

1923 VERMONT AVE NW

GRIMKE *School*


STREAM

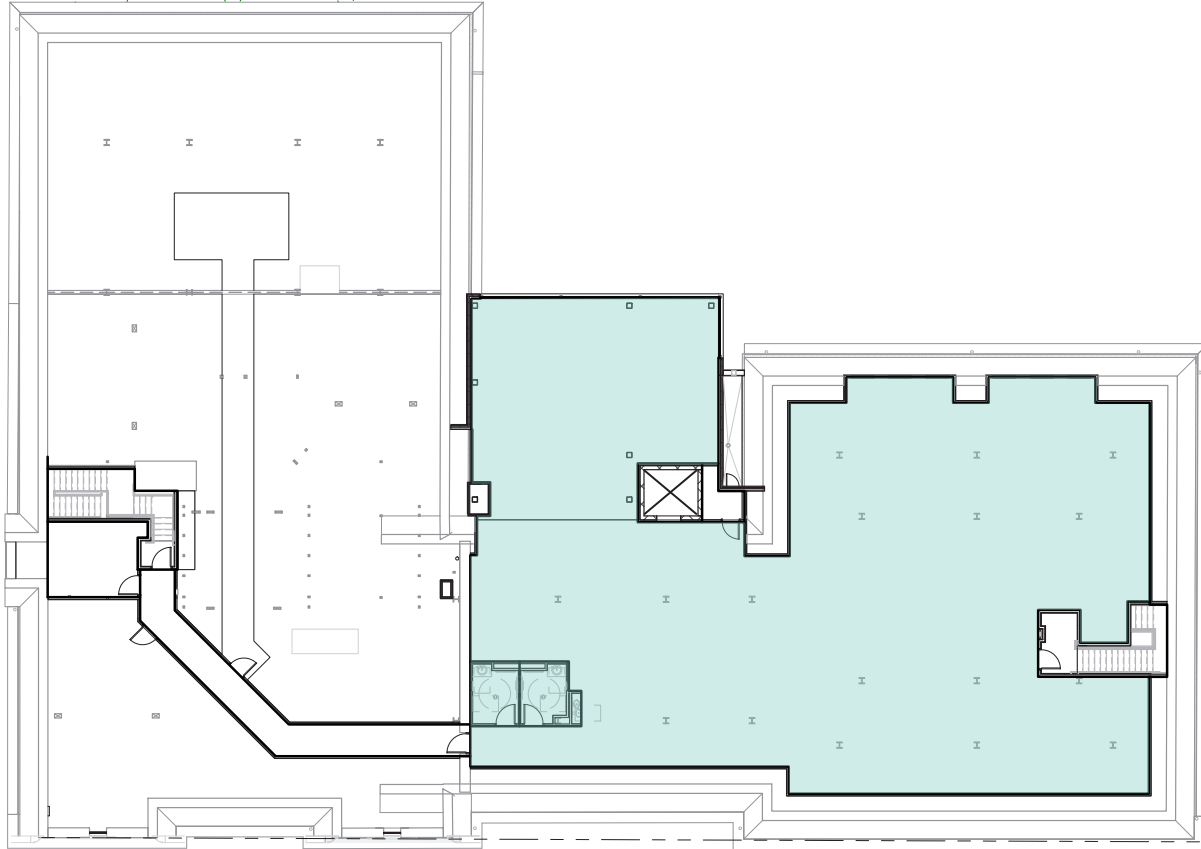


Grimke School, the restoration of the former school building, is the centerpiece of the 9½ Street Initiative - a collection of residences, workspaces and cultural beacons that celebrate the District of Columbia's rich artistic character and entrepreneurial spirit. Originally built in 1887, Grimke School was renamed in 1934 for Archibald Grimke, an American lawyer, intellectual, journalist, diplomat and community leader in the 19th and early 20th centuries.

The new Grimke School includes an extensive historic preservation effort and first-class loft-style office and cultural arts spaces that are built for collaboration, innovation, and creativity.

SUITE 300 / 7,124 SF

1923 VERMONT AVE NW
GRIMKE
School



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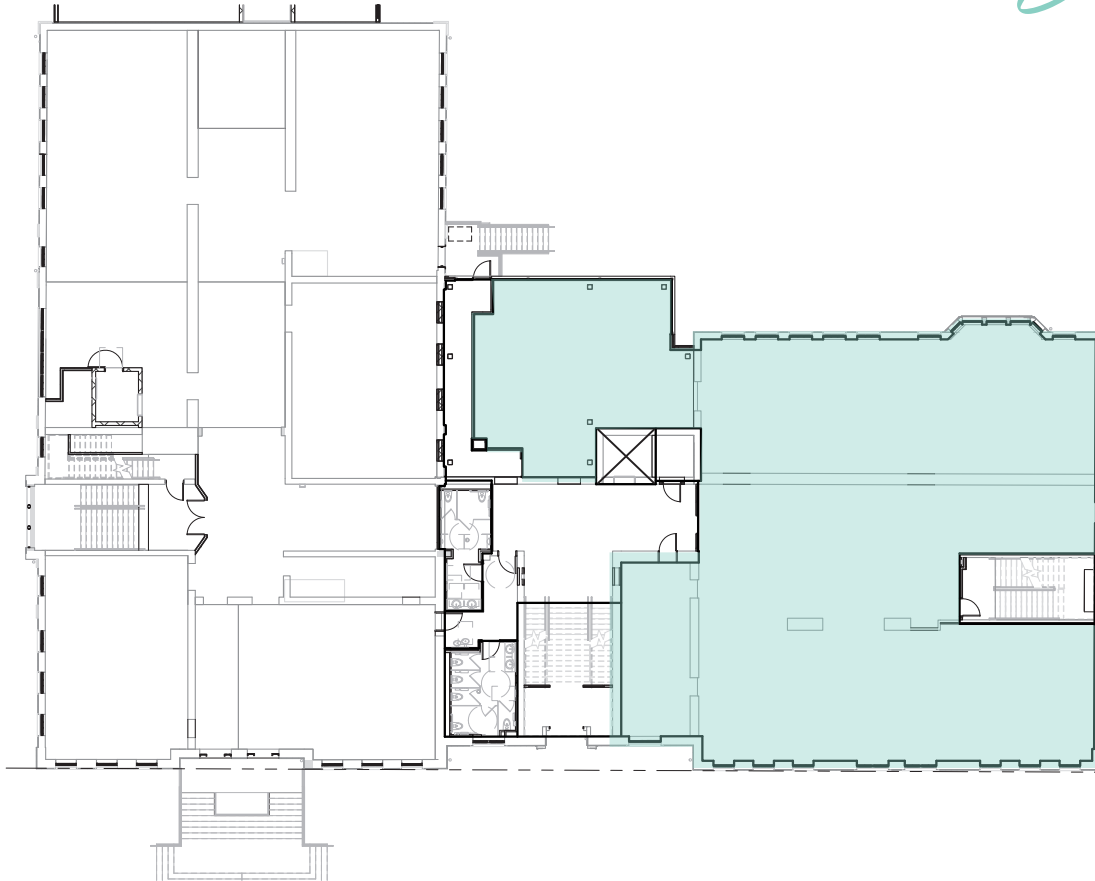
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SUITE 100 / 7,770 SF

1923 VERMONT AVE NW

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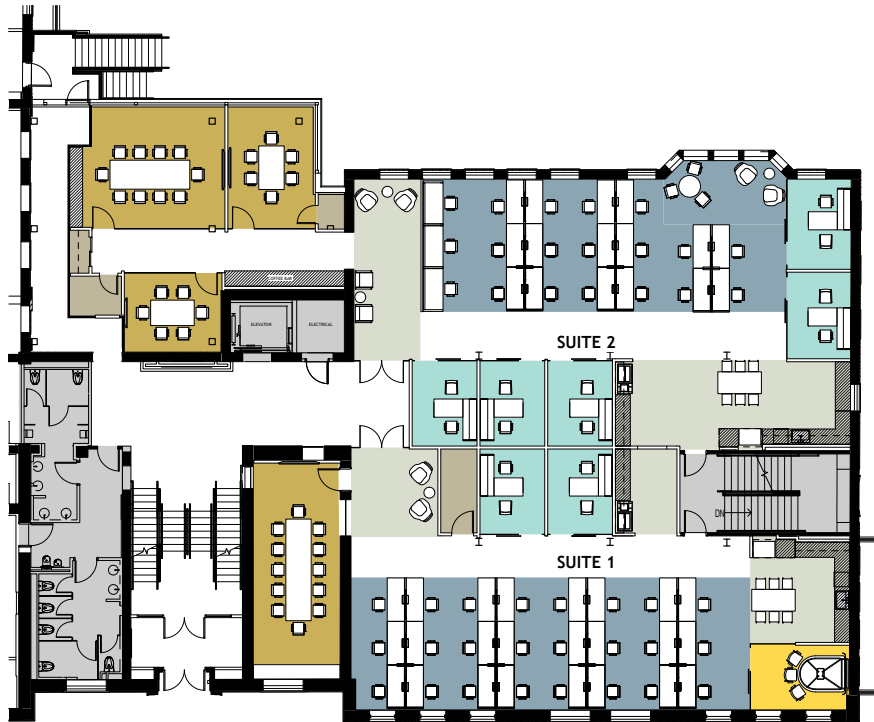
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STREAM

SUITE 1 / 3,301 SF
 SUITE 2 / 4,469 SF

1923 VERMONT AVE NW

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COLOR LEGEND

- OFFICE
- WORKSTATION
- COLLABORATION
- CONFERENCE
- STORAGE
- SUPPORT

PROGRAM SUMMARY - SUITE 2 (4,469 SF)	PROVIDED
OFFICE	5-6
BENCHING	19
CONFERENCE (10 PP)	1
CONFERENCE (6 PP)	2
RECEPTION	1
WORKROOM	1
LAN/STORAGE	3
OPEN CAFE	1

PROGRAM SUMMARY - SUITE 1 (3,301 SF)	PROVIDED
OFFICE (1 HUDDLE/OFFICE)	2/3
BENCHING	24
CONFERENCE (12 PP)	1
RECEPTION	1
WORKROOM	1
LAN/STORAGE	1
OPEN CAFE	1

VERMONT AVENUE NW

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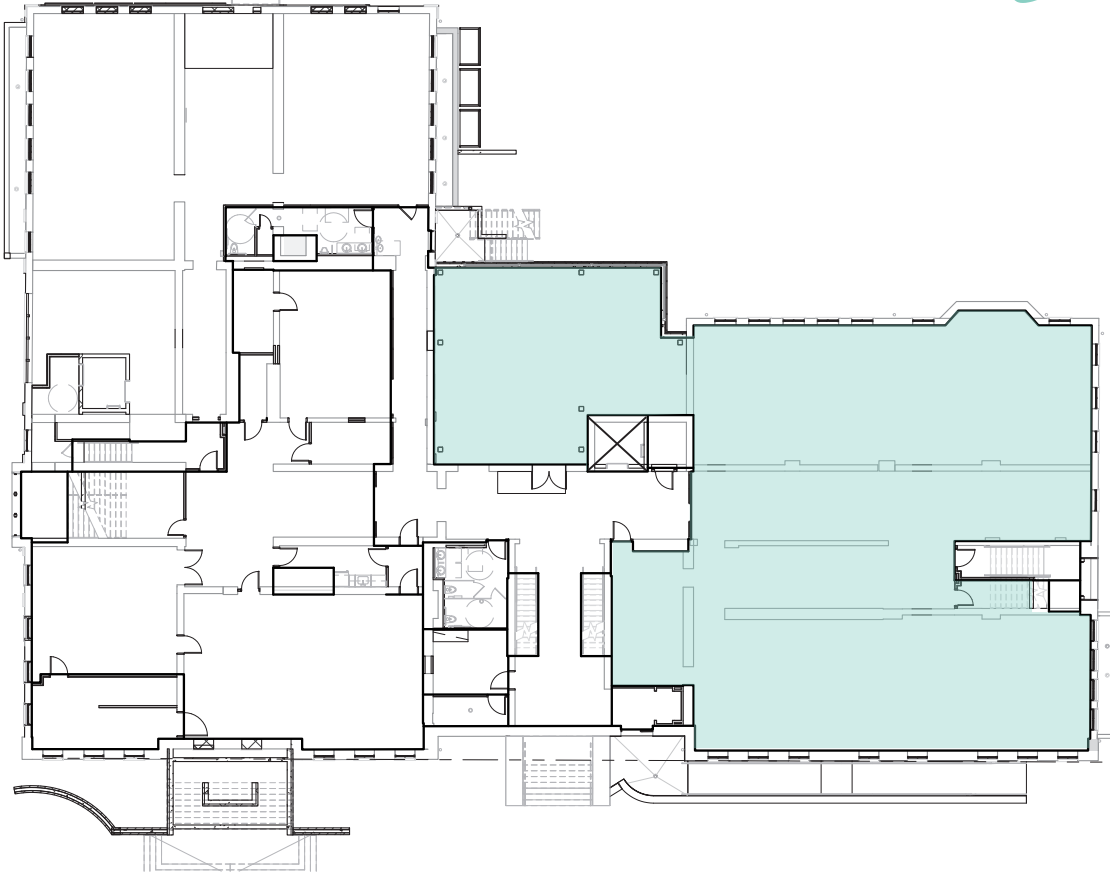
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SUITE T100 / 8,230 SF

1923 VERMONT AVE NW

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STREAM

BUILDING SPECIFICATIONS

1923 VERMONT AVE NW

GRIMKE

School

LOCATION 1923 Vermont Ave NW
Washington, DC 20001

BUILDING SPECIFICATIONS 42,262 SF
4 Floors of Office Space

CEILING HEIGHTS Typical slab-to-slab ceiling heights
12'4" to 16'5"

FLOOR PLATES

Suite 300	7,124 SF
Suite 100	7,700 SF
Suite T100	8,230 SF

BUILDING STATUS Delivering 2020

DEVELOPER Community Three

ARCHITECT Torti Gallas + Partners

ELEVATORS 1 passenger elevator

COLUMN SPACING 30' X 30' is typical

LEASING TEAM Stream Realty Partners
www.streamrealty.com
202.595.1400

Josh Kreider John Klinke

PARKING 0.47 per 1,000 RSF Parking Ratio

ZONING ARTS-2

FIBER PROVIDER Verizon Fios

SECURITY Key-Card Access Control

STRUCTURE Steel joist framing spanning between masonry bearing walls and/or structural steel supports. The property has a floor loading capacity of 80 lbs. per square foot at lobbies and corridors and a 70 lbs. per square foot at offices (including a partition load of 20 lbs. per square foot).

ELECTRICAL 8-watts per square foot, with 2 watts per square foot for lighting. The generator is 350 kW.

BUILDING FEATURES

- Free Standing Building
- Historic Architectural Detailing
- Outdoor Landscaped Gardens
- LEED Silver Rated
- Operable Windows
- Bicycle Storage

ROOF The roof has a wood and steel structural frame and is designed for a live load of 30 lbs. per square foot. The roof is constructed of built-up TPO roofing membrane on the low sloped roof, synthetic slate tile on high sloped roof, and a 4" reinforced concrete slab on green roof areas.

HVAC SYSTEM Variable Refrigerant Systems (VRF) with a heat recovery system. The system includes air-cooled condensers, refrigerant piping/accessories, and indoor fan coil unit terminations. The air-cooled condensers are located on the roof. Ventilation air for the building is provided through high-percentage outdoor air systems located in the attic of the building and ducted through shafts to terminations at each floor.

PARKING & PUBLIC TRANSPORTATION OPTIONS



2235 8TH ST NW (Howard Center Lot)

- Self Park Lot
- 24/7 Access
- \$180/month
- 9 Minute Walk



2051 8TH ST NW

- Access Hours
 M-Fri | 7 am – 7 pm
*(*this is flexible)*
- \$350/month
- 6 Minute Walk



2000 GEORGIA AVE NW

- Self Park Lot
- Access Hours:
 M-Thurs | 7 am – 12 am
 Fri | 7 am – 12 am
 Sat | 4 pm – 2 am
- \$225/month
- 7 Minute Walk



1740 15TH ST NW

- Valet Lot
- 24/7 Access
- \$300/month
- 15 Minute Walk



DAILY RATE LOTS



MONTHLY RATE LOTS



BIKE SHARE



METRO STOP



BUS STOP

