

# 102,000-SQUARE-FOOT TROPHY OFFICE BUILDING

1101  
SIXTEENTH



# ROOFTOP LOUNGE AND LANDSCAPED TERRACE

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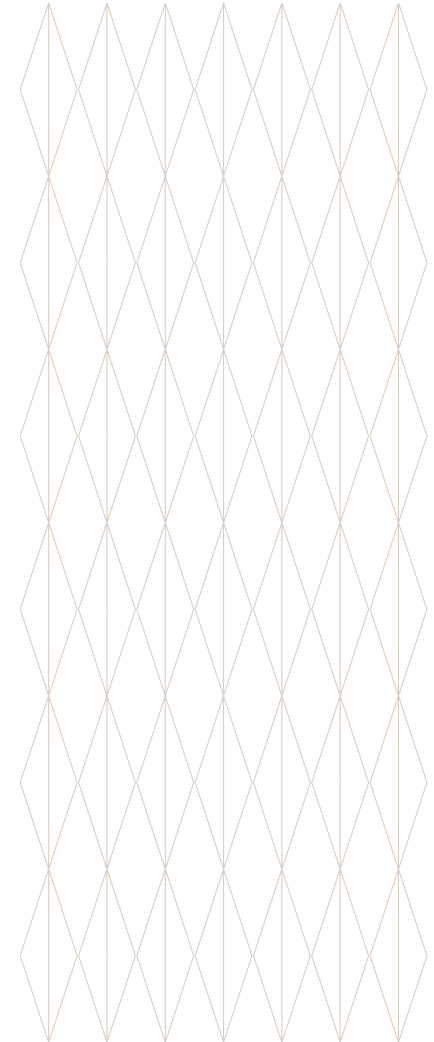


## BUILDING OVERVIEW

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Situated on the corner of Sixteenth and L Streets, only blocks from the White House, 1101 Sixteenth presents a rare opportunity for organizations to amplify their legacy on one of the world's most prominent streets. It is an address fit for those who understand the value of tradition, and have the confidence to make a bold statement.

Designed by world-renowned architectural firm, HOK, and developed in partnership by Akridge and Stars Investments, 1101 Sixteenth is a property tailored to those who are dedicated to making an impact. It is a property for those who believe in the power of place to enhance reputations and cultivate relationships.



# STACKING PLAN

102,000 square feet available

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**PENTHOUSE**  
5,500 square feet

**FLOOR 7**  
14,100 square feet

**FLOOR 6**  
14,100 square feet

**FLOOR 5**  
14,100 square feet

**FLOOR 4**  
14,100 square feet

**FLOOR 3**  
14,100 square feet

**FLOOR 2**  
14,100 square feet

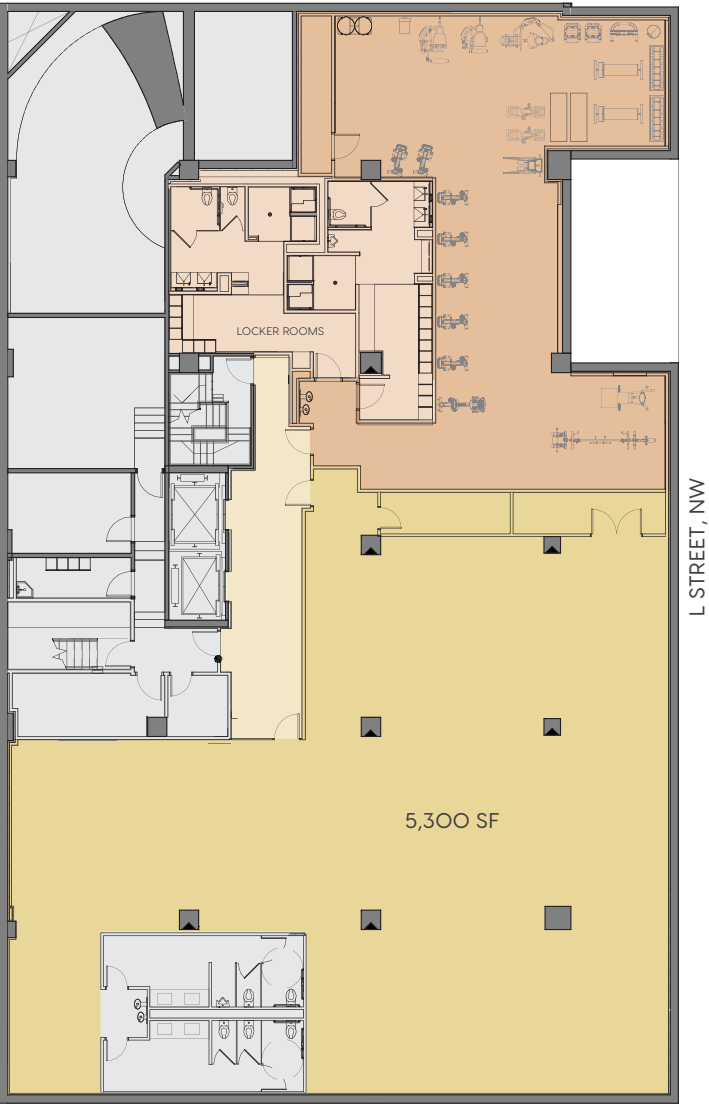
**GROUND FLOOR**  
6,800 square feet

**CONCOURSE**  
5,300 square feet

# CONCOURSE

5,300 square feet

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Client-only fitness facility  
Potential for a conference center

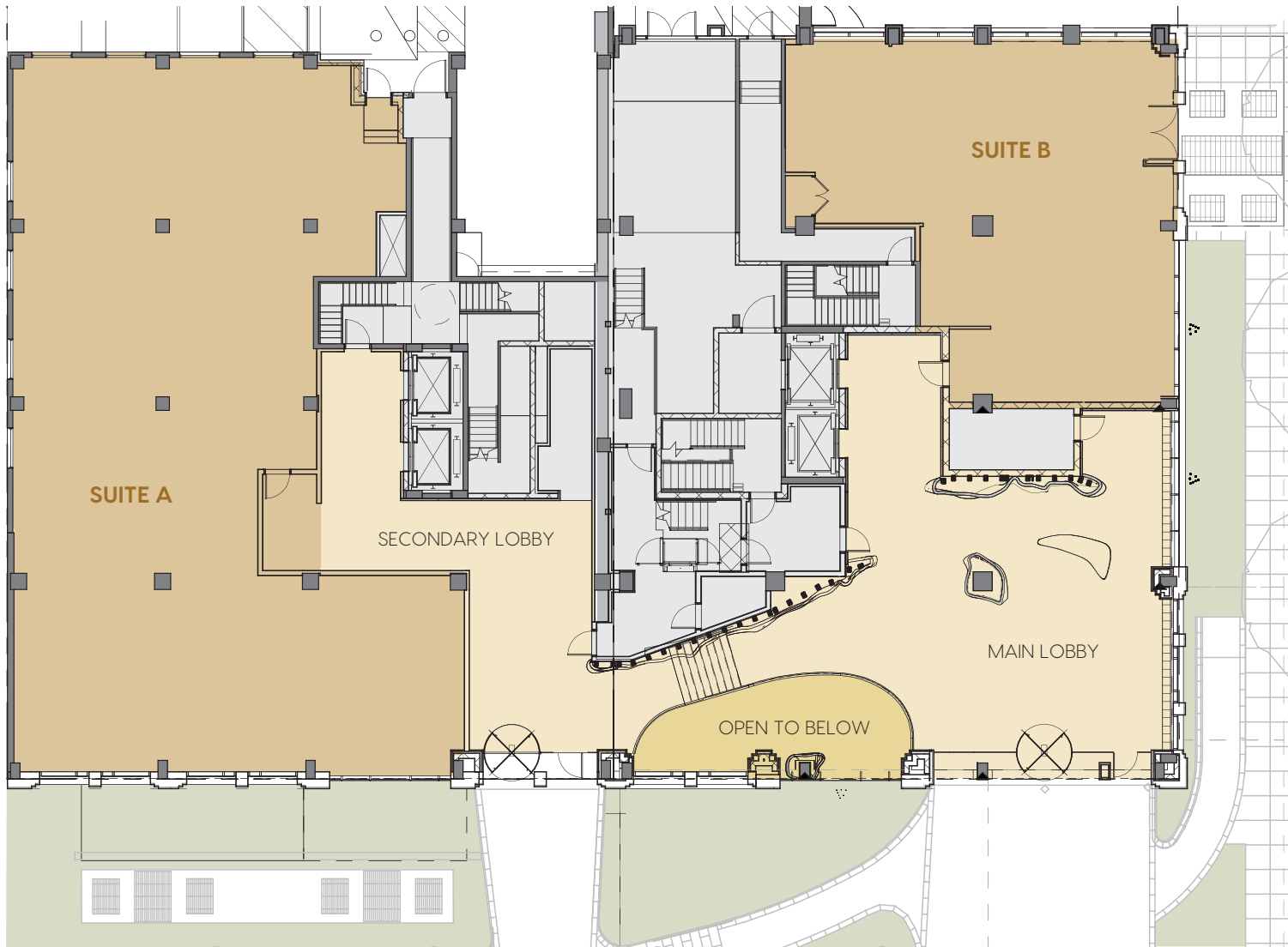
- Conference center
- Elevator lobby
- Fitness facility
- Locker rooms

SIXTEENTH STREET, NW

# FIRST FLOOR

6,800 square feet

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Landscaped entrance

Option for separate lobby identities

## SUITE A

4,730 square feet

## SUITE B

2,070 square feet

- Office space
- Open to conference center below
- Lobby
- Landscaped courtyard

SIXTEENTH STREET, NW

# SINGLE-CLIENT TEST FIT FLOORS 2-7

14,100 square feet

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26 private offices – 22 windowed,  
2 corner offices

Ample conference rooms and  
dedicated catering space

- Private office
- Open work space
- Meeting space
- Pantry
- Support space

# TWO-CLIENT TEST FIT FLOORS 2-7

14,100 square feet

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## SUITE A

Open-office floor plan with 58 work stations  
Ample and varied meeting spaces

## SUITE B

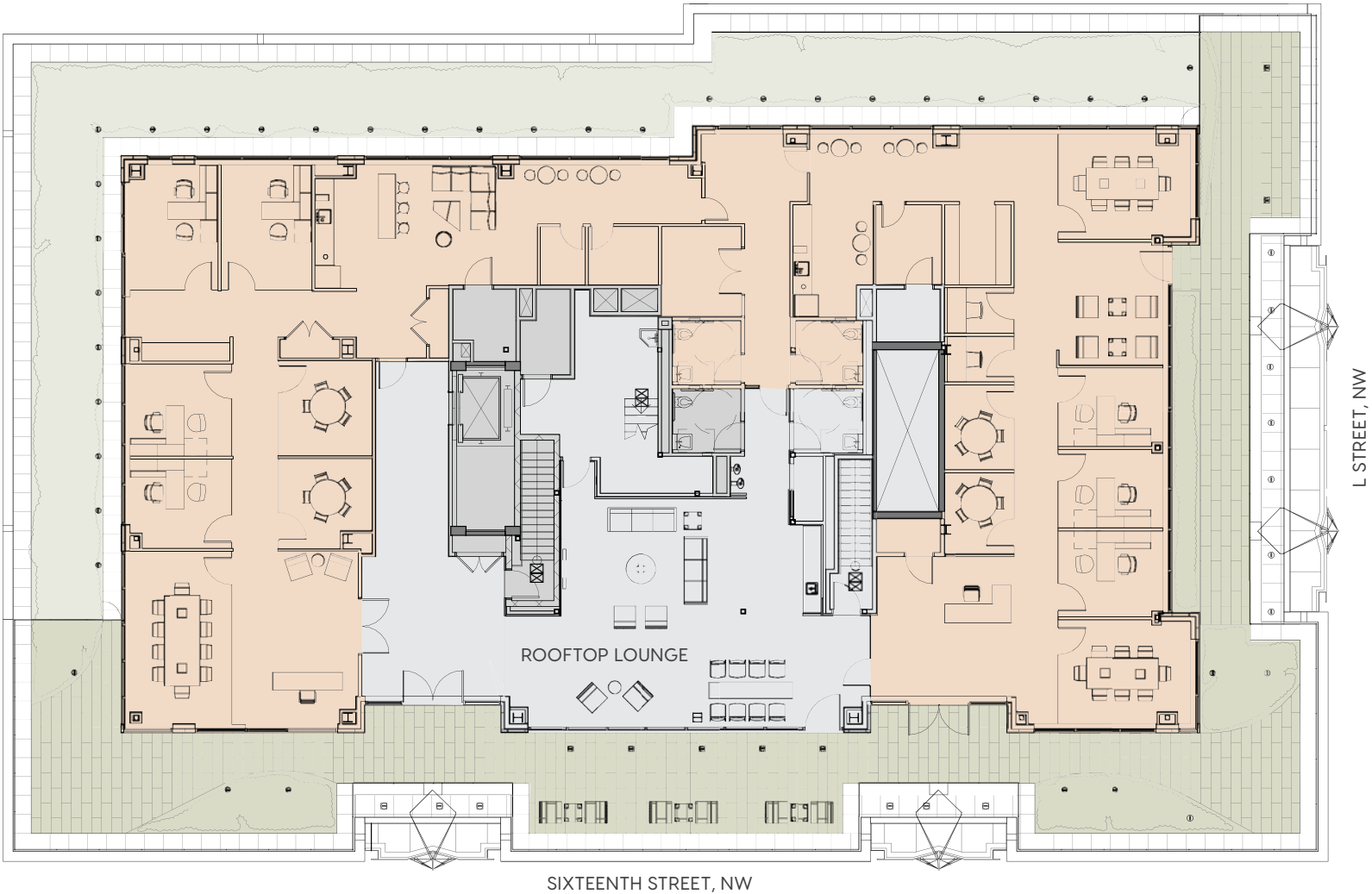
Office-intensive floor plan with 10 private, windowed offices  
Ample meeting space



# PENTHOUSE FLOOR PLAN

5,500 square feet

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L STREET, NW

SIXTEENTH STREET, NW

# BUILDING SPECIFICATIONS

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## BUILDING INFORMATION

**BUILDING SIZE:** 102,000 square feet

**BUILDING HEIGHT:** Eight stories plus concourse level

**DEVELOPER:** Akridge

**ARCHITECT:** HOK Architects

**TYPICAL FLOOR SIZE:** Approximately 14,100 square feet

**PARKING SPACES:** 1.25 per 1,500 square feet

**ELEVATORS:** Two banks of elevators accessed from two lobbies with four elevators total.

## CERTIFICATIONS

Designed to LEED Platinum

Targeting Energy Star certification

## PLANNED AMENITIES

Portuguese limestone lobby

Potential for conference center

Client-only lounge and landscaped rooftop terrace with views of the DC skyline

Client-only fitness facility with private locker rooms

## LOCATION

Central Business District

Easy access to Red, Blue, Orange, and Silver Metro lines

Directly adjacent to Midtown Center as well as dozens of restaurants, retailers, and hotels

Within blocks of the White House

