

Level 1

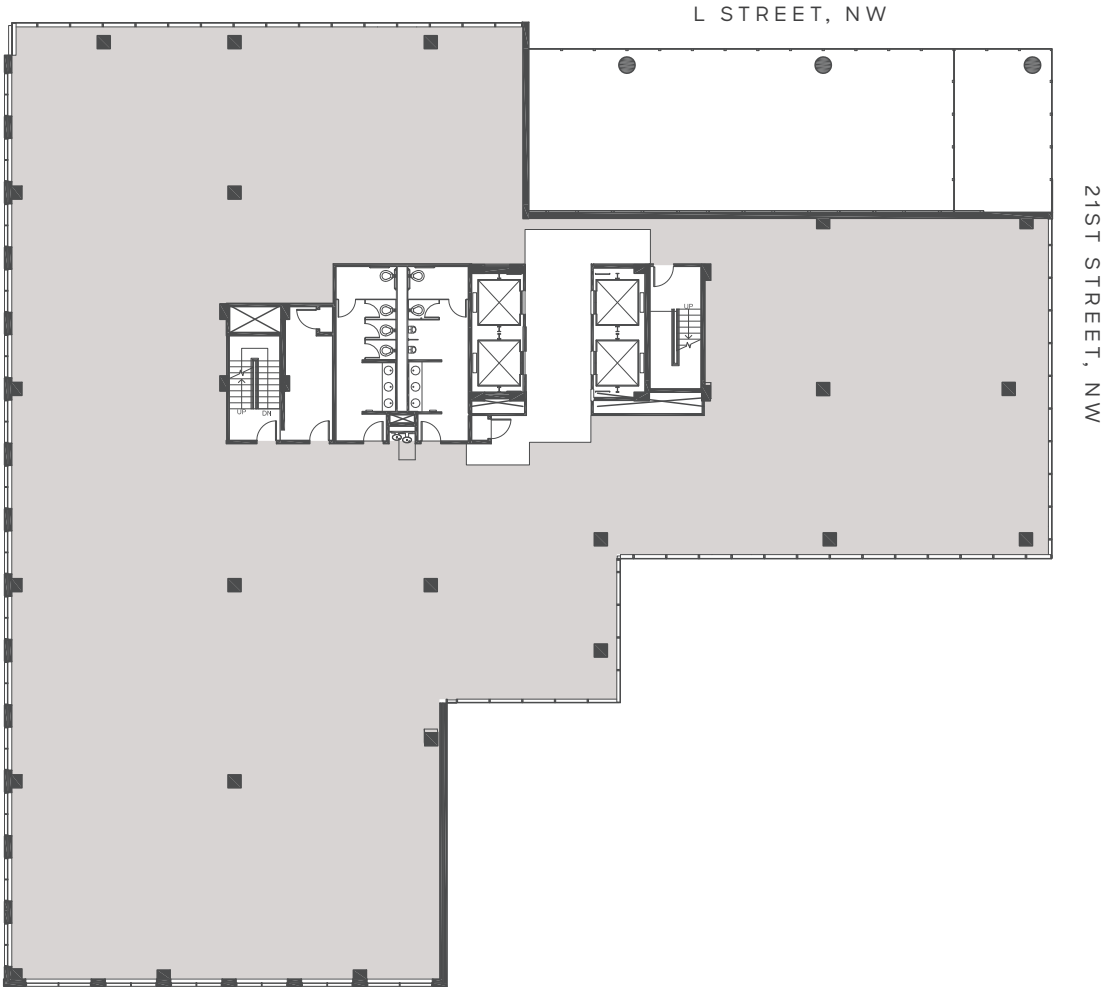
Suite 105: 2,472 RSF | Suite 150: 2,766 RSF



Level 2

16,408 RSF

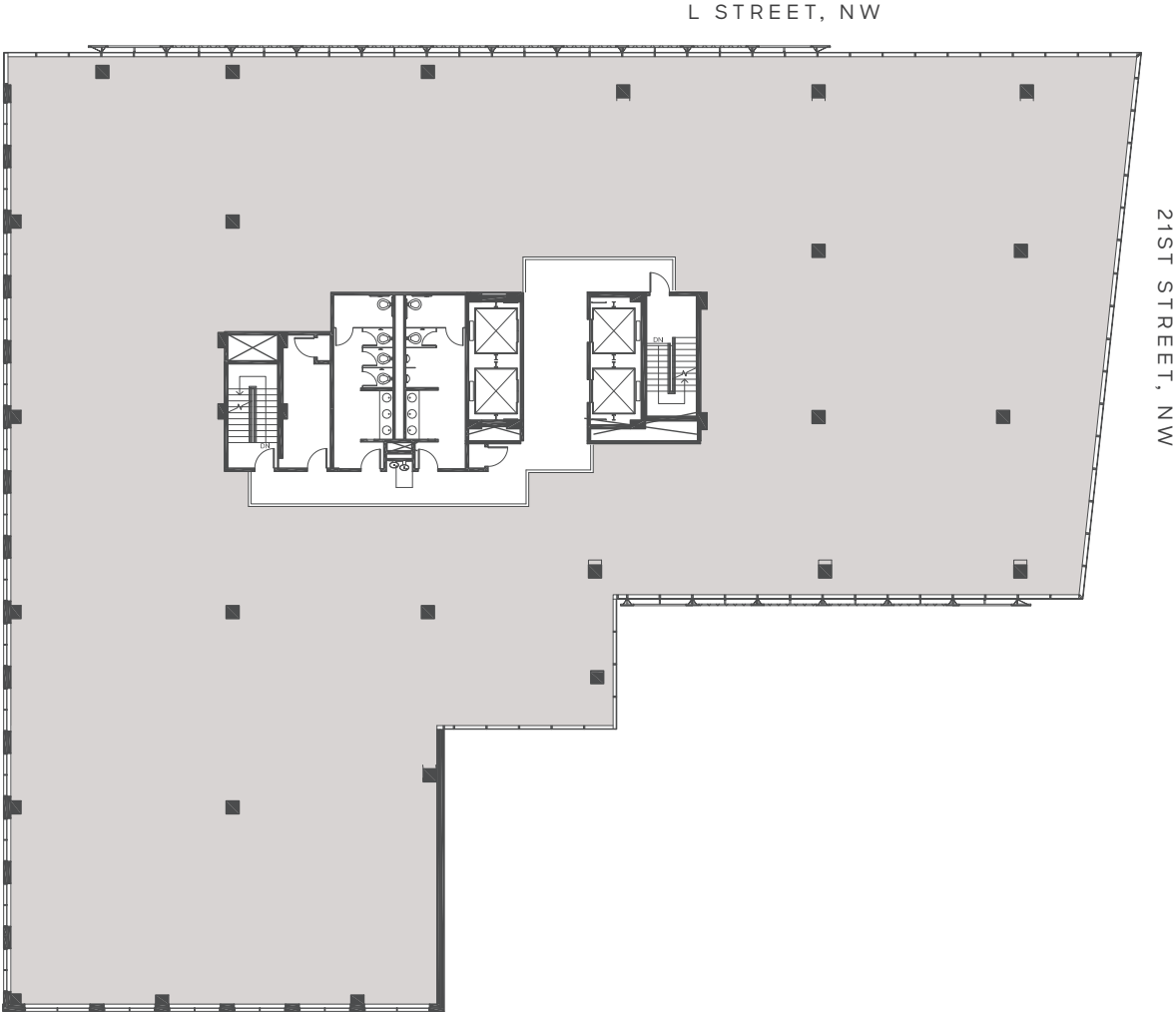
THE
GALLERY
FLOORS



Levels 3 & 4

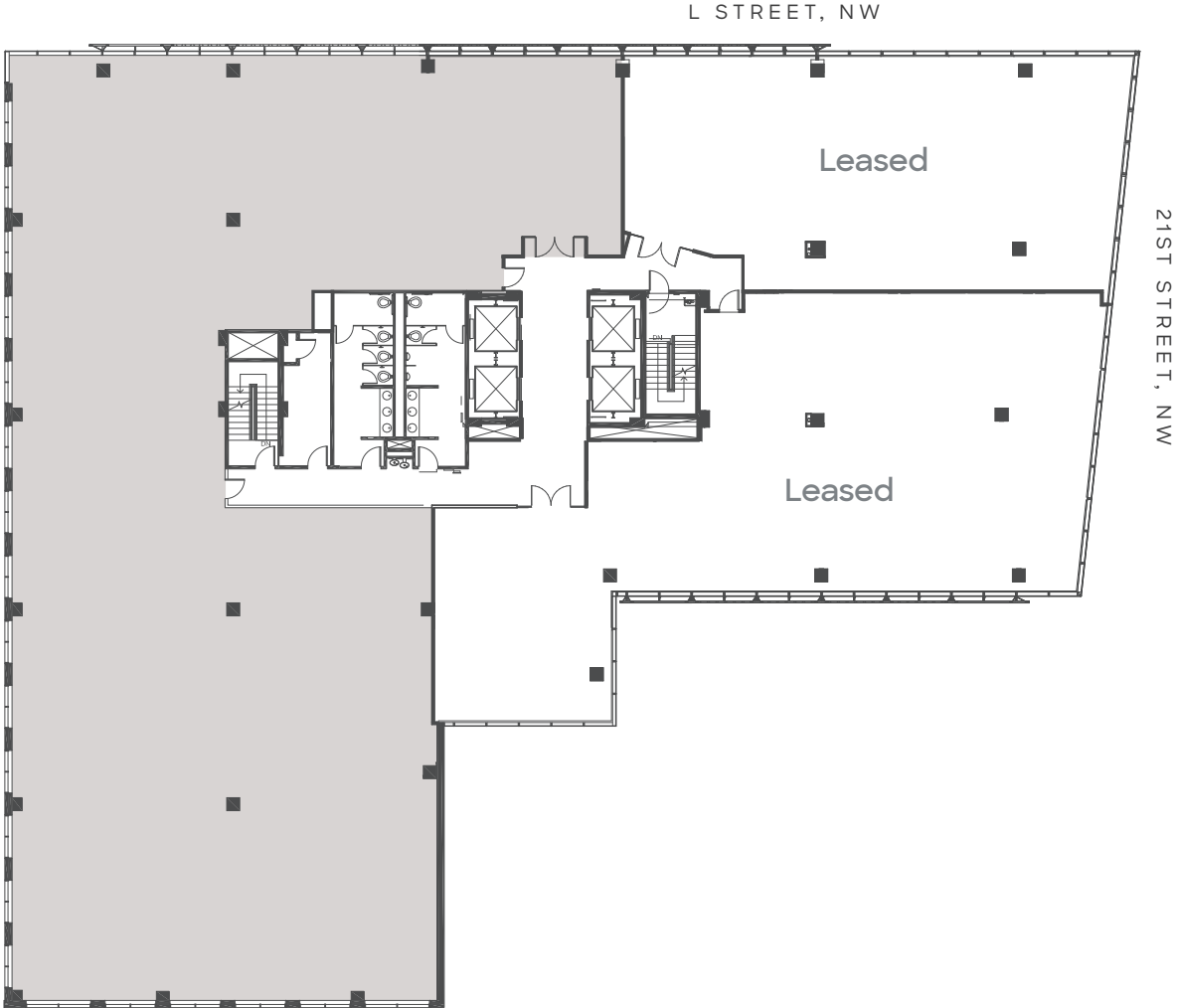
20,265 RSF

THE
GALLERY
FLOORS



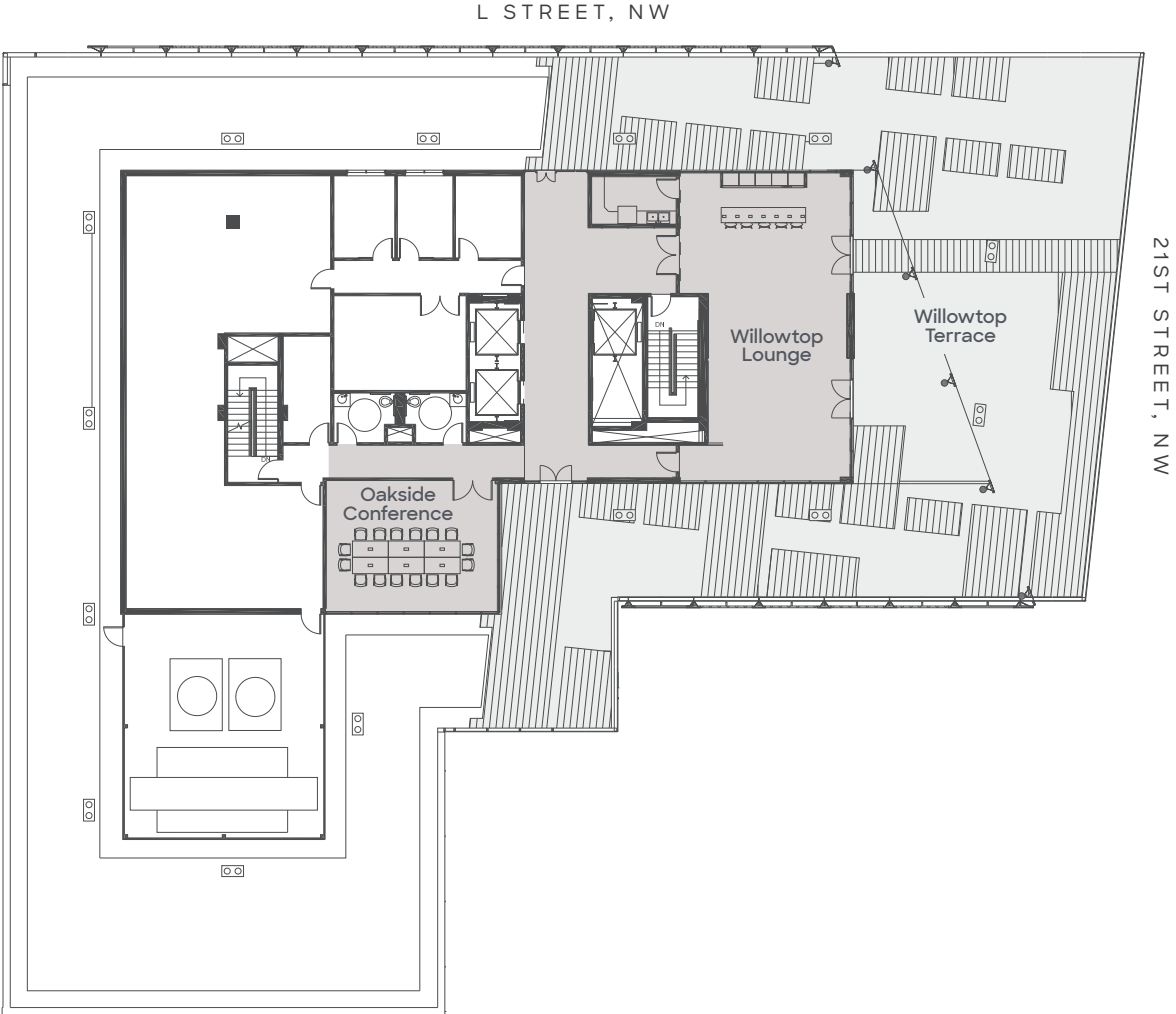
Level 5

11,779 RSF



Penthouse Amenities

Willowtop & Oakside



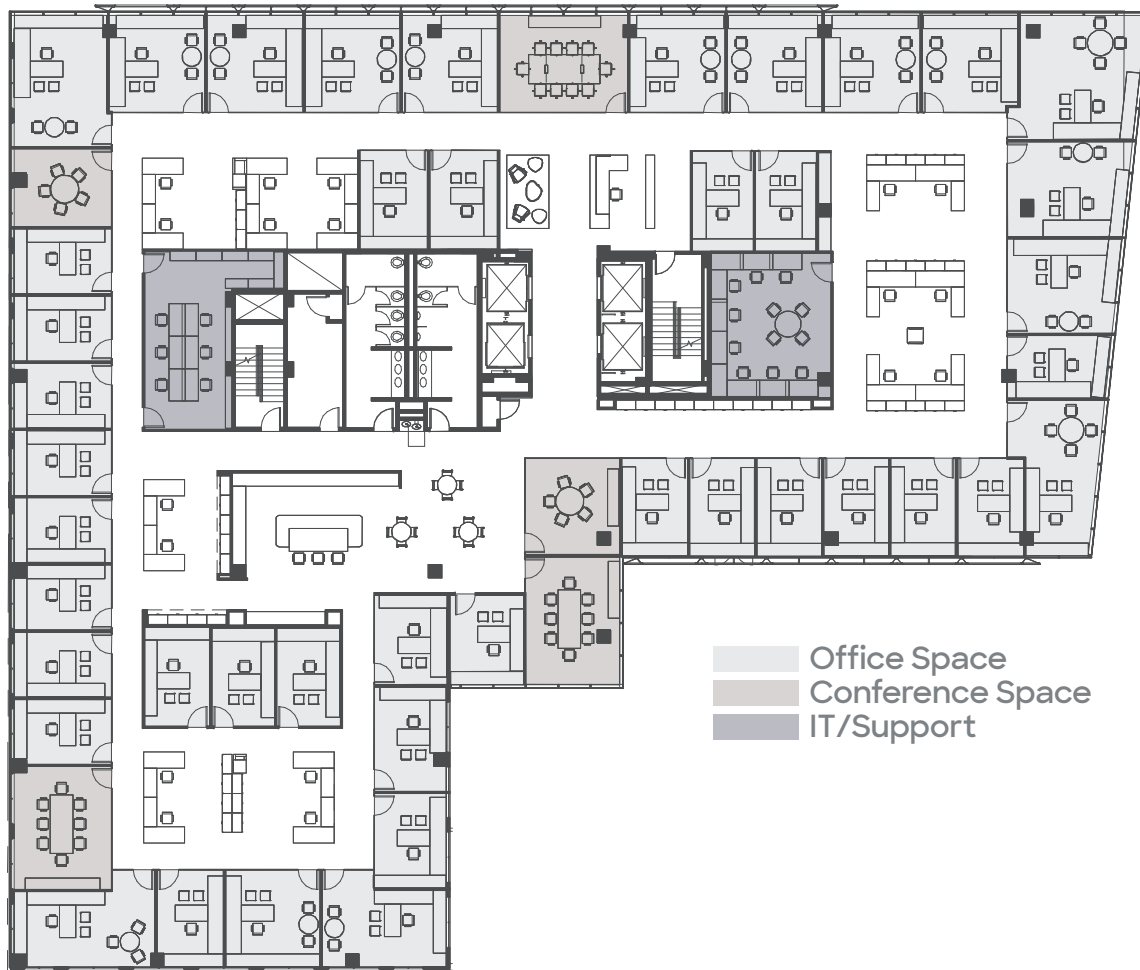
Open-Office Test Fit



Office-Intensive Test Fit



Hypothetical Test Fit



50/50 Test Fit



Multi-Tenant Test Fit



Specs

Total Building Area

190,000 SF

Height

10 Stories

Typical Floor Size

20,000 RSF

Ceiling Heights

Perimeter: 9' 0"

Interior: 8' 9"

Electrical

Minimum of five watts per square foot demand load for general power and distribution

Minimum of two watts per square foot demand load for lighting

Emergency Power

One 450 KW diesel powered generator for fire and life safety and select loads

Sustainability

LEED Platinum

TeleCom

Eight 3" sleeves in telecom closet for telecommunication risers

HVAC

Direct Outside Air System (DOAS) with at least one DOAS VAV box every 400 SF at the perimeter and at least one every 1,000 SF at the interior with thermostats

Supplemental HVAC

Building to provide condenser water for 24 hour service with a minimum of six tons per floor capability

Elevators

Four high-speed elevators

Two garage shuttle elevators

Access



Parking



Area Amenities



RESTAURANTS & CAFÉS

- 1 Blue Duck Tavern
- 2 Bourbon Coffee
- 3 Circa
- 4 Edgar
- 5 For Five Coffee Roasters
- 6 Founding Farmers
- 7 KAZ Sushi Bistro
- 8 Marcel's by Robert Wiedmaier
- 9 Mercy Me
- 10 Morton's Steakhouse
- 11 Nobu
- 12 Nooshi
- 13 The Palm
- 14 Panera Bread
- 15 Potbelly
- 16 Pret a Manger
- 17 Prime Rib
- 18 Proper 21
- 19 Rasika West End
- 20 Ris
- 21 Ruth's Chris Steak House
- 22 Soi 38
- 23 Starbucks
- 24 Sweetgreen
- 25 Tatte Bakery & Café
- 26 Teddy and the Bully Bar
- 27 West Wing Café

RETAIL

- 28 H&M
- 29 Jos. A. Bank
- 30 Nordstrom Rack

HOTELS

- 31 Hilton Garden Inn
- 32 Ritz Carlton
- 33 Yours Truly, DC

LIFESTYLE

- 34 Equinox Sports Club
- 35 SoulCycle
- 36 Trader Joe's
- 37 Whole Foods

M METRO STATIONS

- Dupont Circle
- Farragut North
- Farragut West
- Foggy Bottom - GWU

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