

MIDTOWN IDC

1 1 2 0 Vermont Ave NW

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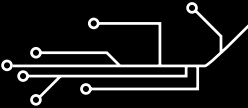
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ABOUT

Midtown DC is one of the most connected of- of the world's premiere telecommunications and
fice buildings in all of down- technology firms. Not only
town Washington. The build- is Midtown DC a destination
ing is ideally situated at the for those seeking high qual-
confluence of the K Street ity office space in a premier
business and 14th Street en- location, but its fiber connec-
ertainment corridors and it's tivity, power redundancy and
onsite colocation facilities have attracted some line of sight opportunities are second to none.

“attracted the
**WORLD'S
PREMIERE
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NEIGHBORHOOD

Midtown DC is located in the heart of downtown Washington's dynamic and evolving Midtown neighborhood and at the gateway to the vibrant 14th Street Corridor. The property offers convenient access to Metro-rail with McPherson Square (Blue, Orange, and Silver Lines) and Farragut North (Red Line) stations lo-

cated within three blocks. The neighborhood's expanded bike lane network connects the building to other major points throughout city. Midtown DC also offers drivers immediate access to two primary commuting thoroughfares: 14th Street and Massachusetts Avenue, which are both adjacent to the building.

AMENITIES

restaurants

- 1 Starbucks
- 2 Whole Foods Market
- 3 Lincoln
- 4 Au Bon Pain
- 5 West Wing Café
- 6 Chipotle
- 7 Nerds & Nibblers
- 8 Zentan
- 9 Hando Medo
- 10 The Pig
- 11 Teak Wood
- 12 Popeyes
- 13 B Too
- 14 Thaitanic
- 15 Baan Thai
- 16 Slipstream
- 17 ChurchKey
- 18 Birch & Barley
- 19 Shake Shack
- 20 Trade
- 21 Black Whiskey
- 22 Kingfisher DC
- 23 Da Hong Pao Restaurant
- 24 Yums
- 25 Dolcizza
- 26 Lalibela Ethiopian
- 27 Post Pub
- 28 Tonton Chicken
- 29 Corner Bakery Café

- 30 Rice Bar
- 31 Potbelly Sandwich Shop
- 32 Cosi
- 33 Starbucks
- 34 Peets Coffee
- 35 Cornerstone Café
- 36 Green Lantern
- 37 Elizabeths Gone Raw
- 38 Maddy's Taproom
- 39 Domino's
- 40 14K Restaurant
- 41 Grill Kabob

hotels

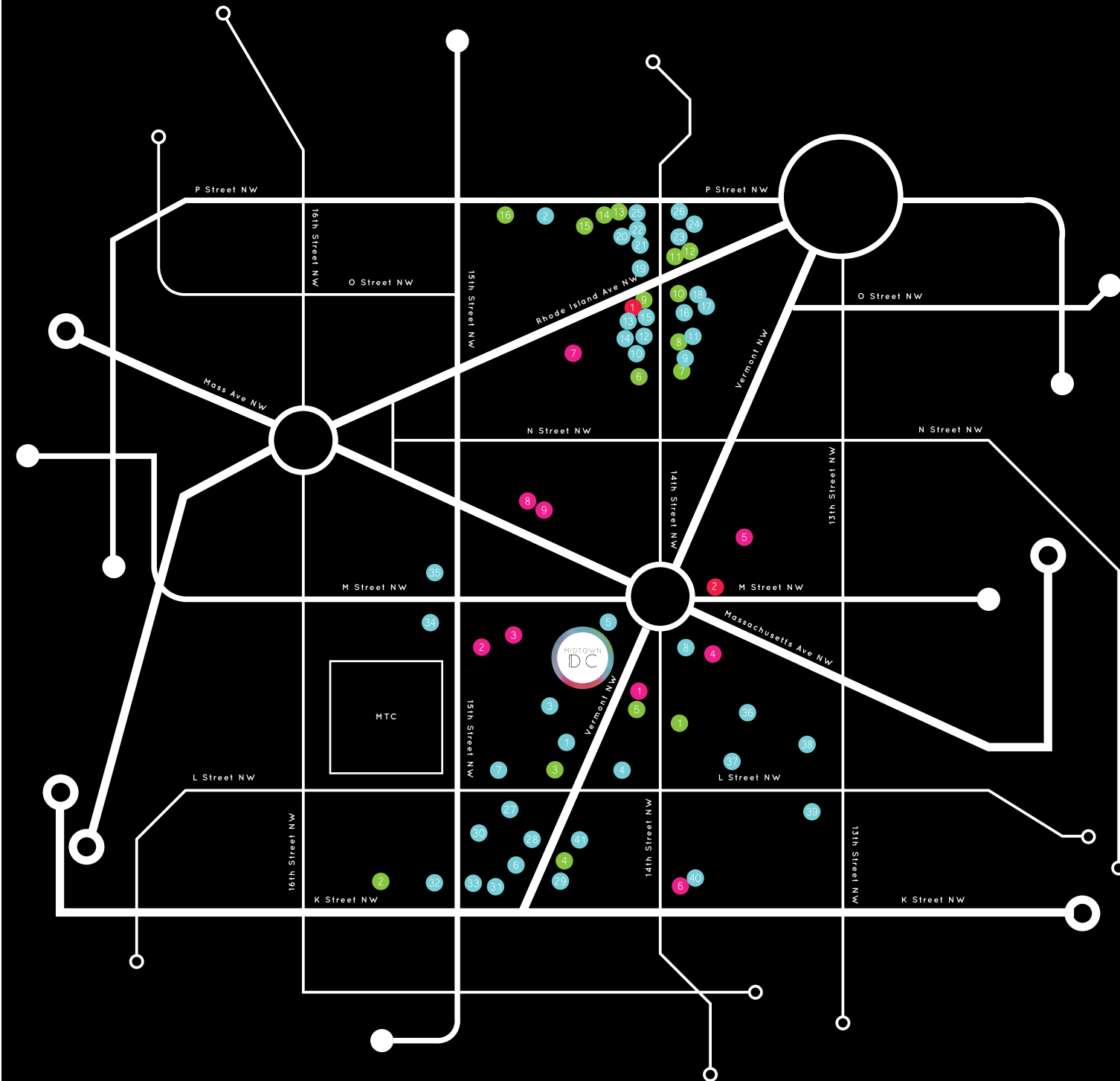
- 1 Residence Inn by Marriott
- 2 Loews Madison Hotel
- 3 The Westin Washington D.C.
- 4 Donovan House
- 5 Washington Plaza Hotel
- 6 The Hamilton Crowne Plaza
- 7 Kimpton Mason & Rook Hotel
- 8 Hotel Washington
- 9 Homewood Suites by Hilton

services

- 1 Balance Gym
- 2 MINT Health Club
- 3 7-Eleven
- 4 INARI Salon and Spa
- 5 CVS
- 6 Logan 14 Aveda Salon & Spa
- 7 Community, A Walgreens Pharmacy
- 8 Bessons Cleaning
- 9 7-Eleven
- 10 B. Fit
- 11 Urban Essentials
- 12 Fuse Pilates
- 13 Carls Barbershop
- 14 P Nails Salon & Spa
- 15 CVS
- 16 Flow Yoga Center

transportation

- 1 Capital Bikeshare
- 2 Capital Bikeshare



BUILDING SPECIFICATIONS

ADDRESS Midtown DC
1120 Vermont Avenue, NW
Washington, DC 20008

LOCATION Prominently positioned on Vermont Avenue overlooking Thomas Circle and within walking distance of the Metrorail as well as numerous retail amenities, dining options, and world-class hotel accommodations.

BUILT/RENOVATED 1981/2016 **STORIES** 12 Floors of Office Space

PROJECT AREA 482,982 RSF **CEILING HEIGHTS** Typical slab-to-slab ceiling heights are 9'10"

FLOOR SIZE 40,220 Square Feet **COLUMN SPACING** 20' X 20' is typical. Mullion spacing of 5'

OWNERSHIP S.C. Herman & Associates **ELEVATORS** Eight (8) elevators

PARKING 0.62 Per 1,000 RSF Parking Ratio.
300 striped spaces **ROOF** 8" thick inverted roof membrane with a combination of ballast and concrete pavers. Roof has a design load of 30 lbs/sq. ft.

BUILDING FEATURES On-site colocation center, On-site deli,
On-site PM and Concierge Service
24/7 access and security **STRUCTURE** The property has a floor loading capacity of 100 lbs per square foot at office floors (includes a partition of 20 lbs per square foot).

BUILDING AMENITIES Health Club with Locker Rooms and Showers, Bike Storage

LEASING TEAM

Matt Pacinelli 202.595.1498 matt.pacinelli@streamrealty.com	Josh Goudy 202.595.1494 josh.goudy@streamrealty.com	Kyle Luby 202.595.1441 kluby@streamrealty.com
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HVAC Midtown DC contains a new, highly advanced central heating and cooling plant supplying hot water and chilled water throughout the building using a four (4) pipe distribution for on demand heating and cooling anywhere in the building. A combination of perimeter console four (4) pipe fan coil units with six (6) points of control and variable air volume units with half-floor air handling units provide comfort and fresh air to occupants. Two (2) each magnetic bearing 600 ton chillers provide N+1 reliability with each chiller containing four (4) compressors. Three (3) each 1.5MBU condensing boilers provide N+1 reliability and up to 99% efficiency. There is a 24 hour Tenant System using chilled water from the central plant with a 400 kW generator providing emergency (back-up) power to the tenant system to maintain operations during a power outage.

TELECOM PROVIDER Verizon, Century Link, Cogent Communications, XO Communications, Level 3/Broadwing

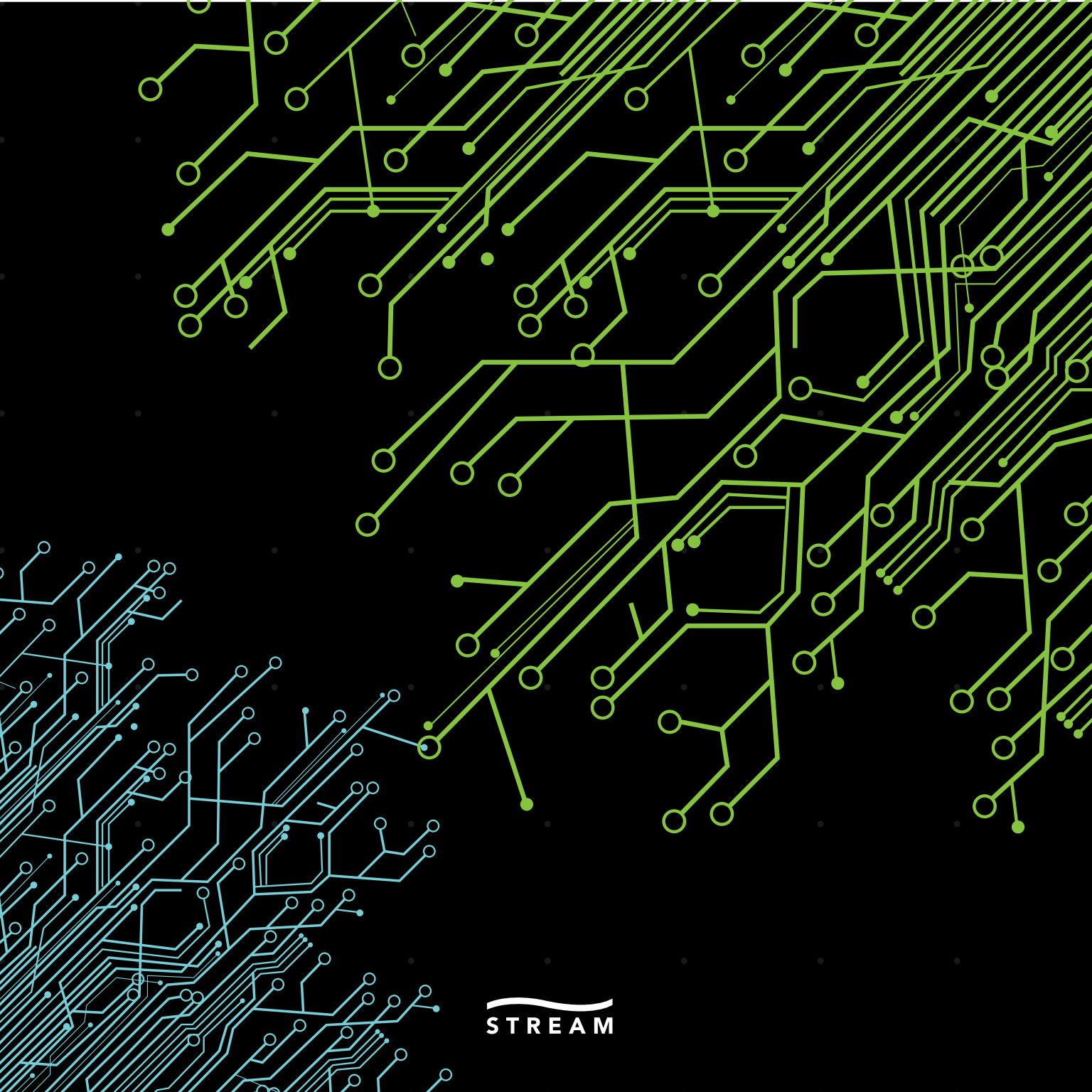
FIBER PROVIDERS Zayo, Cogent Communications, Qwest, AT&T, Verizon, XO Communications, Level 3, Looking Glass Networks, Fibertech, First Comm, AiNet, Century Link, PaeTec, 24/7

SECURITY The Department of Homeland Security provides uniformed security of all access points 24 hours a day. Tenants are provided an access card which must be shown upon entry to the building.

ELECTRICAL SYSTEM 8-watts per square foot, with 2 watts per square foot for lighting. The generator has a capacity of 400 kW and is powered by natural gas.

ACCESSIBILITY Conveniently located near the McPherson Square and Farragut North Metro Stations and multiple BikeShare locations.
Walk Score® - Walker's Paradise (98). Transit Score® - Rider's Paradise (100).





**STREAM**