

CARROLL SQUARE



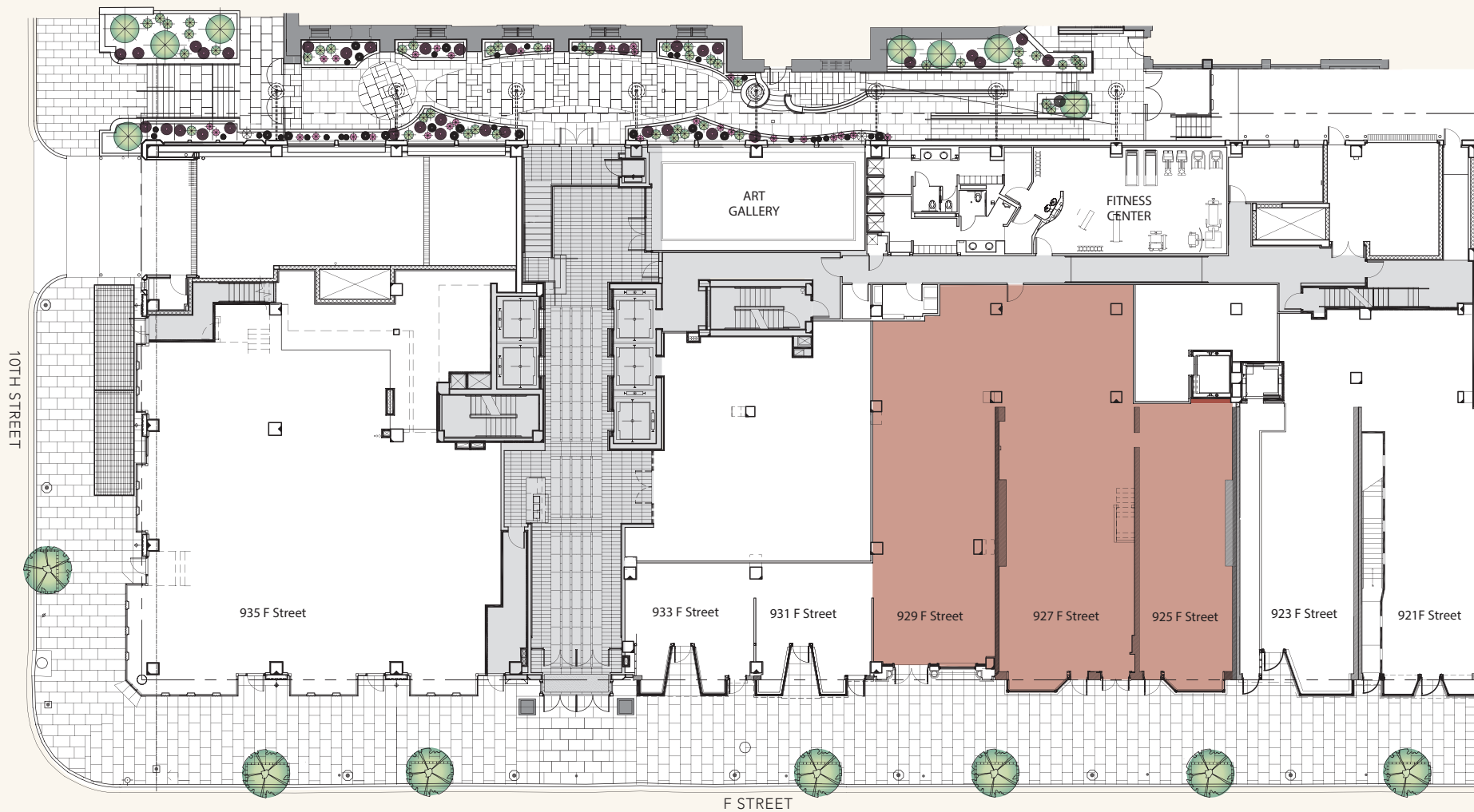
CARROLL SQUARE | 975 F STREET, NW
Wil Pace | 202.624.8649 | Wpace@Akridge.com
Mckay Elliott | 202.207.3932 | Melliott@Akridge.com

AKRIDGE
Invested.

CARROLL SQUARE

RETAIL LEVEL

Restaurant: 4,730 square feet | Available: March 1, 2018 | Term: 7-10 years divisible



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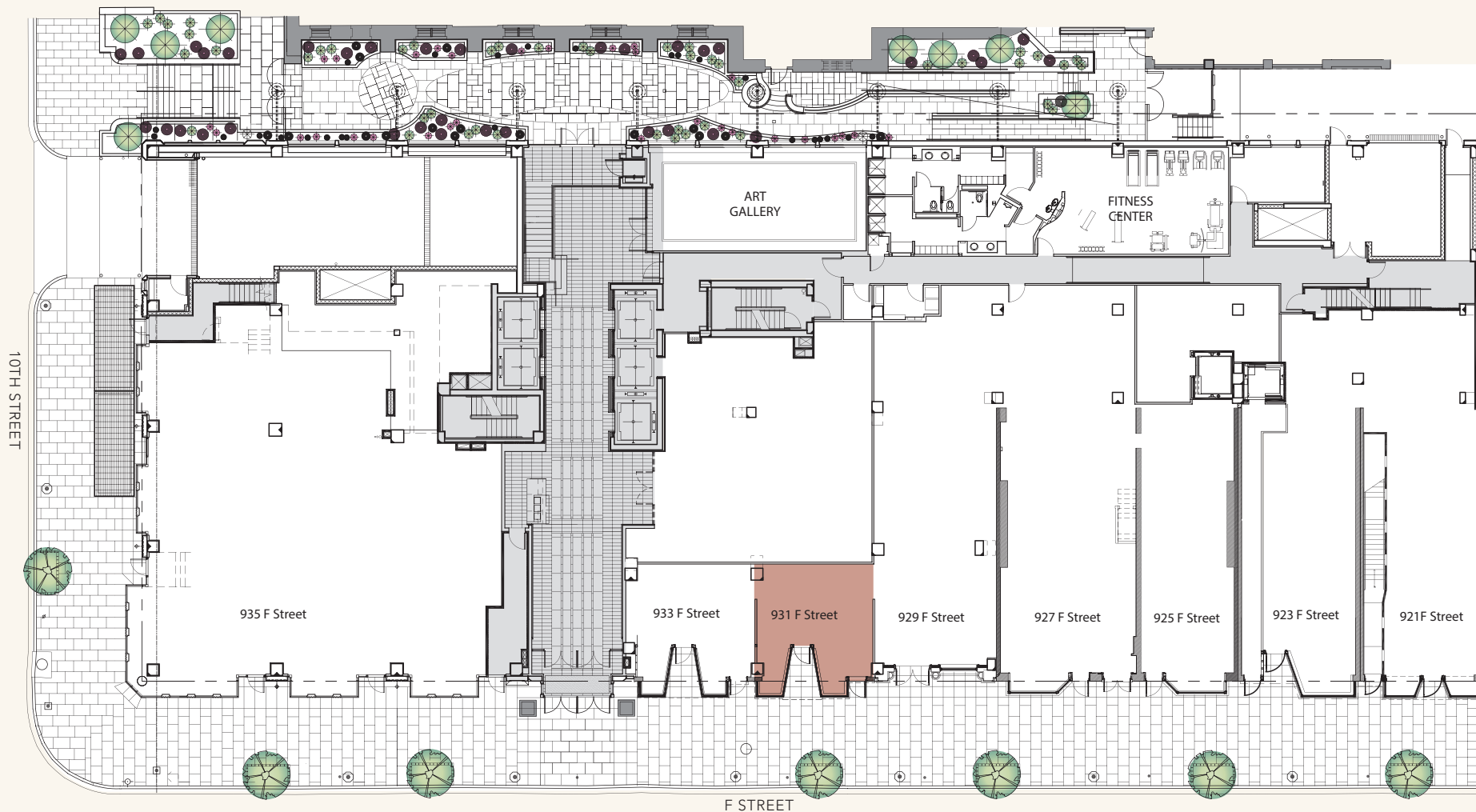
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CARROLL SQUARE

RETAIL LEVEL

Retail: 514 square feet | Available: August 1, 2018 | Term: 7-10 years



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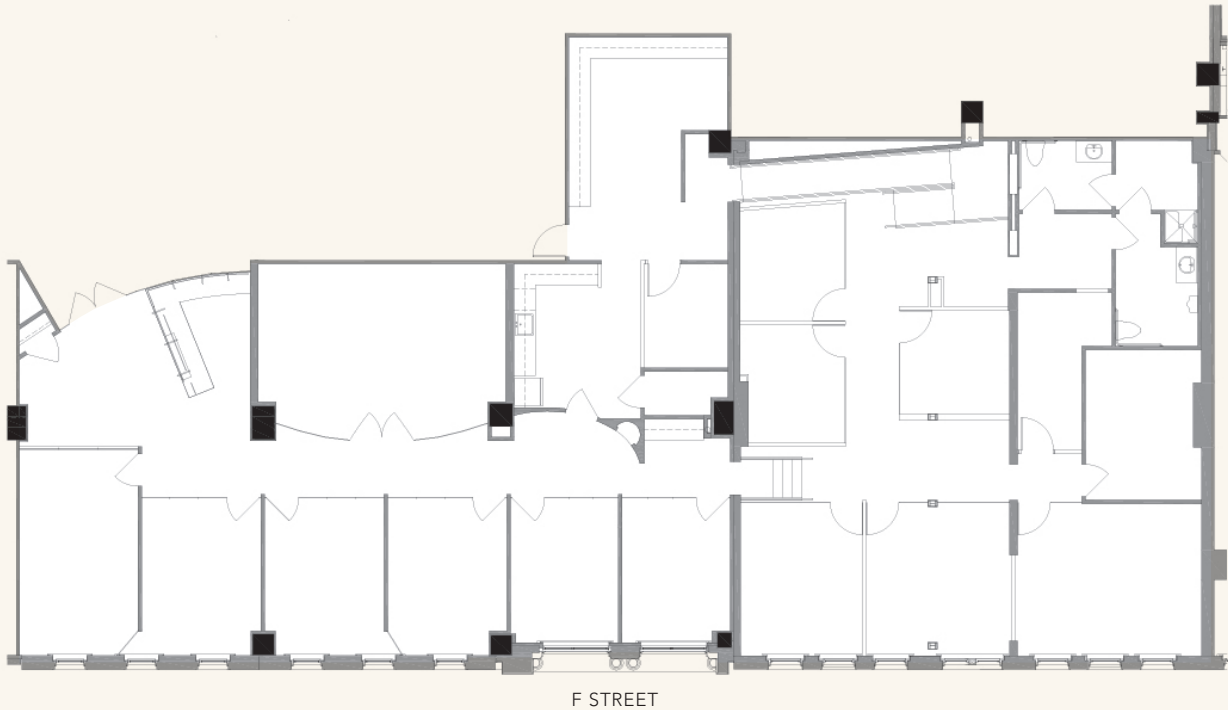
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CARROLL SQUARE

THIRD FLOOR

Suite 300: 6,187 square feet | Term: 5-10 years



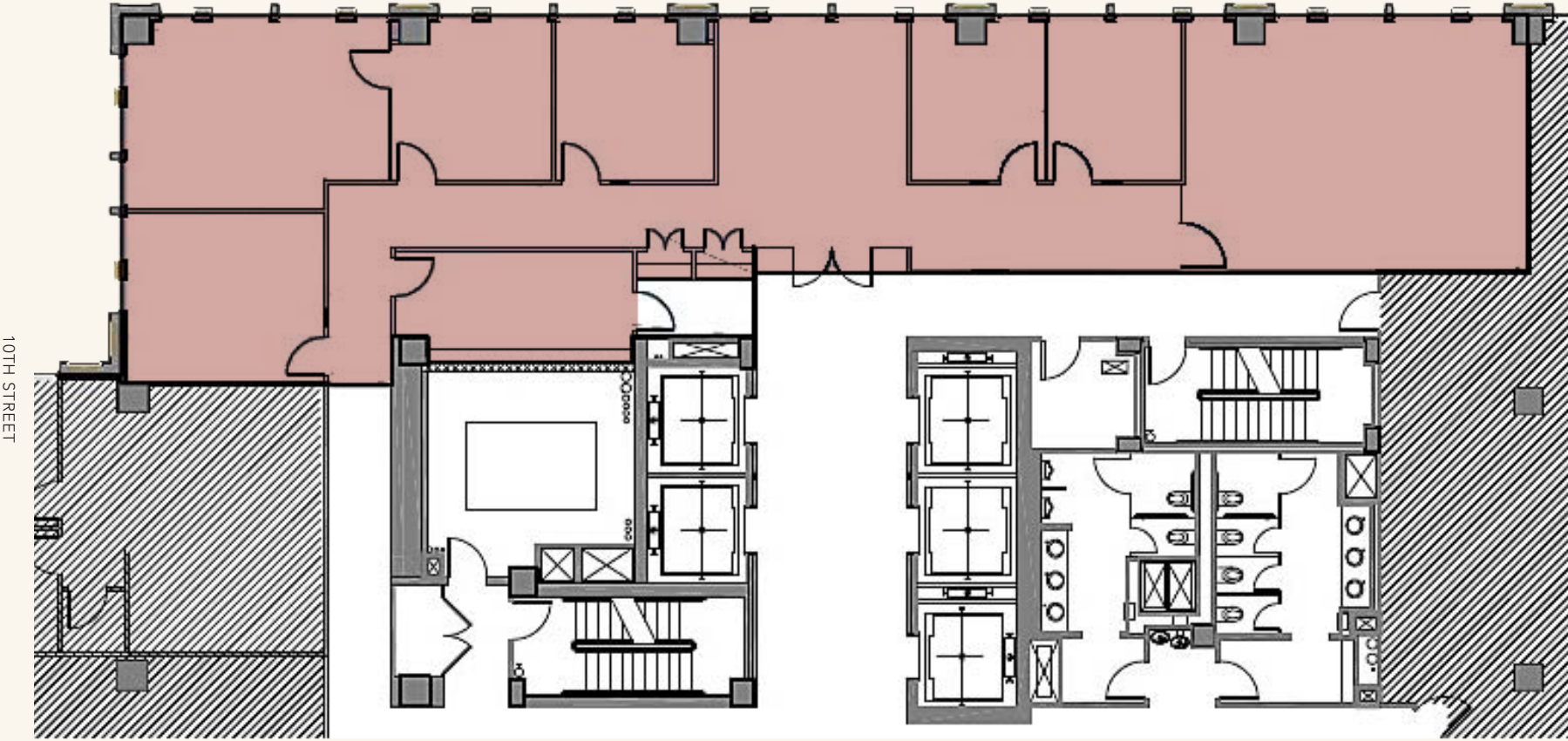
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CARROLL SQUARE

FIFTH FLOOR

Suite 530: 3,566 square feet | Available: November 1, 2017 | Term: 5-10 years

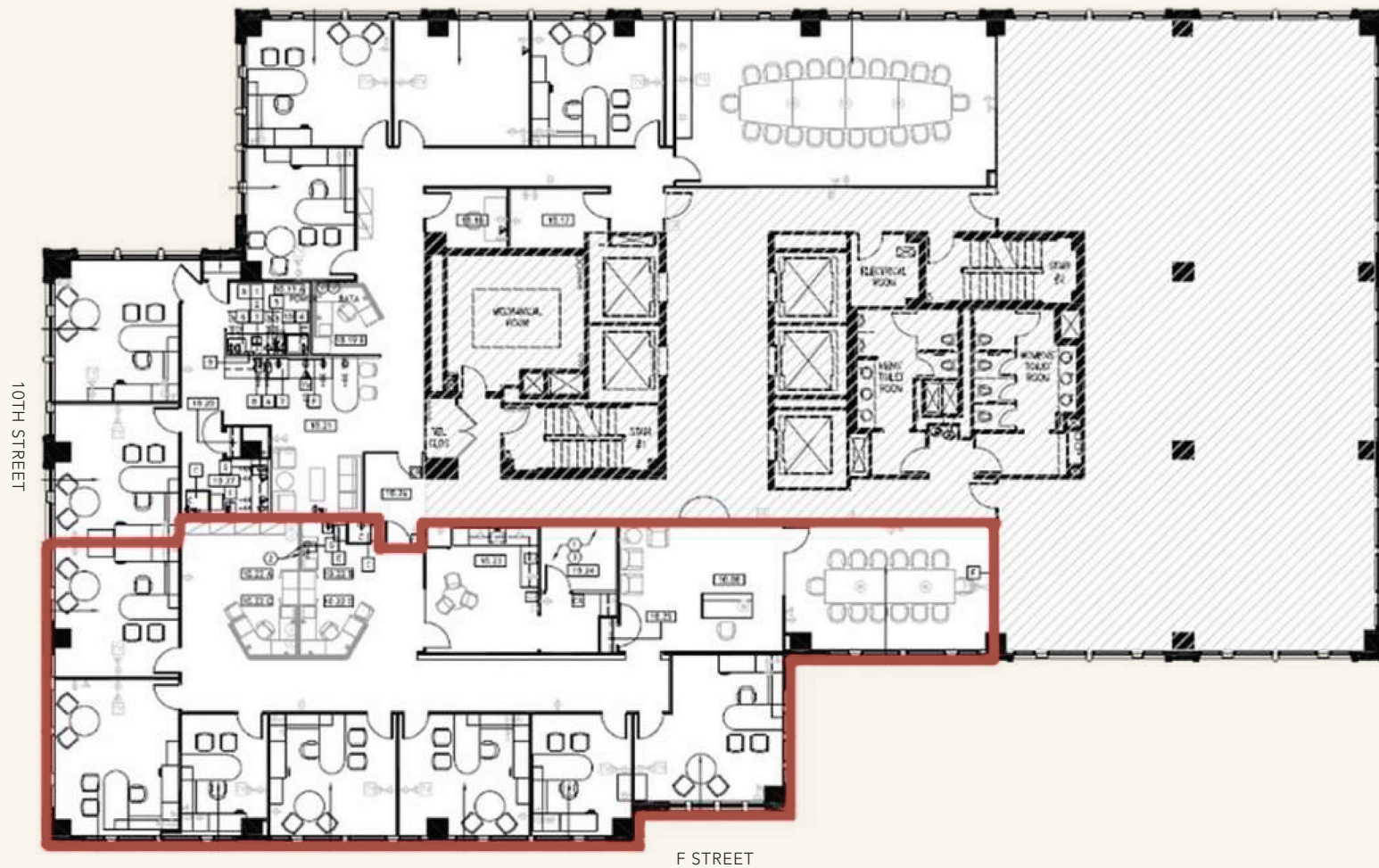


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CARROLL SQUARE

TENTH FLOOR

Suite 1000: 4,628 square feet | Available: October 1, 2017 | Term: 5-10 years



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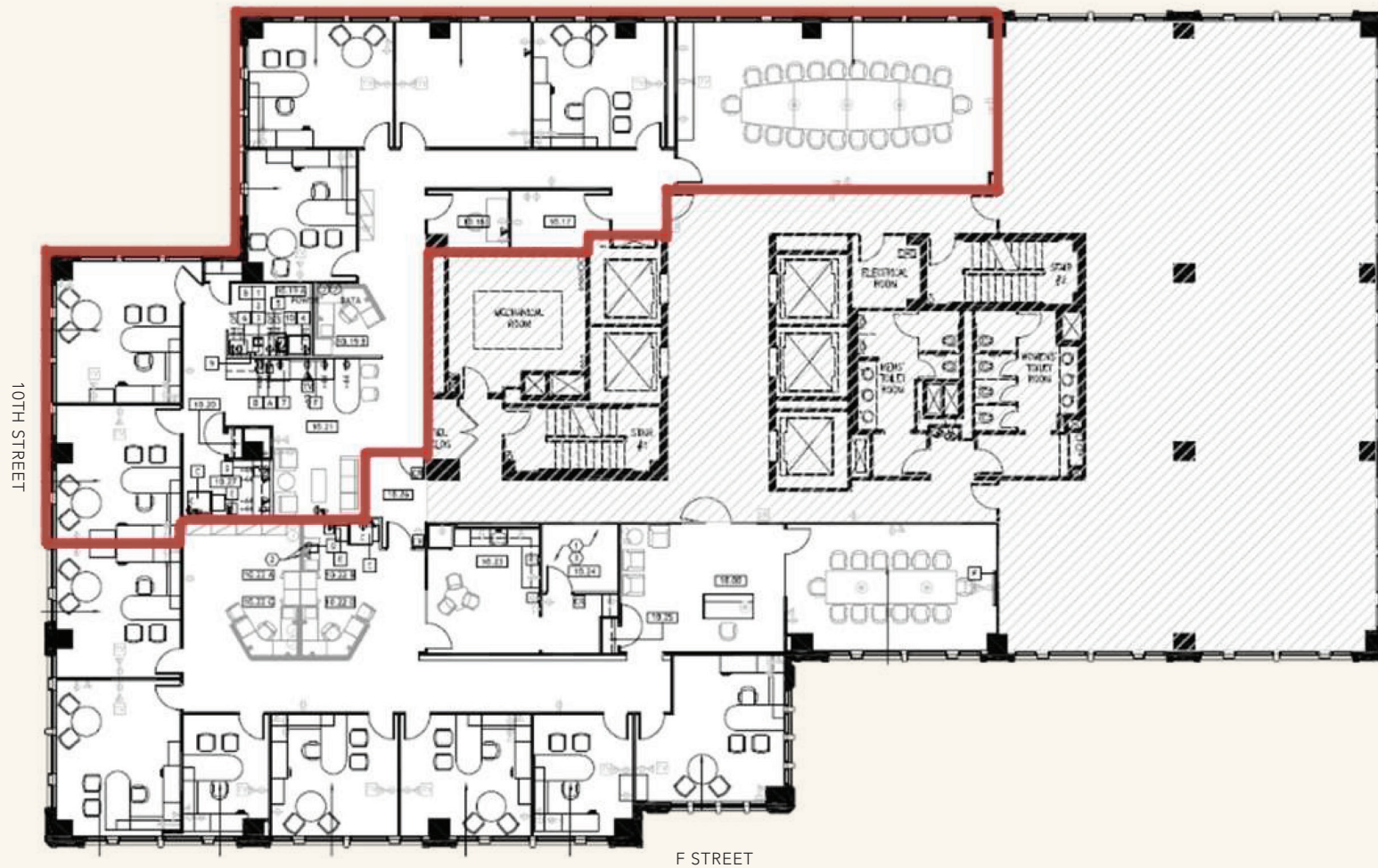
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CARROLL SQUARE

TENTH FLOOR

Suite 1025: 4,628 square feet | Available: October 1, 2017 | Term: 5-10 years



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BUILDING AMENITIES

Rooftop Terrace



Pocket Park



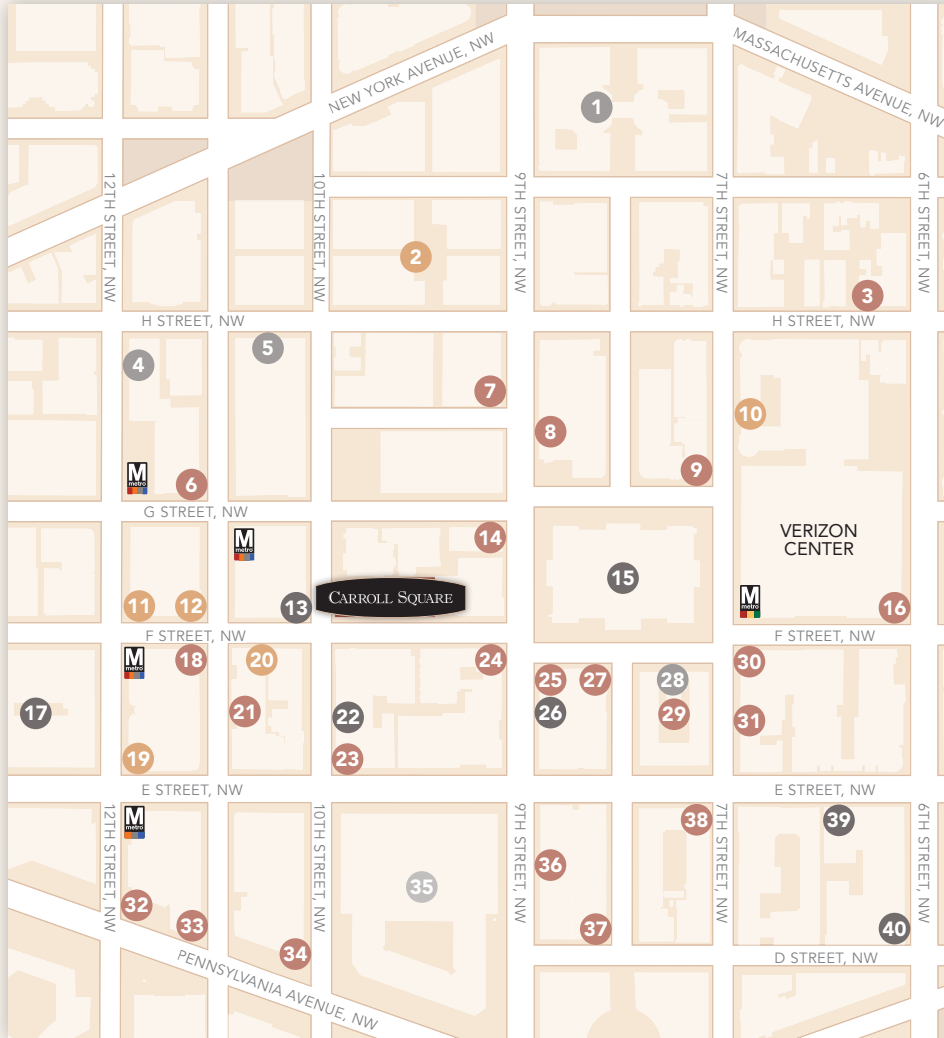
BUILDING AMENTIES

Art Gallery



CARROLL SQUARE

AMENITY MAP



● RESTAURANTS

- 3 Tony Cheng
- 6 Cosi
- 7 Ruth's Chris Steak House
- 8 Zaytinya
- 9 Legal Seafood
- 14 Ella's Pizza
- 16 The Green Turtle
- 18 Ristorante Tosca
- 21 Starbucks
- 23 Hard Rock Cafe
- 24 Gordon Biersch
- 25 Shake Shack
- 27 Nopa Kitchen + Bar
- 29 Dirty Habit
- 30 Rosa Mexicano
- 31 District Chop House
- 32 Del Frisco's Grille
- 33 Fogo De Chao
- 34 Tadich Grill
- 36 Caucus Room
- 37 Teatism
- 38 Jaleo

● HOTELS

- 1 Renaissance Hotel
- 4 Marriott Metro Center
- 5 Grand Hyatt Hotel
- 28 Hotel Monaco

● RETAIL

- 2 City Center
- Allen Edmonds
- Arc'teryx
- Boss
- BVLGARI
- burberry
- Canali
- Caudalie Boutique Spa
- Centrolina
- CH Carolina Herrera
- Christofle
- Corepower Yoga
- David Yurman
- DBGB Kitchen and Bar
- Del Frisco's Double Eagle Steak House
- Dior
- Dolcezza
- Fig & Olive
- Flywheel
- Fruitive
- Gucci
- Hermès
- Jo Malone London
- Kate Spade New York
- Longchamp
- Loro Piana
- Louis Vuitton
- Milk Bar
- Momofuku
- Moncler
- Morgenthal Frederics
- Paul Stewart
- Raresweets
- Salvatore Ferragamo
- Tesla
- The Great Republic
- TUMI
- VINCE
- Zadig & Voltaire

10 Gallery Place

- Ann Taylor Loft
- AT&T
- Aveda Salon
- Bar Louie
- BB&T Bank
- Bed Bath & Beyond
- Clyde's
- Häagen-Dazs
- Lucky Strike
- Regal Cinemas
- Thai Chili
- Urban Outfitters
- Washington Sports Club
- 11 H&M
- 12 Zara
- 19 Nordstrom Rack
- 20 Jos A. Bank

● GOVERNMENT

- 35 FBI Headquarters

● CULTURAL

- 13 Madame Tussauds
- 15 Smithsonian Museum of American Art and Portraiture
- 17 Warner Theater
- 22 Ford's Theater
- 26 International Spy Museum
- 39 Shakespeare Theater
- 40 Woolly Mammoth Theater

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BUILDING SPECIFICATIONS

Building Areas

- 10 stories
- Rentable office above grade 142,777 SF
- Rentable office below grade 14,372 SF
- Retail on ground floor 13,262 SF
- Artist studios in historic townhouses 6,522 SF
- Total rentable 176,933 SF

Available Space

- Third floor (Office) 6,187 SF
- Fifth floor (Office) 3,000 - 10,000 SF
- Tenth floor (Office) 4,000 - 13,000 SF

Key Amenities

- 24-hour guard
- Client-only fitness facility
- Rooftop terrace
- Within two blocks of all Metro lines
- Award-winning Akridge Property Management
- Pocket Park between Carroll Square and St. Patrick's church
- Public Art Gallery on the ground Floor

Column Spacing

- Southwest corner bay is 67' x 43' column-free
- Other bays range from 22' x 22' to 22' x 24'

Finishes

- Façade incorporates seven preserved or restored 19th-century commercial townhouses
- Façade materials are granite, brick, pre-cast concrete, and metal accents
- Main lobby features marble floors and wood-paneled walls with architectural metal and marble accents throughout

HVAC System

- Variable Air Volume (VAV) in office area
- 24-hour condenser water loop for package units
- Computerized Client override HVAC for over-time usage

Electrical System

- 8 watts per SF (Office):
2 watts 277/480 volt
6 watts 120/280 volt

Voice/Data System

- In-building wireless network
- Fiber optic and T1 connection

Elevators

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

Parking

- One parking space per 1,500 square foot in a 4-level garage

Other Features

- Virtually free standing building with windows on all four sides
- Classic architectural design by SmithGroup
- Floor Load: 100 pounds per SF live load
- Easily-accessible, secure loading dock

First Floor Retail

- Mia Gemma
- L'Occitane
- CoCo Sala
- idoc Optical & Contact Lens Center
- Alden Shoes
- Leica

Carroll Square Benefits

- LEED-EB Gold Building and Energy Star labeled building
- Green Seal Certified cleaning supplies and paper products
- Single-stream recycling
- Bike Storage, lockers, fitness and shower facilities
- Upgraded water-efficient restroom fixtures
- Upgraded energy-efficient lighting and motion sensors
- VFD Fixtures on all HVAC equipment regulating energy consumption
- BOMA 360 Designation

About Carroll Square

Located at the corner of Tenth and F Streets next to historic St. Patrick's Church, Carroll Square masterfully integrates office, retail, and arts uses to create a tranquil boutique environment.

Designed by SmithGroup and developed by Akridge in 2007, the trophy-class property incorporates four renovated late 19th century commercial townhouses and the facades of two others, as well as a defining architectural cupola and a distinguished new structure accented with brick and stone. The project features subsidized studios for artists and a public art gallery curated by Hemphill Fine Arts.

Transportation: Ride, Walk, or Bike

Located in the heart of the downtown Penn Quarter neighborhood, Carroll Square is a short walk to the Metro Center and Gallery Pl-Chinatown Metro Stations, and minutes to vibrant retail, restaurants, and entertainment. 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.