



INTERNATIONAL SQUARE



TISHMAN SPEYER



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MERCATO INTERNATIONAL

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FINDYOURZO.COM

ALL ABOUT ZO.

Introducing ZO., a workplace amenity program that provides tenants and their employees with convenient services, community events, clubhouses and virtual programming. Company leaders can enjoy additional benefits with ZO. for Business, which covers a range of corporate needs including employee wellness, childcare programs, medical offerings and professional development.

BUILDING UPDATES ON DEMAND.

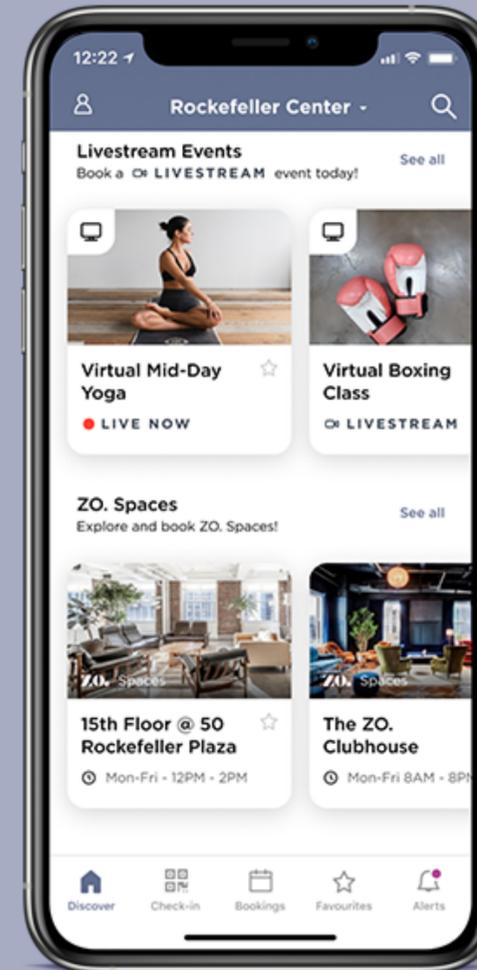
Get ahead of the workday before it even begins. The FindYourZO app outlines **up-to-date building information** like what entrances are open, where to park, how to pick up a delivery and more - all in real time.

ADDING MORE TO EVERY WORKDAY.

The average workday is never average. That's why the FindYourZO app is ready to help with anything from **meal delivery options to on-site manicures and fitness classes**. Companies can even enjoy exclusive offerings from childcare and medical offerings to employee gifting and pantry management.

REDEFINING THE WORK EXPERIENCE.

The FindYourZO app might be a workplace app, but its benefits extend far beyond the office. With **comprehensive virtual programming** ranging from cooking classes to educational workshops, it supports a healthy mind, body and soul for over 55,000 members worldwide.



Your space is internet & WiFi ready

Tishman Speyer partners with Meter to make it cheaper and easier for your company to get fast, secure, and reliable internet & WiFi.

Meter provides an all-in-one experience, so you don't have to lift a finger.



TISHMAN SPEYER

Powered by **meter**

To get any space online, reach out to:
tishmanspeyer@meter.com | 866.476.2588



No up-front costs

You simply pay one monthly rate that includes everything — hardware, software, upgrades, and 24/7 expert support.



Free installation & wiring

We wire your space and install Meter hardware at no cost to you. We also remove and buy back any existing hardware.



ISP management & savings

We find the best internet service providers for you based on your needs, and will negotiate and project manage on your behalf. We also handle your ISP support.



Secure & reliable hardware

We equip your space with Meter Hardware, including controllers and access points. We manufacture our own hardware to provide the best security, performance, and reliability.



Diagnostic tools & real-time monitoring

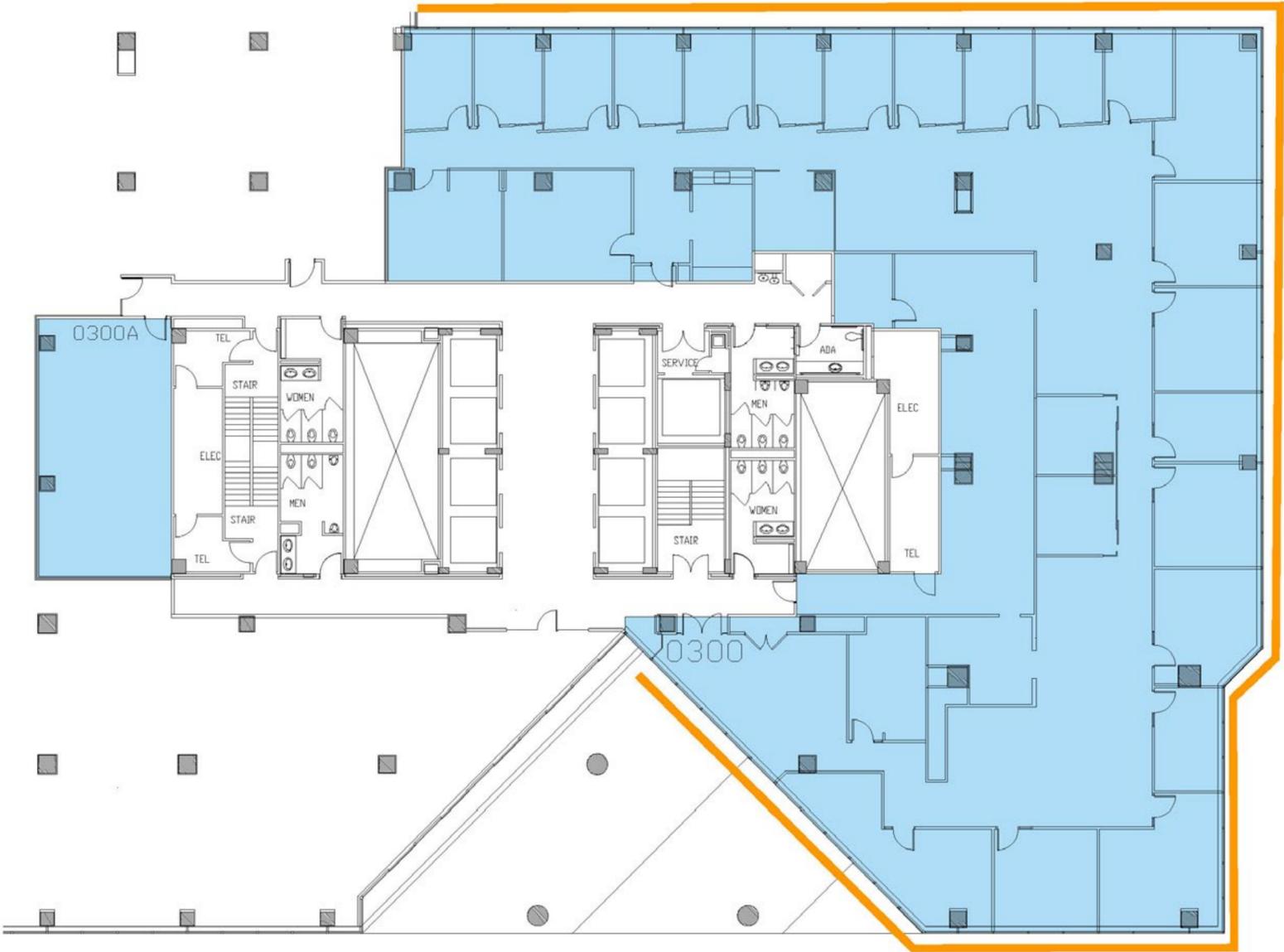
Our software learns from network data to continuously make your network better and give you peace of mind.



Dedicated expert support

We provide expert support at all times over email, phone, and Slack from those who built your network.

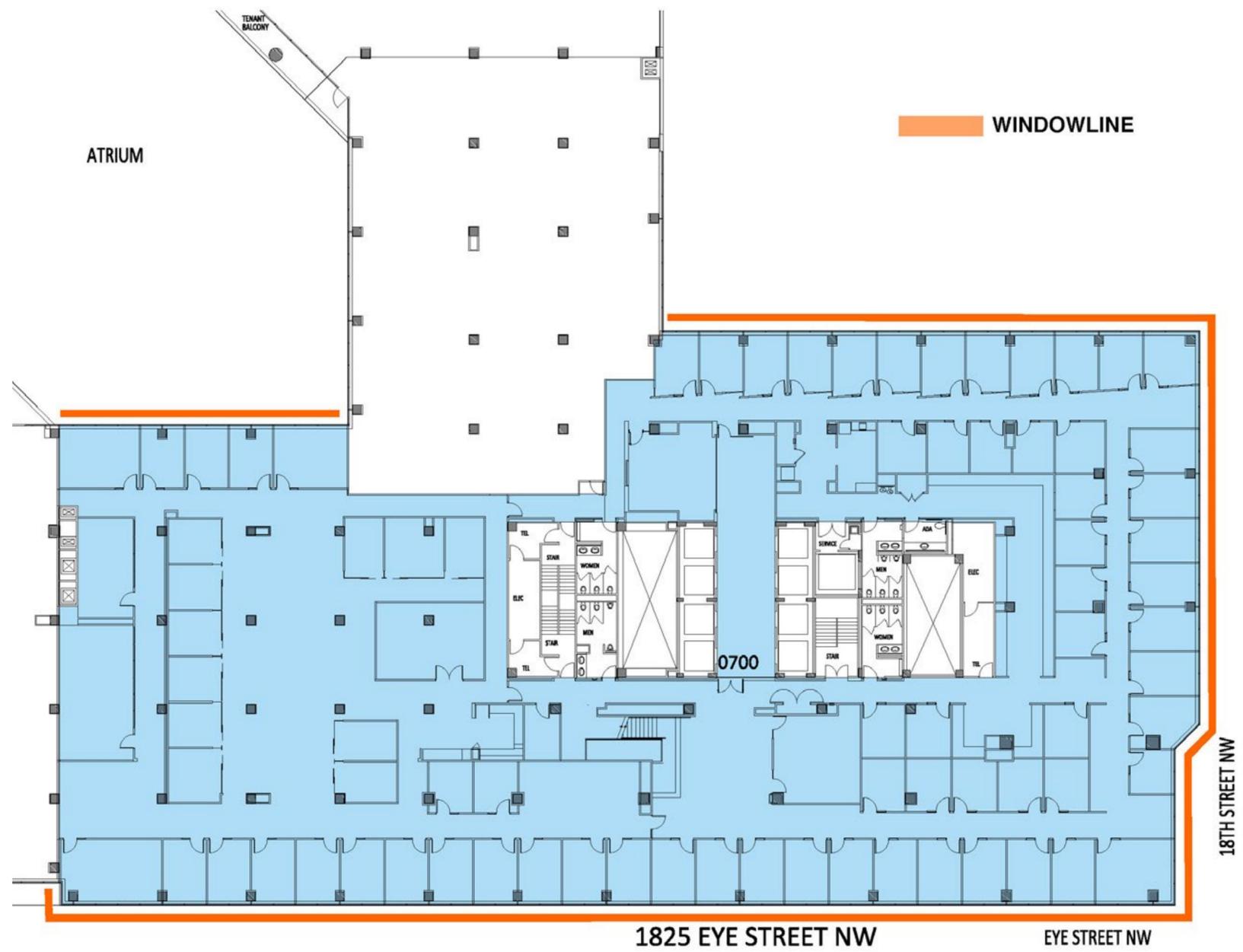
WINDOWLINE



3RD FLOOR, 1825 EYE

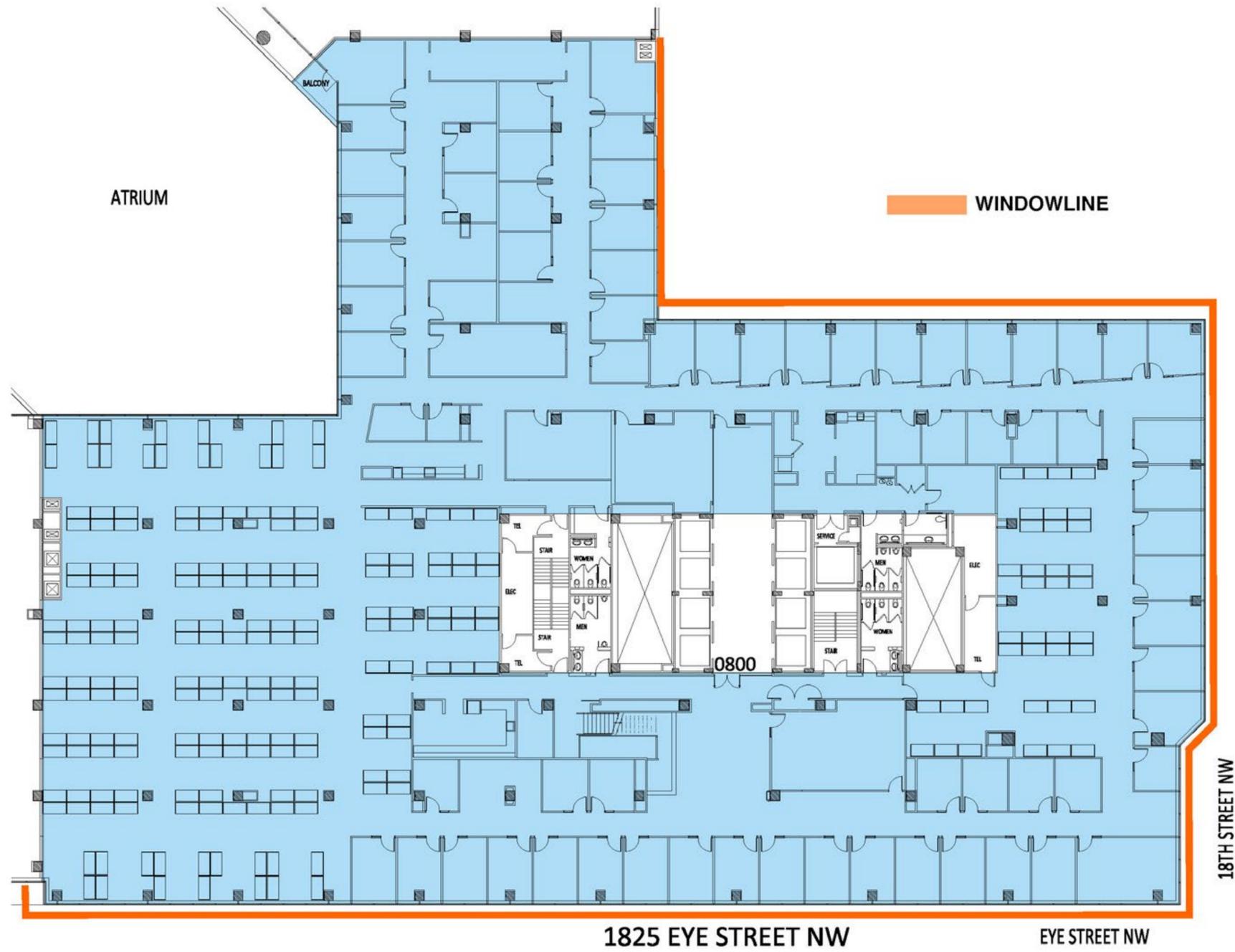
12,260 SQUARE FEET

INTERNATIONAL SQUARE



7TH FLOOR, 1825 EYE

30,224 SQUARE FEET

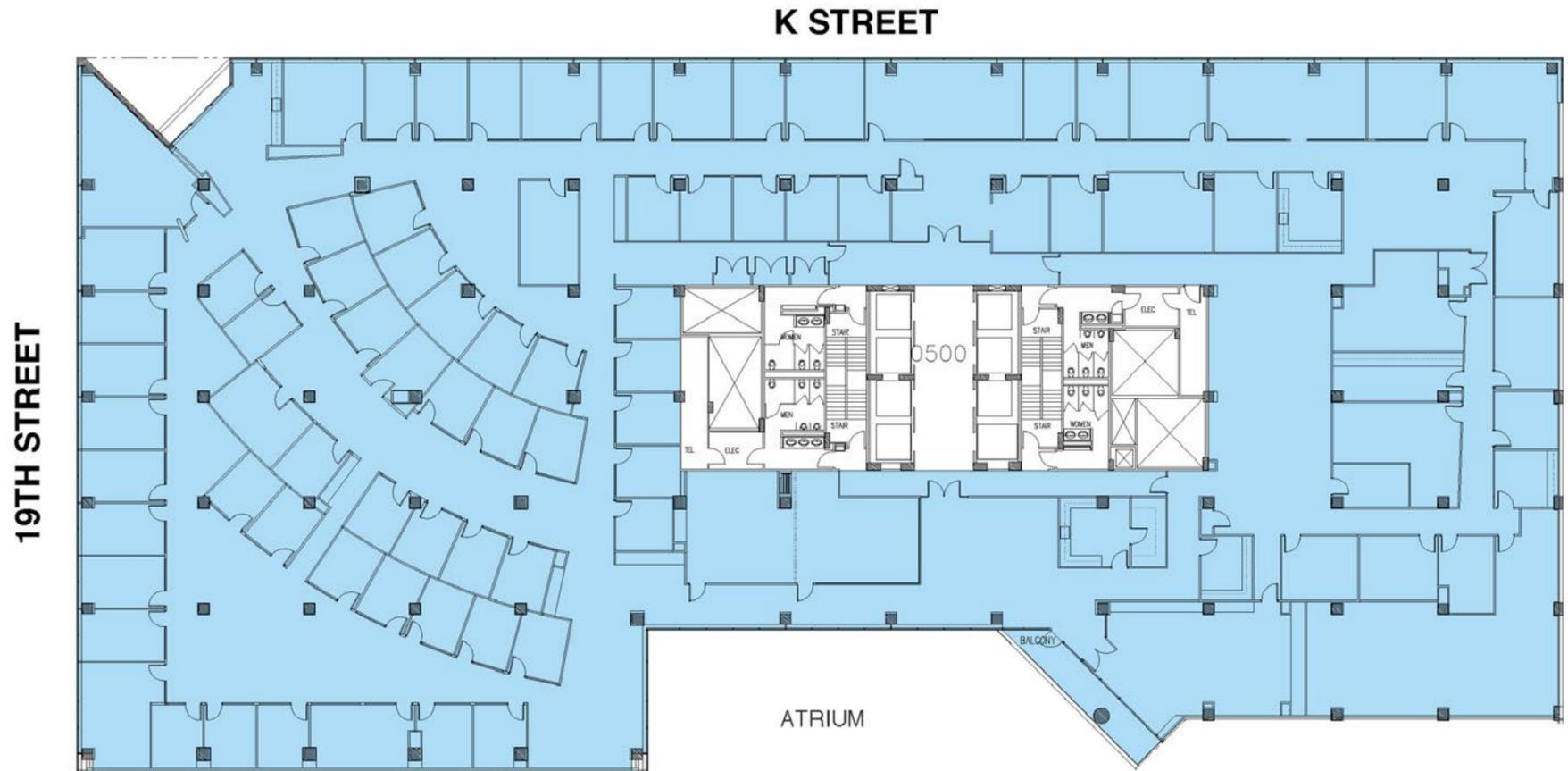


8TH FLOOR, 1825 EYE

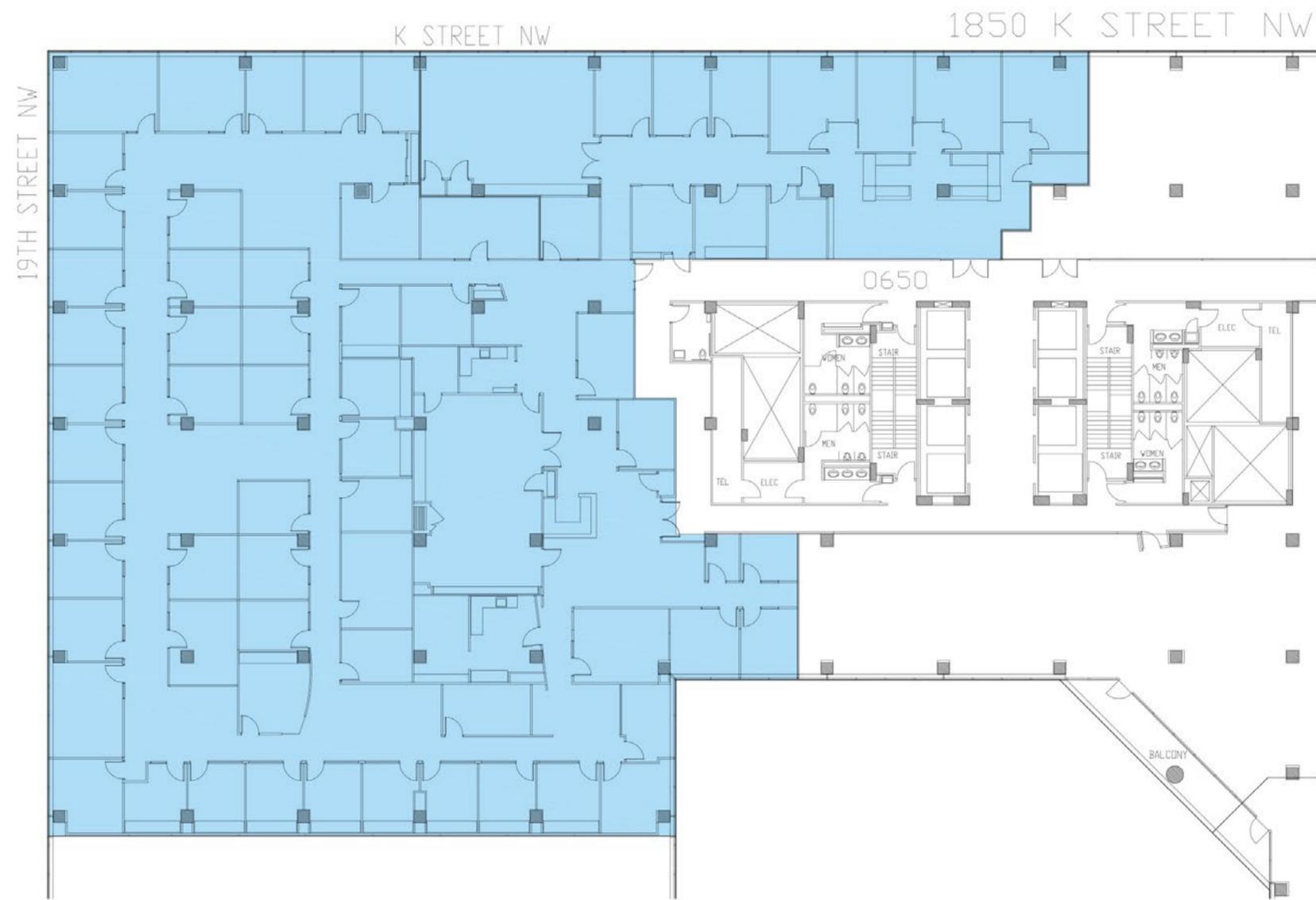
38,076 SQUARE FEET

5TH FLOOR, 1850 K

36,694 SQUARE FEET



INTERNATIONAL SQUARE

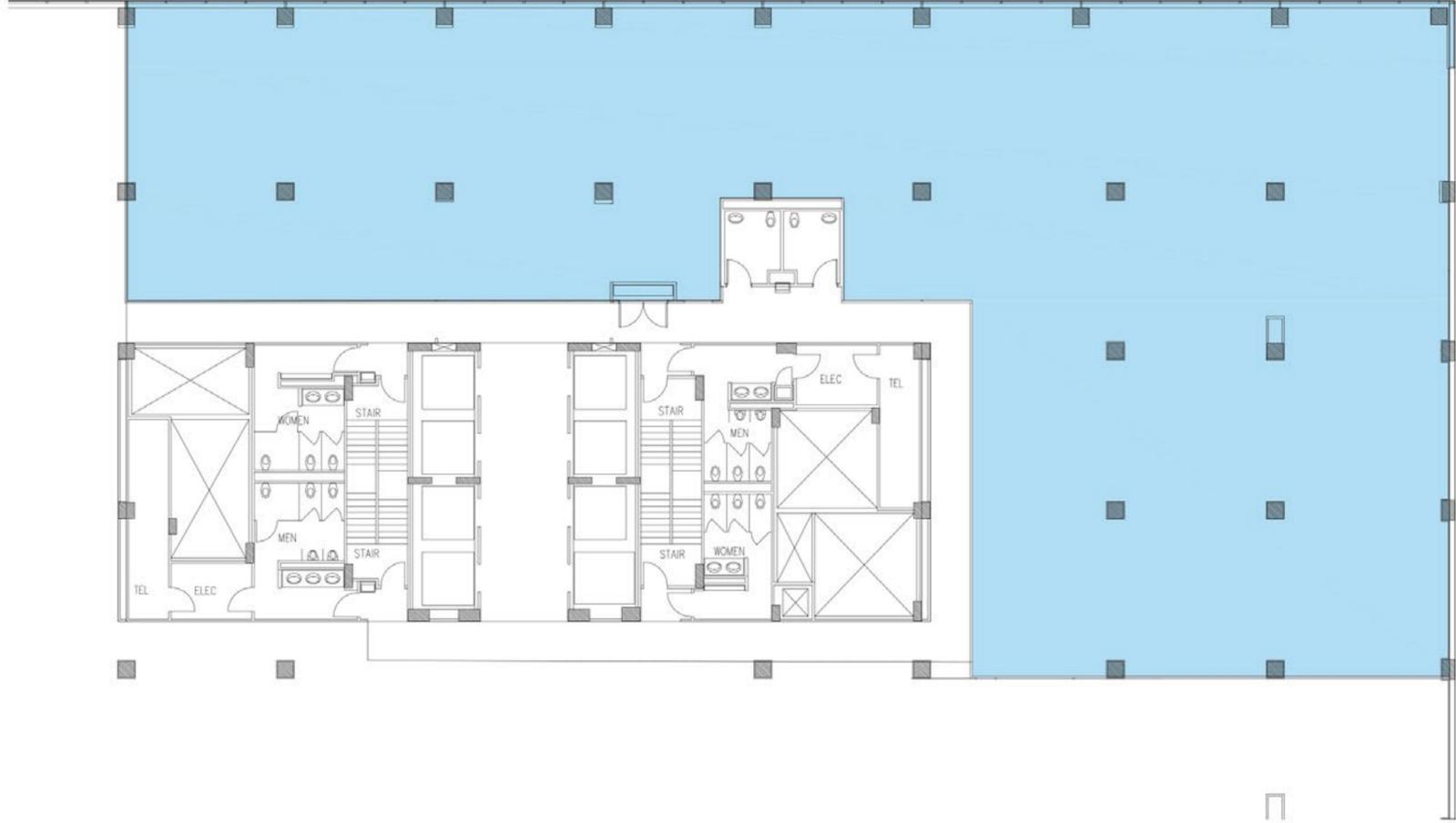


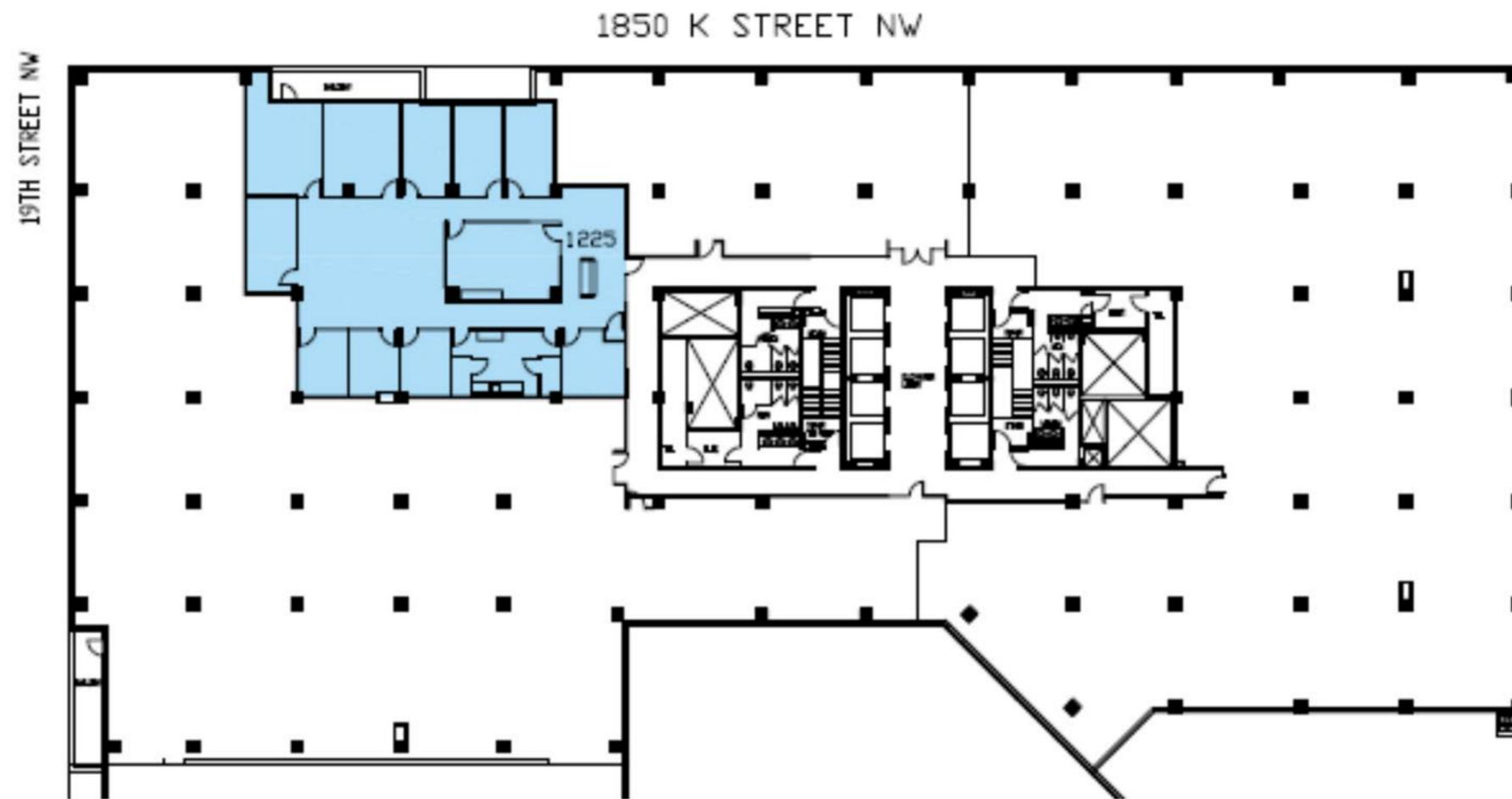
6TH FLOOR, 1850 K

21,595 SQUARE FEET

9TH FLOOR, 1850 K

11,017 SQUARE FEET

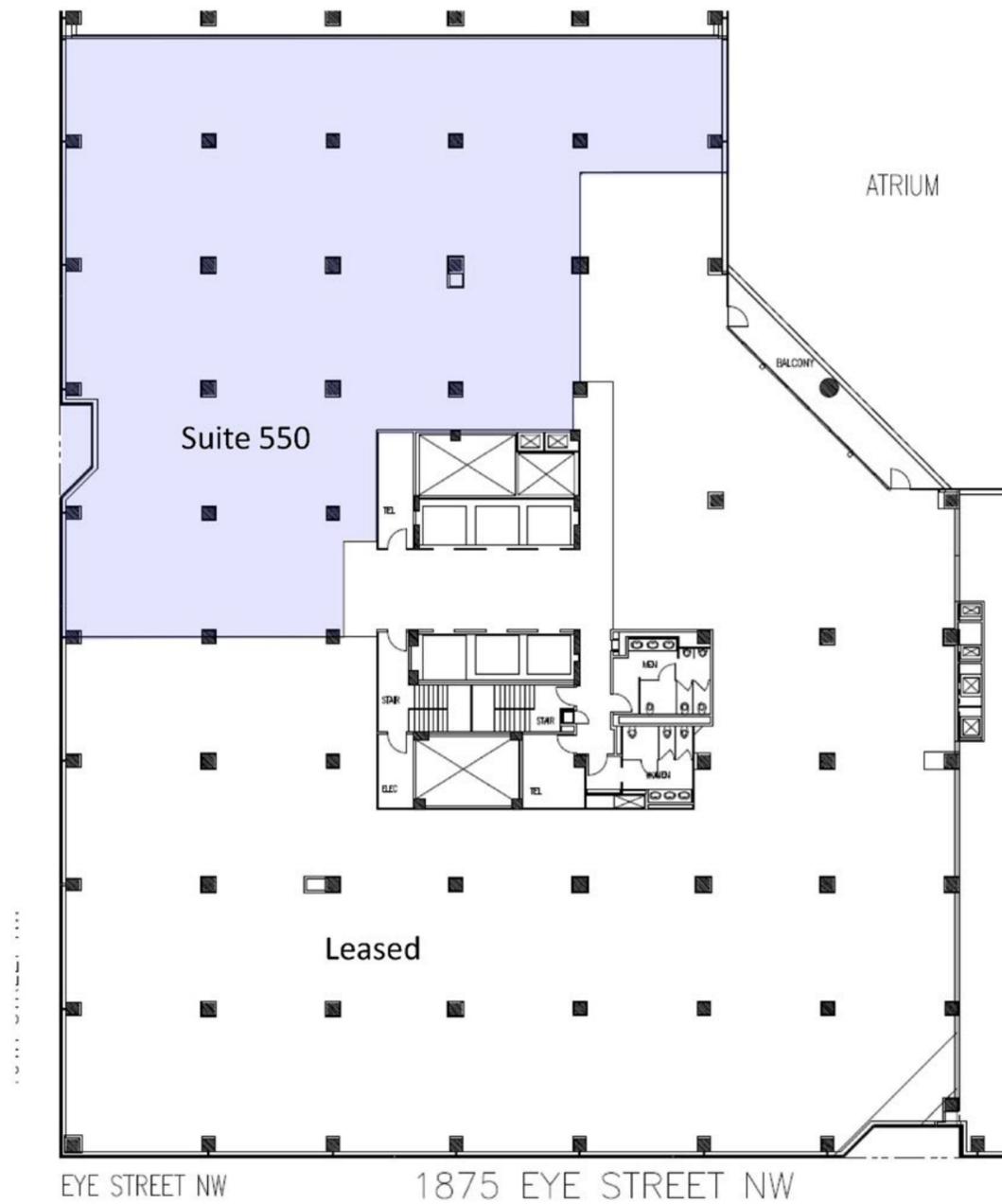




12TH FLOOR, 1850 K

4,755 SQUARE FEET

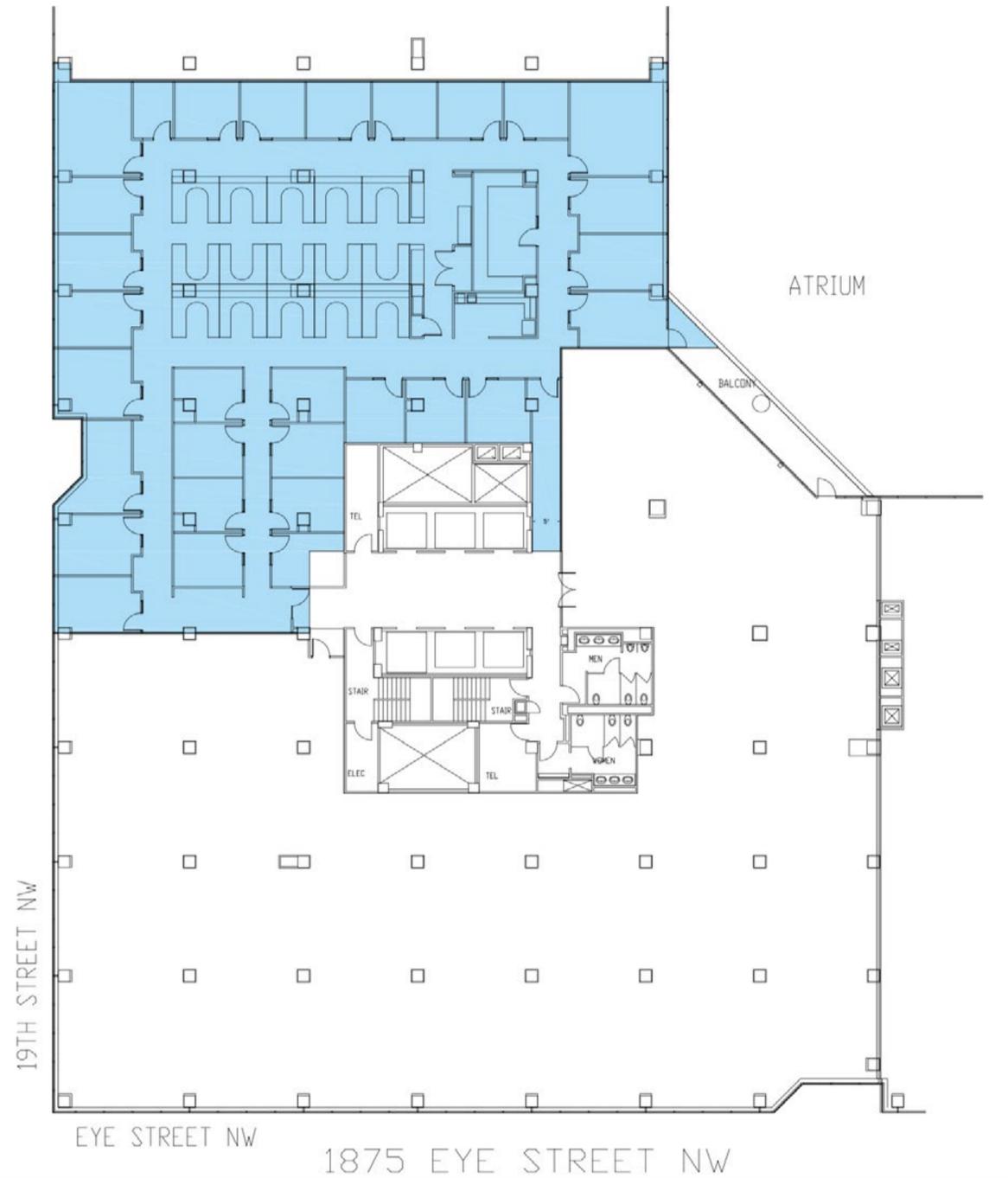
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5TH FLOOR, 1875 EYE

8,979 SQUARE FEET

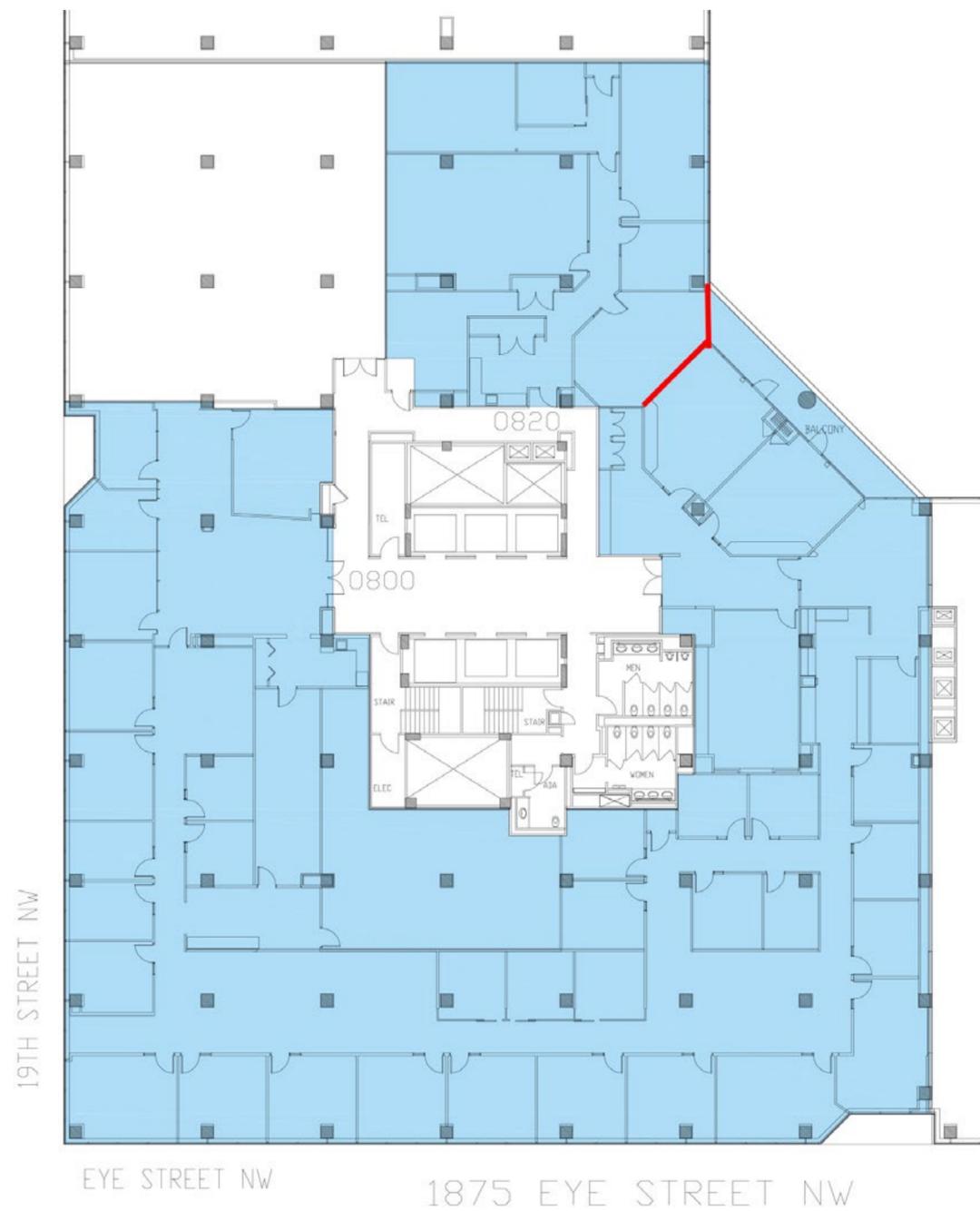
INTERNATIONAL SQUARE



6TH FLOOR, 1875 EYE

9,966 SQUARE FEET

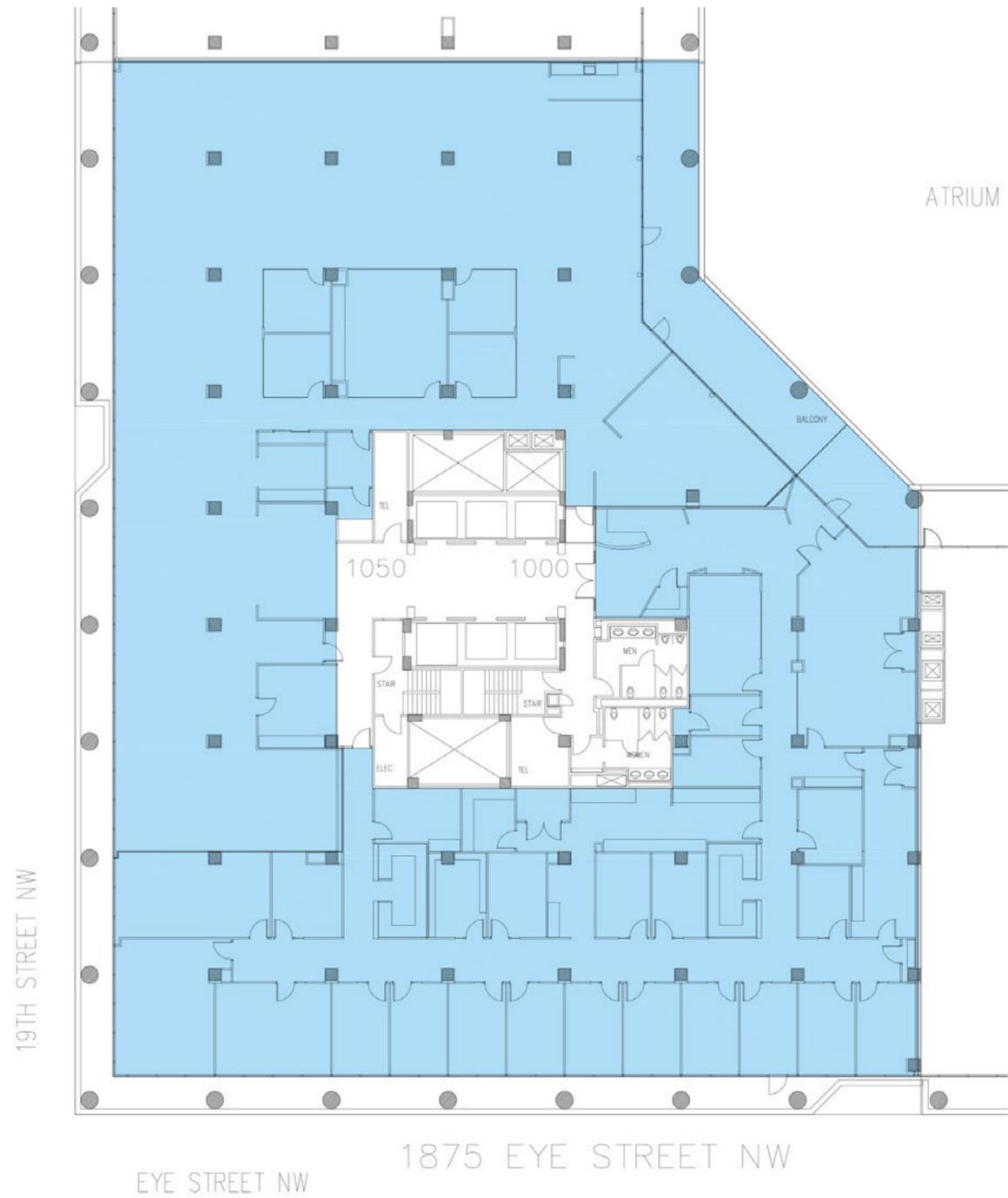
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SUITES 820 & 800 1875 EYE

3,818 SQUARE FEET (820)
17,844 SQUARE FEET (800)

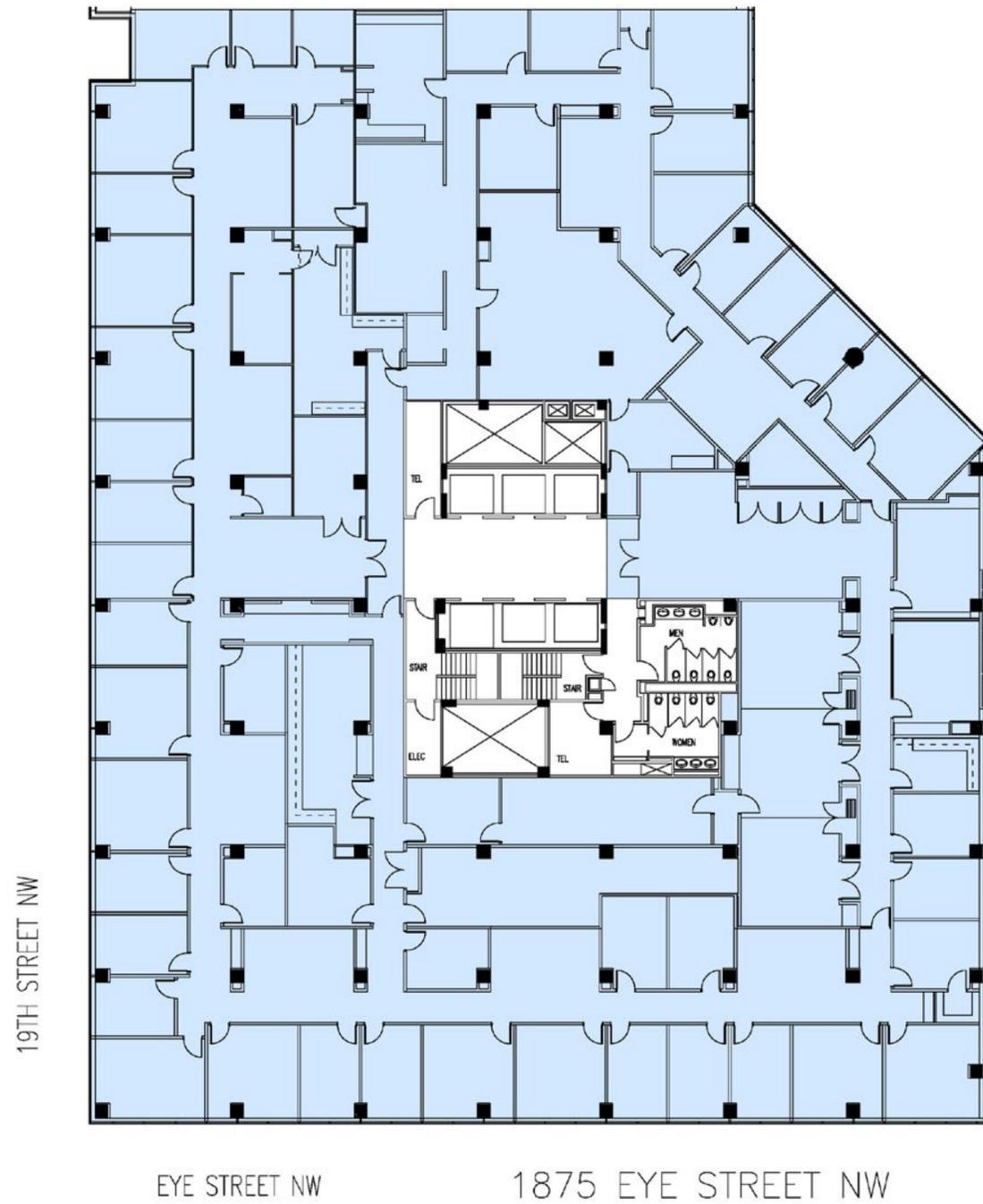
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10TH FLOOR, 1875 EYE

23,261 SQUARE FEET

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11TH FLOOR, 1875 EYE

25,795 SQUARE FEET

INTERNATIONAL SQUARE

INTERNATIONAL SQUARE is a three-building, 1,171,056 square foot office complex occupying nearly a full city block in the heart of Washington's Central Business District.

2021 will introduce an outstanding renovation to International Square which will include a comprehensive repositioning to the entire ground plane and concourse levels of the building. This will truly be transformational and will include:

- A dynamic Food Hall with 16-18 premier food operators, thoughtfully curated to bring an energy level to the project that will be unparalleled in the market
- Two full-service restaurants that will be integrated into the food hall and exposed to a sprawling, three-season outdoor café environment, creating a seamless dining experience to satisfy all culinary preferences
- A 200+ person conference and lounge facility that can accommodate a major corporate conference or a private board meeting. The lounge facility will also provide a respite for your employees to enjoy a third space to escape to during the workday within the building
- A new club-quality fitness center will provide an abundance of the latest exercise equipment and fitness classes throughout the day
- A market that will provide convenient shopping and feature premium food and prepared meals that you can take home each night

The project also includes a beautiful rooftop terrace that can be enjoyed on a daily basis or reserved for private functions by our customers.

There are two levels of below-grade parking and direct access to Metro (Blue, Orange and Silver lines) right at the building, with the Red Line just a block away.

International Square is a location and environment that will take care of your needs from the moment you arrive in the morning throughout the day! Your employees will thank you for picking this building as your next workplace home.

BUILDING OVERVIEW

BUILDINGS

1825 EYE STREET NW

420,822 BOMA SF

ELEVATORS

TOTAL

7 - Passenger
2 - Loading Dock Freights
1 - Freight
1 - Garage Shuttle

1850 K STREET

430,395 BOMA SF

ELEVATORS

TOTAL

7 - Passenger
1 - Freight

1875 EYE STREET NW

305,677 BOMA SF

ELEVATORS

TOTAL

5 - Passenger
1 - Freight

OFFICE CEILING HEIGHT

FINISHED

8' 4"

SLAB-TO-SLAB

10' 6"

RETAIL CEILING HEIGHT

FINISHED

10' 8"

SLAB-TO-SLAB

13' 10"

DEDICATED FREIGHT (Y/N)

Y

OF PARKING ELEVATORS

1 in Int'l Sq that serves all 3 towers

TYPICAL COLUMN SPACING

20' X 20'

FIBER/PROVIDER

Fiber Optic and Cable providers:
Cogent, Teleport, RCN, Comcast

LEED STATUS

LEED-EB:OM Silver

CONDENSER LOOP CHARGE

Varies per tenant lease

OPERATING HOURS

M-F 8 am-8 pm

SAT 9 am-6 pm

SUN 8 am-4 pm

SECURITY HOURS

M-F 7 am-11 pm

SPECIAL HOURS/HOLIDAYS

Core Holidays: Christmas Day, Memorial Day, Fourth of July, Thanksgiving

PARKING RATIO

1 permit per 1,500 SF

MONTHLY COST

\$300 monthly rate; \$12 one hour;
\$15 early bird in by 9 am; \$20 max all day;
\$7 Saturday flat rate all day

HVAC SYSTEM TYPE

VAV, DDC

HVAC BILLING RATE

\$125 standard, unless
specified in tenant lease

ELECTRICAL CAPACITY

HI/LO (WATTS PER RSF)

2 High / 4 Low

INTERNATIONAL SQUARE

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