

THE HOMER BUILDING

A DC LANDMARK

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 conference center, The Homer Building is the finest destination for business in Washington, DC.



KEY AMENITIES



12-Story Atrium

Newly renovated, the atrium boasts marble floors, a historically-preserved entrance lobby, and an expansive skylight giving interior offices window views and natural light.

Transportation Hub

Located atop the Metro Center station (Red, Blue, Orange, and Silver lines), The Homer building is recognized as “Walker’s Paradise” by WalkScore.com. Bike racks are provided and The Homer Building is located within one block of both car and bike share locations.

In addition, the building offers ample underground valet parking in a secure, four-level parking garage operated by Atlantic.

On Site Retail

Ground-floor retail includes Banana Republic, BB&T Bank, Peet’s Coffee & Tea, T.J. Maxx, and Panera.

Conference Center

This Client-only amenity offers flexible meeting space, state-of-the-art audio/visual equipment, and wifi access. Accessible directly from the building’s atrium, the space includes two adjoining meeting rooms, a sign-in area, and a kitchen/catering area.



Spacious Rooftop Terrace

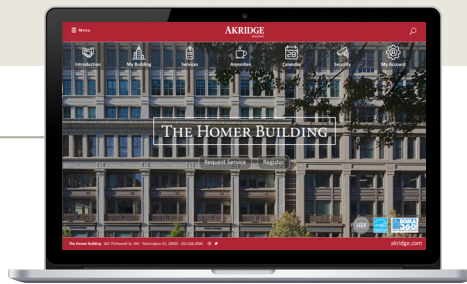
Offers spectacular views of the DC skyline and opportunities for event space.



Award-Winning Akridge Property Management Services

In addition to outstanding Client services that surpasses expectations, Akridge offers Niche by Akridge™. This Client engagement program includes a comprehensive suite of amenities, services, and information for Clients in Akridge-managed buildings.

The Homer Building also hosts a comprehensive building information portal at 601thirteenthstreet.info.



Client Services Coordinator

The Client Services Coordinator is a member of the property management team who is dedicated to assisting Clients of the Homer Building with their requests. This includes conference center reservations, on-site event support, fitness center access, and coordination of service and maintenance requests.

Security

24/7 security service is provided by Allied Universal Security and the building access control system is managed by Kastle Systems.

Modern Client-Only Fitness Center

Includes a racquetball court, group fitness classes, on-site trainer, and spa-quality locker rooms.



THE HOMER BUILDING

BUILDING SPECIFICATIONS

Square Footage: 455,000 (rentable square feet)

Typical Floor Size: Approximately 38,000 square feet

Building Height: 12 stories

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

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

Developer: Akridge

Architect: Shalom Baranes Associates

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

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

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

HVAC: Constant air volume

Electric Power: 5 watts per square foot

Voice/Data: Fiber optics and T1 lines

Elevators: Two banks of elevators with six elevators each serving floors 1–12 and one jump elevator

Sustainability: LEED Gold certified, Wired Certified Platinum, and a BOMA 360 Performance Building

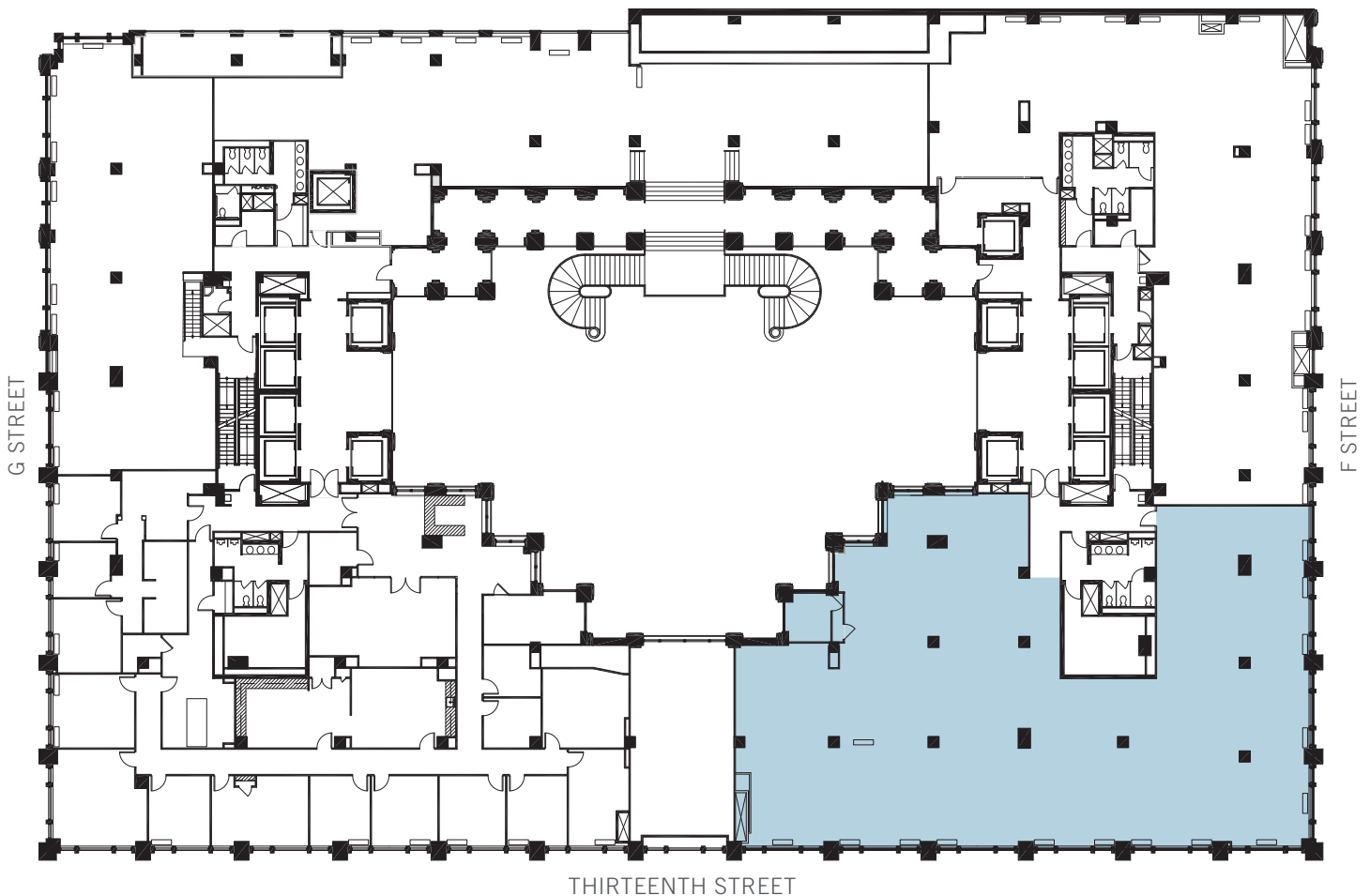


THE HOMER BUILDING

SECOND FLOOR

8,672 SF | Available Immediately | 5-10 years

- Three sides of windows
- Direct elevator exposure

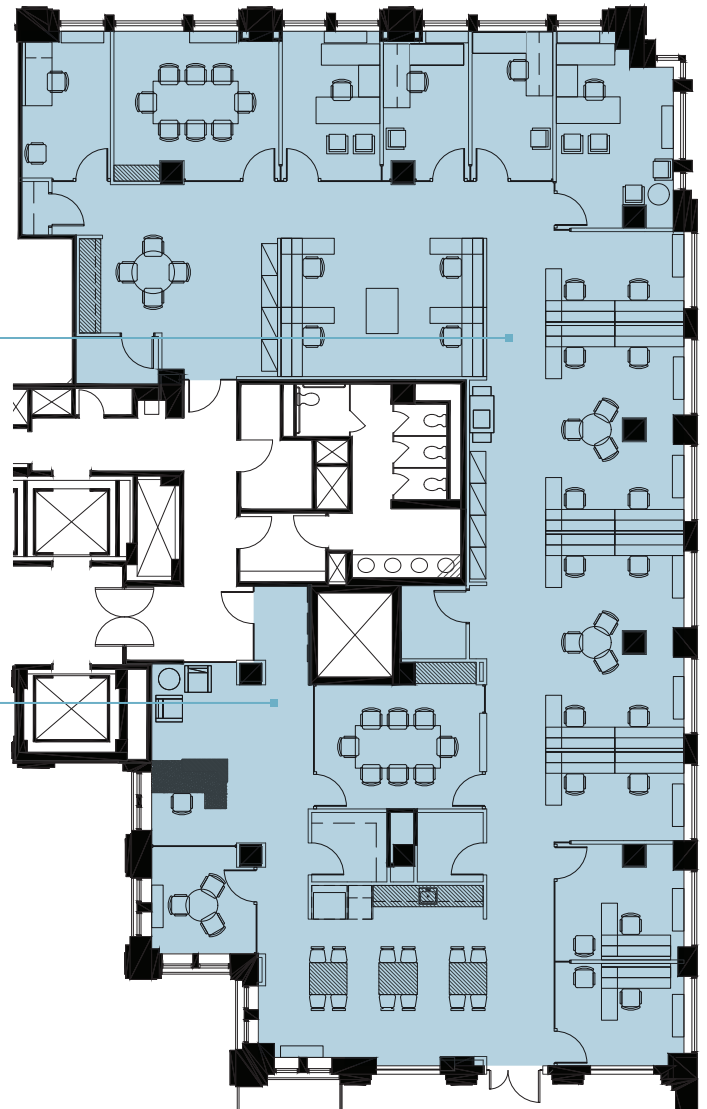


THE HOMER BUILDING

THIRD FLOOR (NORTH)

5,786 SF | Available September 1, 2021 | 3-10 Years

- Second generation spec suite



THE HOMER BUILDING

THIRD FLOOR (SOUTH)

2,444 SF | Available Immediately | 3-10 Years

- Turnkey availability
- 10-person conference room
- Atrium window line

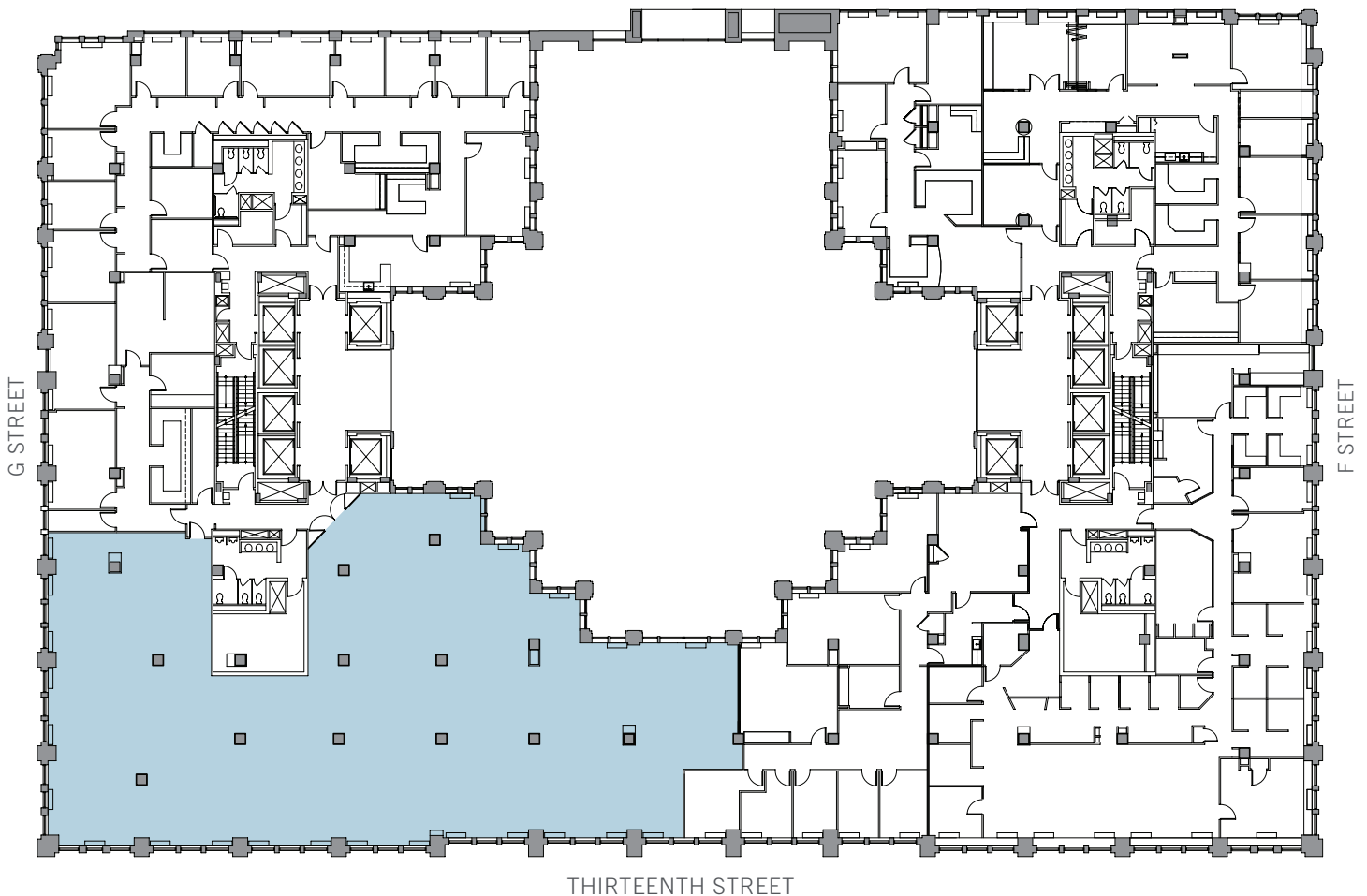


THE HOMER BUILDING

FIFTH FLOOR (NORTH)

9,643 SF | Available Immediately | 3-10 Years | Divisible

- Three sides of windows
- Prime corner views

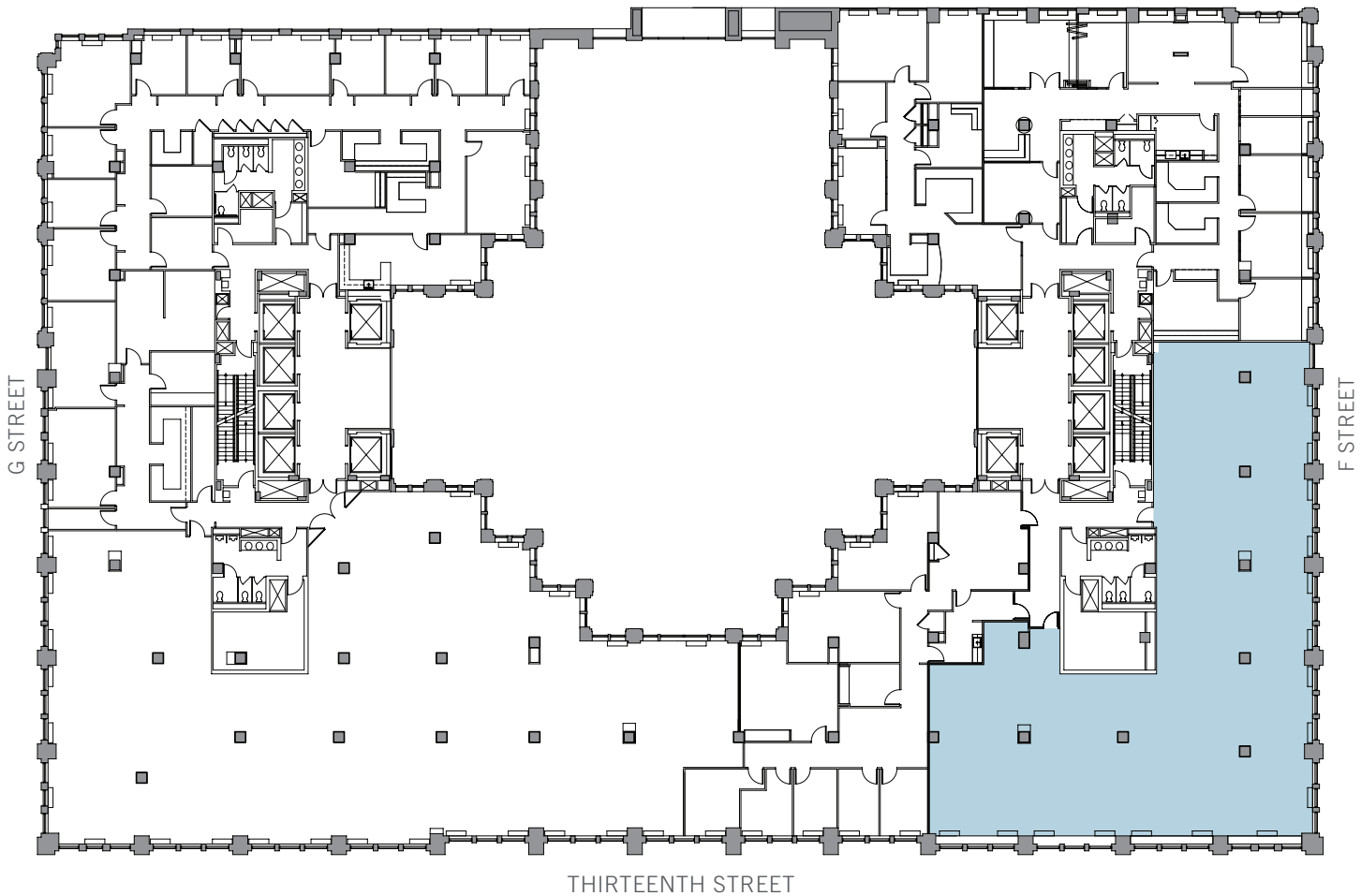


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FIFTH FLOOR (SOUTH)

6,330 SF | Available Immediately | 3-10 Years

- F Street and Thirteenth Street window lines

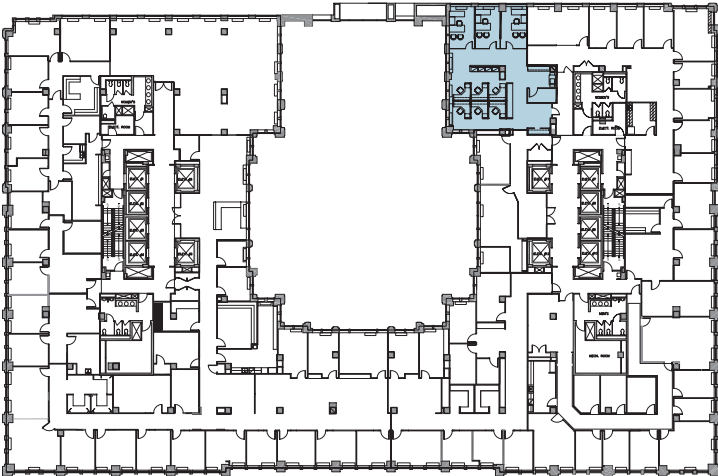


THE HOMER BUILDING

SEVENTH FLOOR (SOUTH)

2,043 SF | Available 12/1/2021 | 3-10 Years

- Atrium and alley window lines

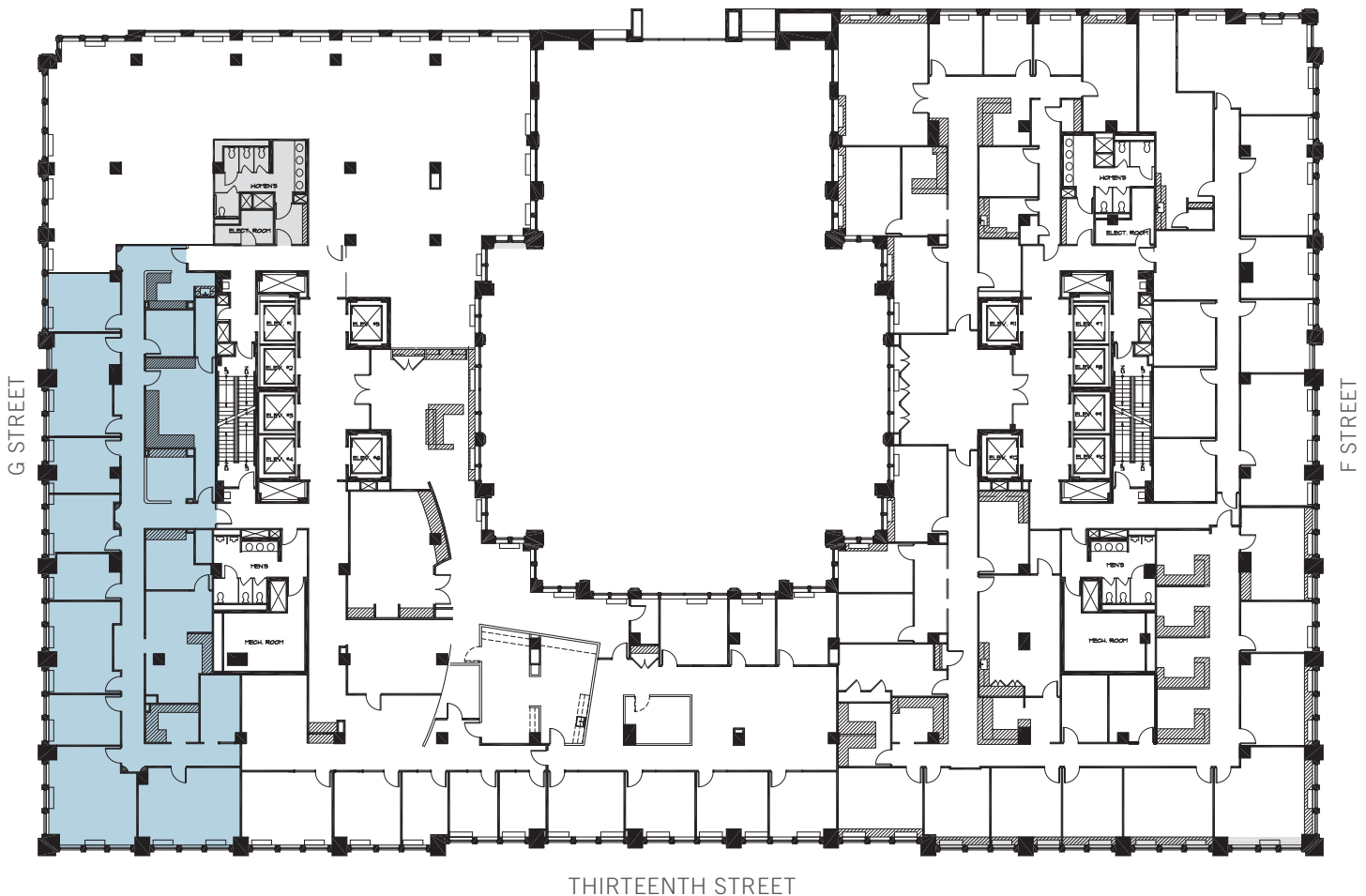


THE HOMER BUILDING

EIGHTH FLOOR (NORTH)

5,268 SF | Available Immediately | 5-10 Years

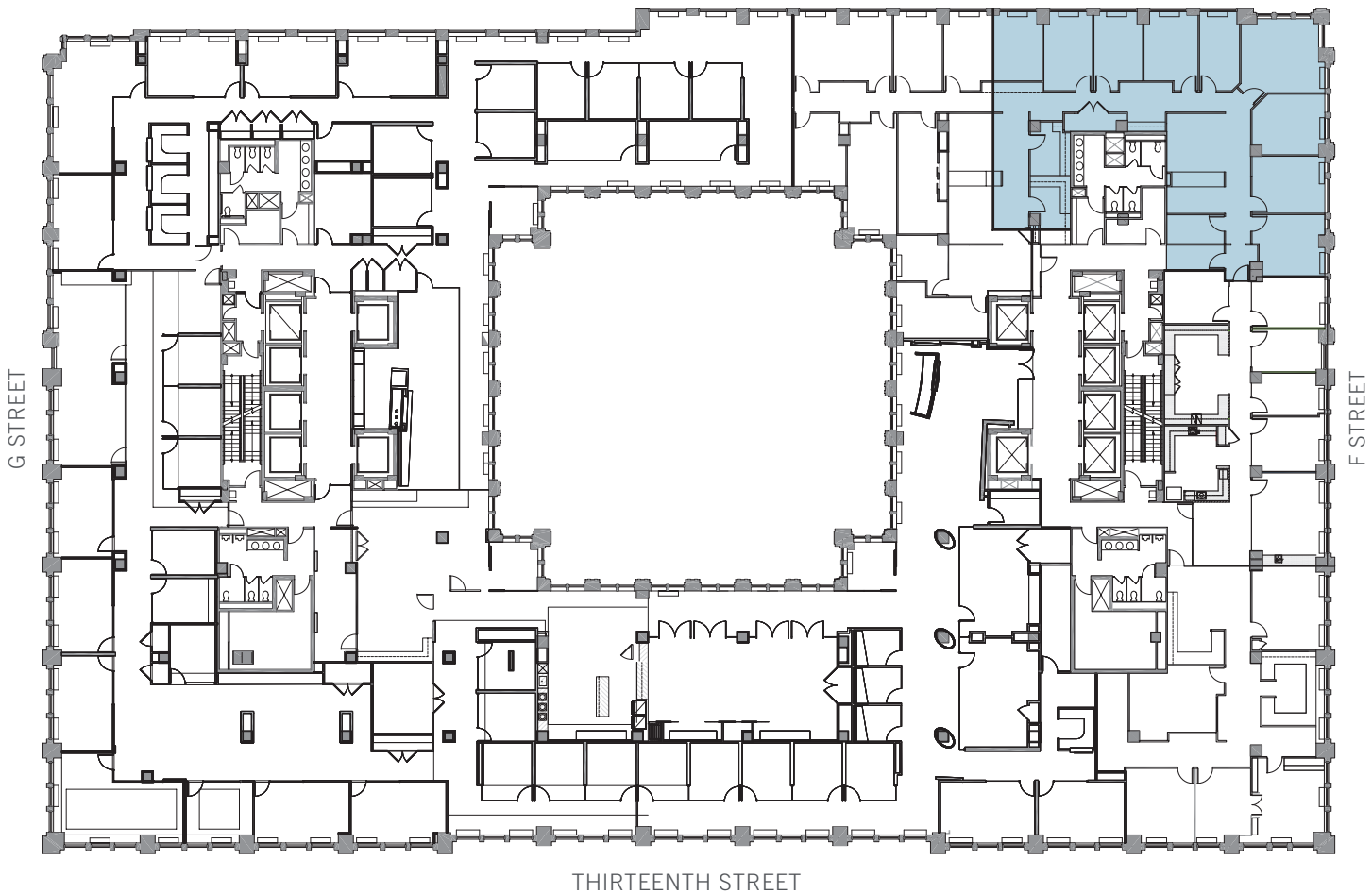
- G Street and Thirteenth Street window lines



THE HOMER BUILDING

NINTH FLOOR (SOUTH)

2,229 SF | Available 1/1/2022 | 3-10 Years



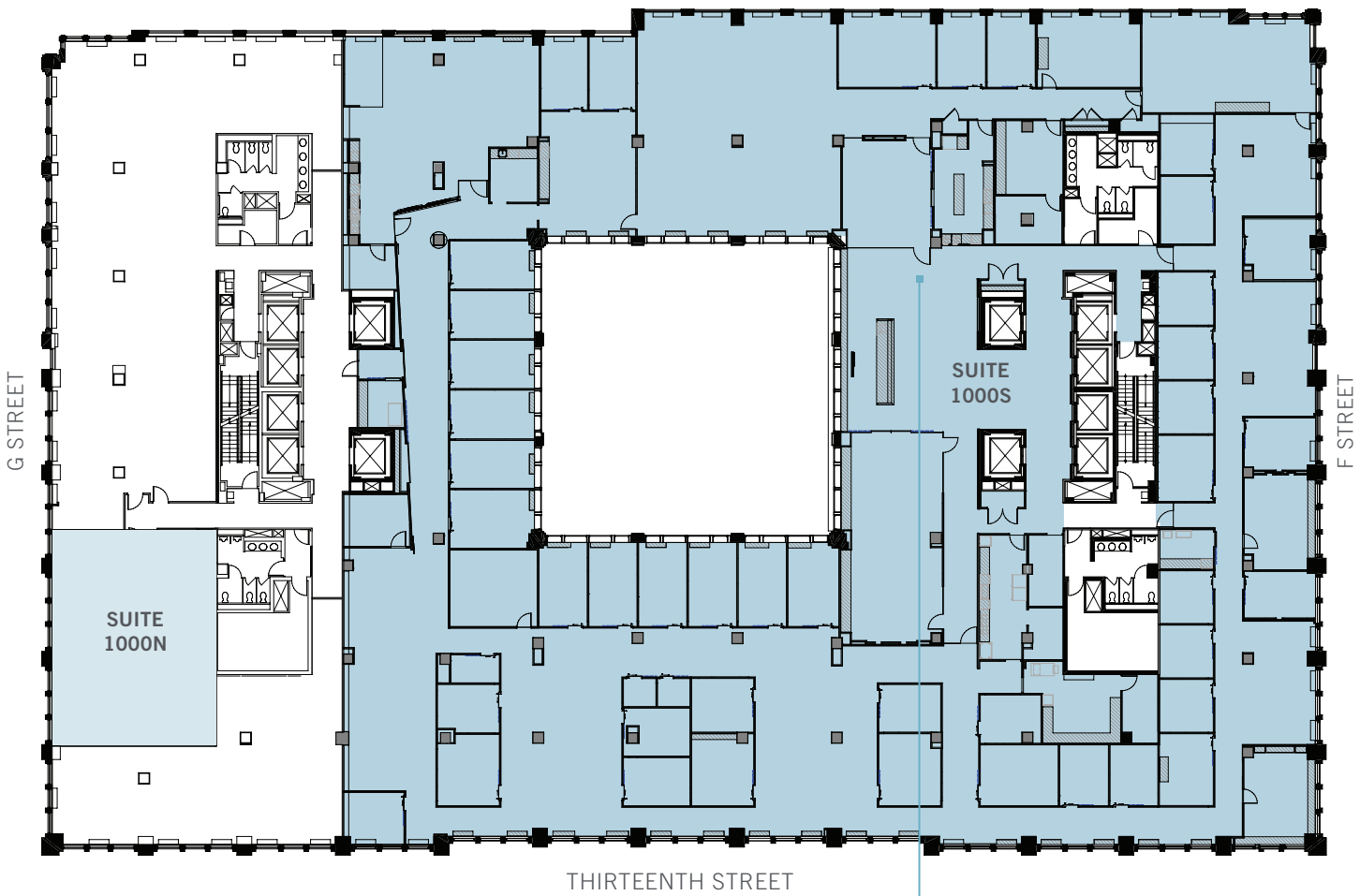
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TENTH FLOOR

SUITE 1000S | 32,075 SF | Available 2/2022 | 3-10 Years

■ Space is divisible

SUITE 1000N | 1,914 SF | Available 2/2022 | 3-10 Years

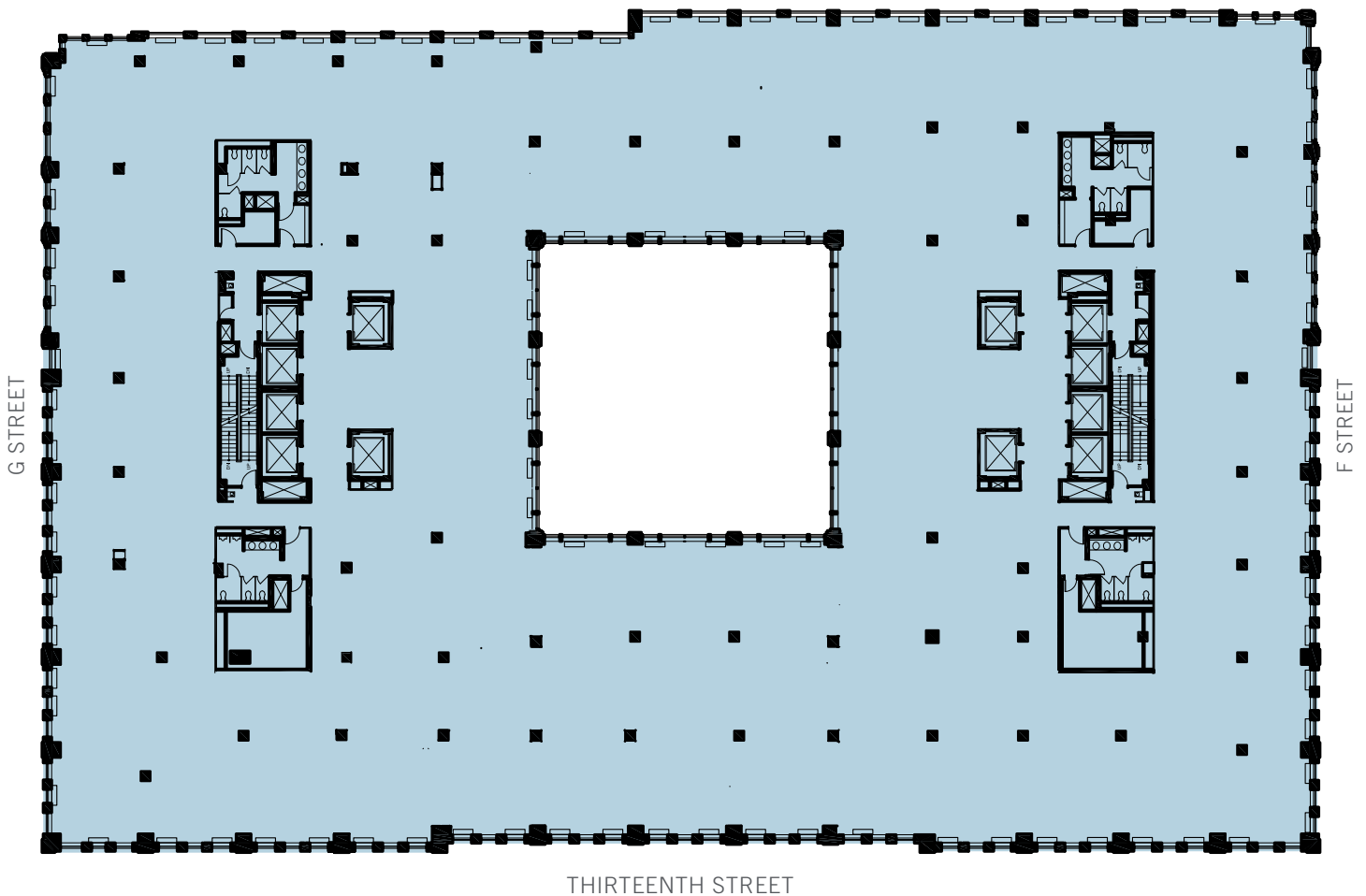


THE HOMER BUILDING

TWELFTH FLOOR

40,653 SF | Available Immediately | 3-10 years | Divisible

- Rare full-floor opportunity
- Thirteenth Street, F Street, G Street, alley, and atrium window lines
- Prime views
- Direct elevator exposure
- Opportunity for occupiable penthouse with private rooftop terrace



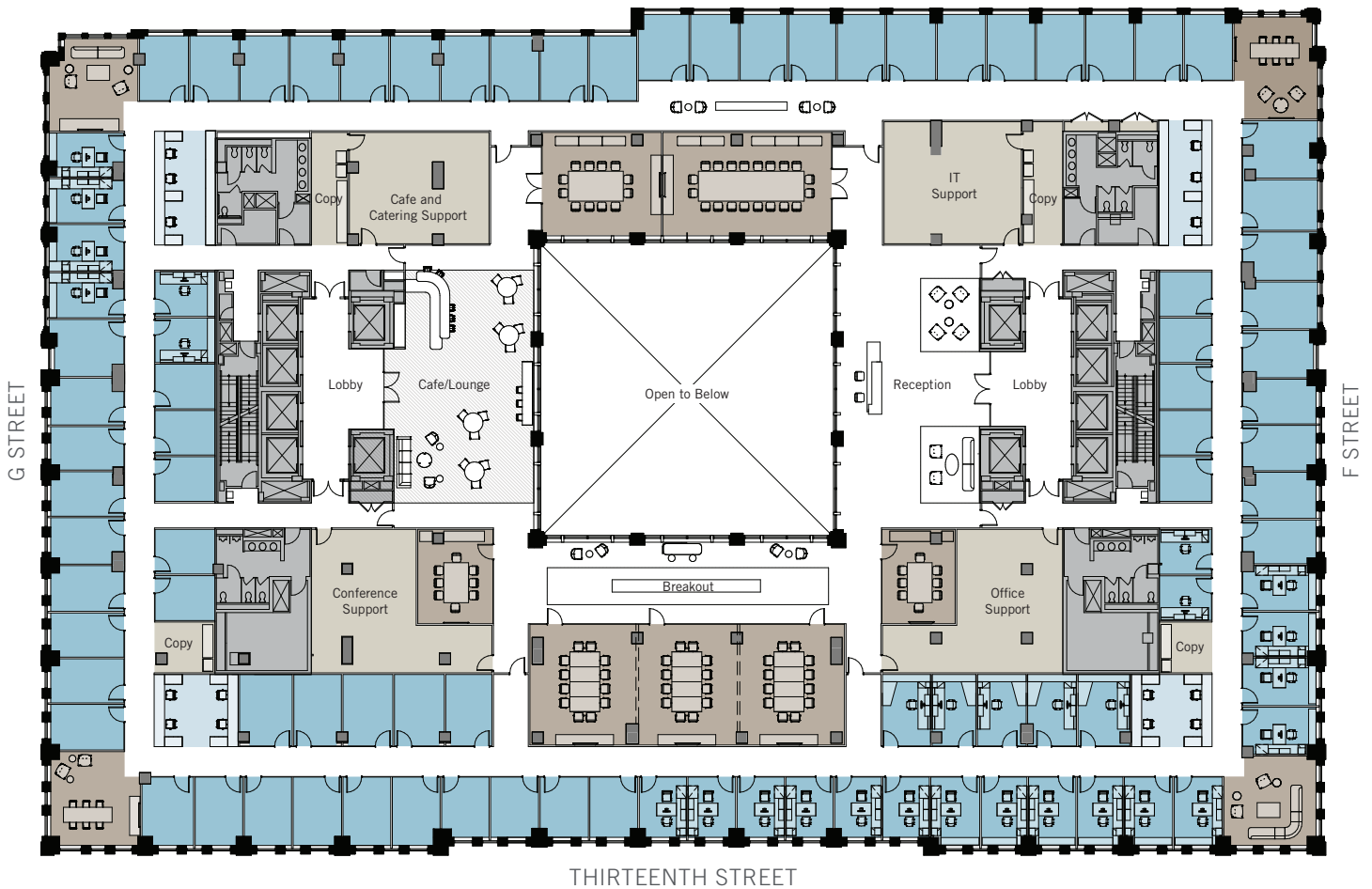
THE HOMER BUILDING

TWELFTH FLOOR OFFICE-INTENSIVE TEST FIT

40,653 SF | Available Immediately | 3-10 years | Divisible

- Rare full-floor opportunity
- Thirteenth Street, F Street, G Street, alley, and atrium window lines
- Prime views
- Direct elevator exposure
- Opportunity for occupiable penthouse with private rooftop terrace

	Prog. Size	Seats
■ Perimeter office	160 SF	70
■ Interior Office	130 SF	24
■ Workstations	96" x 30"	14
		108
■ Conference/Shared		
■ Support		



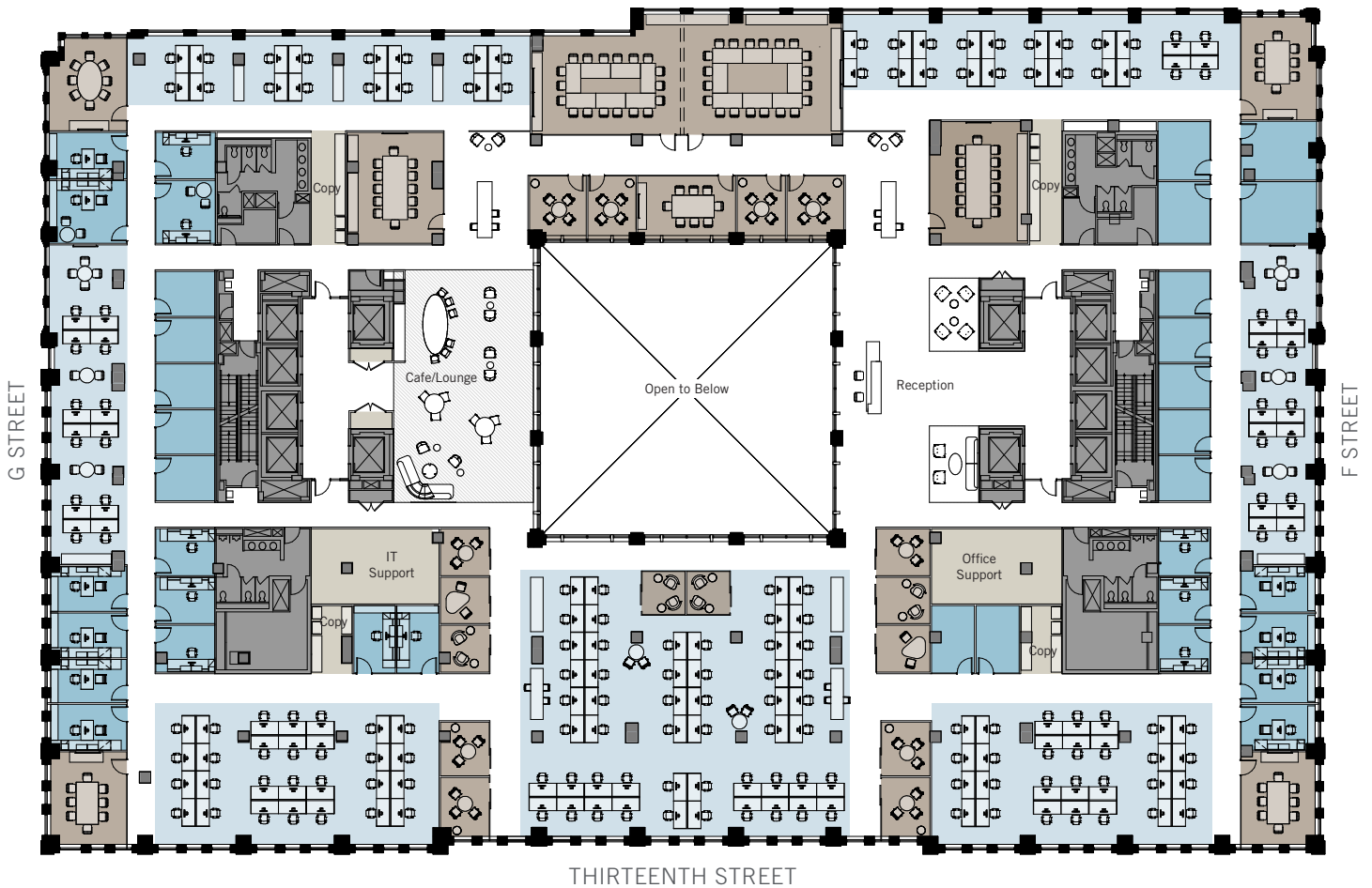
THE HOMER BUILDING

TWELFTH FLOOR OPEN-OFFICE TEST FIT

40,653 SF | Available Immediately | 3-10 years | Divisible

- Rare full-floor opportunity
- Thirteenth Street, F Street, G Street, alley, and atrium window lines
- Prime views
- Direct elevator exposure
- Opportunity for occupiable penthouse with private rooftop terrace

	Prog. Size	Seats
■ Perimeter office	160 SF	12
■ Interior Office	120 SF	24
■ Workstations	66" x 30"	170
		206
■ Conference/Shared		
■ Support		



THE HOMER BUILDING

LOCATION MAP



GREEN SHEET

THE HOMER BUILDING BENEFITS

- LEED-EB® O+M Gold 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 1914, 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.

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.

WATER EFFICIENCY: WATER IS LIFE

Water is a precious resource and conscientious operating practices are a priority. At The Homer Building, restroom fixtures are 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.

THE HOMER BUILDING

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 and repair service station in the building garage, along with convenient lockers, changing areas, and showers in the on-site fitness facility.

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, glass containers, and light bulbs. Year-round battery and electronic "recycling" is also offered for eco-friendly disposal of office and personal items.

ABOUT AKRIDGE: INVESTED

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