



## THE HOMER BUILDING

A historic architectural landmark, The Homer Building is located atop Metro Center in Washington's East End. With a four-story terracotta façade, full-height atrium, and premier amenities such as a Client-only fitness center, rooftop terrace, conference center, and a full-service concierge, The Homer Building is the finest destination for business in Washington, DC.



# TROPHY-QUALITY SPACE FOR FIRST-CLASS COMPANIES



- Spacious rooftop terrace with spectacular DC views
- LEED Gold certified
- ENERGY STAR certified
- Renovated fitness center with racquetball court and personal training
- Conference center
- Award-winning property management
- Full-service concierge



THE HOMER BUILDING | 601 THIRTEENTH STREET, NW  
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 TIM MCCARTY | 202.207.3949 | TMCCARTY@AKRIDGE.COM

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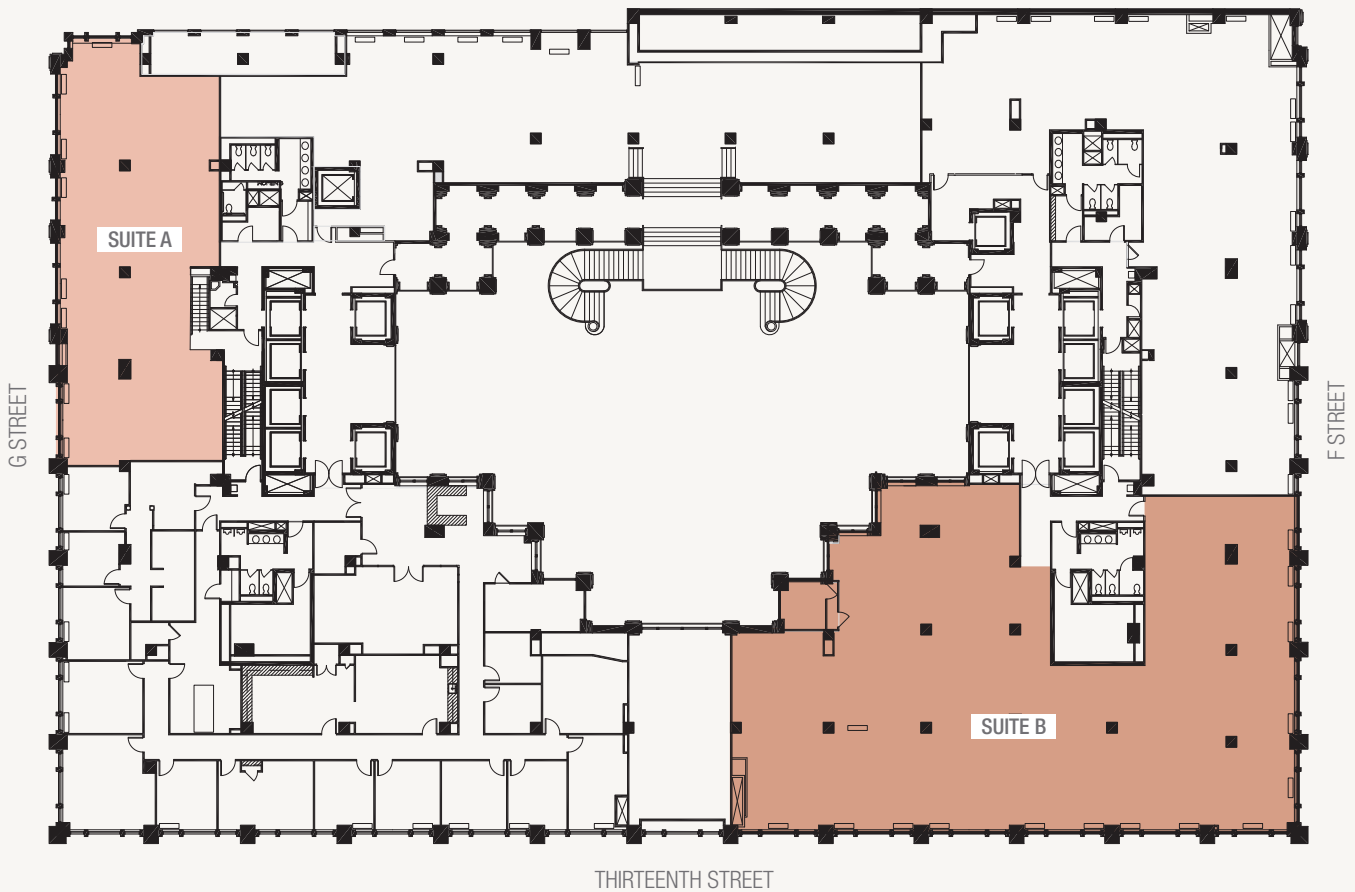
## SECOND FLOOR

SUITE A: 3,666 SF | Available Immediately | 5–10 years

SUITE B: 8,672 SF | Available Immediately | 5–10 years

☞ Prime elevator exposure

☞ Three sides of windows



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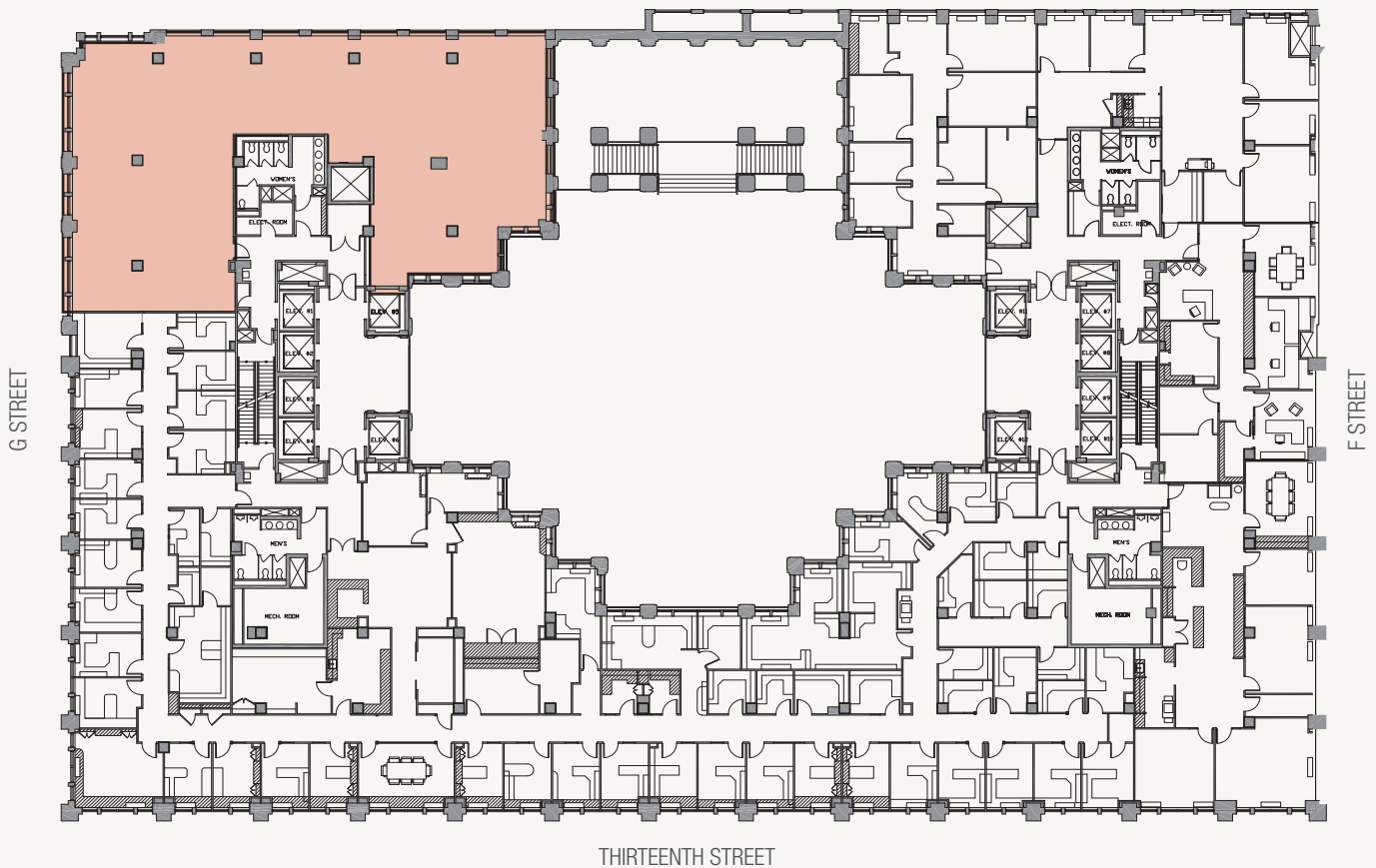
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## THIRD FLOOR

5,786 SF | Available Immediately | 5–10 years | Divisible

- ☒ Turn-key opportunities
- ☒ Prime elevator access
- ☒ G Street window line



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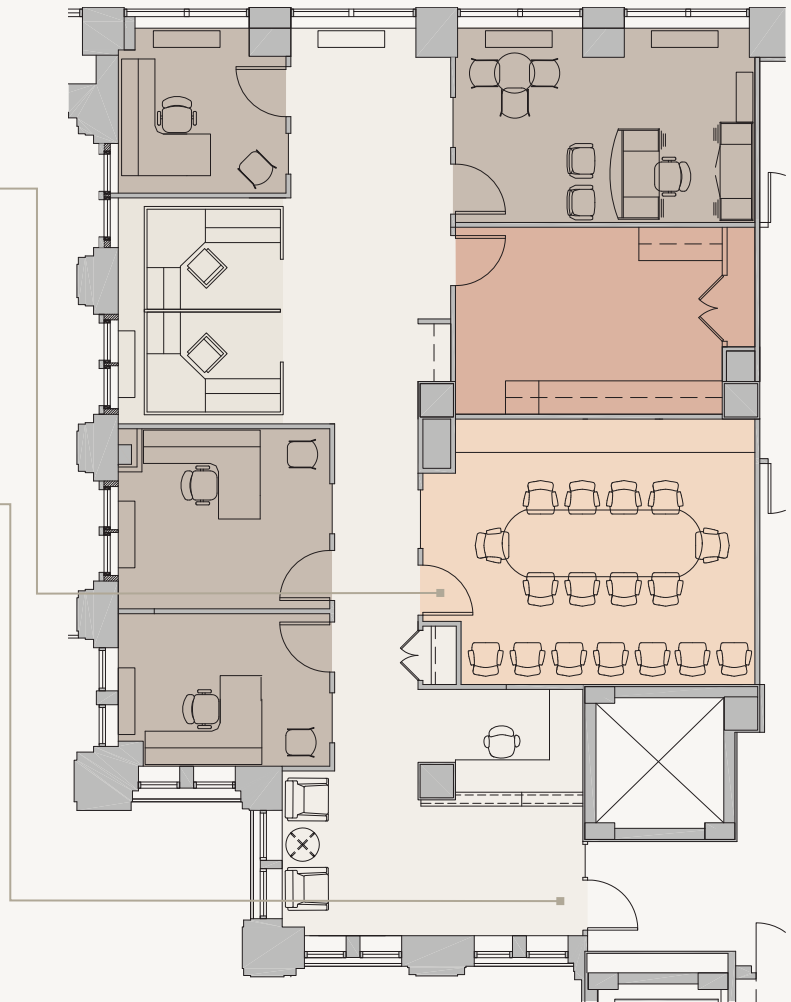
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## THIRD FLOOR SPEC SUITE

2,444 SF | Available Immediately | 3–10 years

- ⊗ Atrium window line
- ⊗ Reception and pantry
- ⊗ 4 windowed offices with space for 2 work stations
- ⊗ 10-person conference room



■ Office   ■ Work Stations   ■ Work Room   ■ Meeting Room



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## FOURTH FLOOR

4,600 SF | Available Immediately | 5–10 Years

- ⊗ G Street and atrium window line
- ⊗ Existing reception and pantry
- ⊗ Prime elevator access



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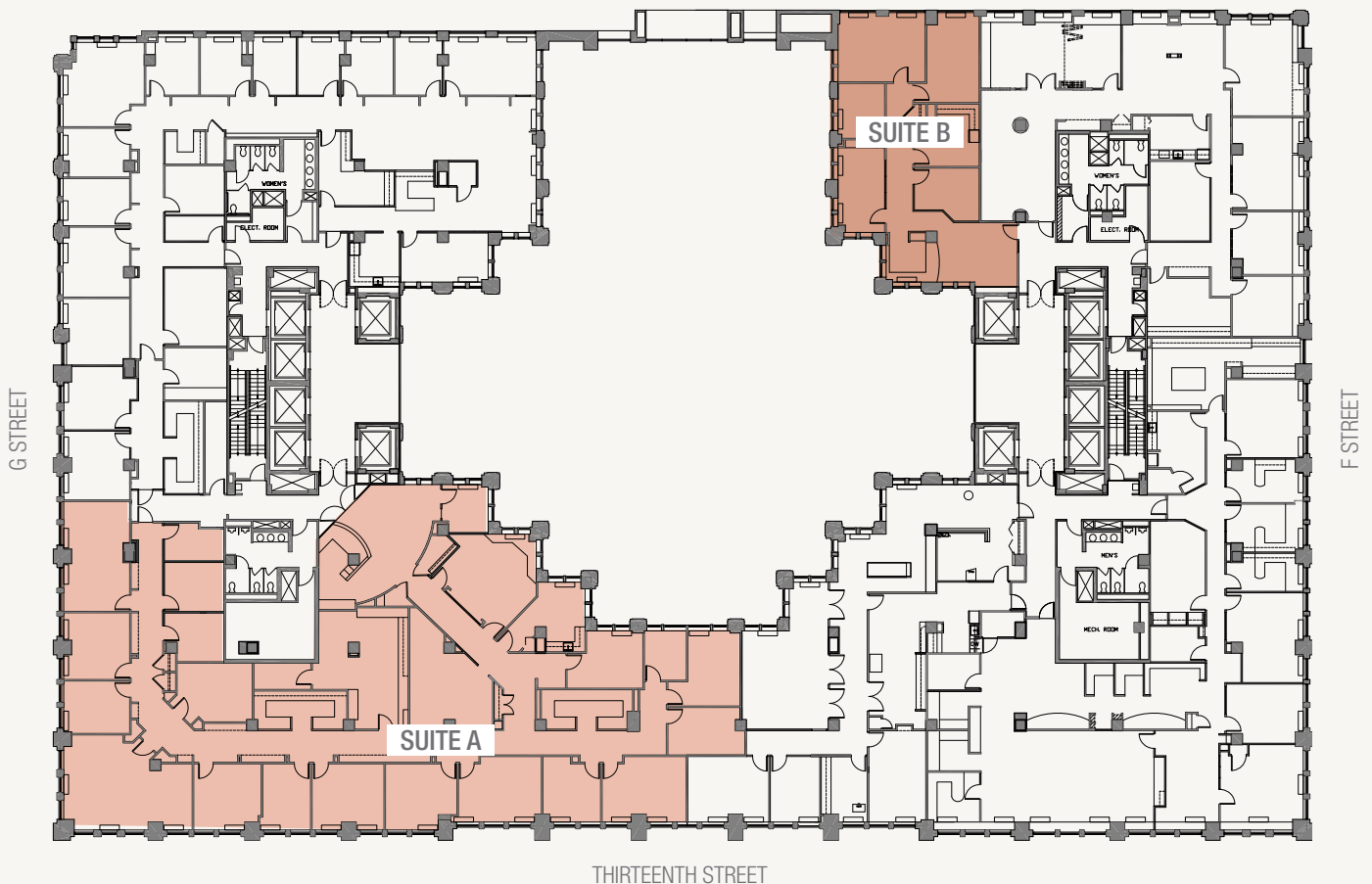
## FIFTH FLOOR

**SUITE A:** 9,730 SF | Available Immediately | 3–10 years | Divisible

- ☼ 3 sides of windows
- ☼ Prime corner views

**SUITE B:** 2,171 SF | Available Immediately | 3–10 years

- ☼ Ideal government affairs suite
- ☼ Atrium window line



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## SEVENTH FLOOR SPEC SUITE

2,670 SF | New Spec Suite Available Immediately | 3–10 years

- ⊗ Atrium window line
- ⊗ Reception and pantry
- ⊗ 4 windowed offices with space for 4 work stations
- ⊗ 10-person conference room



Office Work Stations Work Room Meeting Room



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# THE HOMER BUILDING

## SEVENTH FLOOR SPEC SUITE

2,043 SF | New Spec Suite Available Immediately | 3–10 years

- ☒ New spec suite with atrium and alley windows
- ☒ Pantry / work room
- ☒ 3 glass windowed offices with space for 6 work stations



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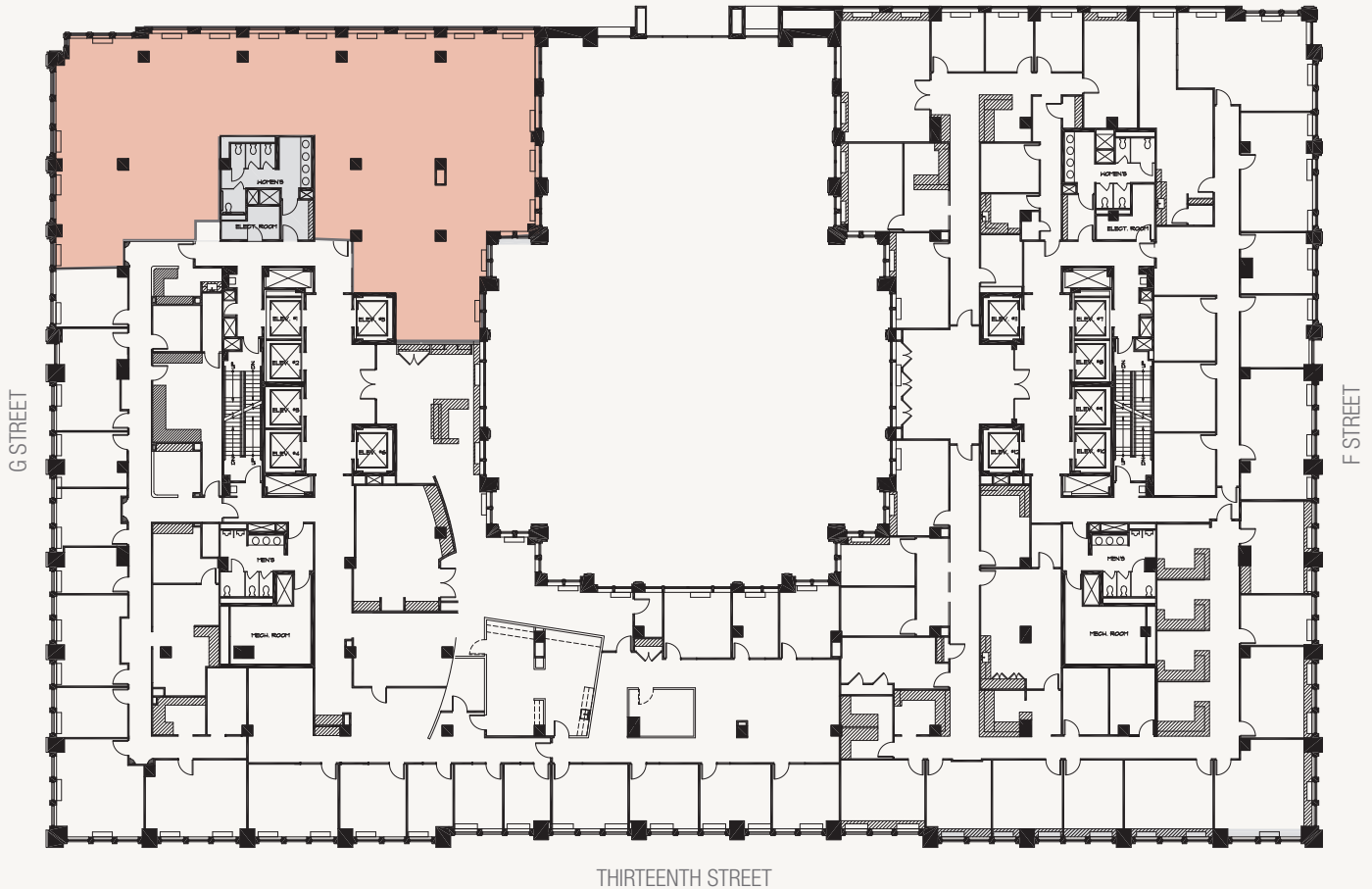
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## EIGHTH FLOOR

5,398 SF | Available Immediately | 5–10 years

⊗ G street and atrium window line

⊗ Shell condition



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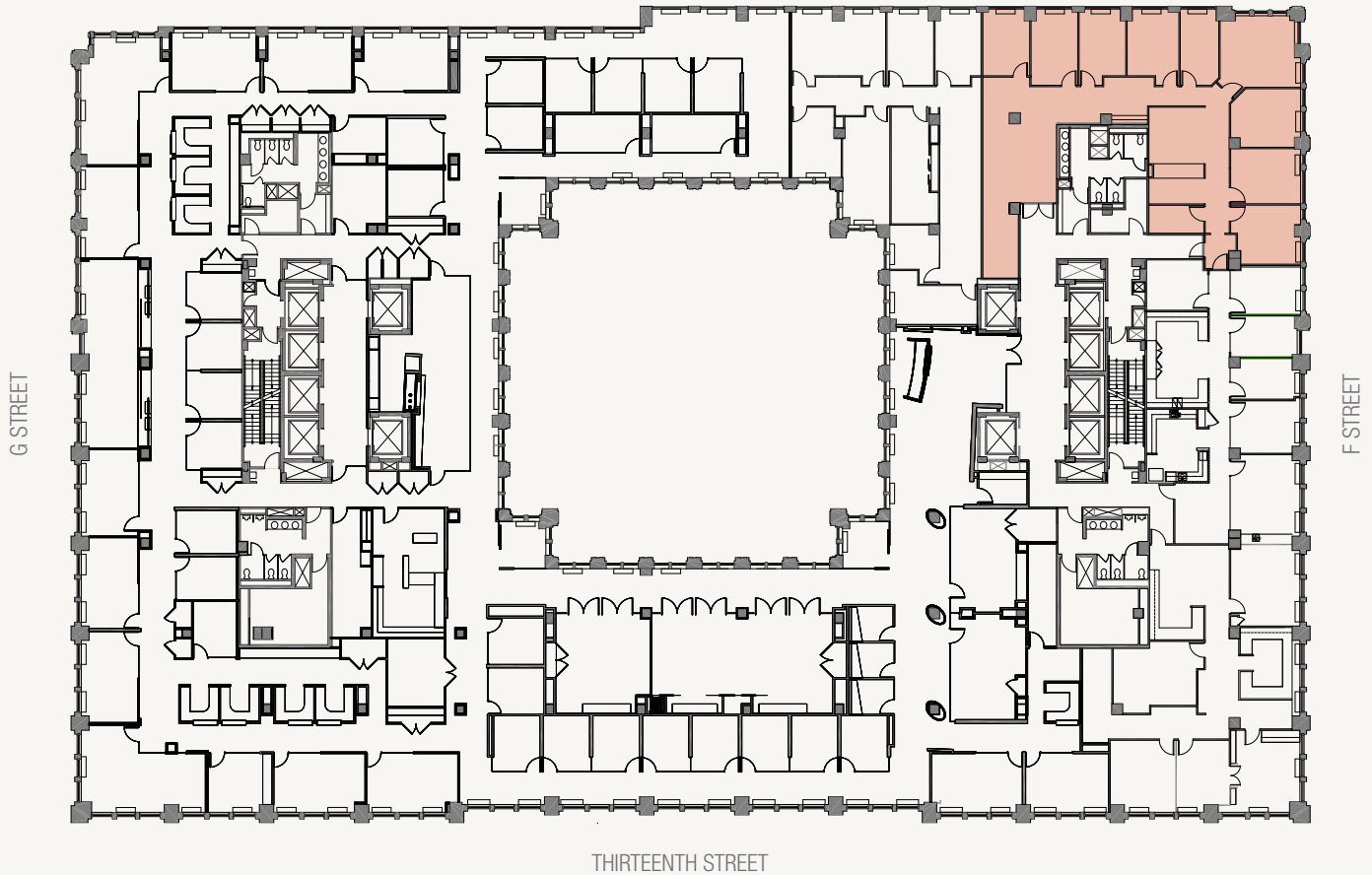
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## NINTH FLOOR

3,370 SF | Available Immediately | 5-10 years

⊗ F Street and atrium window line



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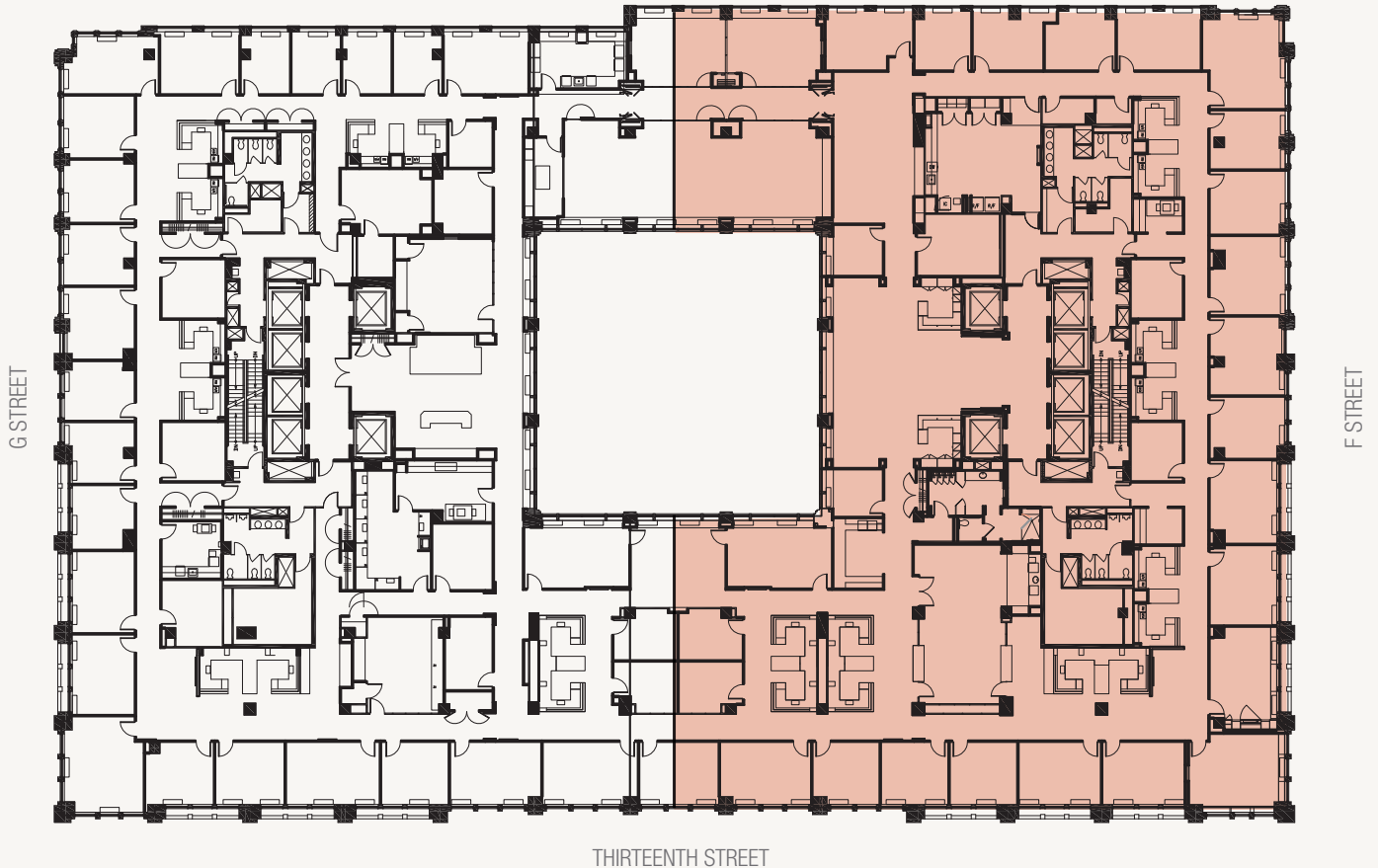
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## ELEVENTH FLOOR

20,000 SF | Available Immediately | 3–10 years

⊗ Highly-efficient build out

⊗ Three sides of windows

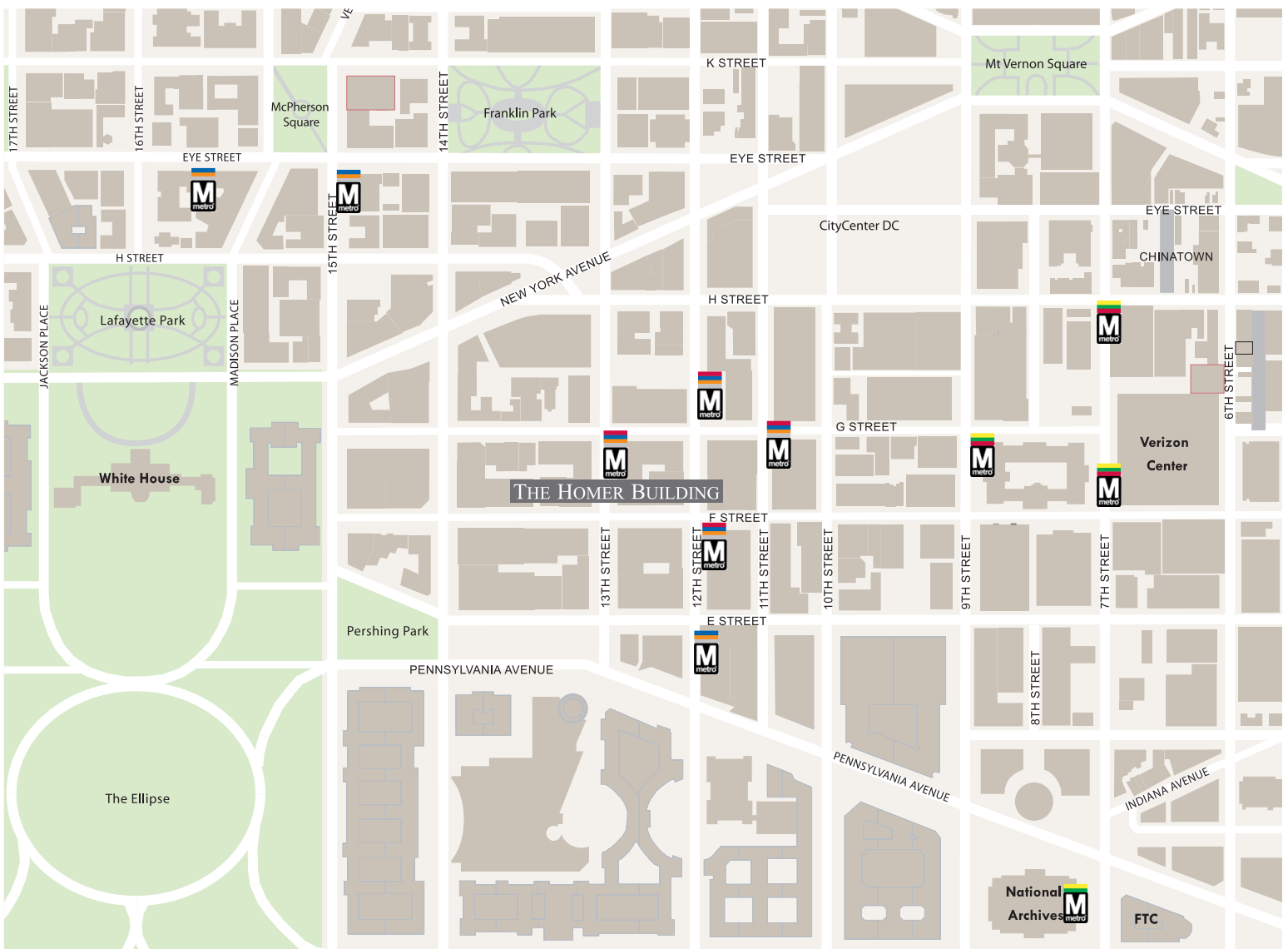


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## LOCATION MAP



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## BUILDING SPECIFICATIONS

### BUILDING SIZE

**Address:** 601 Thirteenth Street NW, Washington, DC 20005

**Square Footage:** 455,000 (rentable square feet)

**Building Height:** 12 stories

**Developer:** Akridge

**Architect:** Shalom Baranes Associates

**Year Built:** Delivered in 1990, this trophy-class office and retail project was the Akridge's first integration of new development and historic preservation. The first four levels of the façade and historic lobby were constructed in 1914.

### BUILDING FEATURES

**HVAC:** Constant air volume

**Electric Power:** 5 watts per square foot

**Voice/Data:** Fiber optics and T1 lines

**Wireless:** The Homer Building was one of the first multi-Client office buildings in the Washington metropolitan area to be 100% wireless

**Typical Floor Size:** Approximately 38,000 square feet

**Parking Spaces:** One per 1,500 square feet in a secure, four-level parking garage

**Finished Ceiling Height:** 8'4" on all office floors

**Column Spacing:** 20' x 20' with 25' spacing on corner columns

**Elevators:** Two banks of elevators with six elevators each serving floors 1–12. One jump elevator from parking valet to main lobby.

### KEY AMENITIES

- 12-story atrium with marble flooring
- Renovated Client-only fitness center, including a racquetball court, group fitness classes, and on-site trainer
- Roof deck with spectacular views of the DC skyline
- Full-service concierge
- Conference center
- Located atop the Metro Center station (red, blue, orange, and silver lines)
- Recognized as "Very Walkable" by WalkScore.com
- Award-winning Akridge property management services

### ADDITIONAL AMENITIES

**Access Control System:** Kastle Systems

**Security Guard Service:** Admiral Security – 24/7 service

**Sustainability:** EPA Energy Star rating awarded for 2007, 2008, 2009, 2010, 2011, 2012, 2013, and 2014

**Parking Operator and Valet Service:** Atlantic

**On Site Retail:** Banana Republic, BB&T Bank, Peet's Coffee & Tea, T.J. Maxx, and Panera

The Homer Building is LEED Gold certified, Energy Star certified, Wired Certified Platinum, and a BOMA 360 Performance Building



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## GREEN SHEET

### THE HOMER BUILDING BENEFITS

- LEED-EB® Gold building and ENERGY STAR labeled building
- Upgraded energy-efficient lighting and motion sensors
- Upgraded water-efficient restroom fixtures
- Green Seal Certified cleaning supplies and paper products
- Single-stream recycling
- Bike storage, lockers, and shower facilities

### ABOUT THE HOMER BUILDING: STATELY MEETS STATE OF THE ART

Originally constructed in 1913, The Homer Building epitomizes classic Washington elegance. In 1990, the historic Beaux Arts façade was carefully preserved as the building was redeveloped, modernized, and expanded by seven stories. This project extended the life of a renowned architectural landmark, retained a cultural resource, reduced material and transportation waste, and conserved natural resources through the developer's meticulous efforts to minimize demolition and maximize preservation and reuse. Cutting-edge, highly-efficient technologies also set the stage for The Homer Building to achieve LEED Gold in 2011. Leadership in Energy and Environmental Design, or LEED, is the nationally accepted benchmark for the design, construction, and operation of high-performance green buildings.

### TRANSPORTATION: RIDE, WALK, BIKE, OR ZIP

The Homer Building represents an extraordinary location in the heart of Washington, DC: atop Metrorail's Metro Center station and surrounded by entertainment, retail, restaurants, and residences, all within walking distance. Nine Capital Bikeshare stations within a half-mile radius and an on-site Zipcar location further reduce building users' dependence on private automobiles. Bicycle commuting is supported by the availability of bike racks and a tire-pump service station in the building garage, along with convenient lockers, changing areas, and showers in the on-site fitness facility.

### ENERGY EFFICIENCY: PLUGGED IN

Akridge building staff leverages technology to continuously improve the energy performance of The Homer Building. A building automation system is used to monitor, control, and optimize heating, cooling, ventilation, and lighting systems. Energy-management software is used to track, measure, and benchmark daily consumption data, perform self-diagnostic and optimization routines, and produce trend analysis and annual consumption forecasts.

These automated tools, along with high-efficiency, low-wattage lighting, additional meters and sub-meters, and an ongoing preventative maintenance program ensure that all systems are performing at optimum capacity and maximize energy conservation. As a result, The Homer Building has achieved ENERGY STAR certification since 2007, indicating that it outperforms at least 75 percent of all similar buildings throughout the country.



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In addition to increasing energy performance, purchased Renewable Energy Credits (RECs) offset 100 percent of the building's electricity consumption by investing in renewable wind power generation.

## WATER EFFICIENCY: WATER IS LIFE

Water is a precious resource and conscientious operating practices are a priority. At The Homer Building, restroom fixtures were recently upgraded to high-efficiency, 1.6 gallons-per-flush valves on the toilets and 0.5 gallons-per-minute aerators on automatic faucets. Without compromising performance, these low-flow fixtures deliver water savings of more than 30 percent compared with standard bathroom fixtures.

## WELLNESS: BREATHE EASY

According to the U.S. Environmental Protection Agency, Americans spend, on average, 90 percent of their time indoors. To ensure a healthier environment for building occupants, stringent indoor air measures maintain enhanced air quality and overall comfort at The Homer Building. To reduce exposure to harmful chemicals and contaminants, only products meeting strict health and environmental standards are used for cleaning. Healthy Buildings International performs an indoor air quality test each year. A comprehensive Client education package includes annual Earth Day communications, an educational recycling program, and an informative signage package.

## RECYCLING: REDUCE, REUSE, RECYCLE

The Homer Building recycles items such as paper and cardboard as well as plastic, metal, and glass containers. Year-round battery and electronic "ecycling" is also offered for eco-friendly disposal of office and personal items.

## ABOUT AKRIDGE: REAL ESTATE AT THE HIGHEST GRADE

Akridge is committed to establishing long-term relationships and investing in our community. This commitment comes from an admiration for our Clients and neighbors, a deep respect for the natural environment, and the motivation to develop, manage, and lease exceptional, high-performance buildings. Employing the principals of smart growth, resource conservation, and efficiency enables Akridge to reduce the impact of the built environment on human health and on our ecosystems without sacrificing economy, utility, durability, or comfort. Consequently, Akridge buildings are better for human health, use fewer resources, and last longer.

General sustainability expertise, services, and institutional knowledge within Akridge include:

## DEVELOPMENT AND CONSTRUCTION SERVICES

- Green design and interior design
- Green development
- Green demolition
- Green construction
- Green renovations

## INFORMATION TECHNOLOGY

- Building-automation system
- Energy-management system

## MANAGEMENT AND BUILDING SERVICES

- Client education
- Commissioning
- Energy consumption
- Green operations
- Indoor air quality and thermal comfort
- Preventative maintenance
- Storm-water diversion
- Waste management and recycling
- Water consumption



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## WIRED SCORE CERTIFICATION

The Homer Building has earned a platinum rating from WiredScore for the connectivity, infrastructure, and readiness services available in the building. This rating takes into consideration the number of internet service providers available, the quality and speed of connections, access to provider cabling in the building, the physical internet infrastructure and its redundancy to protect from potential outages, and readiness to improve connectivity in the future.

### AVAILABLE ISPS

CARRIER	CABLE TYPE	NETWORK TYPE	CABLE DISTRIBUTION
AT&T	Fiber	Type 1	Direct to Tenant
AT&T	Copper	Phone or Cable	Partial Coverage
Allied Telecom	Fixed Wireless	Rooftop Wireless	Partial Coverage
Cogent	Fiber	Type 2	Partial Coverage
Comcast	Fiber	Type 1	Partial Coverage
Comcast	Coaxial	Phone or Cable	Full Coverage
Verizon	Copper	Phone or Cable	Full Coverage
Verizon Business	Fiber	Type 1	Full Coverage
Verizon Business	Copper	Phone or Cable	Full Coverage

### KEY FEATURES OF CONNECTIVITY

- Choice of three unique sources of high-speed fiber connectivity is available.
- Fiber is distributed throughout the building to support ease of tenant access (available from Verizon Business)
- Fixed wireless connectivity is available from the building rooftop providing fully-independent service from the networks in the street.
- Multiple POEs and riser pathways support ISPs/tenants redundancy and diversity requirements.
- Telecom cables are kept in protected, secure risers throughout the building to minimize risk of damage.
- Additional riser shaft space is available to support future needs of tenants and ISPs throughout the entire building.
- A distributed antenna system (DAS) is in place to boost cellular reception.
- Building has a first-responder system in place to enhance safety and security.

