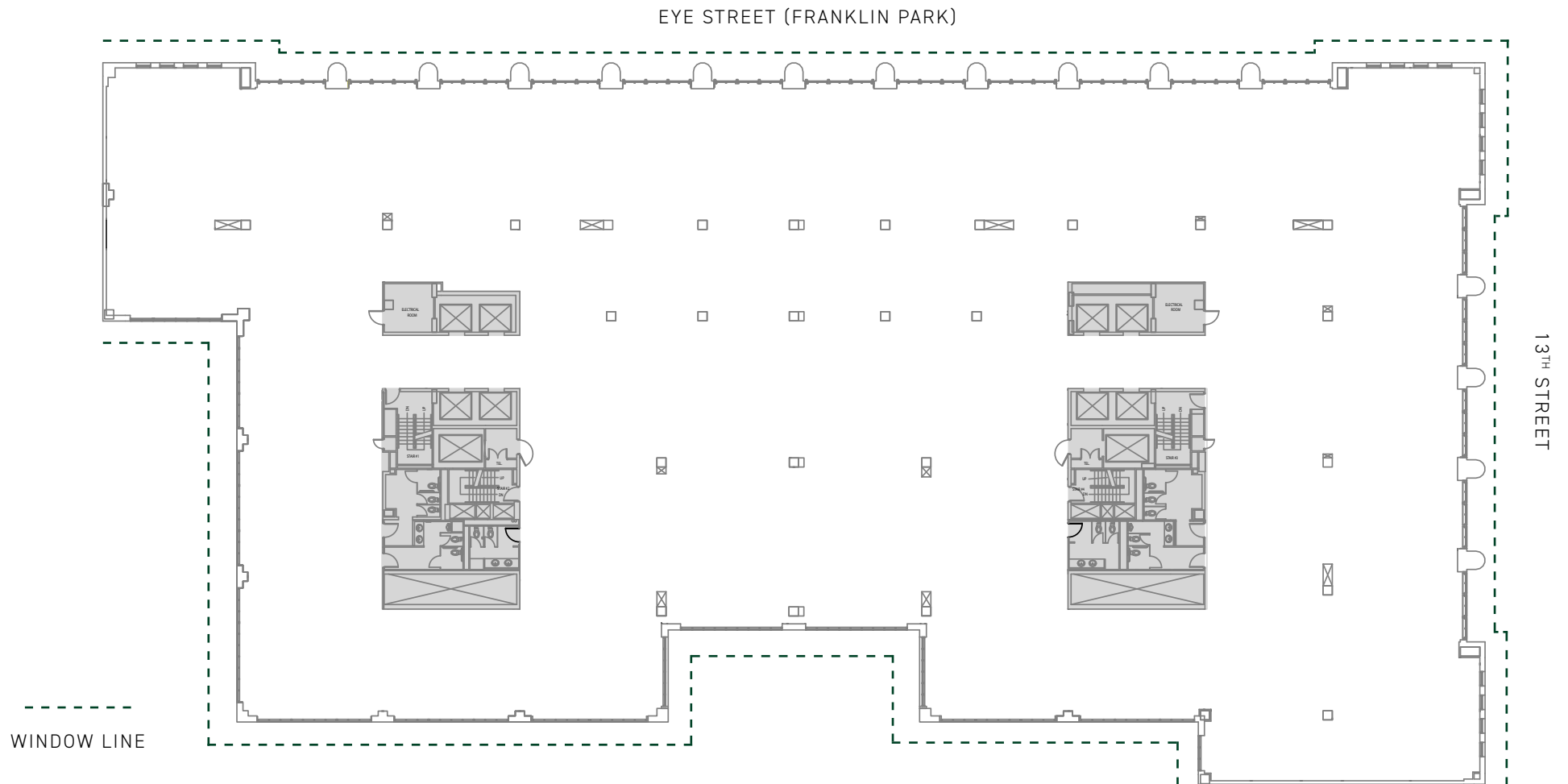




FRANKLIN SQUARE

Entire 10th Floor | 42,305 RSF

BLOCKING PLAN | AVAILABLE 4.1.2027





FRANKLIN SQUARE

CLICK / SCAN

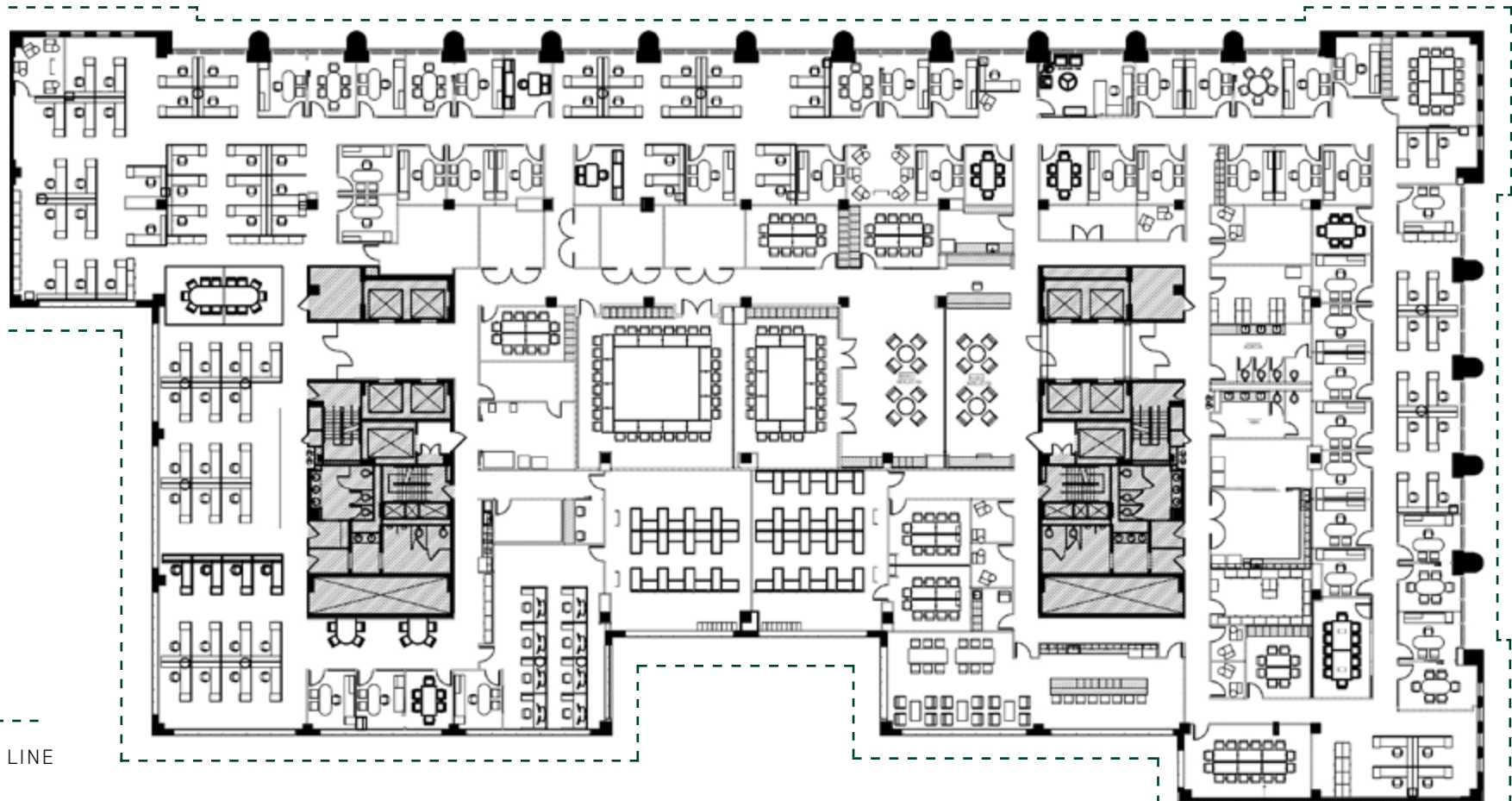


VIEW VIRTUAL
TOUR

Entire 10th Floor | 42,305 RSF

AS-BUILT CONDITION | AVAILABLE 4.1.2027

EYE STREET (FRANKLIN PARK)



13TH STREET

WINDOW LINE





FRANKLIN SQUARE

CLICK / SCAN



VIEW VIRTUAL
TOUR

Full Floor Hypothetical Test-Fit

FULL FLOOR OFFICE INTENSIVE

EYE STREET (FRANKLIN PARK)

OFFICE

- ASSOCIATE (OFFICE B)
- DEPARTMENT (OFFICE C)

WORKSTATION

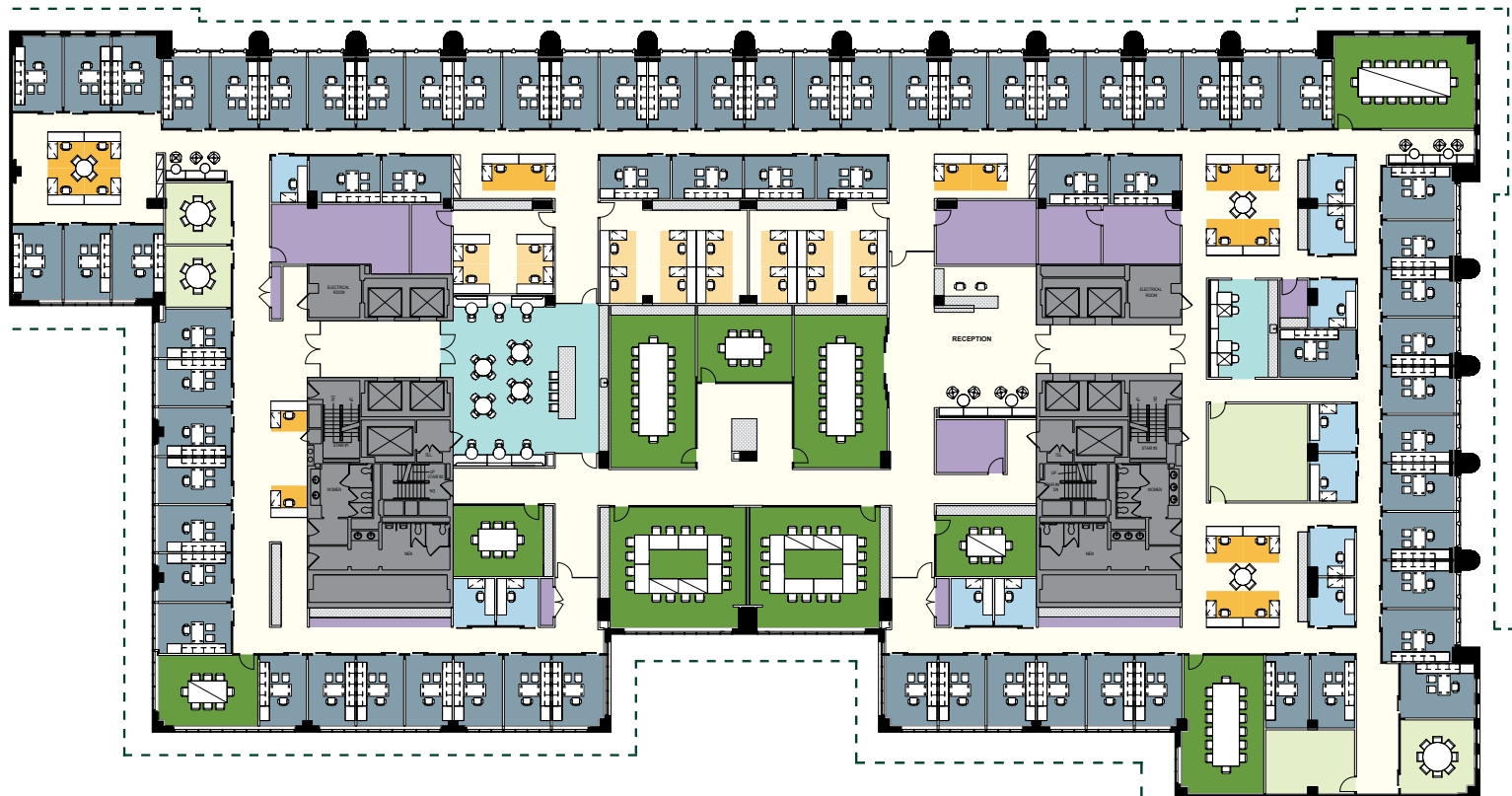
- SECRETARY
- DEPARTMENT

SUPPORT

- RECEPTION
- CONFERENCE
- HUDDLE
- WORKROOM
- PANTRY
- IDF
- STORAGE
- COPY
- OFFICE SERVICES
- LAN

QTY

- 72
- 12
- 18
- 16
- 1
- 10
- 3
- 2
- 2
- 1
- 6
- 3
- 1
-



13TH STREET

WINDOW LINE





RECEPTION



INTERCONNECTING
STAIRWELL



CONFERENCE
CENTER



FRANKLIN
PARK VIEWS



Hypothetical Test-Fit

MULTI-TENANT OFFICE INTENSIVE





Full Floor Hypothetical Test-Fit

OPEN PLAN

EYE STREET (FRANKLIN PARK)

OFFICE

OFFICES

WORKSTATION

LARGE WORKSTATION

SMALL WORKSTATION

SUPPORT

RECEPTION

CONFERENCE

HUDDLE

FOCUS

PHONE

WORKROOM

PANTRY

STORAGE

COPY

LAN

MAIL/COPY

QTY

31

84

86

1

14

10

4

9

3

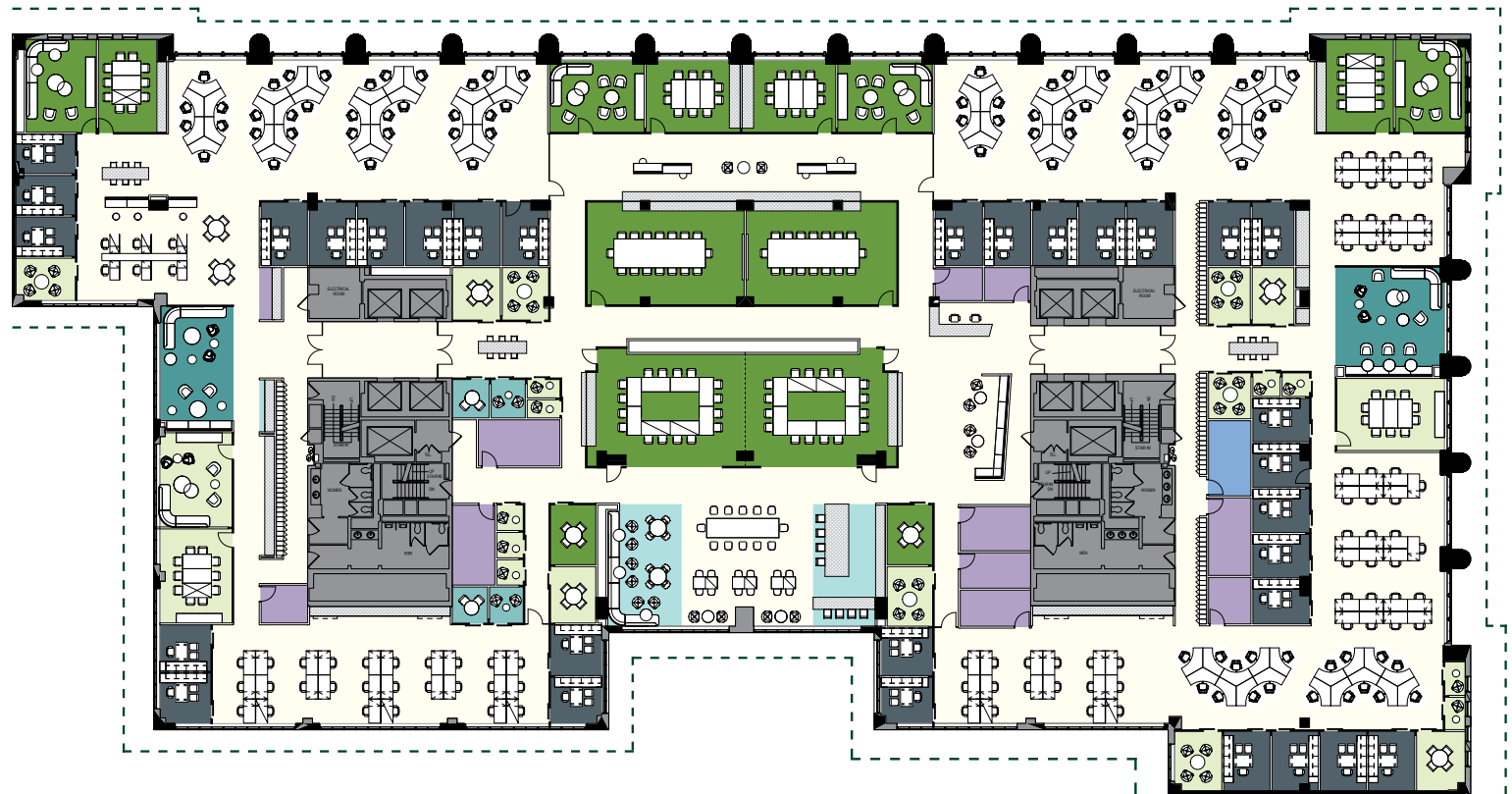
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5

4

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13TH STREET

WINDOW LINE





**FRANKLIN
SQUARE**

1300 EYE ST NW

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