

GROUND FLOOR

1201 HALF

10,350 SQUARE FEET RETAIL SPACE

- + Nickel and stone entry lobby
- + 20' slab-to-slab height
- + Designed for restaurants and markets
- + 250 linear feet retail frontage

25M

21,881 SQUARE FEET OFFICE SPACE

- + Stunning entry lobby
- + 20' slab-to-slab height
- + Designed for restaurants
- + 500 linear feet of retail frontage

Akridge

Leasing Opportunities: Ben Meisel
202.624.8605 | bmeisel@akridge.com

- RETAIL SPACE
- LOBBY
- BUILDING CORE



HALF STREET

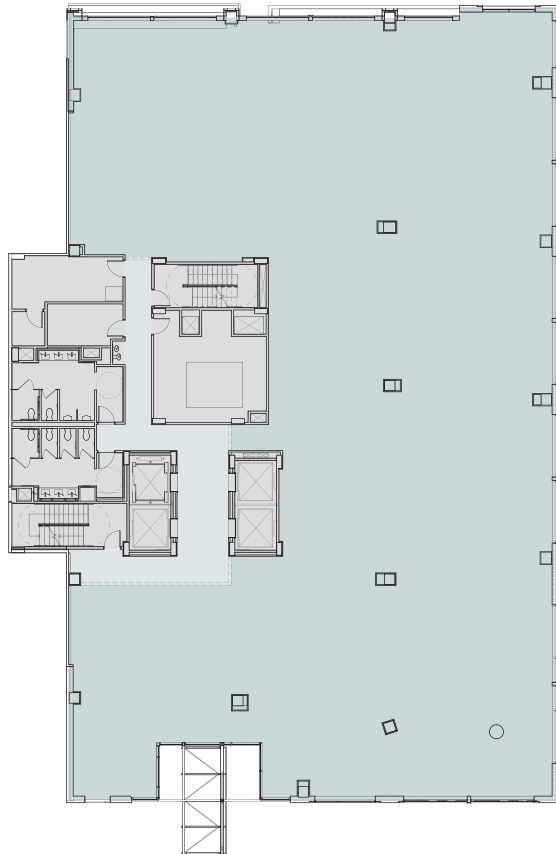


SECOND FLOOR

1201 HALF

15,190 SQUARE FEET OFFICE SPACE

- + Floor-to-ceiling glass
- + 9' finished ceiling height
- + Glass on three occupied sides
- + 9' cantilevers into public space

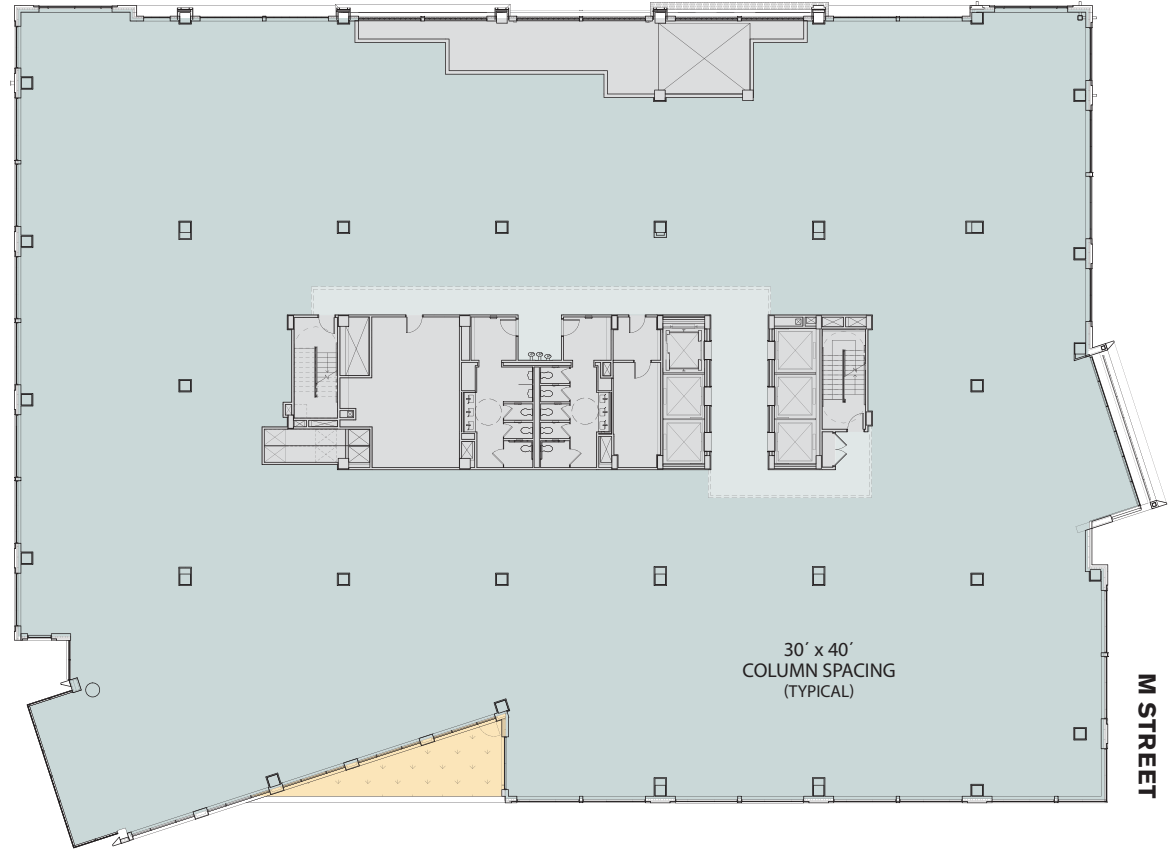


HALF STREET

25M

30,509 SQUARE FEET OFFICE SPACE

- + Floor-to-ceiling glass
- + 9' finished ceiling height
- + Glass on all four sides
- + Up to 11' cantilevers into public space



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- OFFICE SPACE
- TERRACE
- BUILDING CORE



THIRD FLOOR

1201 HALF

16,282 SQUARE FEET OFFICE SPACE

- + Floor-to-ceiling glass
- + 9' finished ceiling height
- + Glass on three occupied sides
- + 9' cantilevers into public space

25M

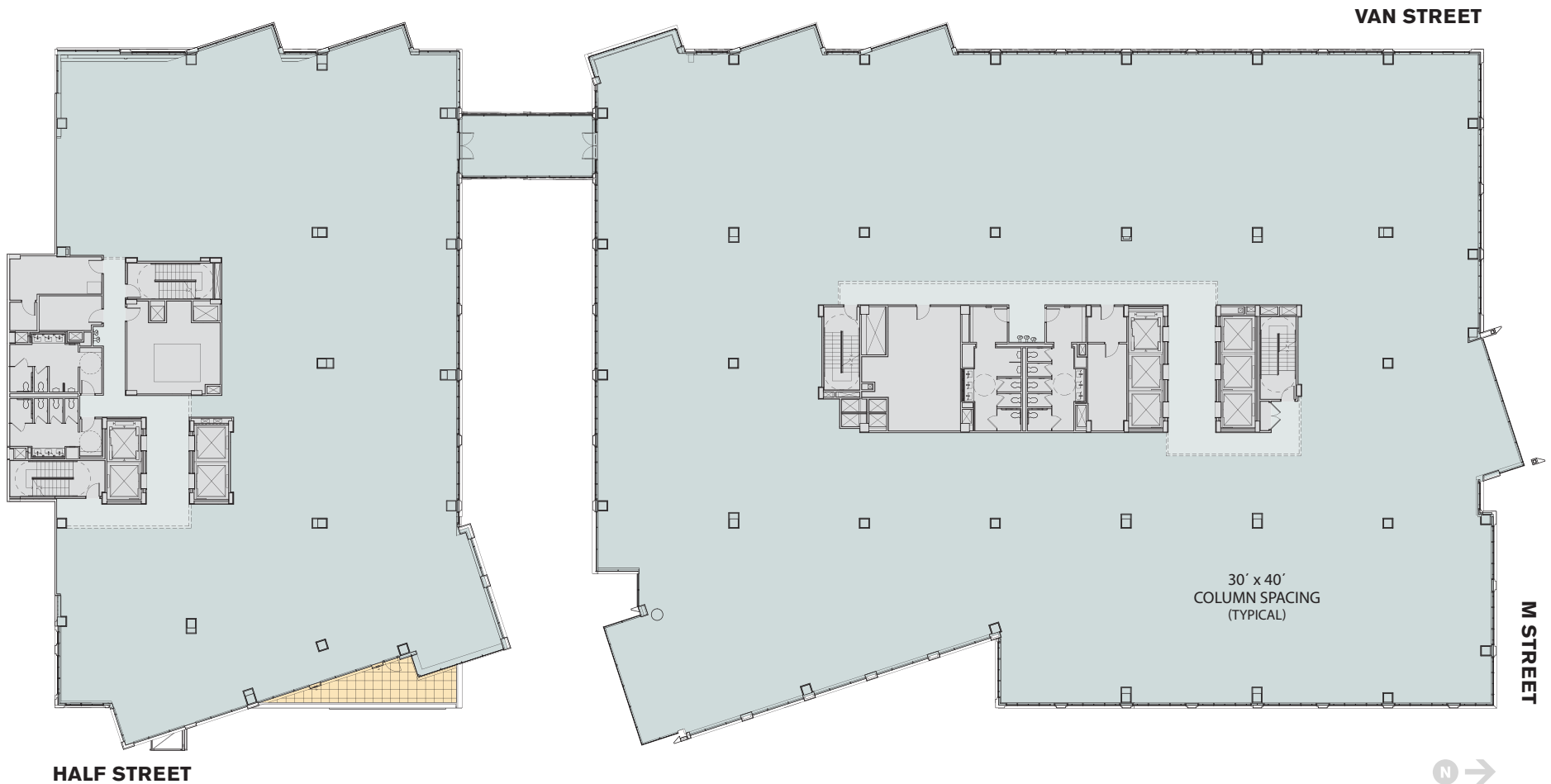
31,599 SQUARE FEET OFFICE SPACE

- + Floor-to-ceiling glass
- + 9' finished ceiling height
- + Glass on all four sides
- + Up to 11' cantilevers into public space

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- OFFICE SPACE
- TERRACE
- BUILDING CORE



FOURTH FLOOR

1201 HALF

15,759 SQUARE FEET OFFICE SPACE

- + Floor-to-ceiling glass
- + 9' finished ceiling height
- + Glass on three occupied sides
- + 9' cantilevers into public space

25M

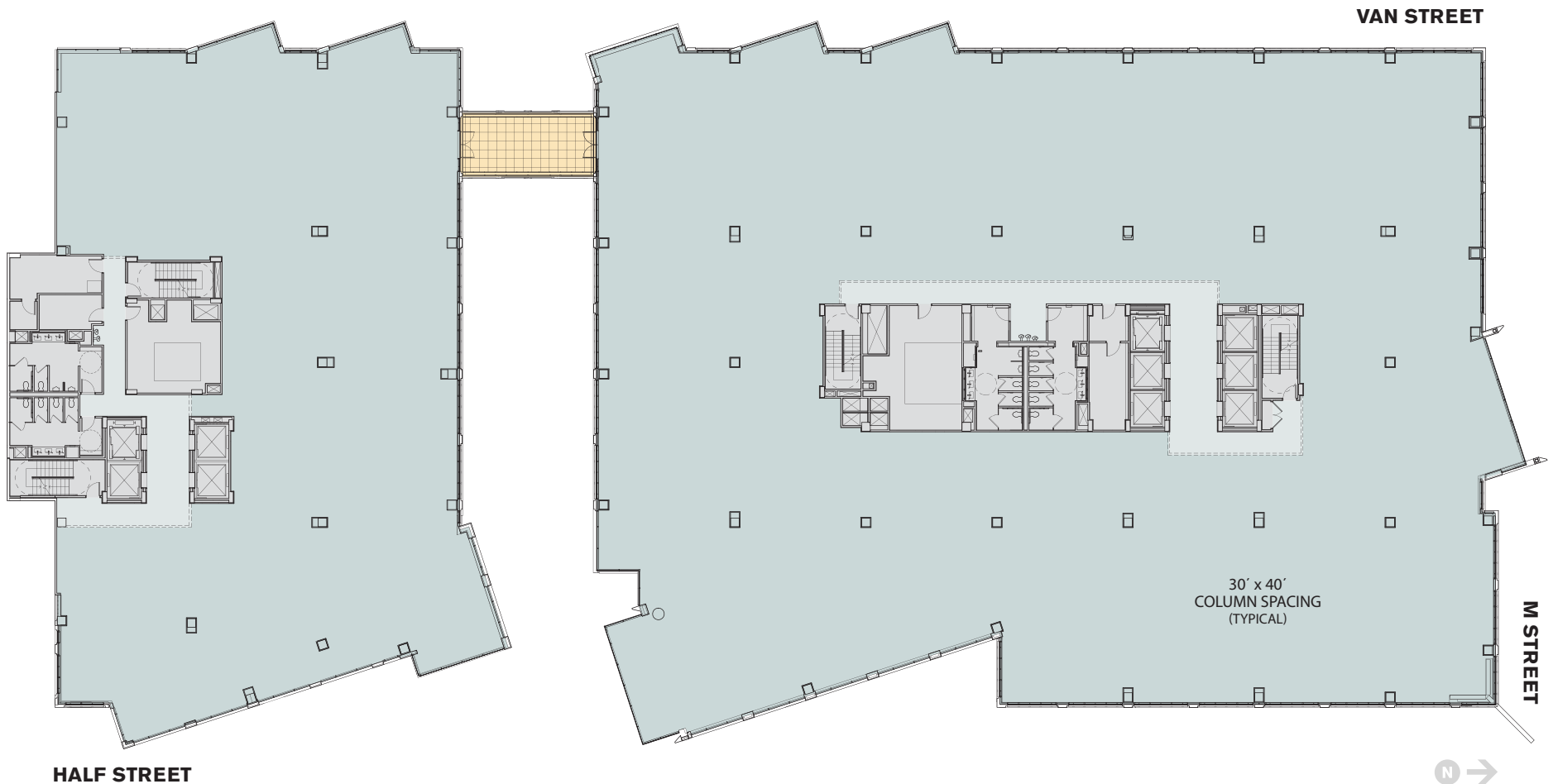
31,599 SQUARE FEET OFFICE SPACE

- + Floor-to-ceiling glass
- + 9' finished ceiling height
- + Glass on all four sides
- + Up to 11' cantilevers into public space

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- OFFICE SPACE
- TERRACE
- BUILDING CORE

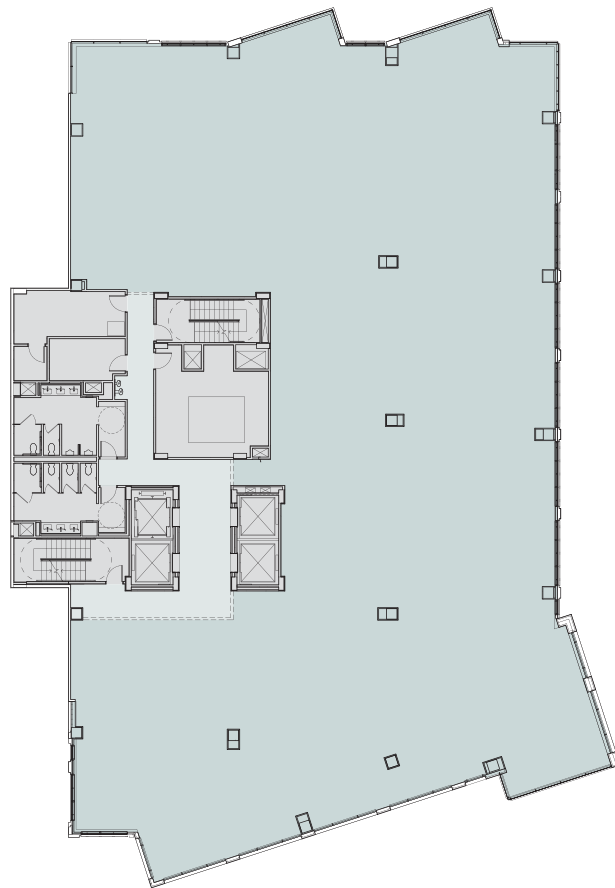


FIFTH FLOOR

1201 HALF

15,759 SQUARE FEET OFFICE SPACE

- + Floor-to-ceiling glass
- + 9' finished ceiling height
- + Glass on three occupied sides
- + 9' cantilevers into public space



HALF STREET

25M

31,599 SQUARE FEET OFFICE SPACE

- + Floor-to-ceiling glass
- + 9' finished ceiling height
- + Glass on all four sides
- + Up to 11' cantilevers into public space



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- OFFICE SPACE
- BUILDING CORE

SIXTH FLOOR

1201 HALF

16,282 SQUARE FEET OFFICE SPACE

- + Floor-to-ceiling glass
- + 9' finished ceiling height
- + Glass on three occupied sides
- + 9' cantilevers into public space

25M

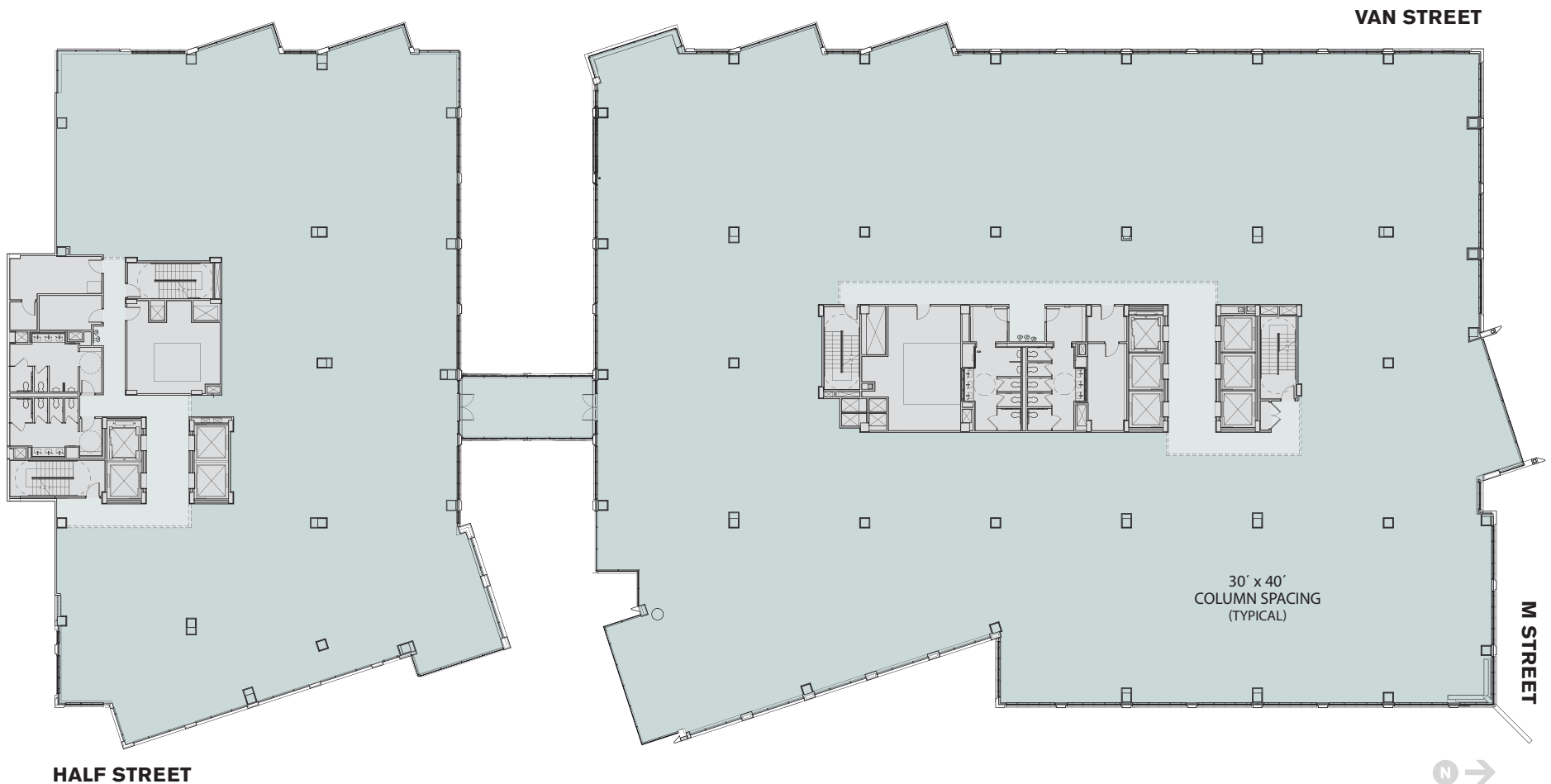
31,599 SQUARE FEET OFFICE SPACE

- + Floor-to-ceiling glass
- + 9' finished ceiling height
- + Glass on all four sides
- + Up to 11' cantilevers into public space

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- OFFICE SPACE
- BUILDING CORE



SEVENTH FLOOR

1201 HALF

14,788 SQUARE FEET OFFICE SPACE

- + Floor-to-ceiling glass
- + 9' finished ceiling height
- + Glass on three occupied sides
- + 9' cantilevers into public space

25M

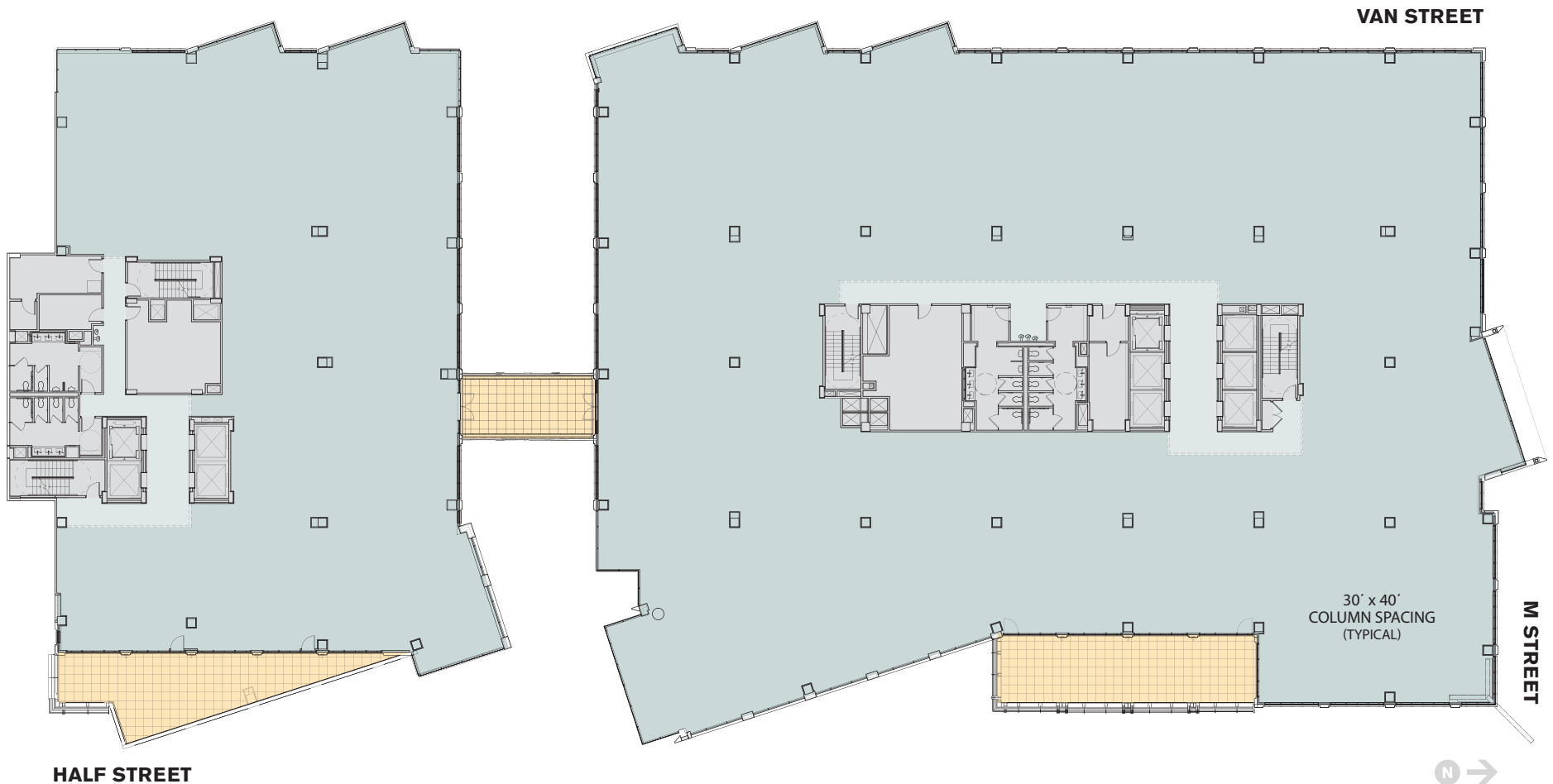
30,712 SQUARE FEET OFFICE SPACE

- + Floor-to-ceiling glass
- + 9' finished ceiling height
- + Glass on all four sides
- + Up to 11' cantilevers into public space

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- OFFICE SPACE
- TERRACE
- BUILDING CORE

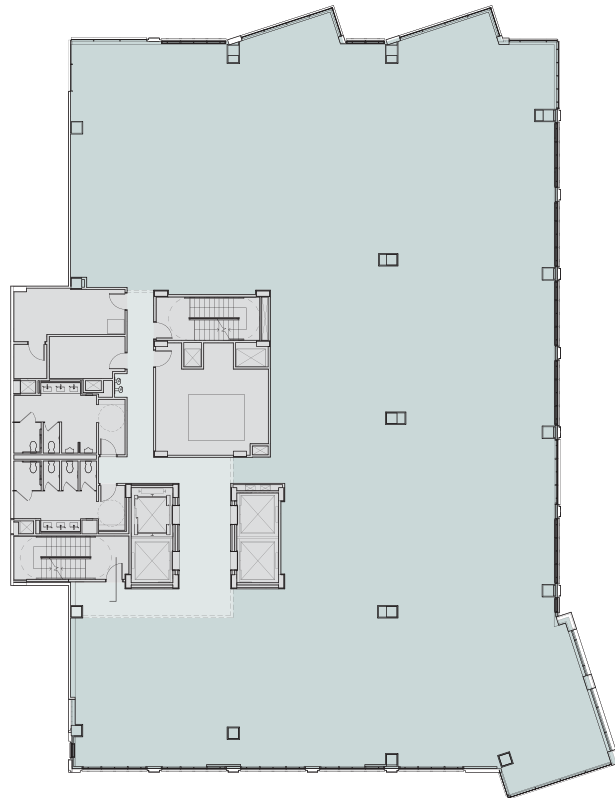


EIGHTH FLOOR

1201 HALF

14,788 SQUARE FEET OFFICE SPACE

- + Floor-to-ceiling glass
- + 9' finished ceiling height
- + Glass on three occupied sides
- + 9' cantilevers into public space



HALF STREET

25M

30,712 SQUARE FEET OFFICE SPACE

- + Floor-to-ceiling glass
- + 9' finished ceiling height
- + Glass on all four sides
- + Up to 11' cantilevers into public space



VAN STREET

M STREET



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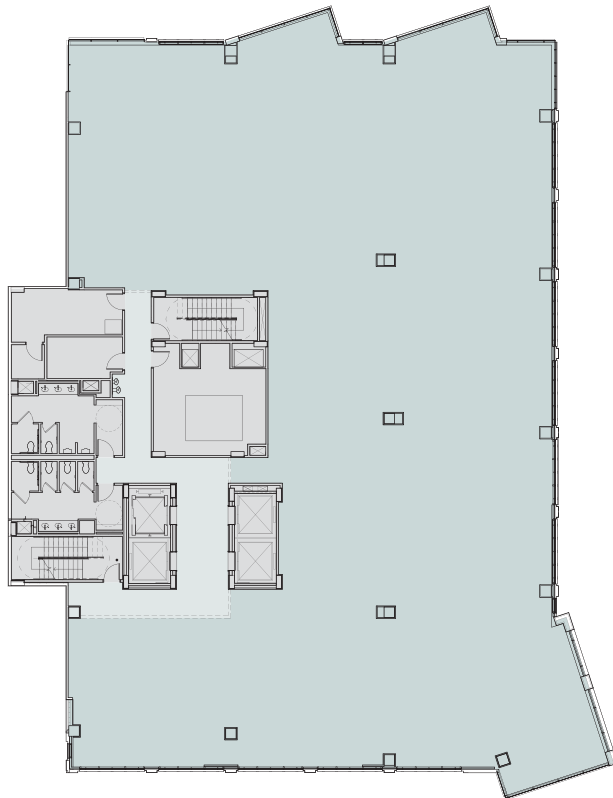
- OFFICE SPACE
- BUILDING CORE

NINTH FLOOR

1201 HALF

14,788 SQUARE FEET OFFICE SPACE

- + Floor-to-ceiling glass
- + 9' finished ceiling height
- + Glass on three occupied sides
- + 9' cantilevers into public space



HALF STREET

25M

30,712 SQUARE FEET OFFICE SPACE

- + Floor-to-ceiling glass
- + 9' finished ceiling height
- + Glass on all four sides
- + Up to 11' cantilevers into public space



VAN STREET

M STREET



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- OFFICE SPACE
- BUILDING CORE

PENTHOUSE LEVEL

1201 HALF

ROOF TERRACE

- + Covered and open seating areas
- + Views to Nationals Stadium

25M

ROOF TERRACE

- + Shaded and open seating areas
- + Views to Nationals Stadium

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- LOBBY/TERRACE
- LANDSCAPED SPACE
- GREEN ROOF
- BUILDING CORE



HALF STREET



VAN STREET

M STREET



PARKING LEVEL ONE

FITNESS FACILITY

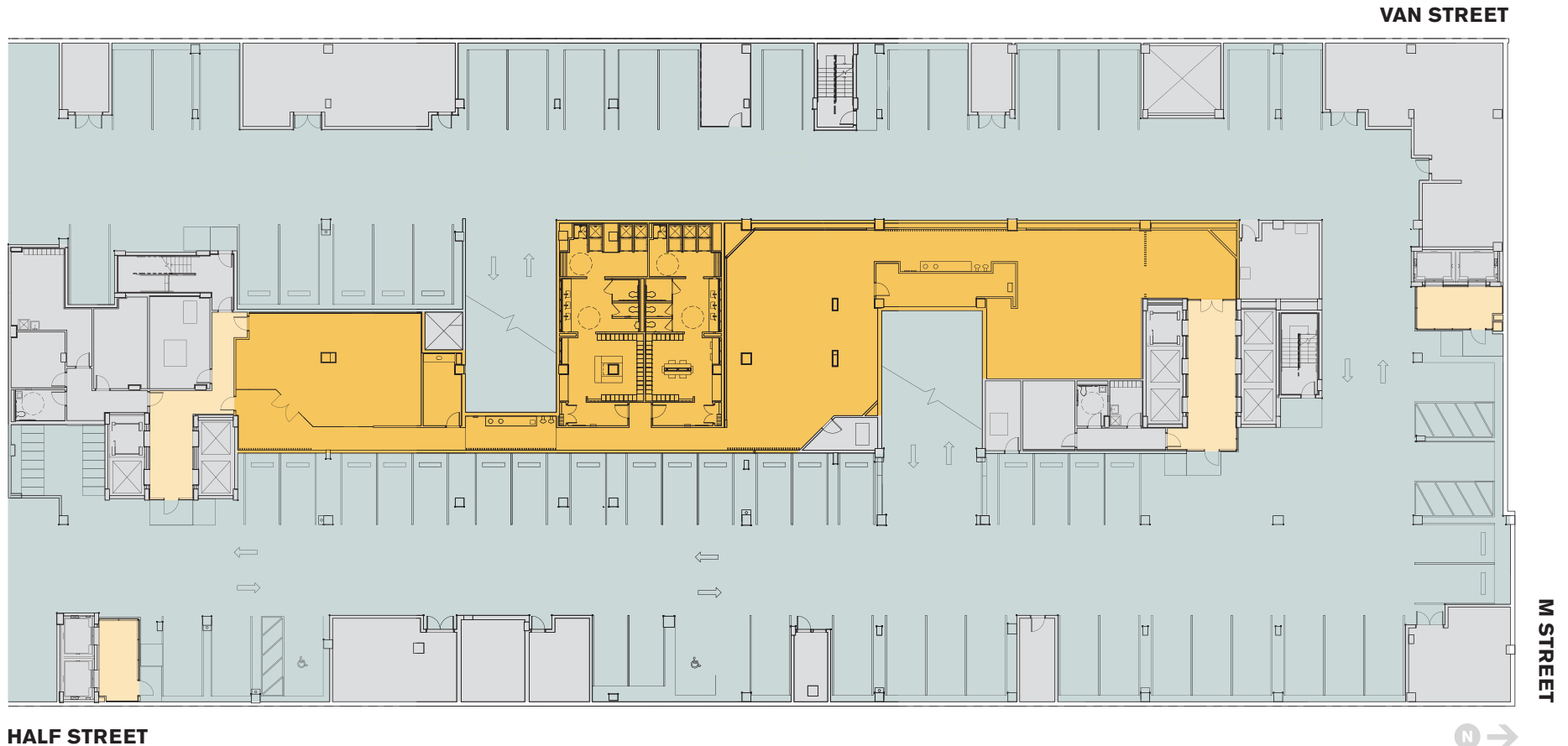
7,000 SQUARE FEET FITNESS FACILITY

- + Spacious locker rooms
- + Yoga studio and massage therapy room

- FITNESS FACILITY
- LOBBY
- PARKING
- BUILDING CORE/STORAGE

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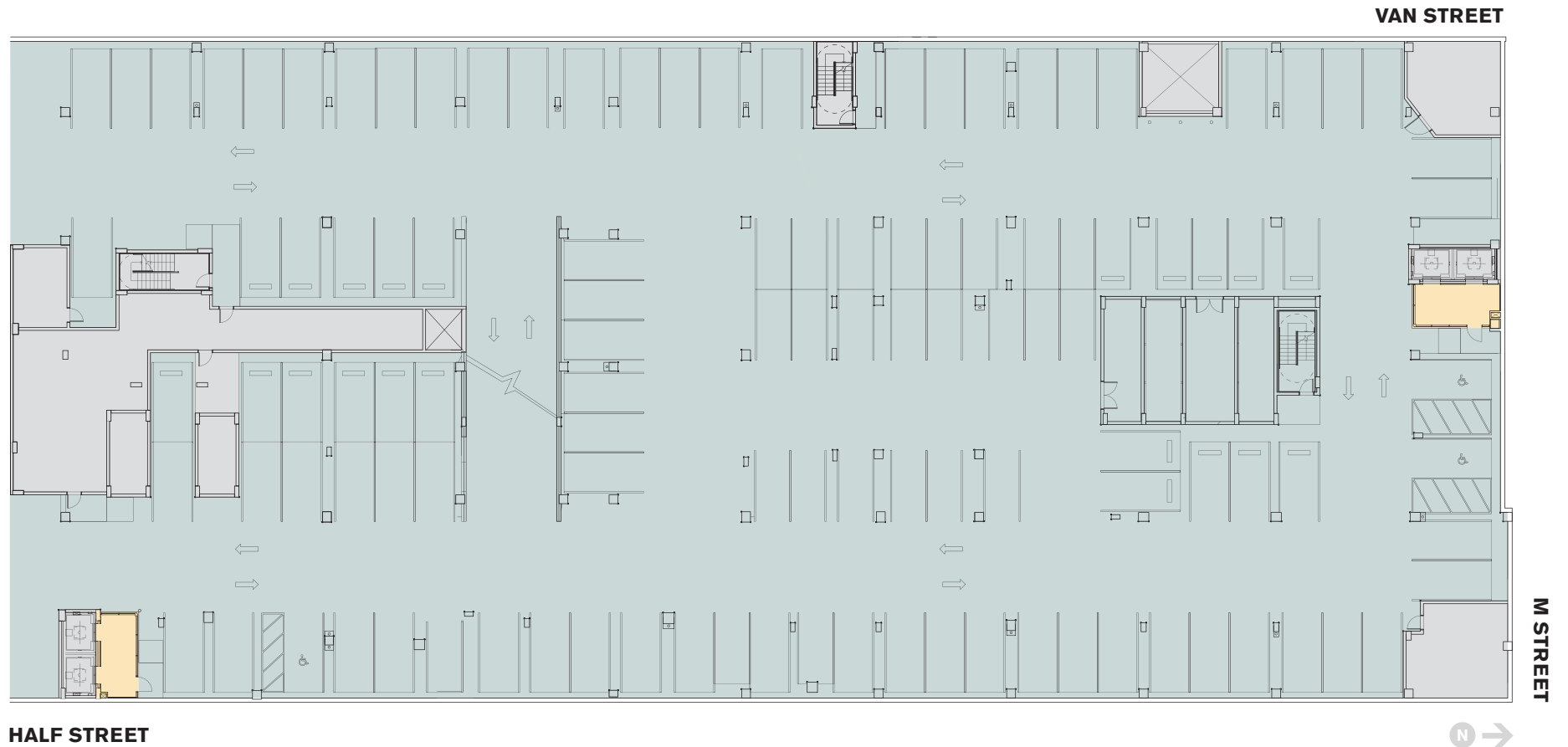


PARKING LEVEL TWO

- LOBBY
- PARKING
- BUILDING CORE/STORAGE

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VAN STREET

M STREET

HALF STREET



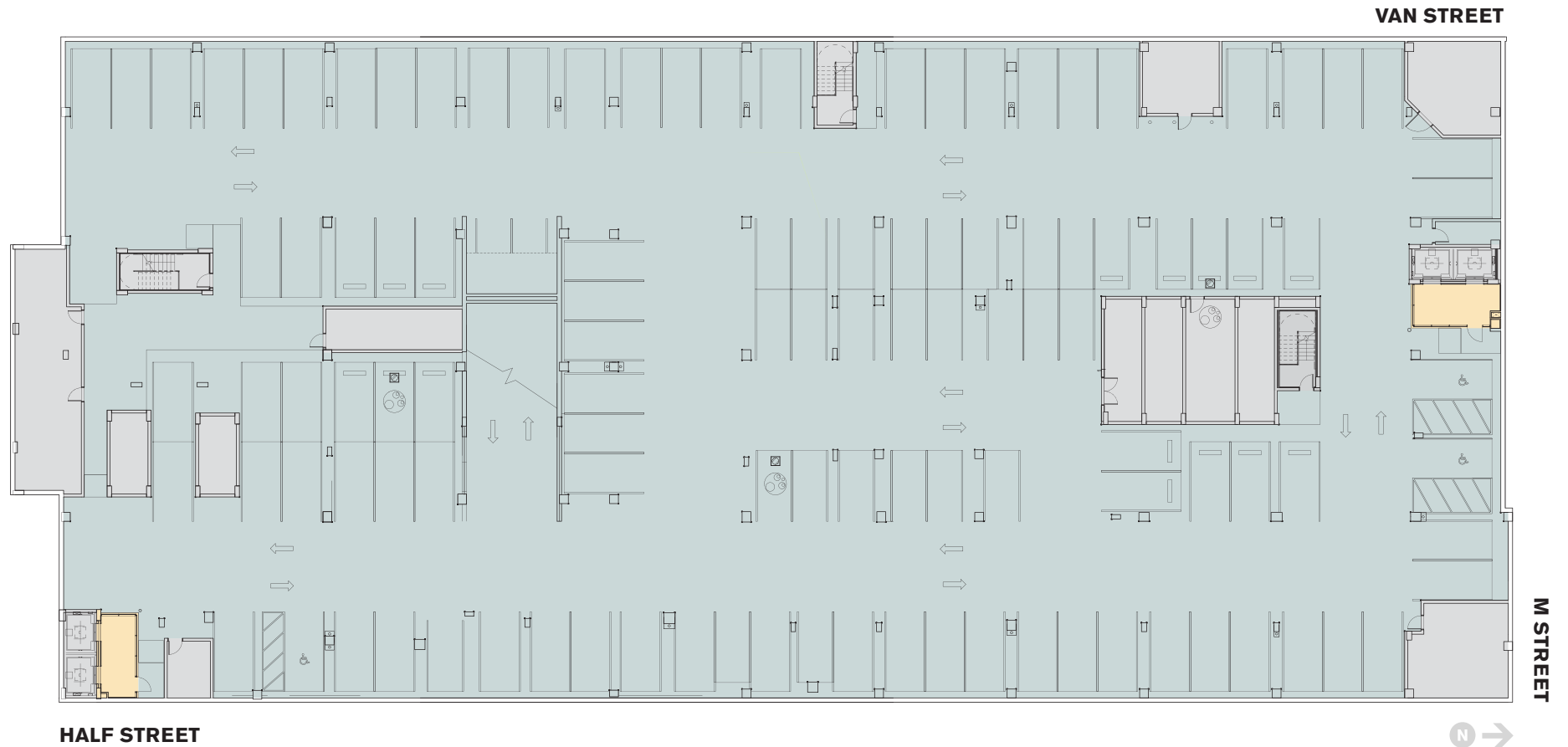
PARKING LEVEL THREE

HALF STREET
AKRIDGE

- LOBBY
- PARKING
- BUILDING CORE/STORAGE

Akridge

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VAN STREET

M STREET

HALF STREET



FOURTH FLOOR TEST FIT

1201 HALF

15,759 SQUARE FEET OFFICE SPACE

25M

31,599 SQUARE FEET OFFICE SPACE

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- OFFICE SPACE
- TERRACE
- BUILDING CORE

