



RHODE  
ISLAND

# Site Plan and Ground Floor

Space Available:  
6,400 rentable square feet



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

[www.1701Rhodelsland.com](http://www.1701Rhodelsland.com)

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Invested.

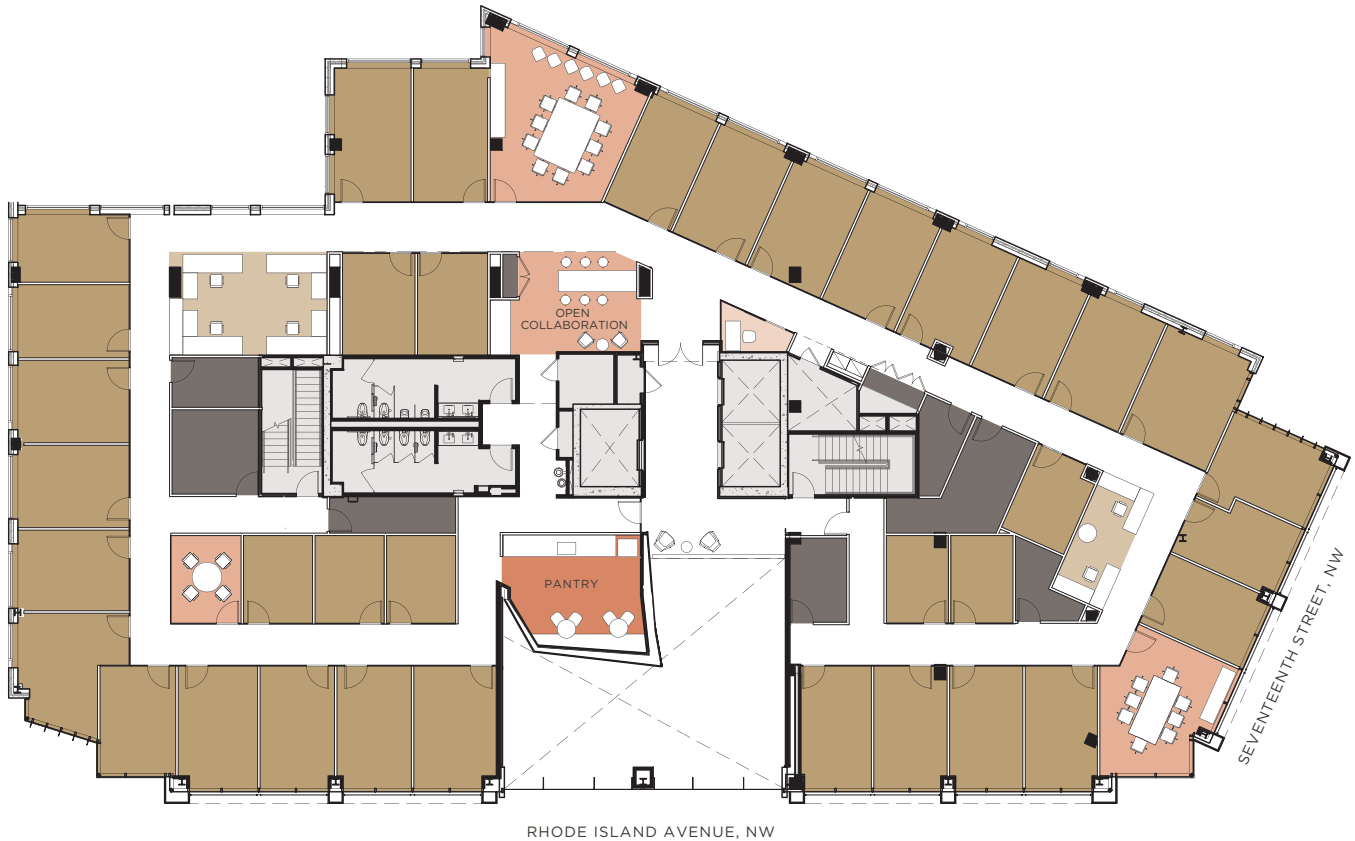


RHODE  
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## Second Floor Office-Intensive Test Fit

### Floor Size:

13,250 rentable square feet



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

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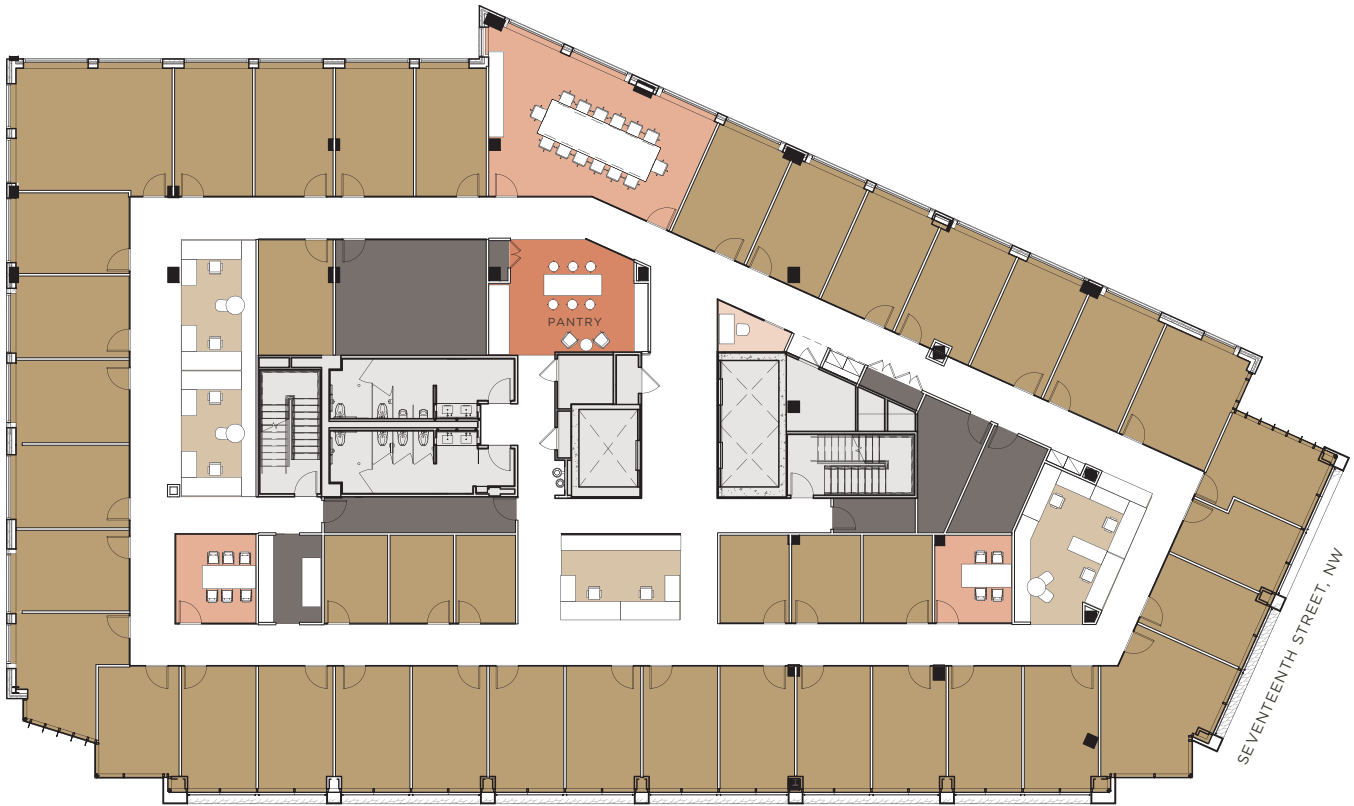


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## Typical Floors (Floors 3-6) Office Intensive Test Fit

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

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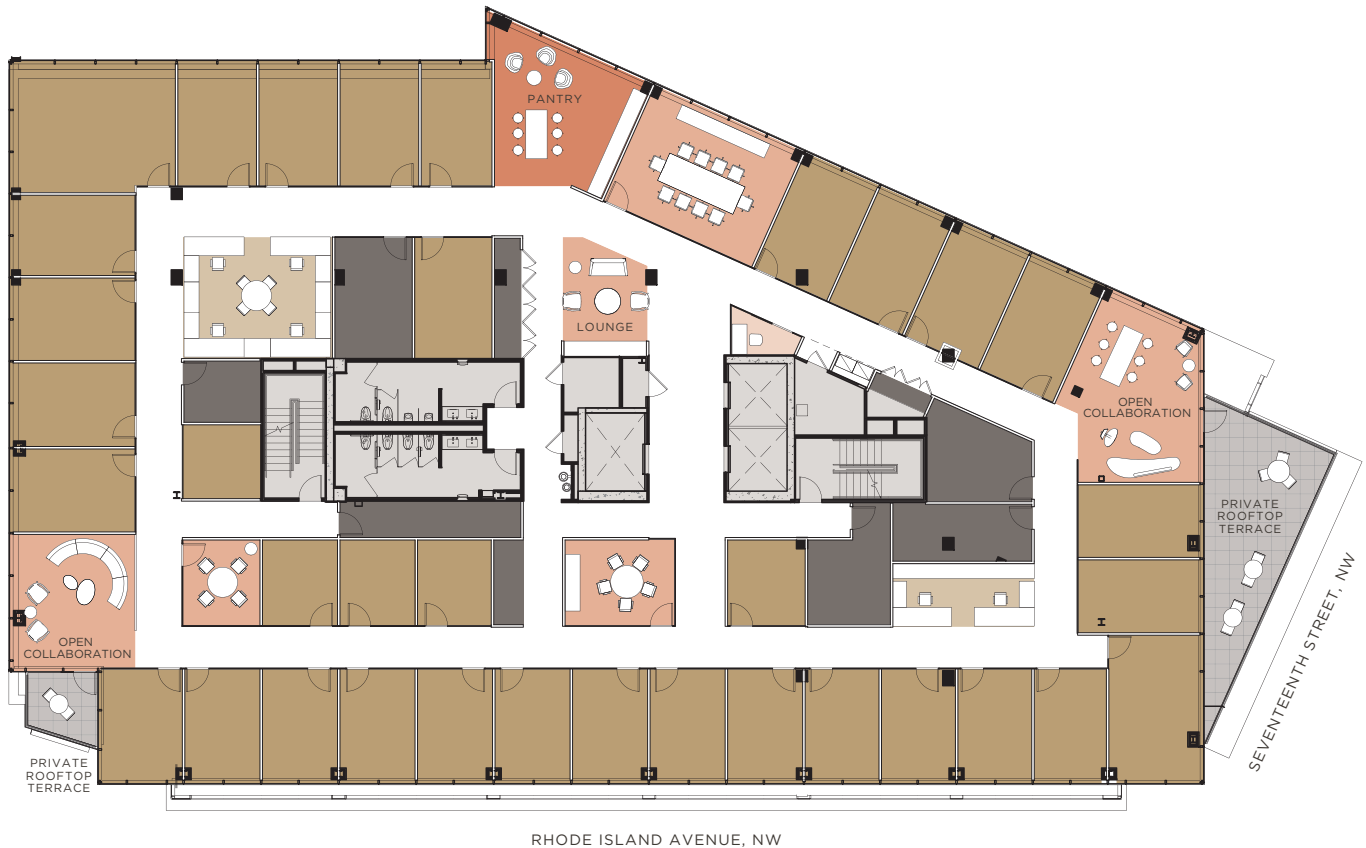
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# Seventh Floor Office Intensive Test Fit

Floor Size:  
14,565 rentable square feet



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

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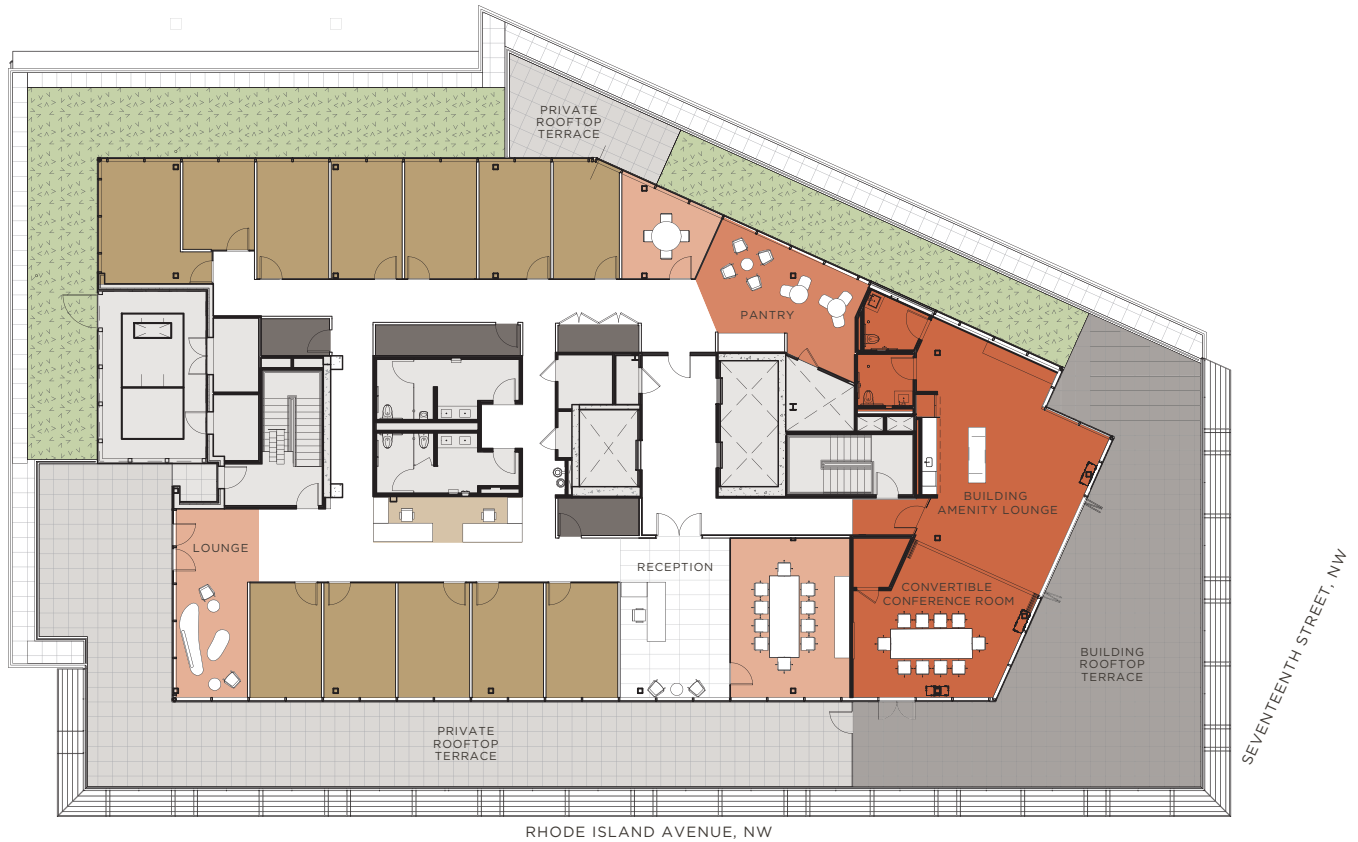


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# Penthouse Test Fit

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

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**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