



RHODE
ISLAND

Site Plan and Ground Floor

Space Available:
6,400 rentable square feet



- LOBBY
- TENANT SPACE
- FITNESS FACILITY
- TENANT POCKET PARK
- GARAGE/LOADING

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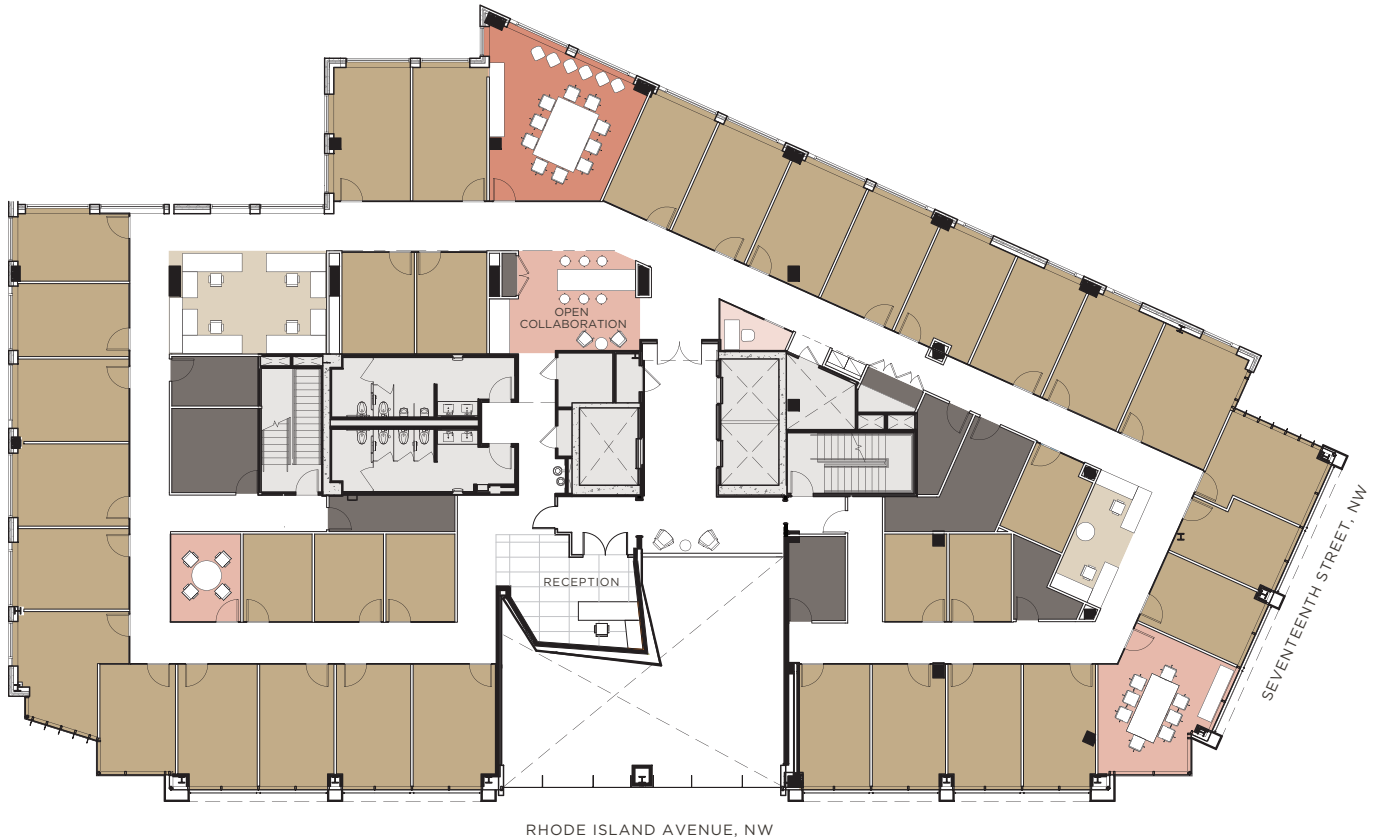
AKRIDGE
Invested.



RHODE
ISLAND

Second Floor Office-Intensive Test Fit

Floor Size:
13,250 rentable square feet



- OFFICES
- OPEN WORK SPACE
- TELEPHONE
- MEETING SPACE
- PANTRY
- SUPPORT/IT

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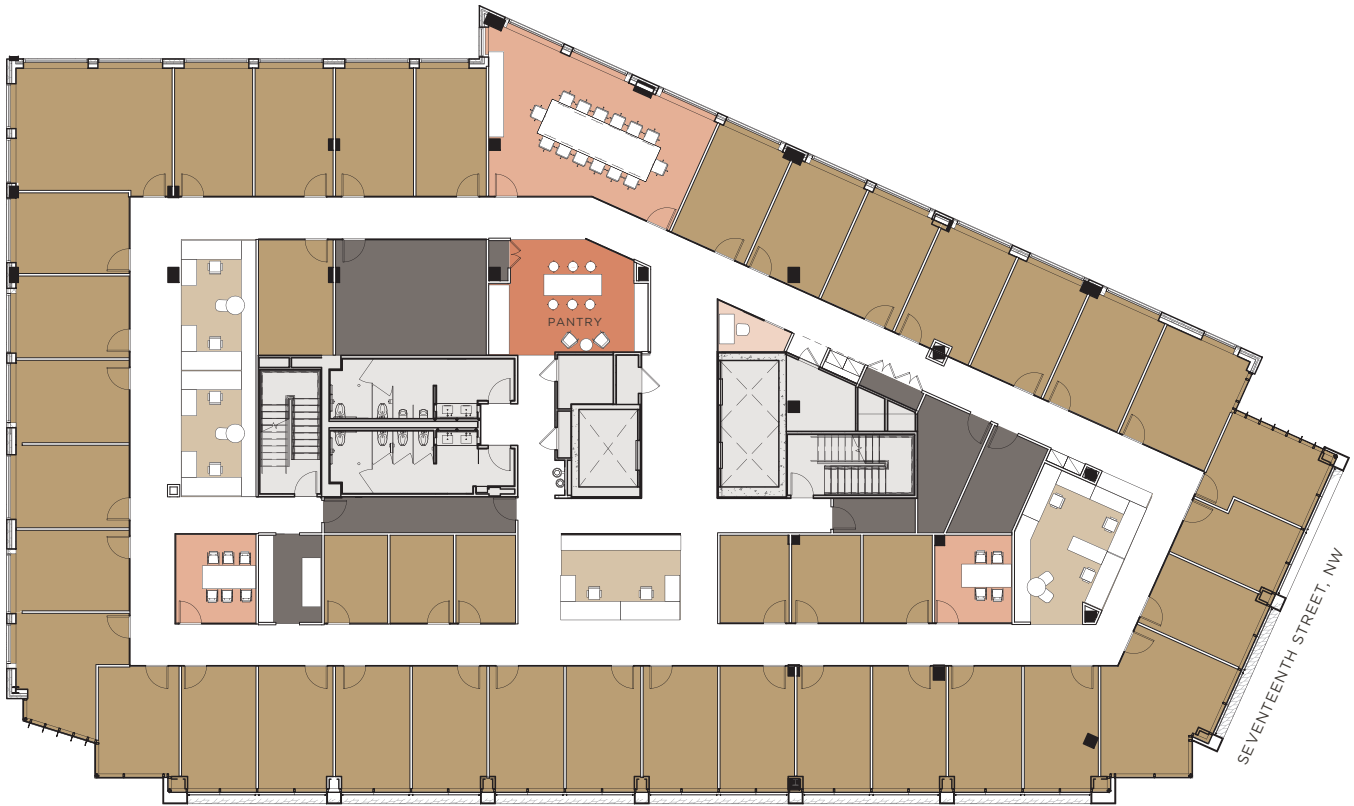


RHODE
ISLAND

Typical Floors (Floors 3-6) Office-Intensive Test Fit

Floor Size:

15,450 rentable square feet



RHODE ISLAND AVENUE, NW

SEVENTEENTH STREET, NW

- OFFICES
- OPEN WORK SPACE
- TELEPHONE
- MEETING SPACE
- PANTRY
- SUPPORT/IT

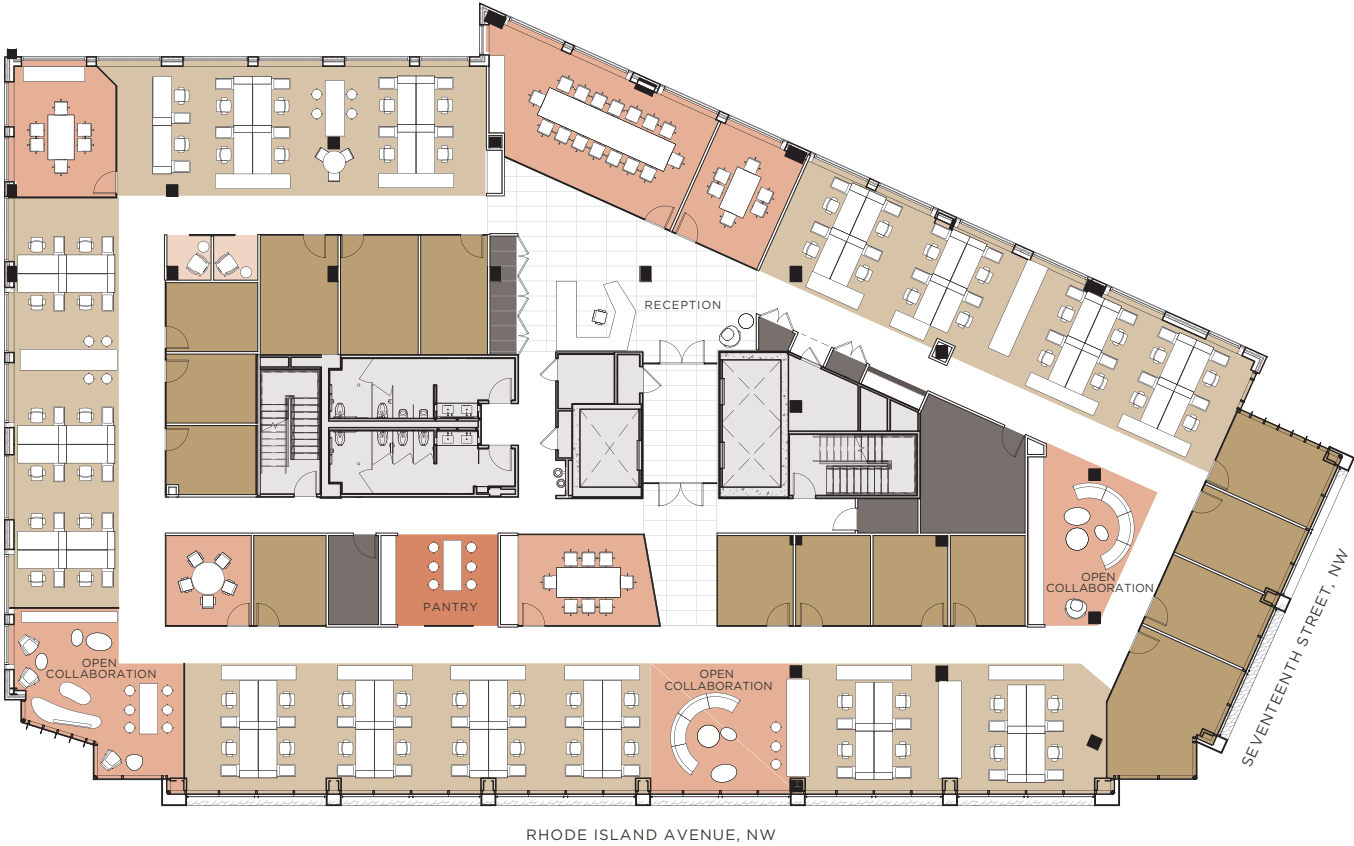
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Typical Floors (Floors 3-6) Open-Office Test Fit

Floor Size:
15,450 rentable square feet



- OFFICES
- OPEN WORK SPACE
- TELEPHONE
- MEETING SPACE
- PANTRY
- SUPPORT/IT

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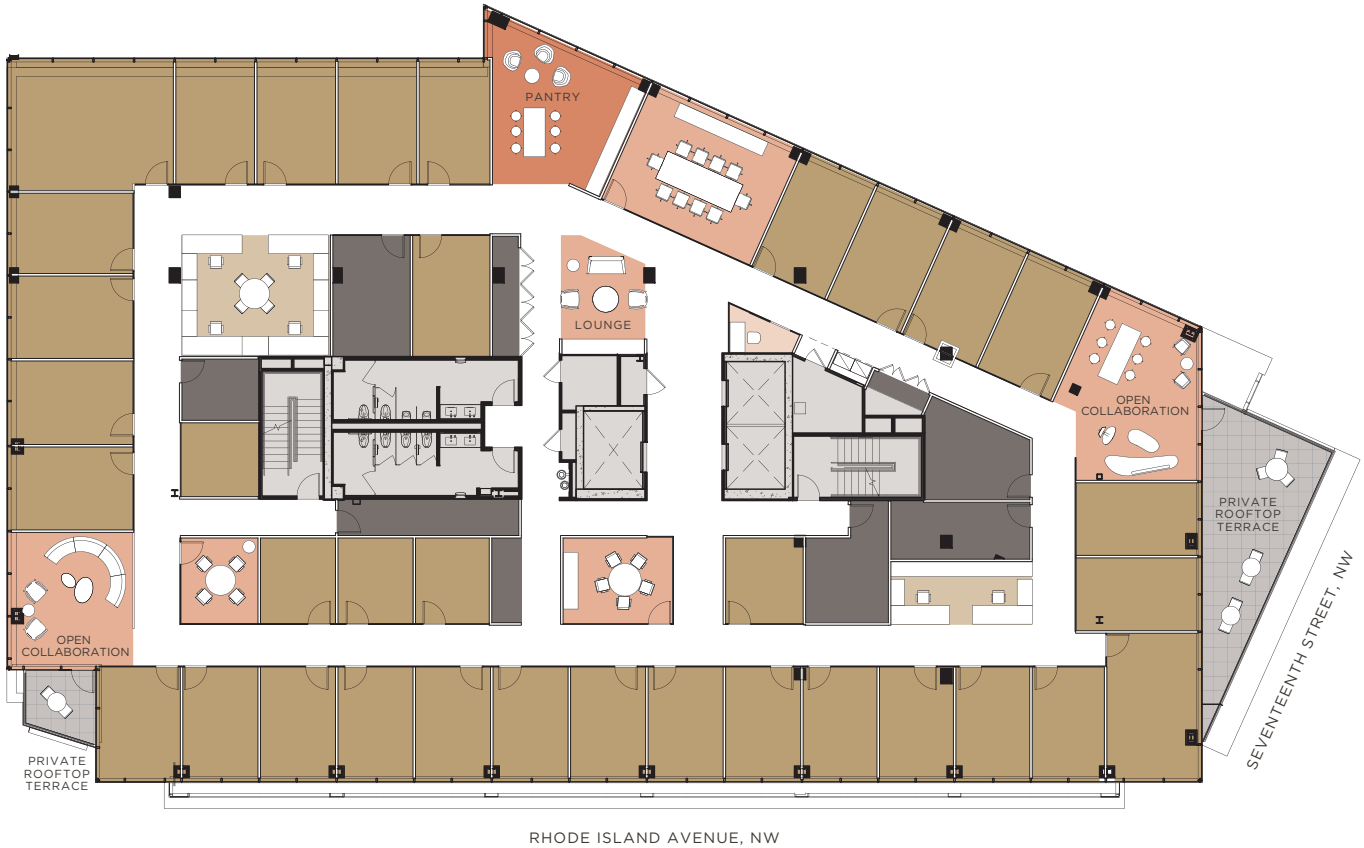
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RHODE
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Seventh Floor Office-Intensive Test Fit

Floor Size:
14,565 rentable square feet



- OFFICES
- OPEN WORK SPACE
- TELEPHONE
- MEETING SPACE
- PANTRY
- SUPPORT/IT
- PRIVATE ROOFTOP TERRACE

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RHODE
ISLAND

Penthouse Test Fit

Floor Size:
5,861 rentable square feet



- OFFICES
- OPEN WORK SPACE
- MEETING SPACE
- PANTRY
- BUILDING AMENITY SPACE
- SUPPORT/IT
- BUILDING ROOFTOP TERRACE
- PRIVATE ROOFTOP TERRACE

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Building Facts

Architect:

Designed by Hickok Cole Architects

Building Size:

102,000 rentable square feet

Seven stories and a penthouse

Parking:

1 / 1,600 square feet

Floor Plate:

15,450 rentable square feet (Floors 3-6)

Windowline:

Free-standing building with four sides of floor-to-ceiling glass

Finished Ceiling:

8'9" or higher throughout the Client space

Elevators:

Three elevators serving office and garage areas

HVAC System:

Variable Refrigerant Flow (VRF) heating and cooling system with a Dedicated Outdoor Air System (DOAS)

Sustainability:

Pursuing LEED Platinum Core and Shell

Bike Storage:

Secure bike storage

Security:

24/7 front desk guard

Building Features:

Grand, two-story lobby

Award-winning Akridge property management

Location:

Transit-friendly location with access to Metro's Red, Orange, Blue, and Silver lines

Ranked a Walker's, Rider's, and Biker's Paradise by walkscore.com

Ideally situated in DC's Central Business District

Building Amenities:

Penthouse conference facility, lounge, and landscaped terrace

Naturally-lit fitness facility

Private pocket park for the ground floor Client

Private roofdecks on the penthouse and seventh floors