

# Watergate 600

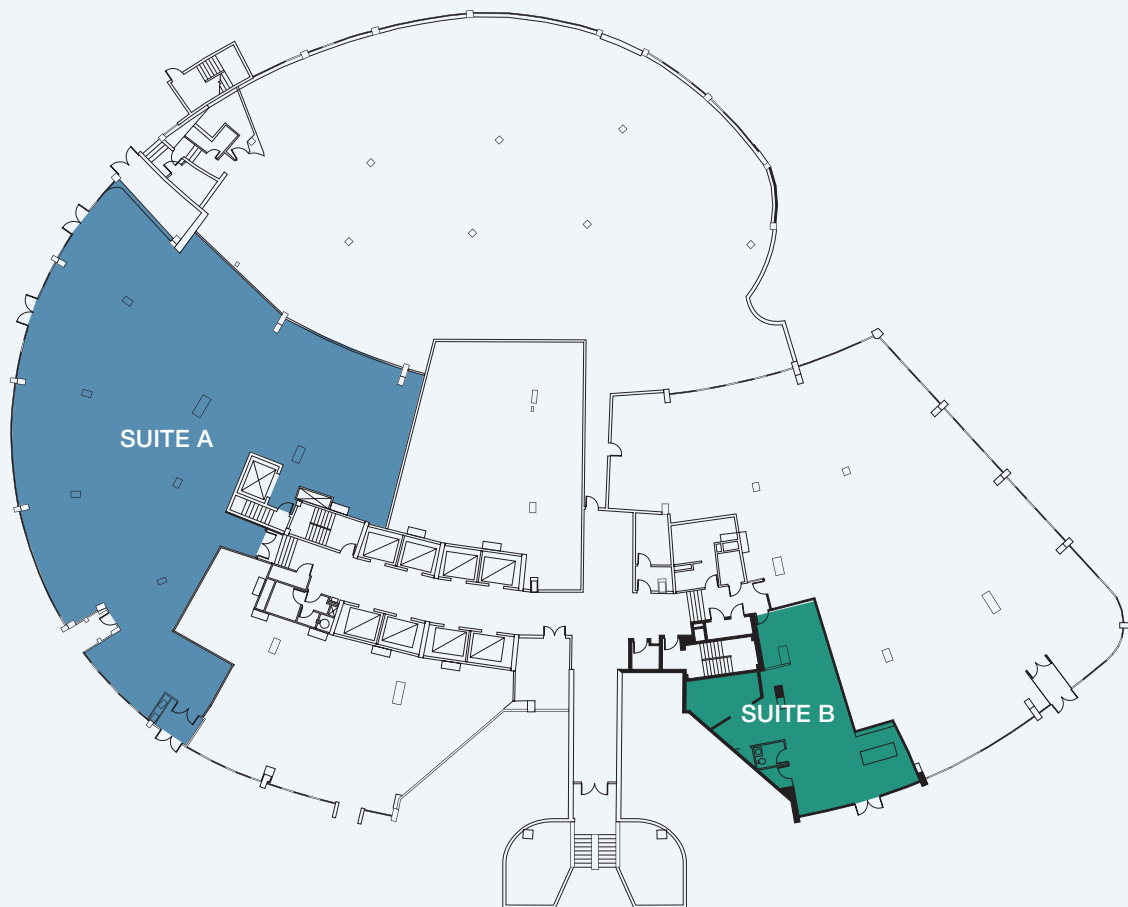


## RETAIL LEVEL

Suite can be used for office or retail space.

Suite A: 6,984 SF | Negotiable | Term: 5–10 Years | Available: Immediately

Suite B: 1,418 SF | \$45.00 FS | Term: 3 – 10 Years | Available: Immediately



NEW HAMPSHIRE AVENUE

LEASING: WIL PACE OR TIM MCCARTY AT 202.638.3000

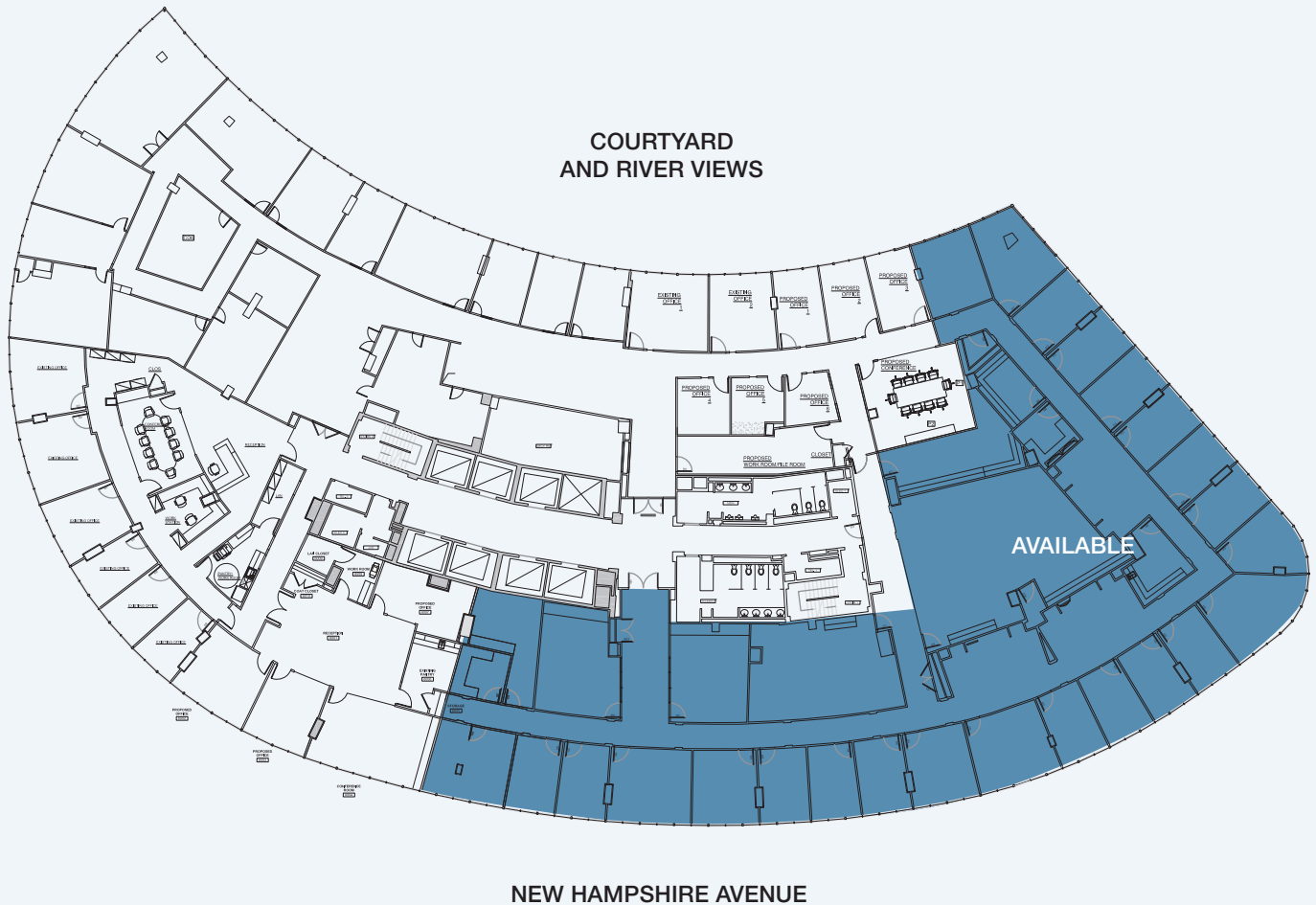
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## 6TH FLOOR

12,159 SF | \$52.00 FS | Term: 5 – 10 Years | Available: Immediately



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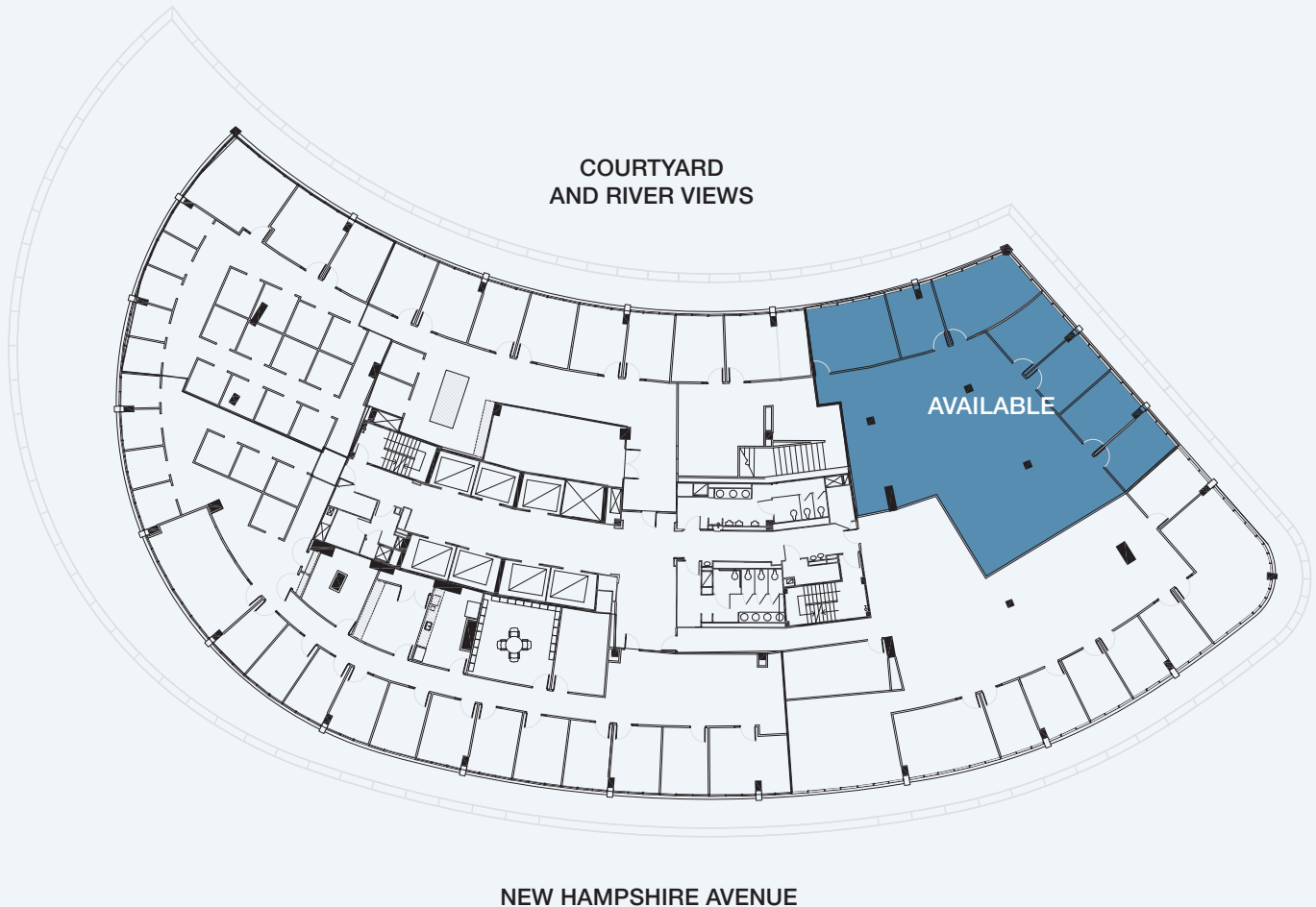
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## 7TH FLOOR

4,994 SF | \$56.00 FS | Term: 3 – 10 Years | Available: Immediately



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LOBBY



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## ROOFTOP VIEWS



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COURTYARD



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## BUILDING SPECIFICATIONS

### BUILDING AREA

- 12 Stories
- Rentable Office : 289,329 SF
- Ground Floor : 11,256 SF
- Total Rentable : 300,585 SF

### ELEVATORS

- Seven high-speed elevators serving each office and garage level
- One freight elevator

### PARKING

- One parking space per 1,000 square feet leased in a two-level garage
- Additional parking available at The Kennedy Center

### ELECTRICAL SYSTEM

- Nine Watts per square foot

### HVAC SYSTEM

- Variable Air Volume (VAV)
- Standard Hours :
  - 8:00 am – 8:00 pm Monday – Friday
  - 9:00 am – 4:00 pm Saturday

### KEY AMENITIES

- Ancora
- Campono
- Client-only fitness facility
- New rooftop terrace
- Five-minute walk to Orange and Blue Metro lines
- Award-winning Akridge property management
- On-site dining, dry cleaner, CVS, wine store, flower shop, post office, and cafe
- Spectacular views of the Potomac River, Washington Harbor, and The Kennedy Center

### OTHER FEATURES

- Free-standing building with Low-E windows on all sides
- Floor load : 100 pounds per square foot live load
- Easily accessible, secure loading dock
- Cable television available in building
- Finished ceiling height : 8' 3"
- T1 connection
- On-site property manager