

# 102,000-SQUARE-FOOT TROPHY OFFICE BUILDING

1101  
SIXTEENTH



# LANDSCAPED ENTRANCE

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# PENTHOUSE LOUNGE

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# LANDSCAPED ROOFTOP TERRACE

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# WHITE HOUSE AND MONUMENT VIEWS

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# PRIMARY LOBBY

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VIEW FROM THE  
SECONDARY LOBBY

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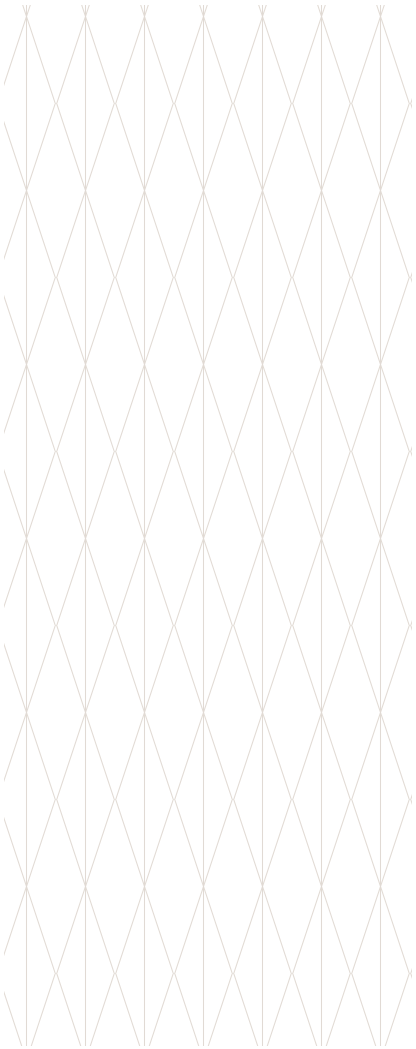


# BUILDING OVERVIEW

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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.

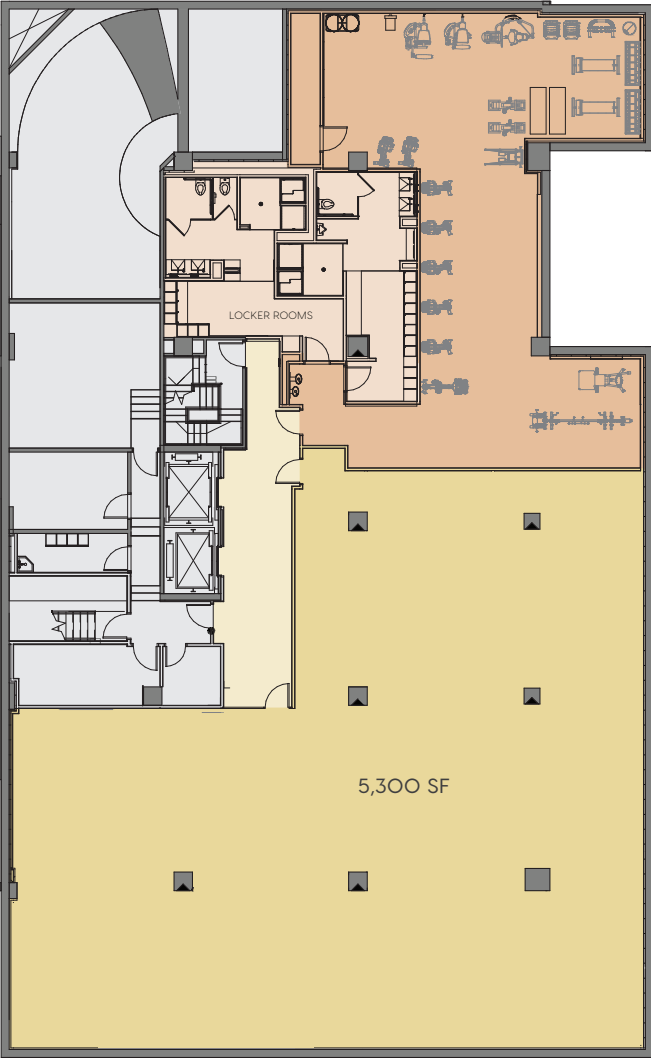




# CONCOURSE

5,376 square feet

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Client-only fitness facility  
Spa-quality locker rooms

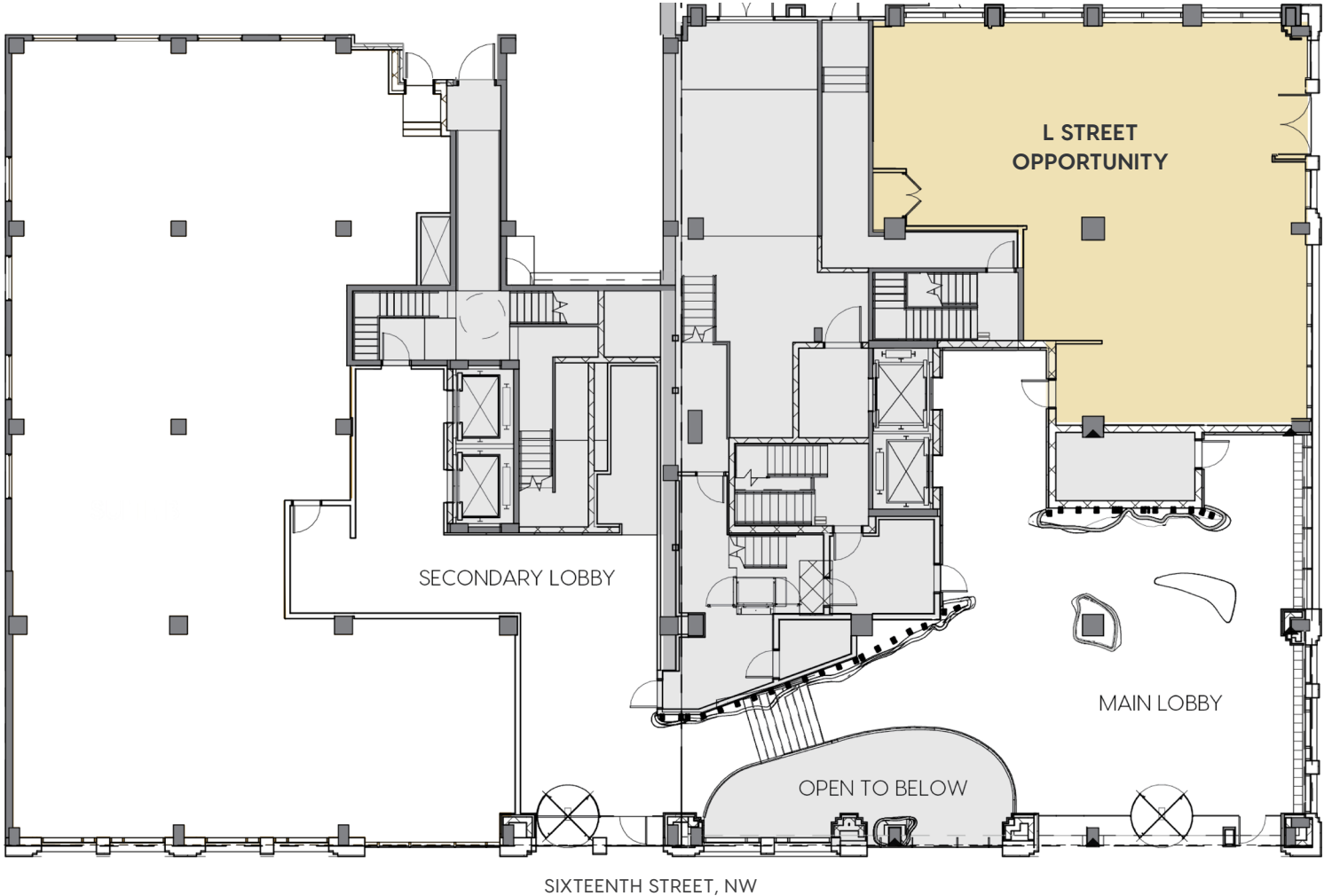
- Elevator lobby
- Fitness facility
- Locker rooms

SIXTEENTH STREET, NW

# FIRST FLOOR

2,070 square feet available

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## L STREET OPPORTUNITY

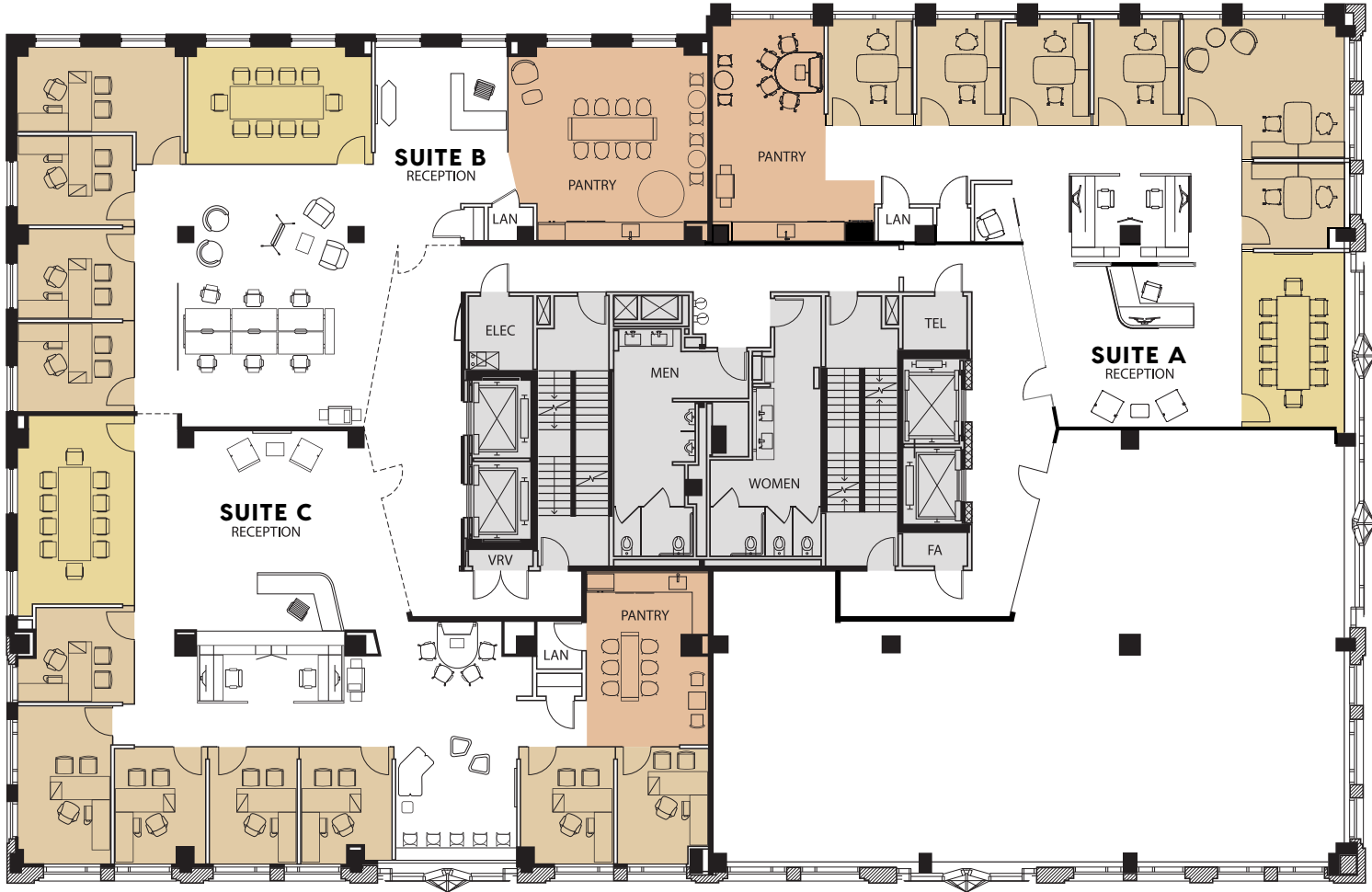
2,070 square feet

L STREET, NW

SIXTEENTH STREET, NW

# FOURTH FLOOR SPEC SUITES

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L STREET, NW

SIXTEENTH STREET, NW

**SUITE A**  
3,223 square feet  
Available January, 2021

**SUITE B**  
3,308 square feet  
Available April 1, 2021

**SUITE C**  
3,993 square feet  
Available April 1, 2021

Suites B and C can be combined for a larger presence.

- Private office
- Meeting space
- Pantry

# 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.

## AWARDS AND CERTIFICATIONS

- LEED Platinum designation
- Targeting Energy Star certification
- NAIOP's Award of Merit, Best Washington, DC Urban Office up to 150,000 Square Feet
- NAIOP's Award of Excellence, Best Amenity Space

## 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

