



## 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, and a full-service concierge, The Homer Building is the finest destination for business in Washington, DC.

Akridge



# 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
- Award-winning property management
- Full-service concierge



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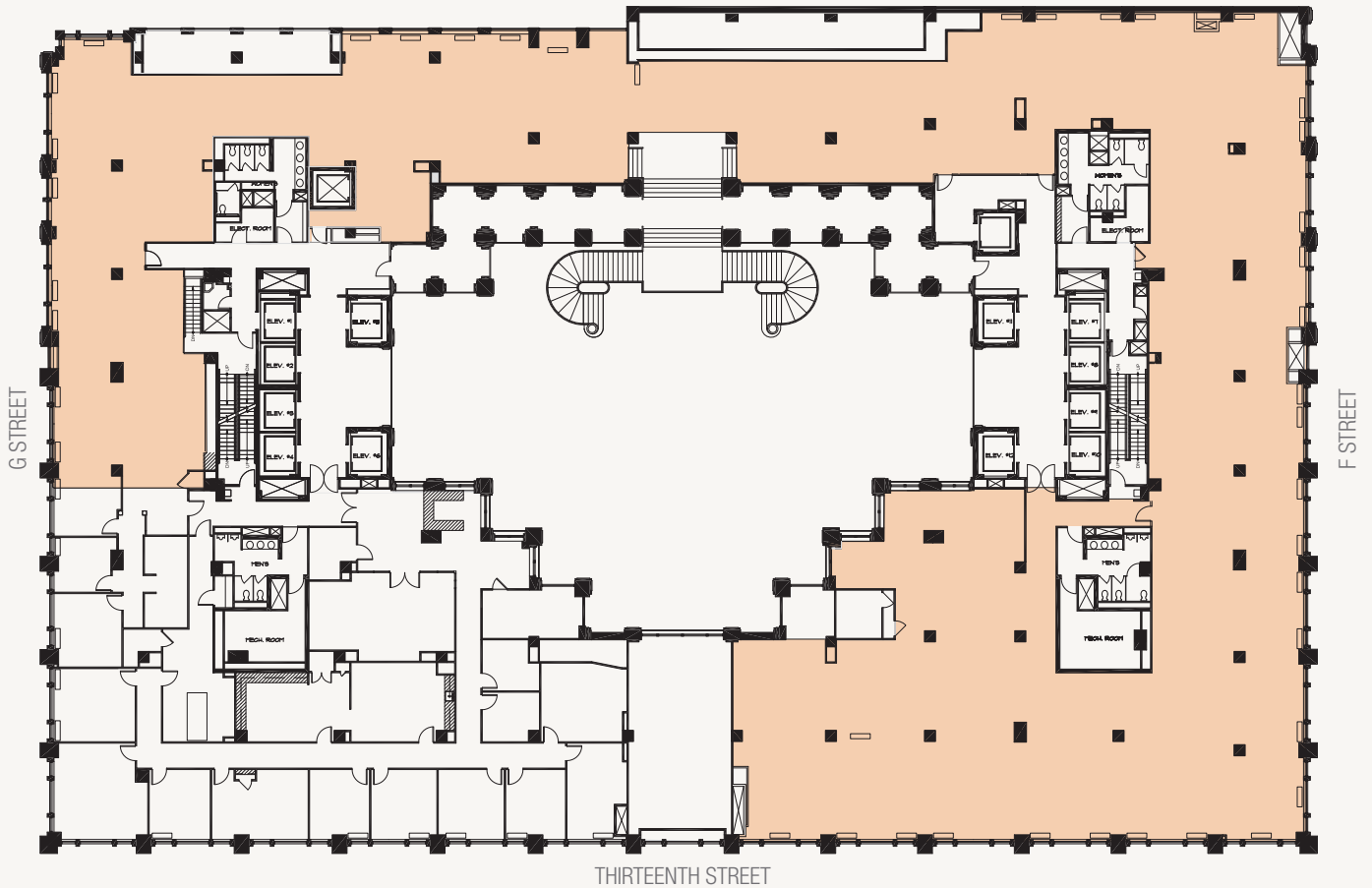
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# THE HOMER BUILDING

## SECOND FLOOR

22,545 SF | Available Immediately | 3–10 years | Divisible

- ⊗ Windows on all sides
- ⊗ Corner views
- ⊗ Prime elevator exposure



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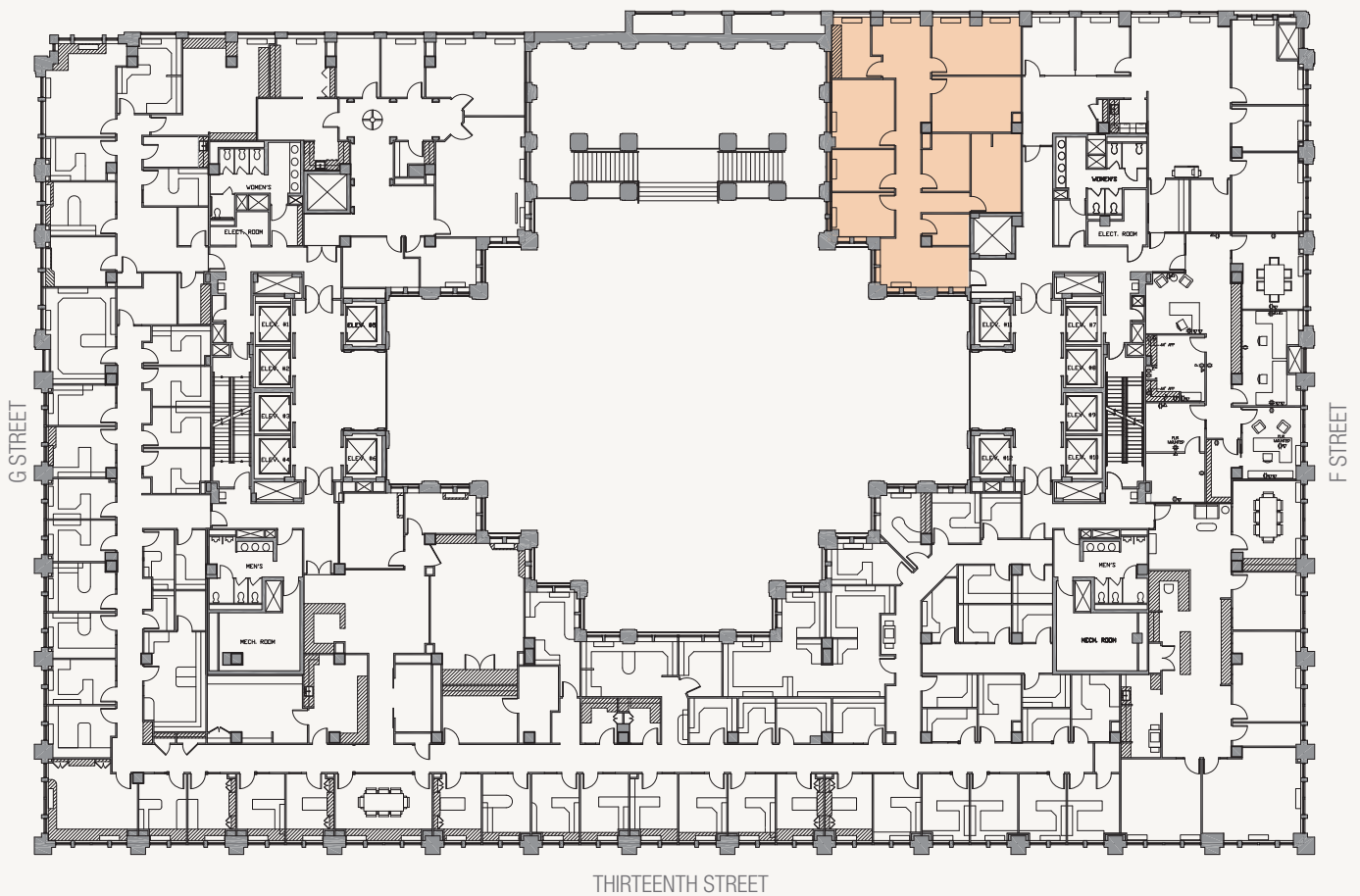


# THE HOMER BUILDING

## THIRD FLOOR

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

- ⊗ Efficient suite with atrium window line
- ⊗ Ideal government affairs suite



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# THE HOMER BUILDING

## FOURTH FLOOR

SUITE A: 3,514 SF | Available Immediately | 5–10 years

SUITE B: 3,945 SF | Available Immediately | 5 years



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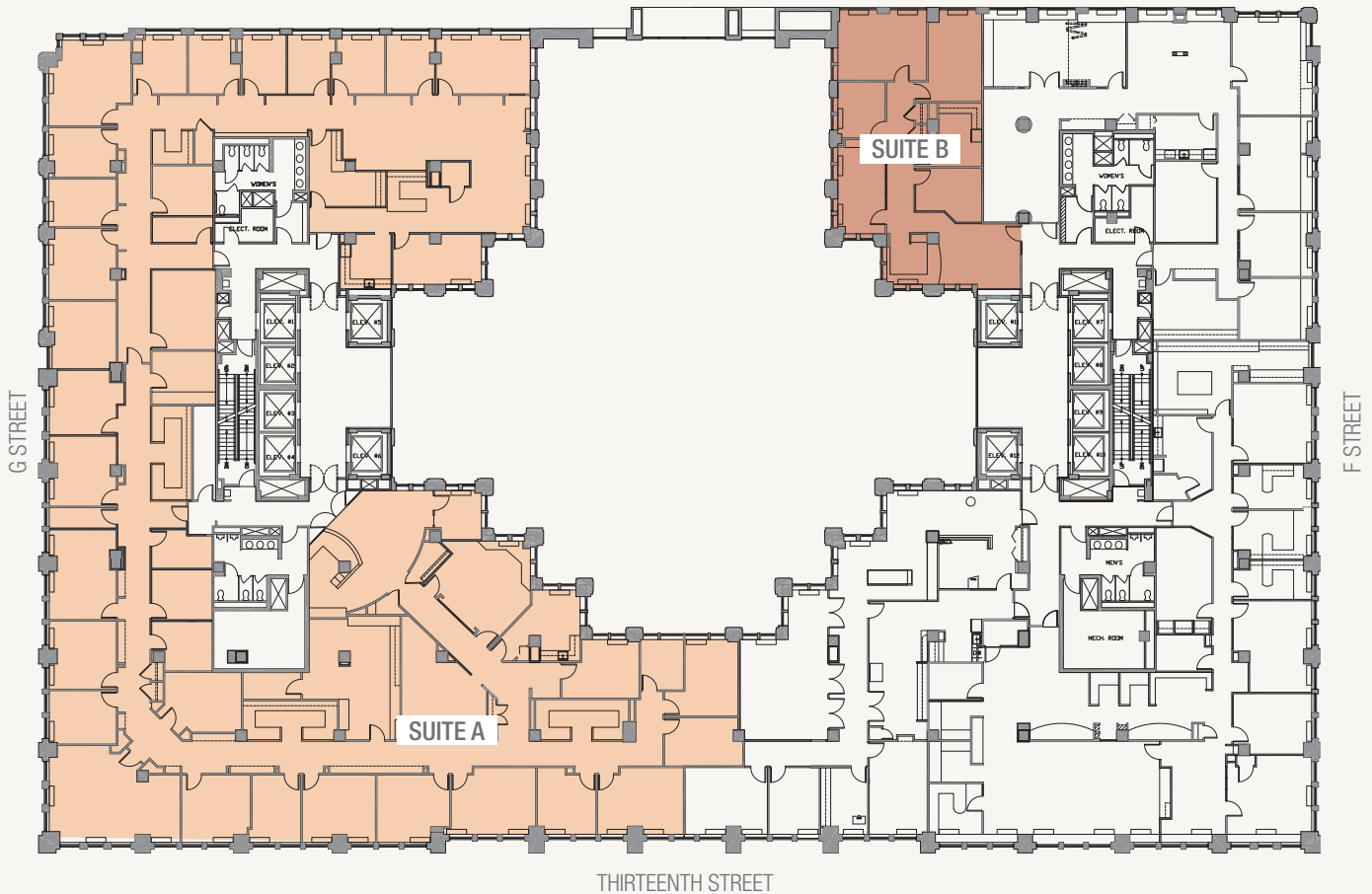
## FIFTH FLOOR

**SUITE A:** 17,155 SF | Available Immediately | 3–10 years | Divisible

- ☒ Opportunity for full-floor identity on half floor
- ☒ Windows on all sides
- ☒ Prime corner views

**SUITE B:** 2,171 SF | Available 04.01.14 | 3–10 years

- ☒ Ideal government affairs suite
- ☒ Atrium window line



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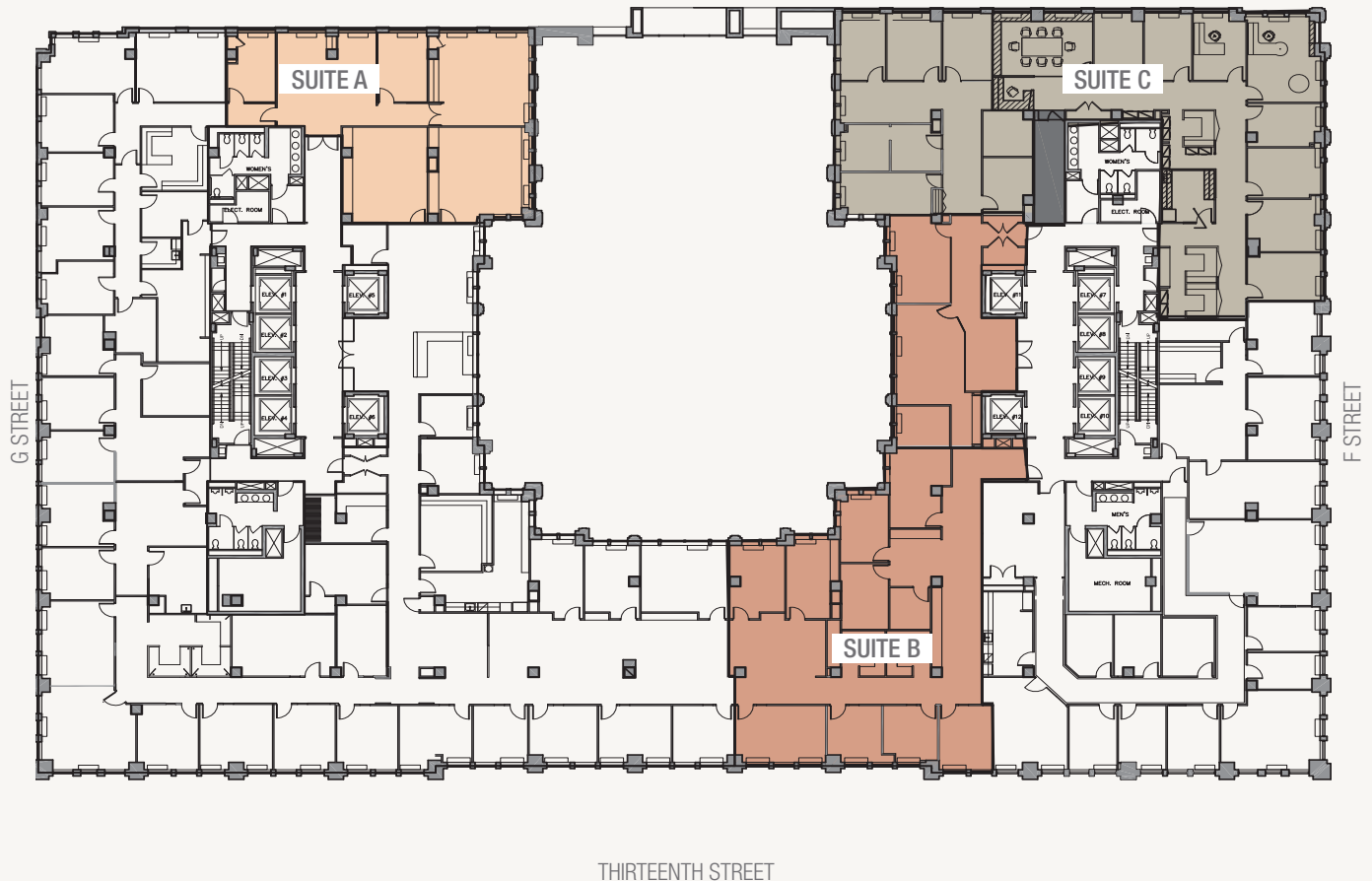
# THE HOMER BUILDING

## SEVENTH FLOOR

SUITE A: 2,670 SF | Available Immediately | 3–10 years

SUITE B: 5,272 SF | Available Immediately | 3–10 years

SUITE C: 5,849 SF | Available Immediately | Divisible | 3–10 years



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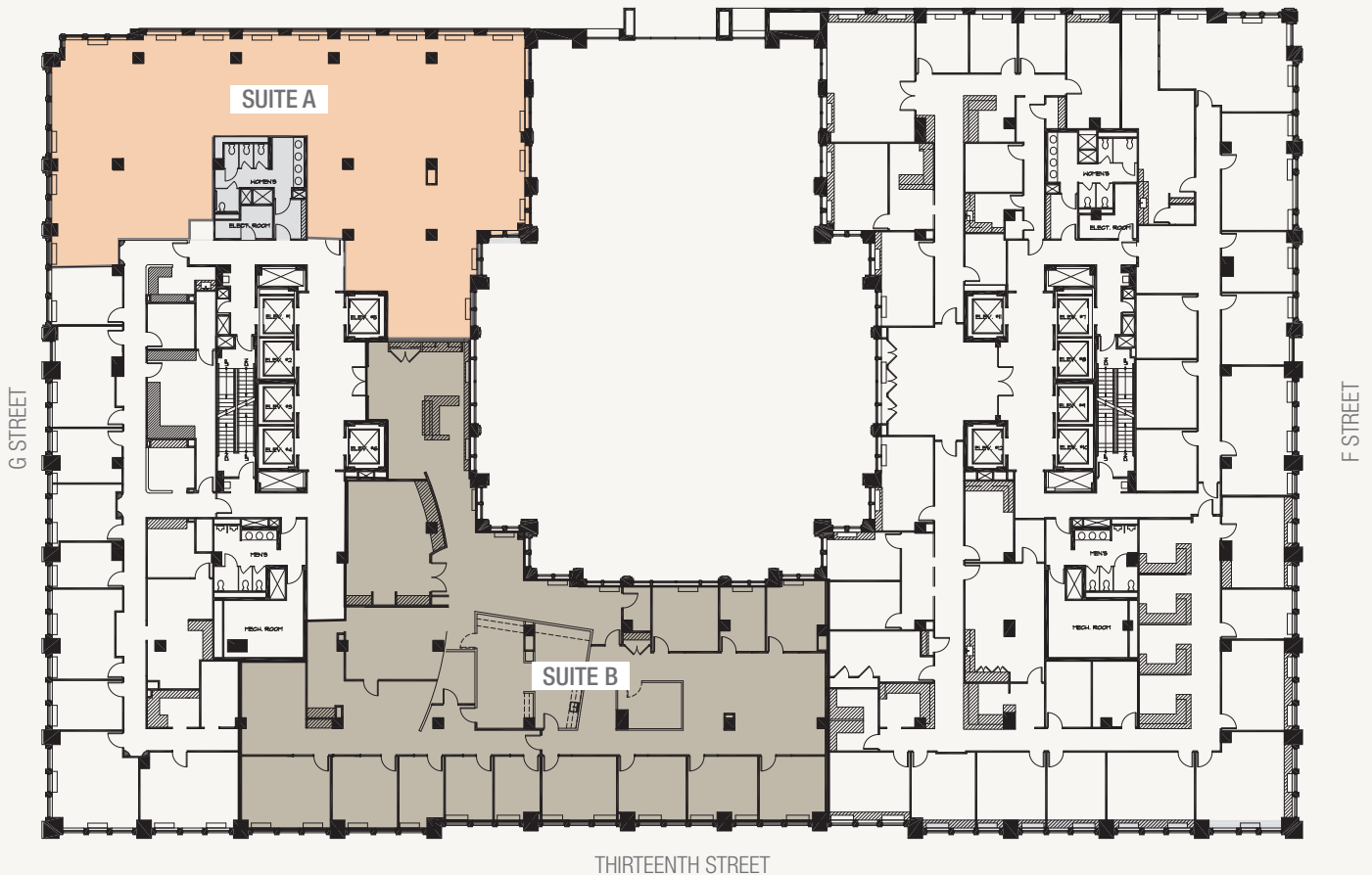
## EIGHTH FLOOR

**SUITE A:** 5,398 SF | Available Immediately | 5–10 years

- ⊗ G street and atrium window line
- ⊗ Shell condition

**SUITE B:** 8,797 SF | Available Immediately | 3–10 years

- ⊗ Prime elevator exposure
- ⊗ Thirteenth Street and atrium window line
- ⊗ High-end finishes



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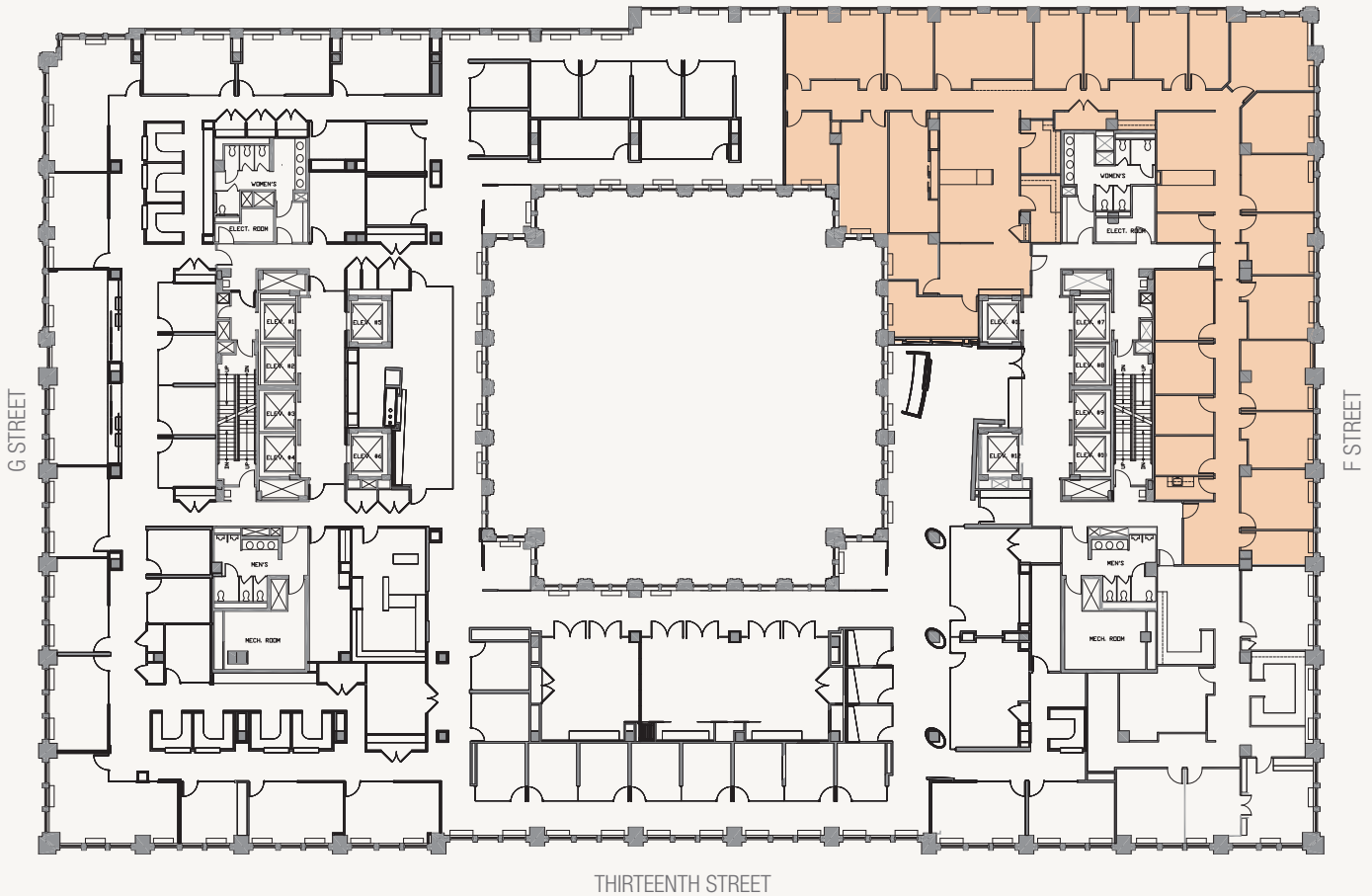
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## NINTH FLOOR

8,480 SF | Available Immediately | 3-10 years | Divisible

⊗ Highly efficient build-out

⊗ F Street and atrium window line



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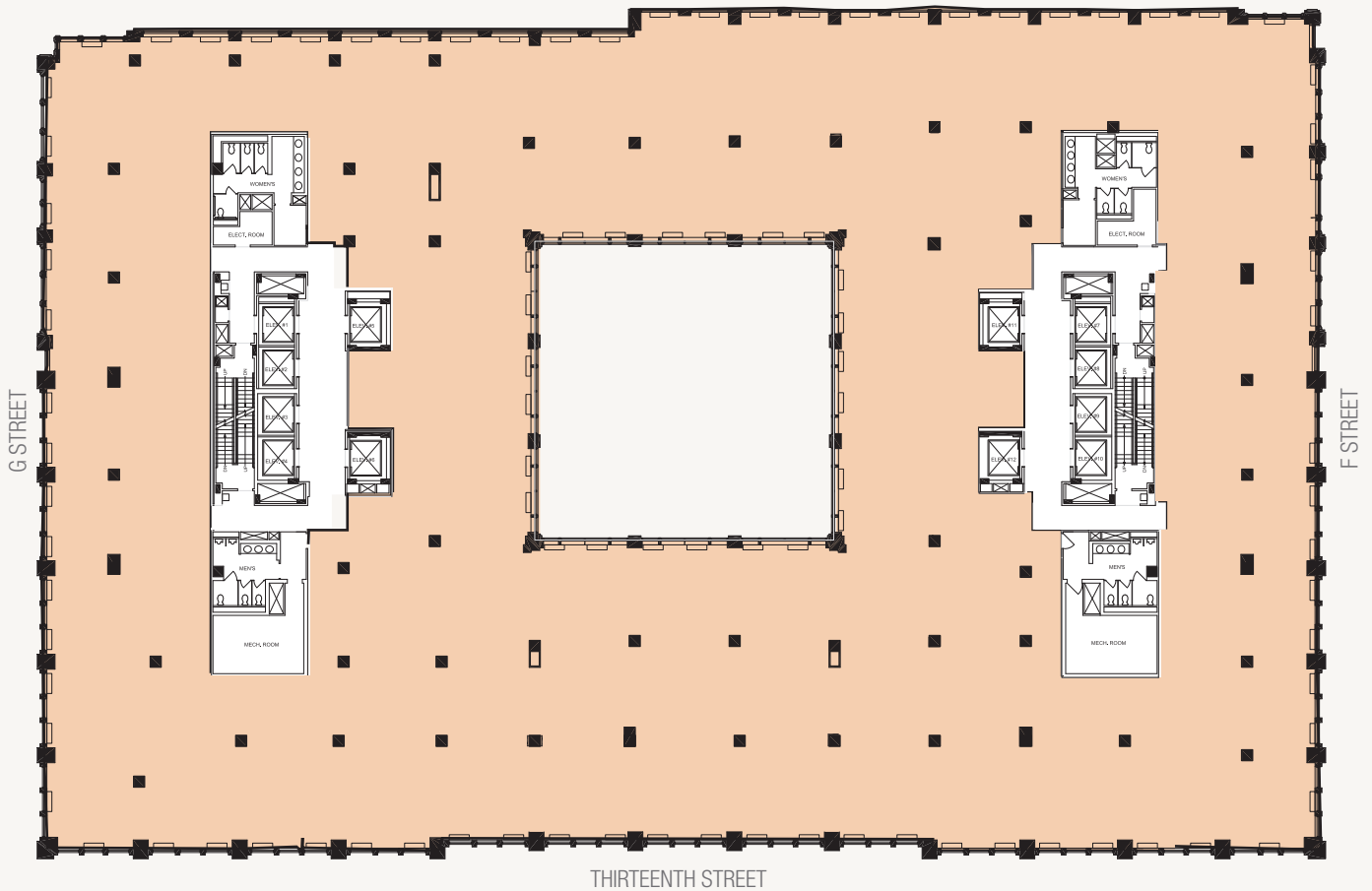
## TENTH FLOOR

40,428 SF | Available Immediately | 5–10 years | Divisible

⊗ Rare full-floor opportunity

⊗ Private reception and restrooms

⊗ Prime corner suites



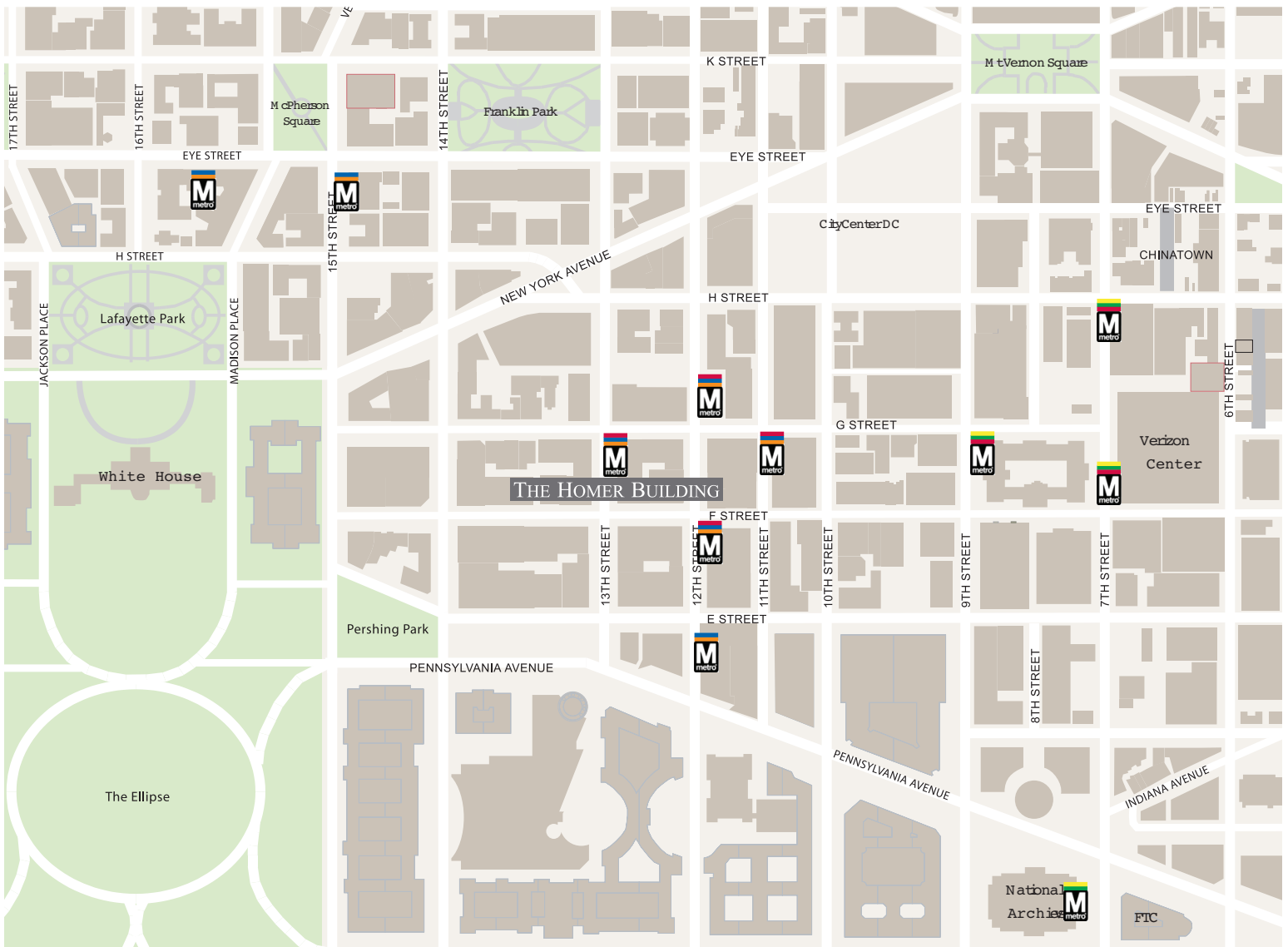
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# THE HOMER BUILDING

## LOCATION MAP



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# THE HOMER BUILDING

## 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 1912.

## 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
- Located atop the Metro Center station (Red, Blue and Orange lines)
- 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, and 2012

**Parking Operator and Valet Service:** Atlantic

**On Site Retail:** Banana Republic, BB&T Bank, Caribou Coffee, Lawson's Gourmet Deli, T.J. Maxx

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



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# THE HOMER BUILDING

## 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.

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.



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## 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 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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