

# 102,000-SQUARE-FOOT TROPHY OFFICE BUILDING

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# ROOFTOP LOUNGE AND LANDSCAPED TERRACE

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# ROOFTOP LOUNGE

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# LANDSCAPED ROOFTOP TERRACE

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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.



# STACKING PLAN

102,000 square feet available

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**PENTHOUSE**  
5,300 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

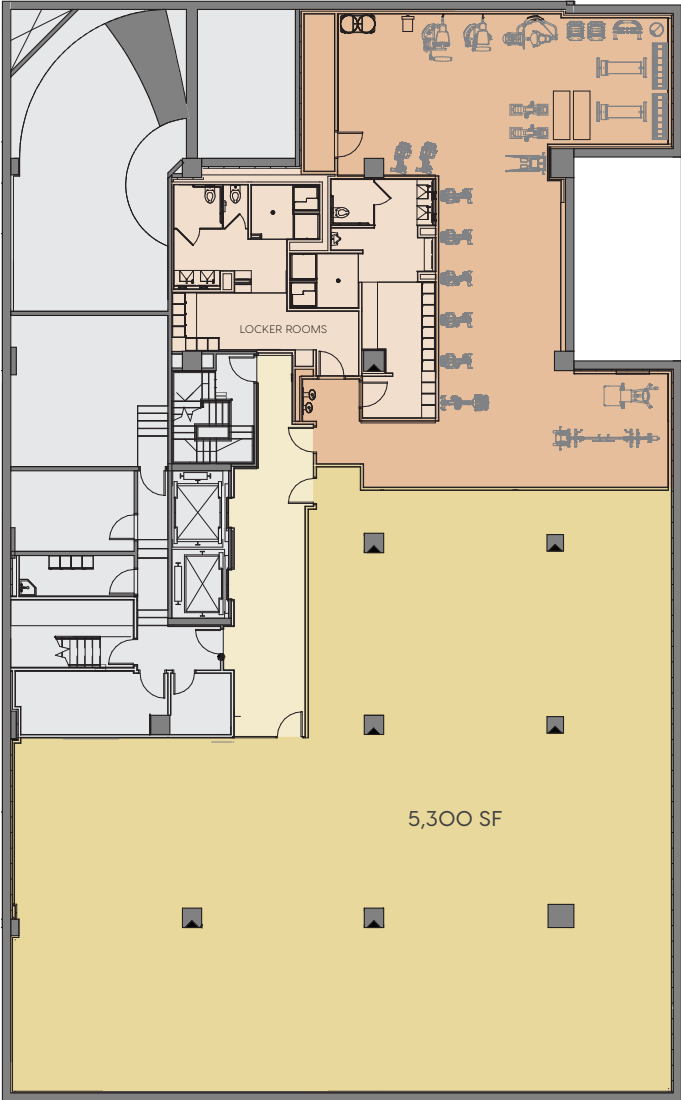
**CONCOURSE**  
5,300 square feet



# CONCOURSE

5,300 square feet

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Client-only fitness facility

Potential for a conference center

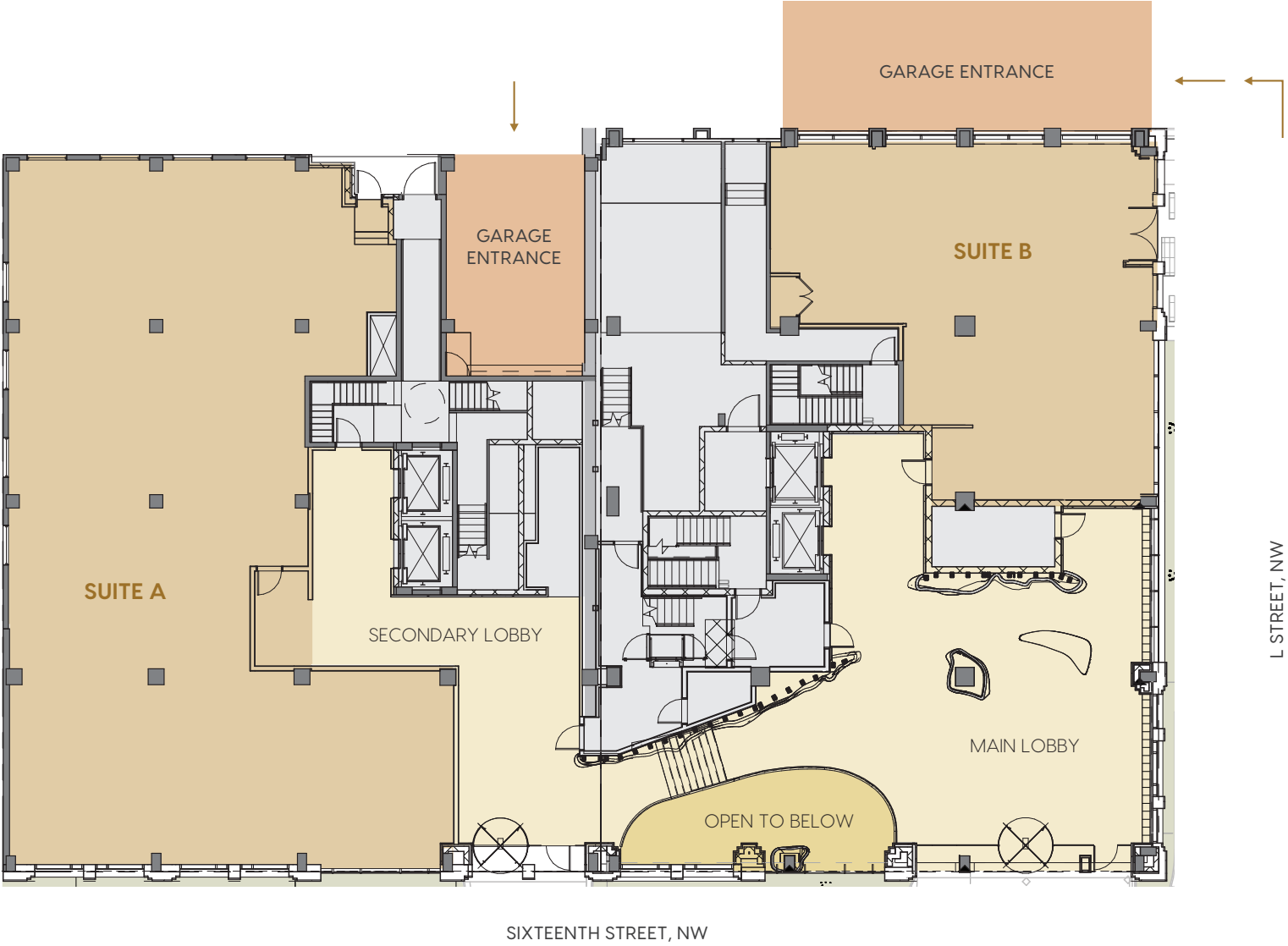
- Elevator lobby
- Fitness facility
- Locker rooms

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

# SINGLE-CLIENT TEST FIT FLOORS 3-7

14,100 square feet

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26 private offices

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

# TWO-CLIENT TEST FIT FLOORS 3-7

14,100 square feet

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### SUITE A

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

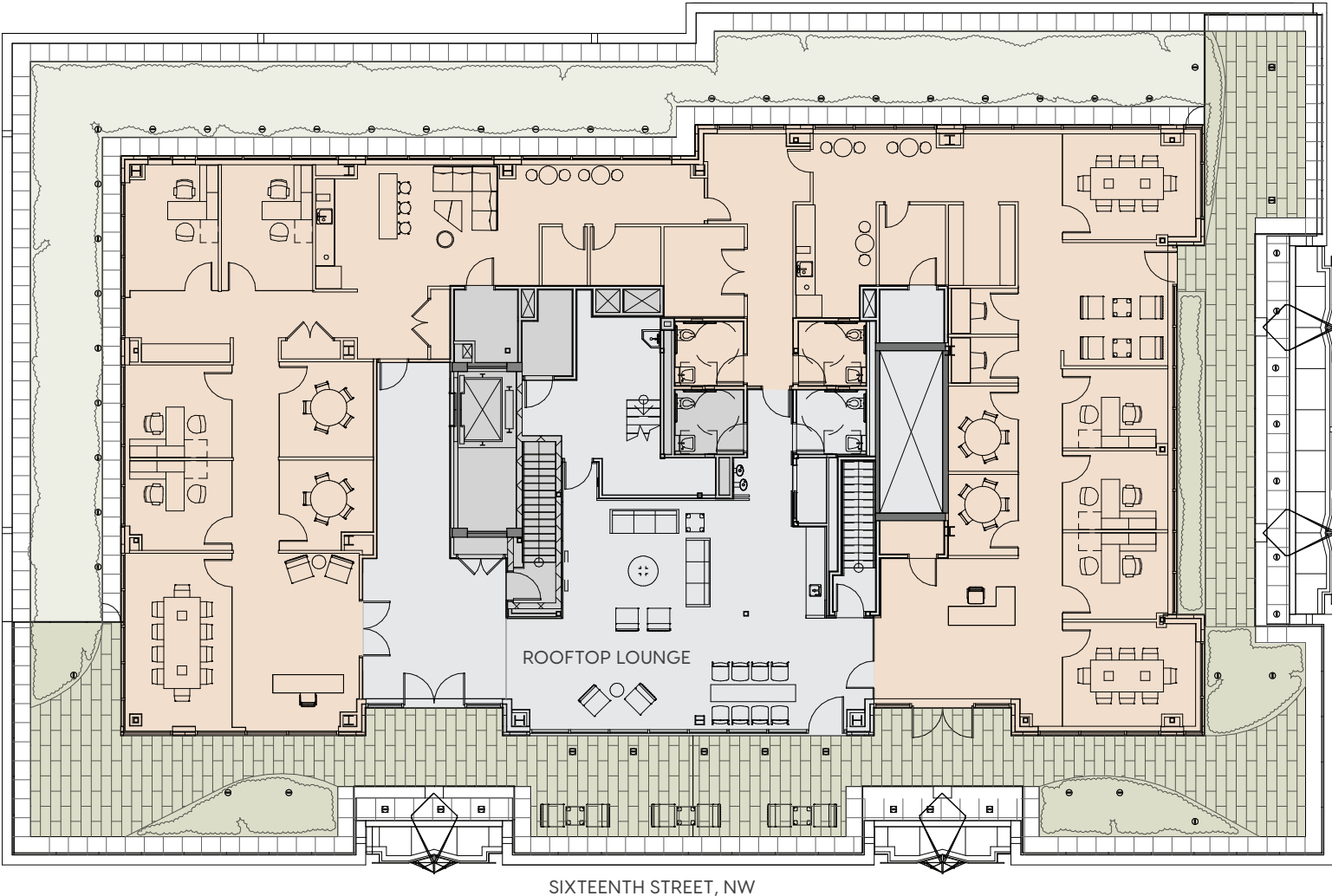
### SUITE B

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

# PENTHOUSE FLOOR PLAN

5,300 square feet

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Up to 16 private offices  
Direct access to the terrace

L STREET, NW

SIXTEENTH STREET, NW

# SITE PLAN

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# 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

