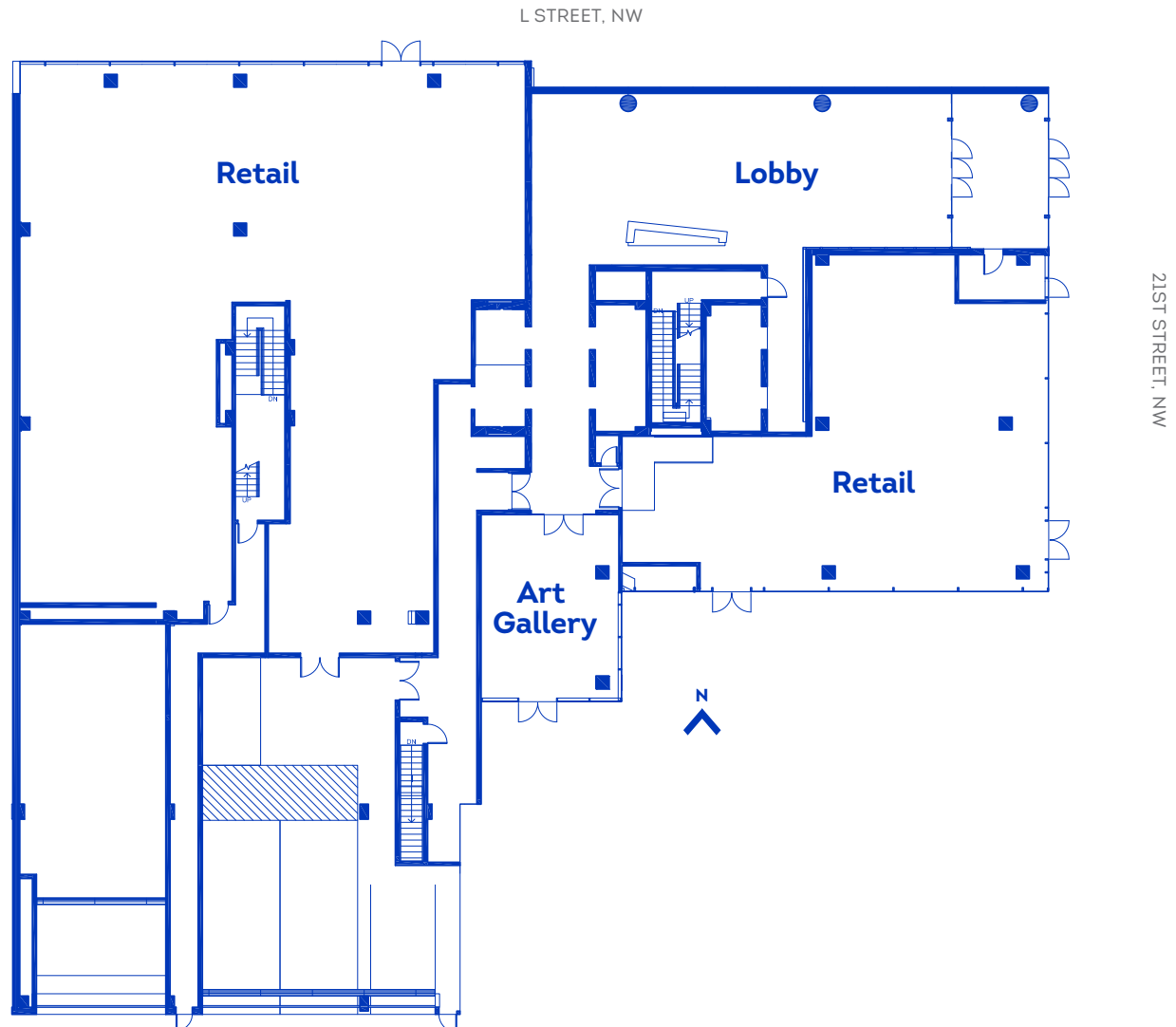


Floor 1

9,350 Square Feet
Core & Shell



FOR LEASING INFORMATION PLEASE CONTACT:

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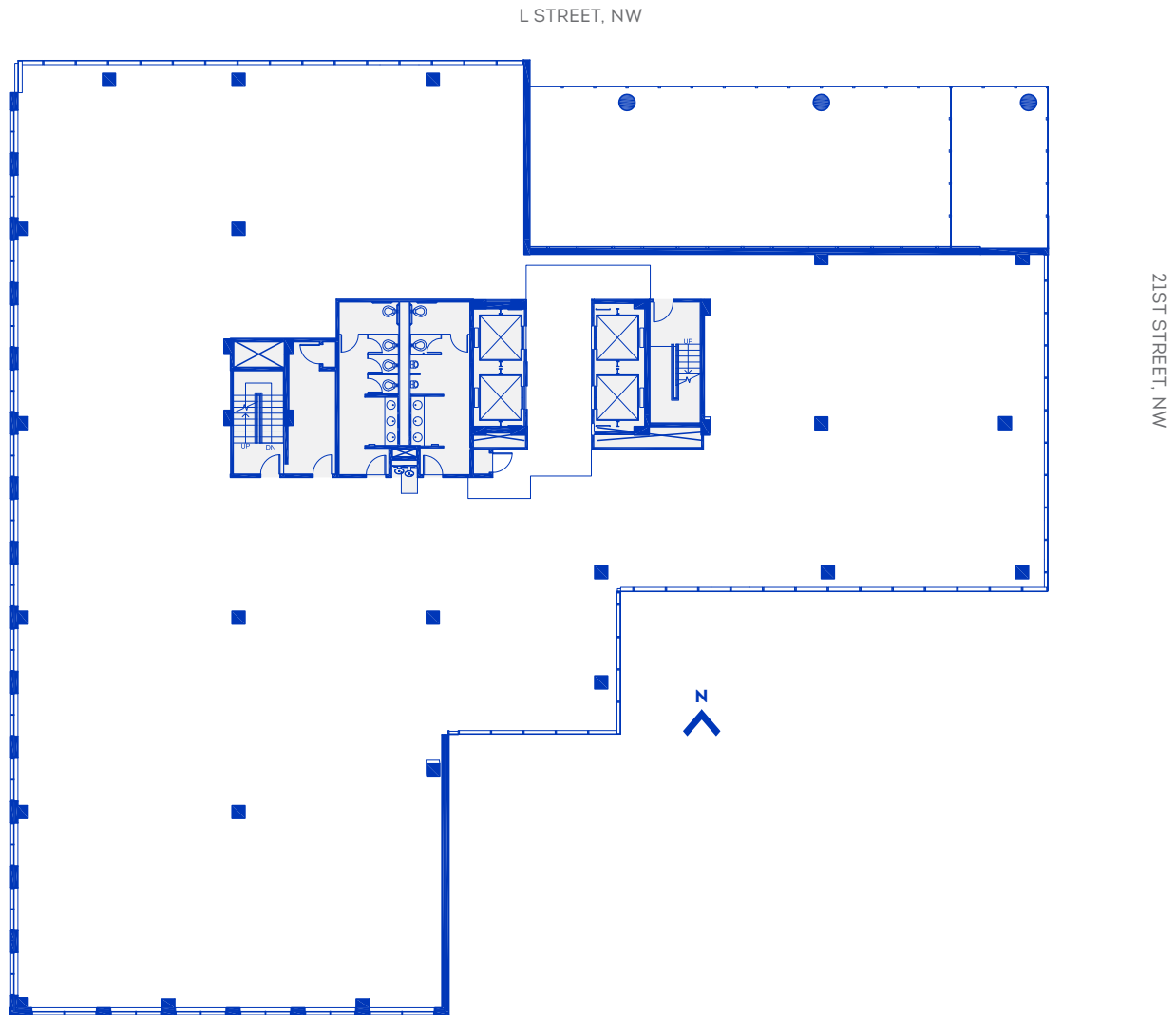
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Floor 2

16,445 Square Feet
Core & Shell



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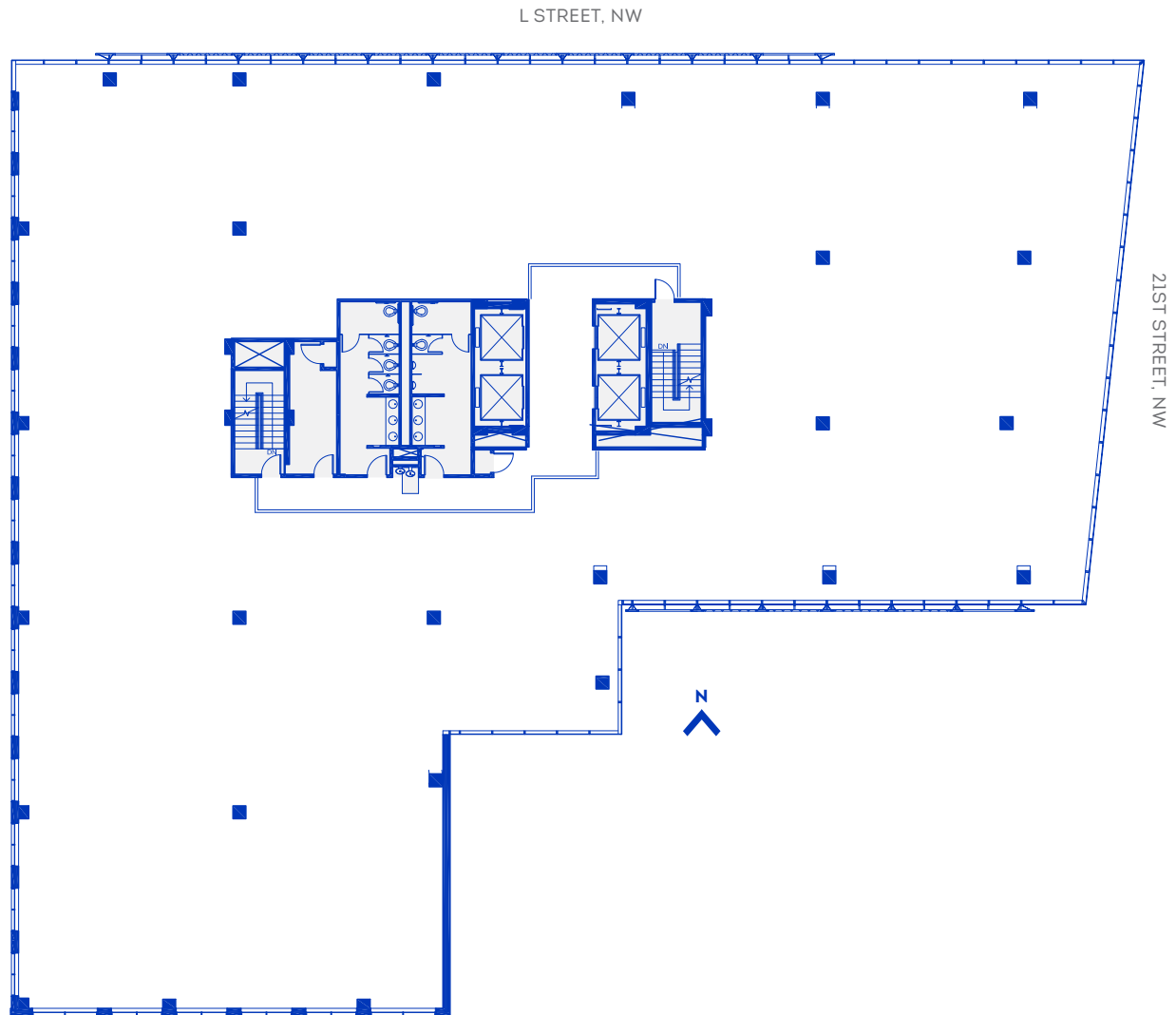
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Floors 3 & 4

20,291 Square Feet
Core & Shell



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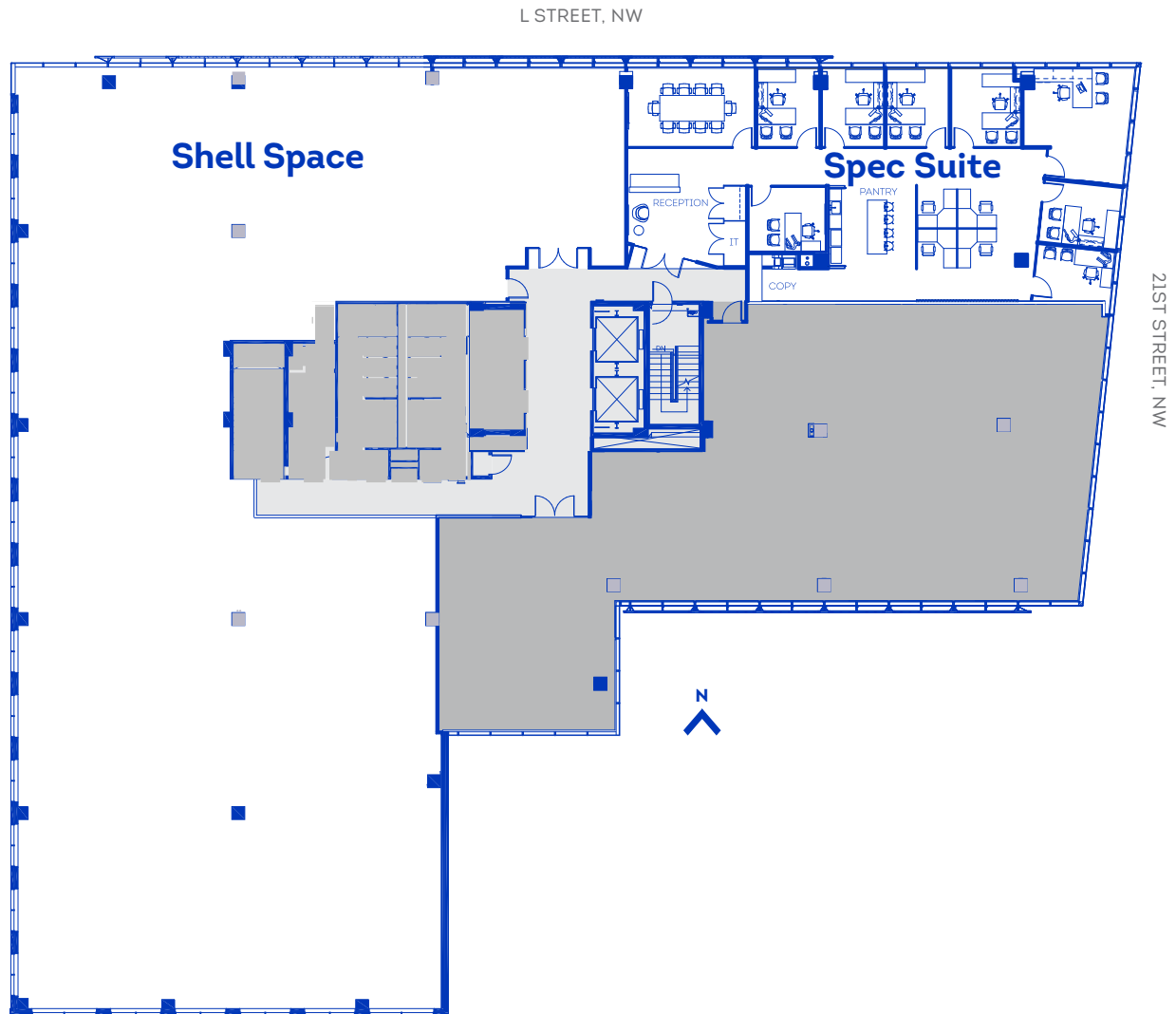
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Floor 5

Spec Suite
3,401 Square Feet

Shell Space
11,808 Square Feet



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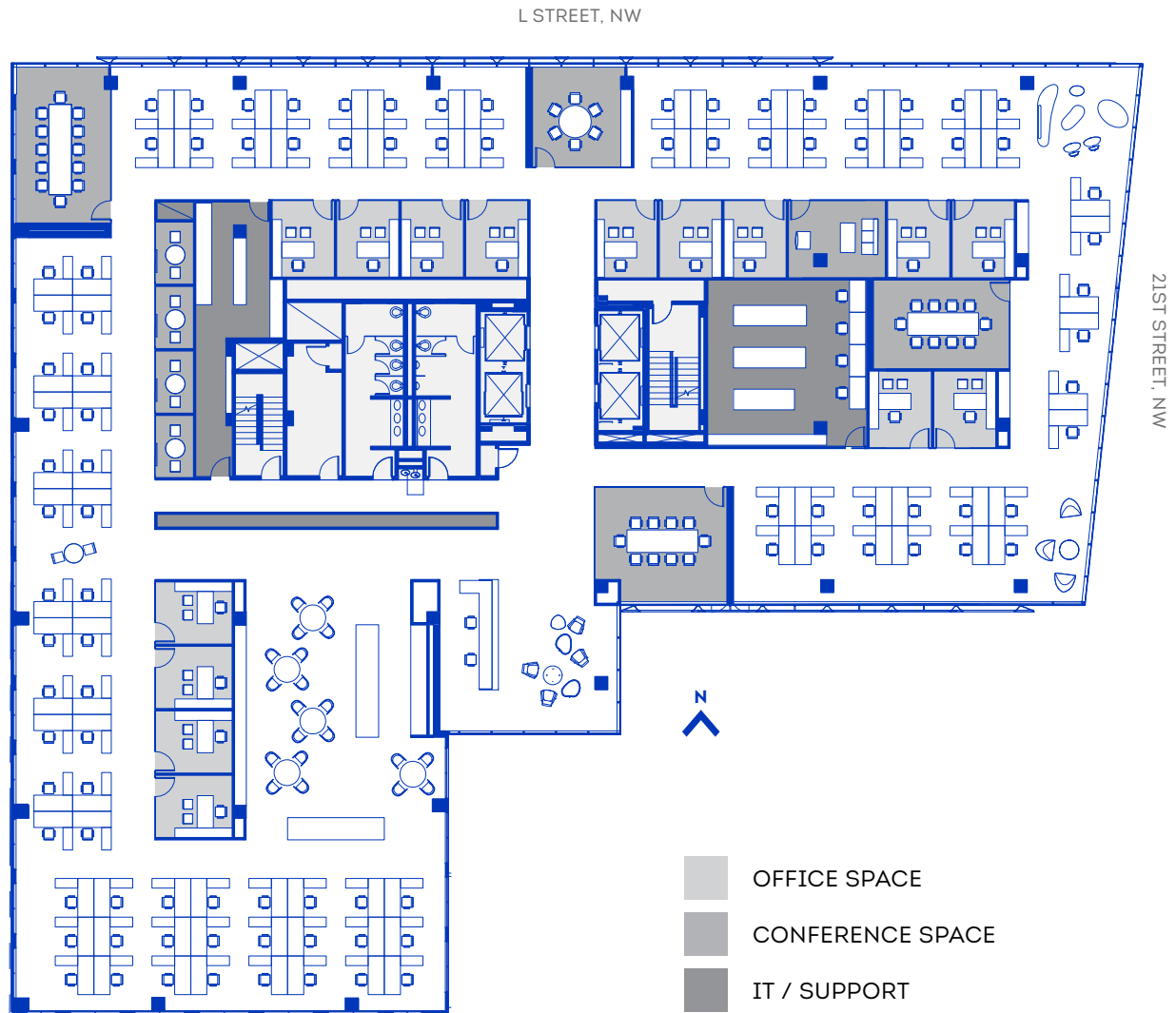
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Open-Office Test Fit

20,291 Square Feet



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Office-Intensive Test Fit

20,291 Square Feet



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2100
L ST.

50 / 50 Test Fit

20,291 Square Feet



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2100
L ST

Hypothetical Test Fit

20,291 Square Feet



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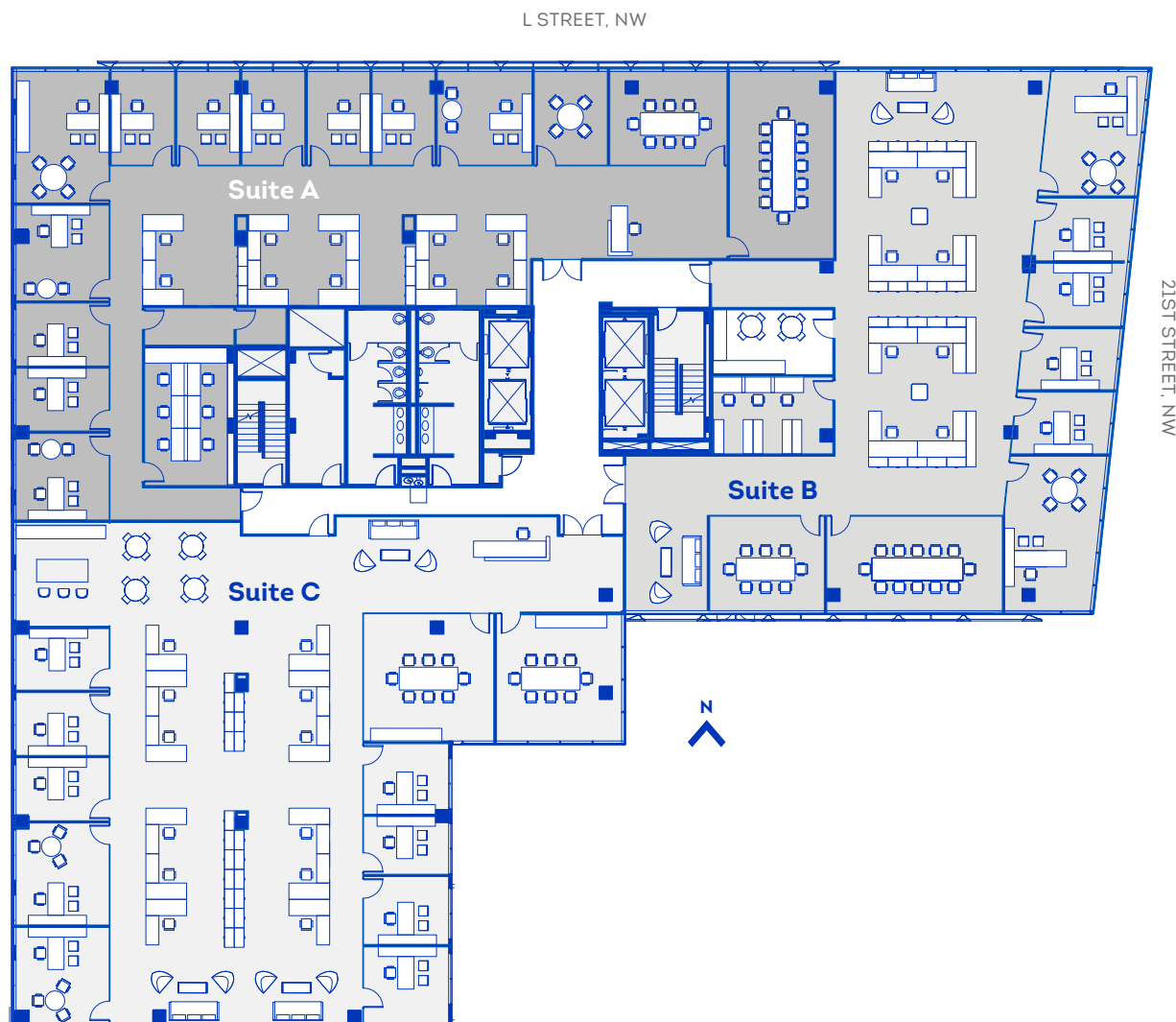
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2100
L ST

Multi-Tenant Test Fit



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Building Specs

Total Building Area

190,000 square feet

Height

10 Stories

Typical Floor Size

20,291 rentable square feet

Ceiling Heights

Perimeter: 9' 0"

Interior: 8' 9"

Electrical

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

Minimum of two watts per square-foot demand load for Client lighting

Emergency Power

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

Amenities

- Landscaped rooftop terrace with dramatic views of the DC skyline
- Rooftop lounge with adjacent catering kitchen and restrooms
- 570 square-foot penthouse conference center
- Spa-quality fitness facility with locker rooms
- Pocket park offering additional outdoor space for building Clients
- Art gallery with outdoor terraces
- On-site parking
- Secure bike storage with maintenance station

TeleCom

Eight 3" sleeves in telecom closet for tenant telecommunication risers

HVAC

Direct Outside Air System (DOAS) with at least one DOAS VAV box every 400 square feet at the perimeter and at least one every 1,000 square feet 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 for Client usage

Elevators

Four high-speed elevators

Bike Storage

Secure bike storage with 24/7 access through the lobby or garage ramp, adjacent to fitness center lockers and showers

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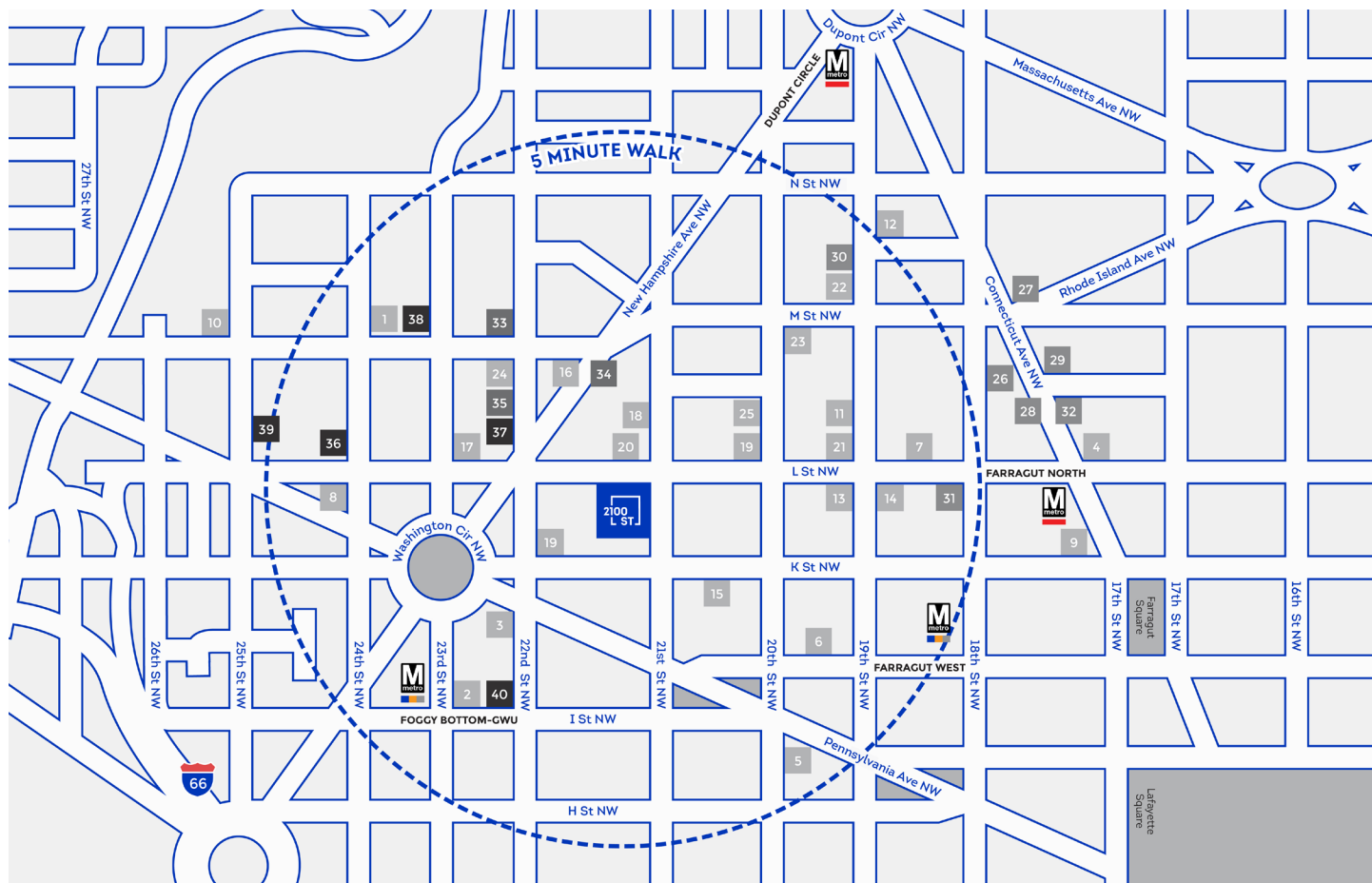
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Select Area Amenities



RESTAURANTS & CAFÉS

- | | |
|--------------------------------|----------------------------|
| 1 Blue Duck Tavern | 13 Potbelly |
| 2 Circa | 14 Pret a Manger |
| 3 District Commons | 15 Prime Rib |
| 4 Edgar | 16 Rasika West End |
| 5 Founding Farmers | 17 Ris |
| 6 KAZ Sushi Bistro | 18 Soi 38 |
| 7 Mackey's | 19 Starbucks |
| 8 Marcel's by Robert Wiedmaier | 20 Stoney's |
| 9 Morton's Steakhouse | 21 Sweetgreen |
| 10 Nobu | 22 Teddy and the Bully Bar |
| 11 Nooshi | 23 Vidalia |
| 12 The Palm | 24 Westend Bistro |
| | 25 West Wing Café |

RETAIL

- 26 Ann Taylor
- 27 Brooks Brothers
- 28 Gap
- 29 H&M
- 30 Jos. A. Bank
- 31 Nordstrom Rack
- 32 Thomas Pink

HOTELS

- 33 Hilton Garden Inn
- 34 Renaissance Washington D.C.
- 35 Ritz Carlton

LIFESTYLE

- 36 District Hardware and the Bike Shop
- 37 Equinox Sports Club
- 38 SoulCycle
- 39 Trader Joe's
- 40 Whole Foods

METRO STATIONS

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

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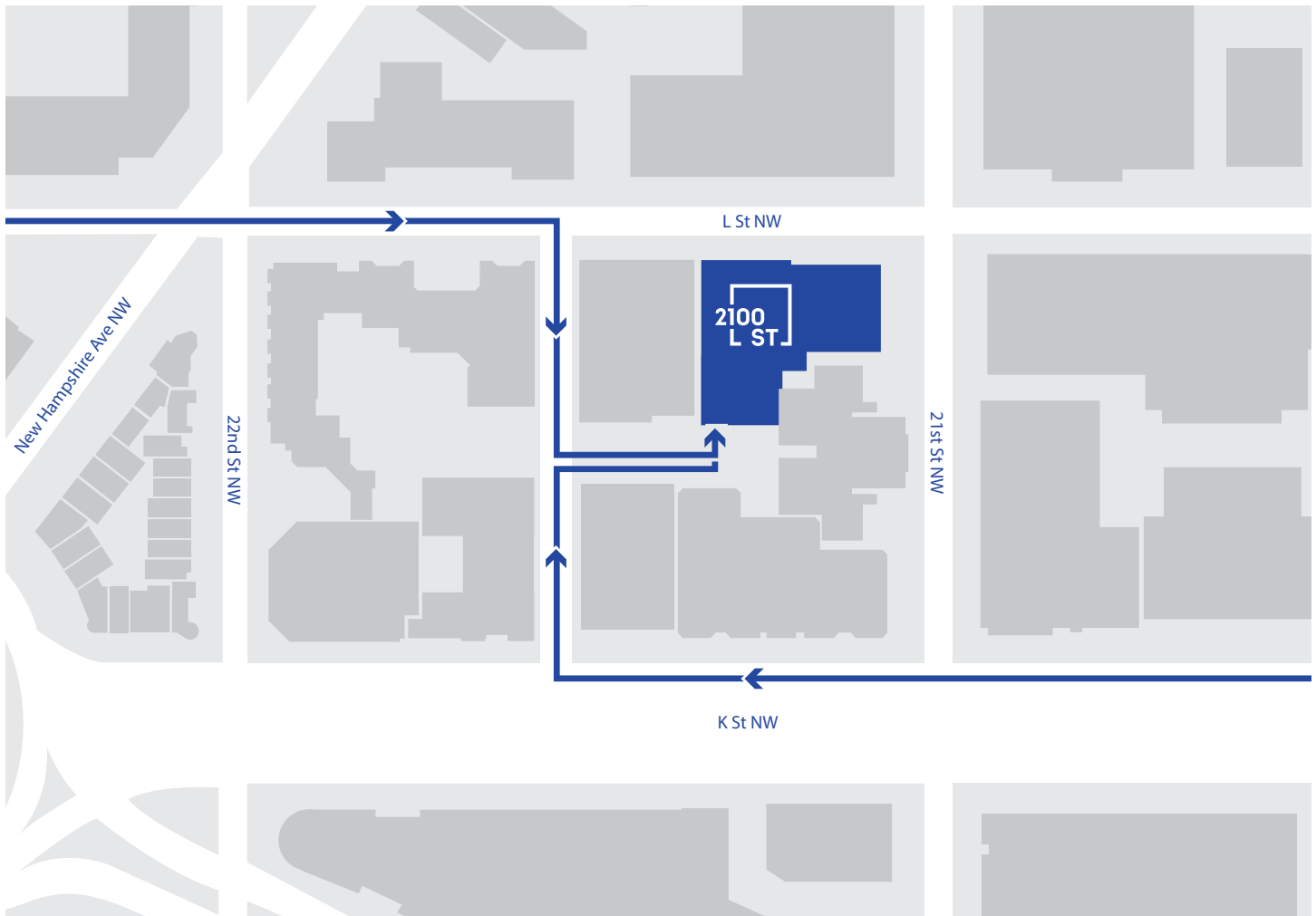
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**2100
L ST.**

Parking Access Map



The parking garage is accessible via an alley between both L and K Streets, NW.

- Access 2100 L Street from points west via L Street, NW.
- Access 2100 L Street from points east via K Street, NW.
- 1:1500 square foot parking ratio

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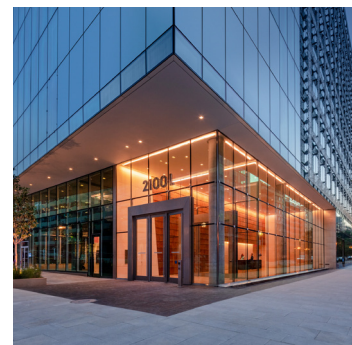
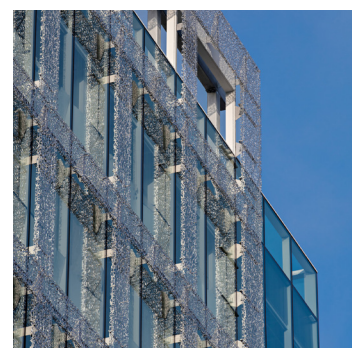
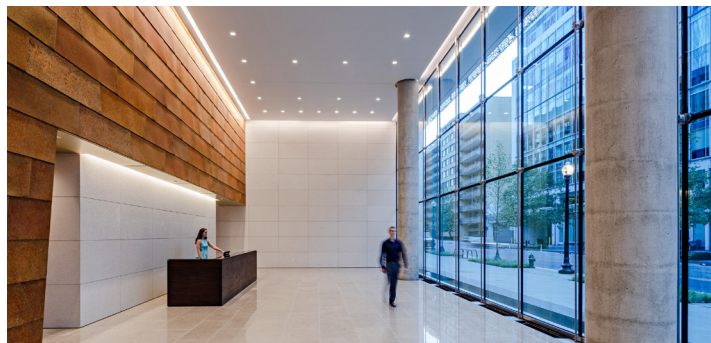
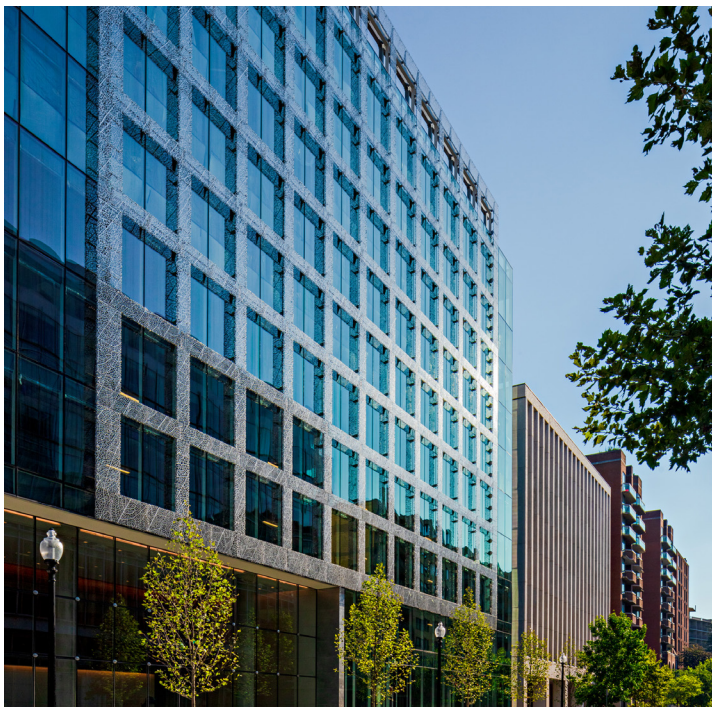
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Building Photography



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