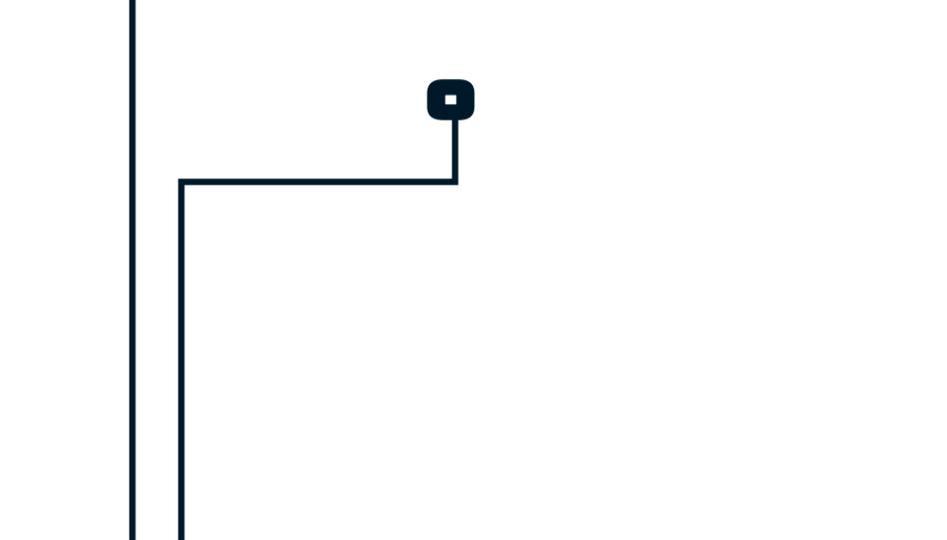




# 1100 THIRTEENTH



6 ELEVATORS & 2 SHUTTLE ELEVATORS TO THE TWO-STORY LOBBY

CONCIERGE SERVICE

LOBBY

VIEW 360° TOUR



LANDSCAPED COURTYARD

VIEW 360° TOUR



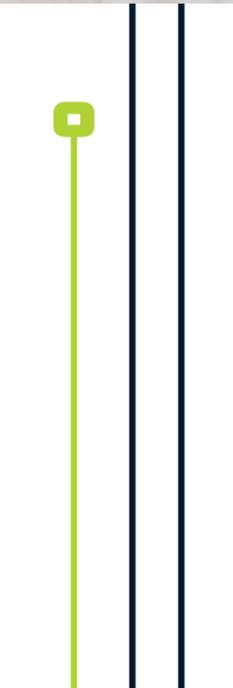
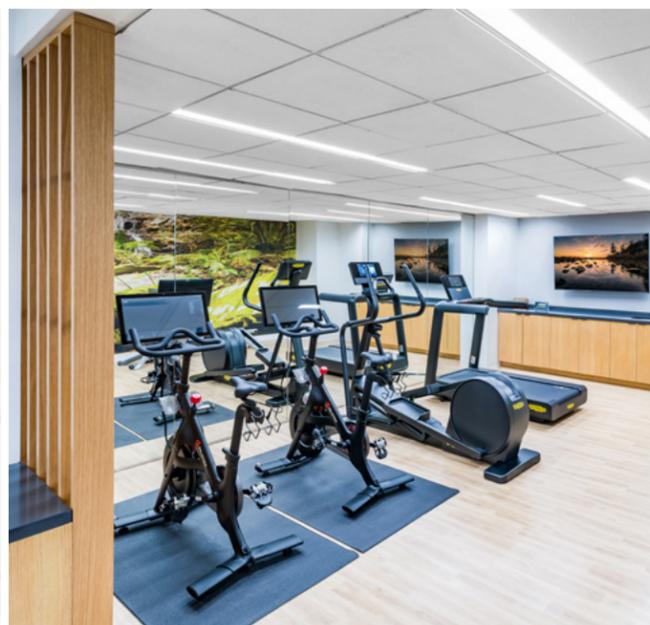
RENOVATED FITNESS CENTER WITH LIFE FITNESS ELEVATED SERIES EQUIPMENT INCLUDING A STAIR MACHINE AND ROWER, PELOTON SPIN BIKE, TRX AND A VARIETY OF FREE WEIGHTS

VIEW 360° TOUR



CONFERENCE ROOM WITH INDOOR/OUTDOOR SPACE, HDTV, WIFI, AND TRAINING TABLES

VIEW 360° TOUR



# PLUG N' PLAY, FLEXIBLE TERM FULL FLOOR OPPORTUNITY

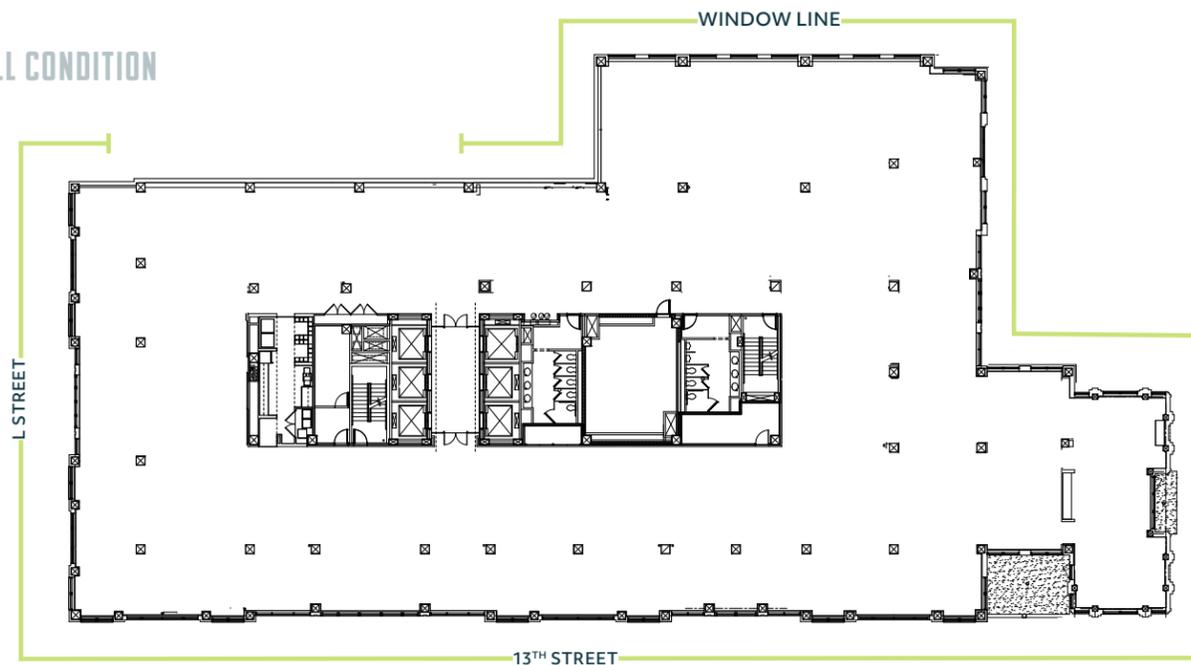
## 7<sup>TH</sup> FLOOR

APPROXIMATELY 25,621 RSF

AS-BUILT PLAN



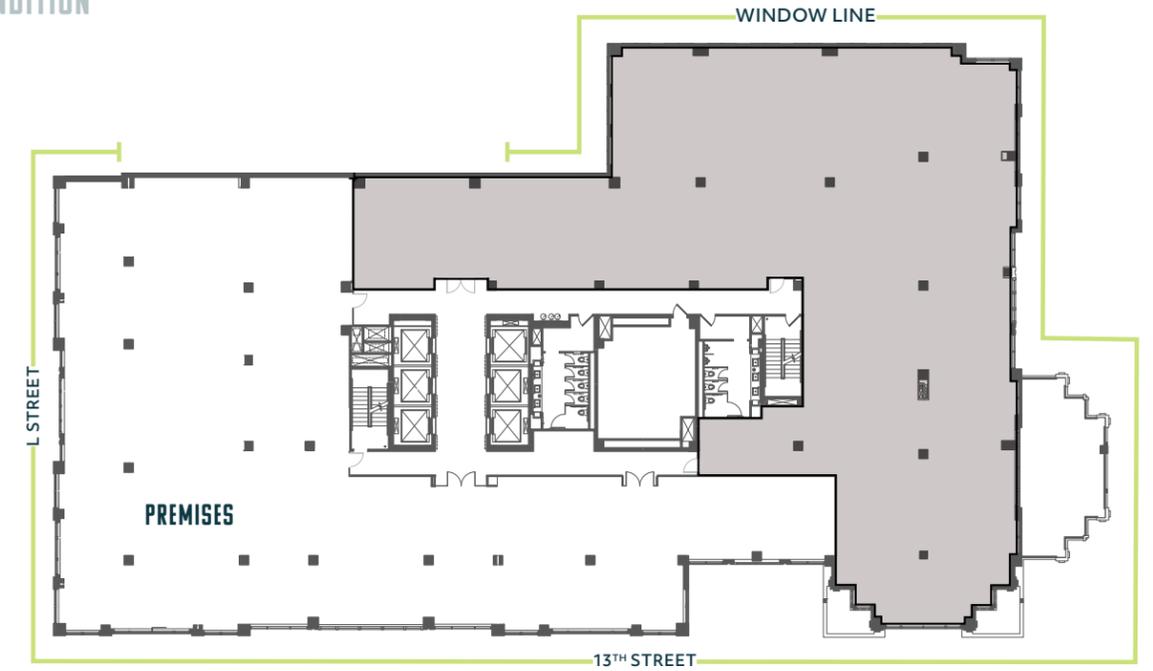
SHELL CONDITION



## 10<sup>TH</sup> FLOOR - FRONT BUILDING OPPORTUNITY

APPROXIMATELY 11,162 RSF

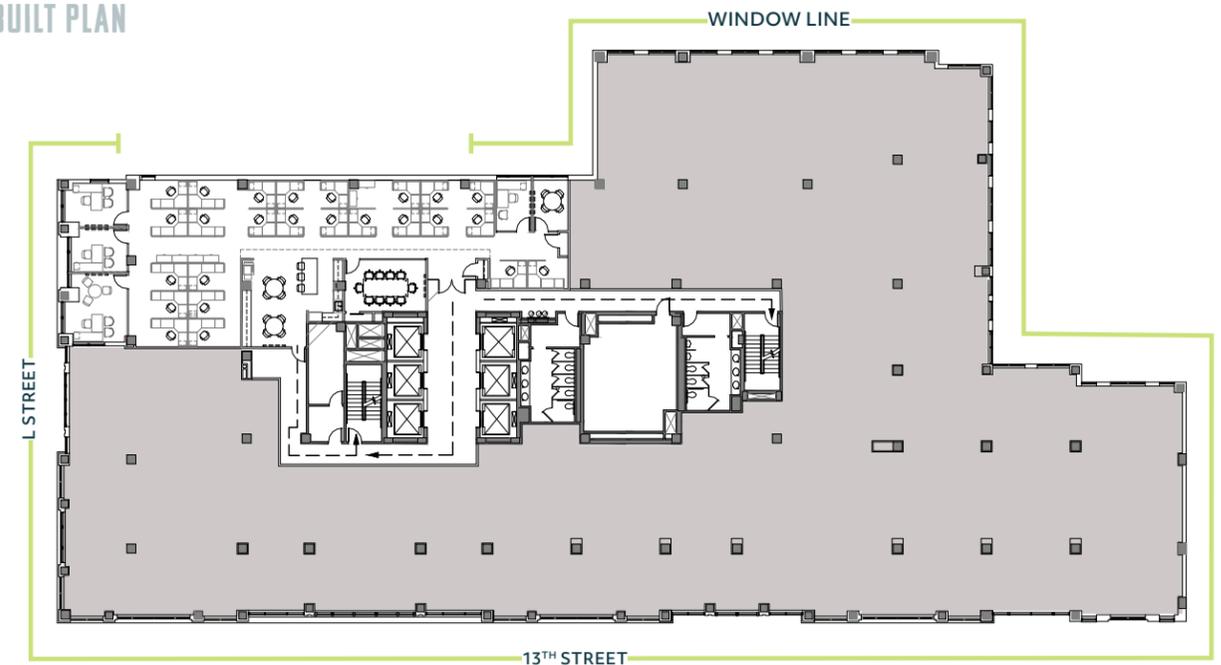
SHELL CONDITION



## 11<sup>TH</sup> FLOOR - SUITE 1150

APPROXIMATELY 4,512 RSF

AS-BUILT PLAN





Nino's Bakery



au bon pain.

NEIGHBORHOOD AMENITIES



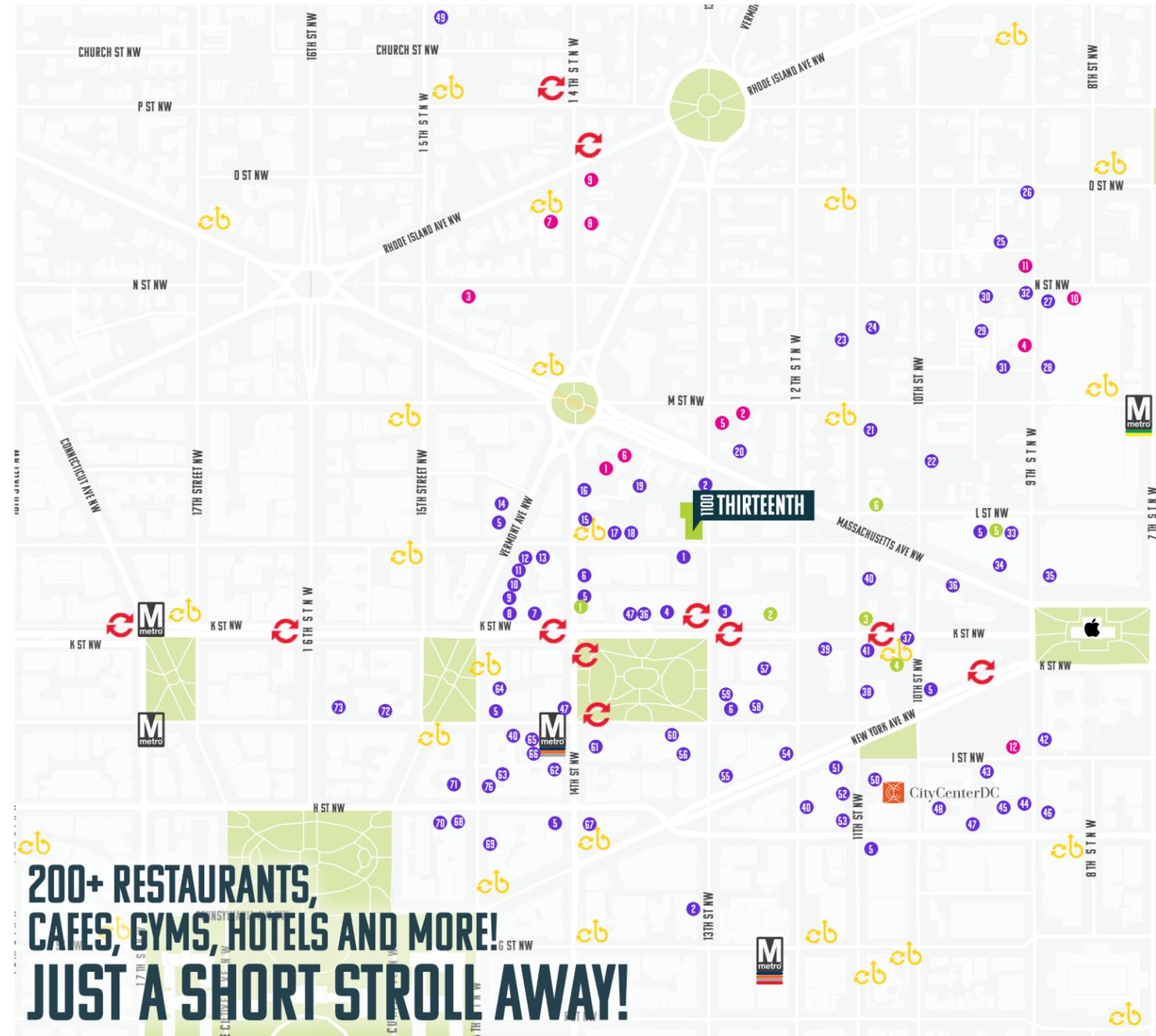
UNION KITCHEN



the mirror



## FRANKLIN PARK TRANSFORMATION



200+ RESTAURANTS, CAFES, GYMS, HOTELS AND MORE!  
JUST A SHORT STROLL AWAY!

**FITNESS**

- 1 DANCE TRANCE DC
- 2 EVOLUTION PERSONAL TRAINING STUDIO
- 3 ARIEL BRIGHT FITNESS
- 4 REFORMATION FITNESS
- 5 UPLIFT STRENGTH & SPIRIT
- 6 BALANCE FUNCTIONAL FITNESS
- 7 POLE PRESSURE
- 8 CREW CLUB
- 9 B. FIT
- 10 CROSSFIT SHAW
- 11 DISTRICT PILATES
- 12 COREPOWER YOGA

**RESTAURANTS**

- 1 DOMINO'S PIZZA
- 2 AU BON PAIN
- 3 PAUL
- 4 SOHO CAFE MARKET
- 5 STARBUCKS
- 6 BROWN BAG
- 7 TAYLOR GOURMET
- 8 CORNER BAKERY CAFE
- 9 K STREET BAKERY
- 10 GRILL KABOB
- 11 BOZZELLI'S ITALIAN DELI
- 12 STAN'S
- 13 JACK'S FRESH
- 14 LINCOLN
- 15 JIMMY JOHN'S

- 16 AREPA ZONE
- 17 DUNKIN' DONUTS
- 18 ELIZABETH'S GONE RAW
- 19 GREEN LANTERN
- 20 STREETS MARKET
- 21 EL RINCONCITO CAFE
- 22 CAFE COZY CORNER
- 23 TORTINO
- 24 EL SOL RESTAURANTE
- 25 SUNDEVICH
- 26 CHERCHER ETHIOPIAN RESTAURANT & MART
- 27 UNION KITCHEN GROCERY
- 28 UNCONVENTIONAL DINER
- 29 LA COLOMBE COFFEE
- 30 TIGER FORK

- 31 THE DABNEY
- 32 ESPITA MEZCALERIA
- 33 ANTHEM
- 34 THE DIGNITARY
- 35 COMPASS COFFEE
- 36 WEST WING CAFE
- 37 FINN & PORTER
- 38 SFOGLINA
- 39 SAKINA HALAL GRILL
- 40 SUBWAY
- 41 POTBELLY
- 42 CITY TAP HOUSE
- 43 DEL FRISCO'S
- 44 DOLCEZZA GELATO AND COFFEE
- 45 FIG & OLIVE

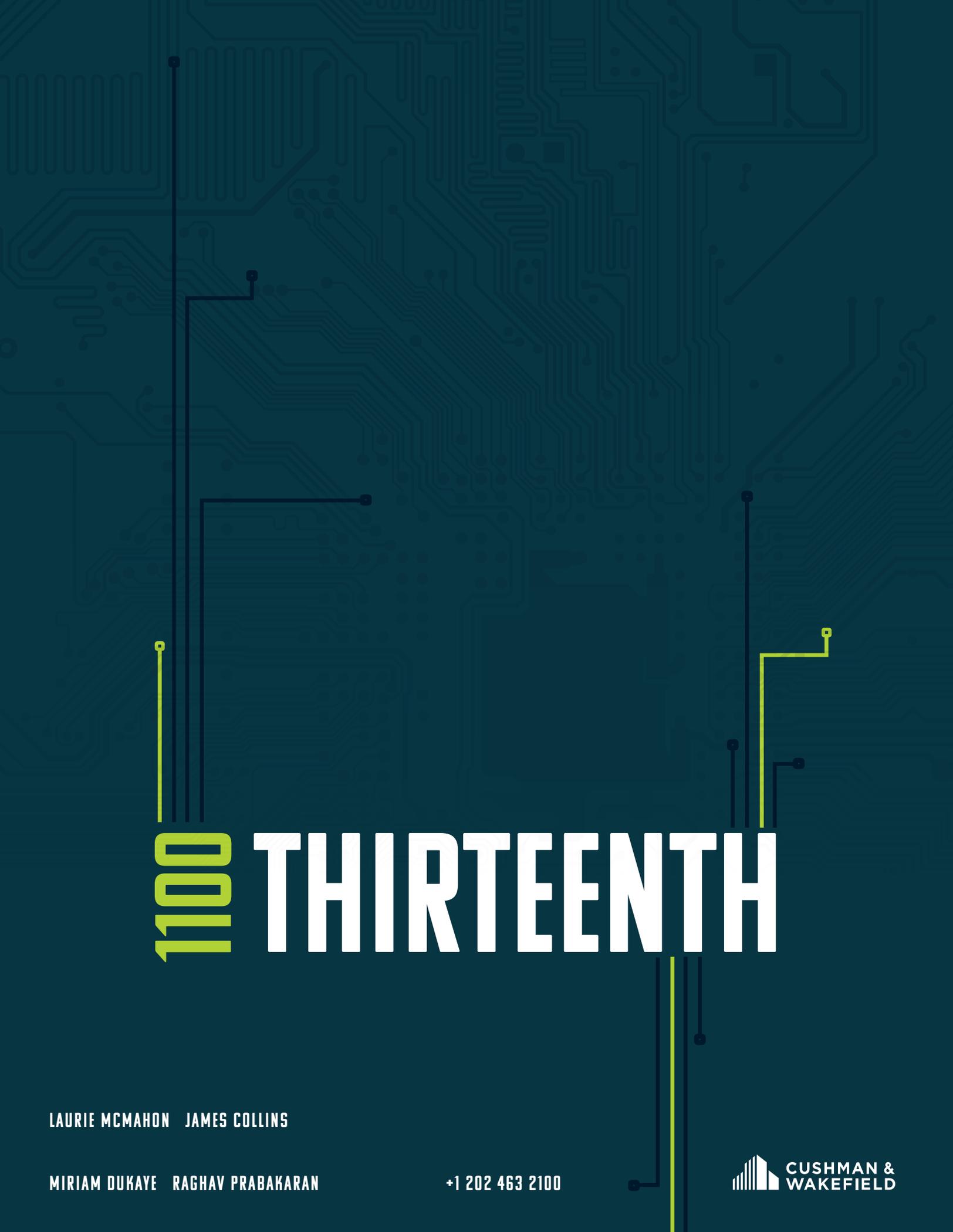
- 46 CUBA LIBRE RESTAURANT & RUM BAR
- 47 DBGB DC
- 48 CENTROLINA
- 49 MILK BAR
- 50 MOMOFUKU
- 51 NOODLES ON 11TH
- 52 HAAD THAI
- 53 CAPITOL CITY BREWING COMPANY
- 54 BOBBY VAN'S GRILL
- 55 MCDONALD'S
- 56 COZYMEAL COOKING CLASSES
- 57 FRANKLIN GRILL
- 58 ATRIUM CAFE
- 59 DEVON & BLAKEY

- 60 TORO TORO
- 61 BUREDD
- 62 GALLERY CAFE
- 63 BOBBY VAN'S STEAKHOUSE
- 64 SIRCOC
- 65 FIVE GUYS
- 66 YAVA GRILLE
- 67 PRET A MANGER
- 68 JOE'S SEAFOOD, PRIME STEAK & STONE CRAB
- 69 ZEKE'S COFFEE
- 70 WHITE HOUSE DELI
- 71 OPALINE BAR AND BRASSERIE
- 72 EYE STREET GRILL
- 73 RARE STEAKHOUSE

**HOTELS**

- 1 HAMILTON HOTEL
- 2 EATON DC
- 3 MOXY
- 4 EMBASSY SUITES
- 5 MARRIOTT MARQUIS
- 6 MORRISON-CLARK INN





# 1100 THIRTEENTH

LAURIE MCMAHON JAMES COLLINS

MIRIAM DUKAYE RAGHAV PRABAKARAN

+1 202 463 2100

 CUSHMAN &  
WAKEFIELD