

700
SIX

LEED PLATINUM CERTIFIED

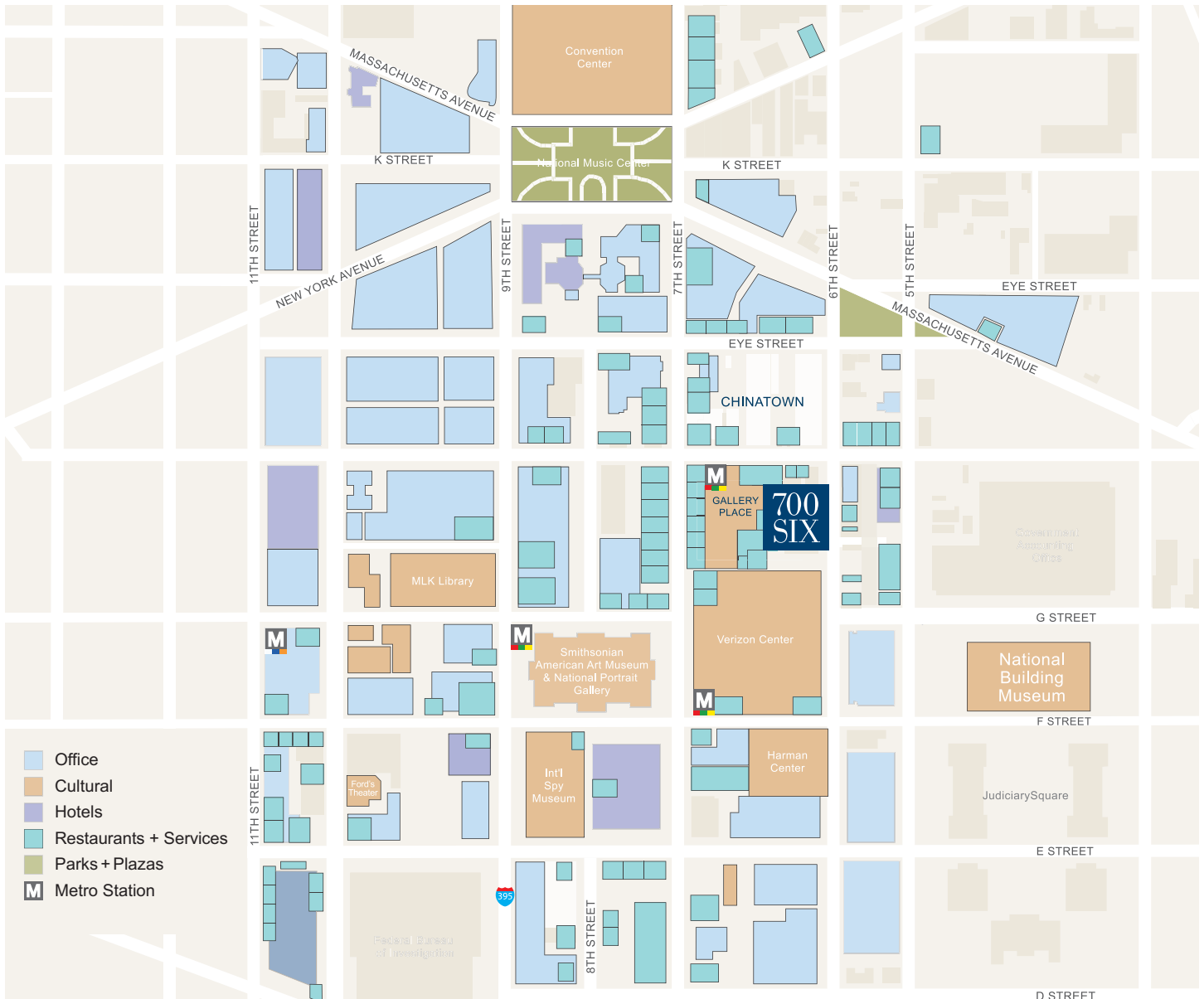


Akridge
Real Estate at the Highest Grade

601 THIRTEENTH STREET, NW
SUITE 300 NORTH
WASHINGTON, DC 20005

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NEIGHBORHOOD



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LOBBY VIEW #1



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LOBBY VIEW #2



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ROOFTOP VIEW



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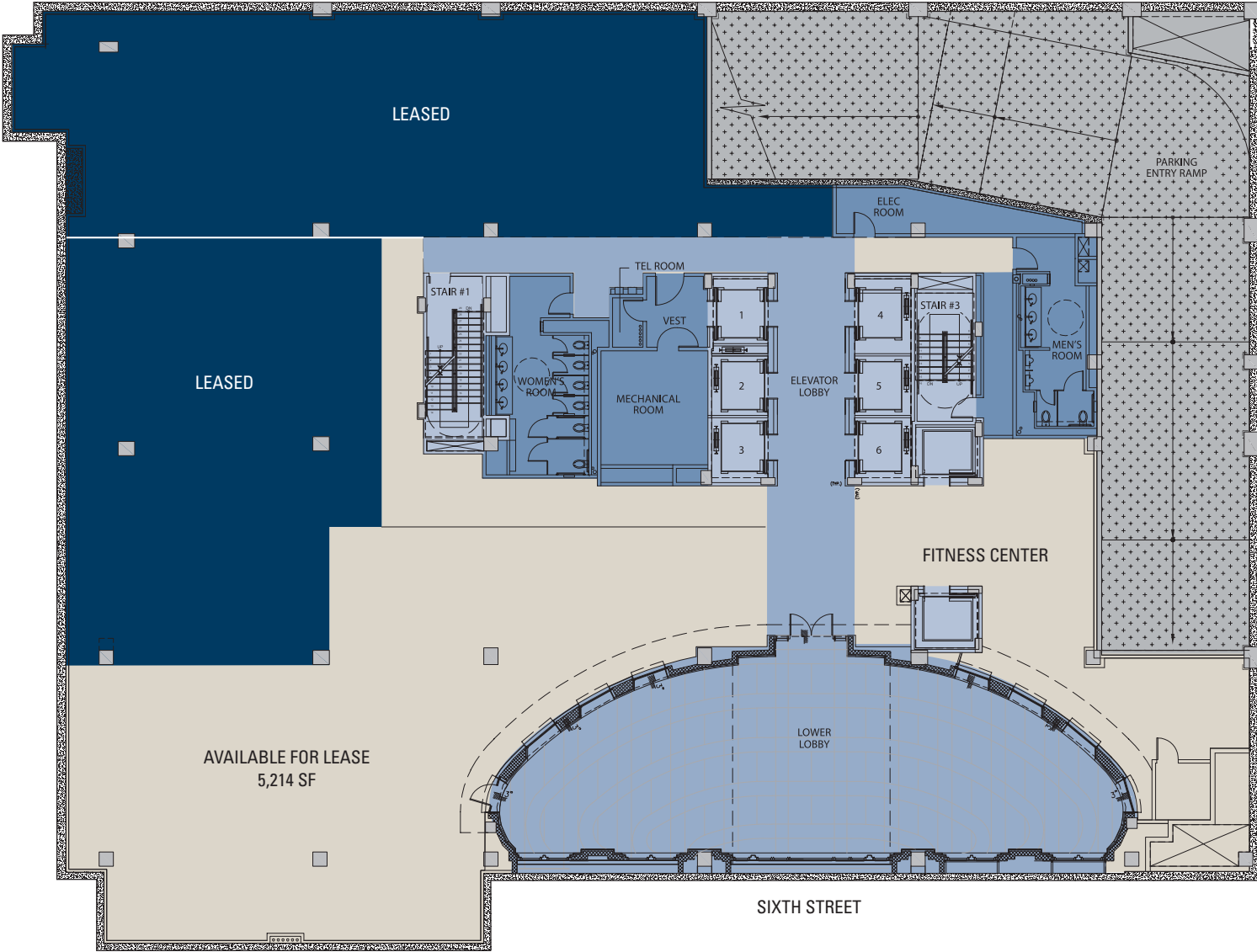
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CONCOURSE

5,214 SQUARE FEET AVAILABLE



BUILDING SPECIFICATIONS

BUILDING SIZE

- Building height: 12 stories
- Total rentable area: 300,487 SF (6,677 SF on ground floor for retail or office and 10,571 SF of concourse level space)
- Typical floor: 26,100 SF

BUILDING FEATURES

- Virtually free standing building with upper-floor windows on all four sides
- Classic architectural design by HOK
- Voice/data—fiber optics and T1
- Floor load—80 lbs. live load, 25 lbs. dead load—typical floors
- Electric power—2.5 watts per square foot for lighting; 6.0 watts per square foot for power receptacles
- HVAC—variable air volume system
- 1 space per 1,700 SF in 3-level secure parking garage
- Finished ceiling height of 8'6" on all office floors
- Column spacing—30' x 30'
- 6 high-speed, traction passenger elevators serving office floors
- 2 high-speed garage shuttle elevators
- State-of-the-art security system
- Reinforced concrete base building construction

FINISHES

- Glass curtain wall facade, with limestone base, stone-clad towers and metal spandrel panels
- Main lobby with marble floor, glass bridges, and metal walls; drywall ceiling and incandescent downlighting

KEY AMENITIES

- LEED Platinum certified
- In-building wireless system
- Full-service concierge
- Client-only fitness facility
- Green roof
- Rooftop terrace with Capitol Dome views
- Gallery Place retail and dining
- One block from Gallery Place Metro Station (Red, Green and Yellow lines)
- Award-winning Akridge property management services