

THE HOMER BUILDING

THIRD FLOOR (SOUTH)

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

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

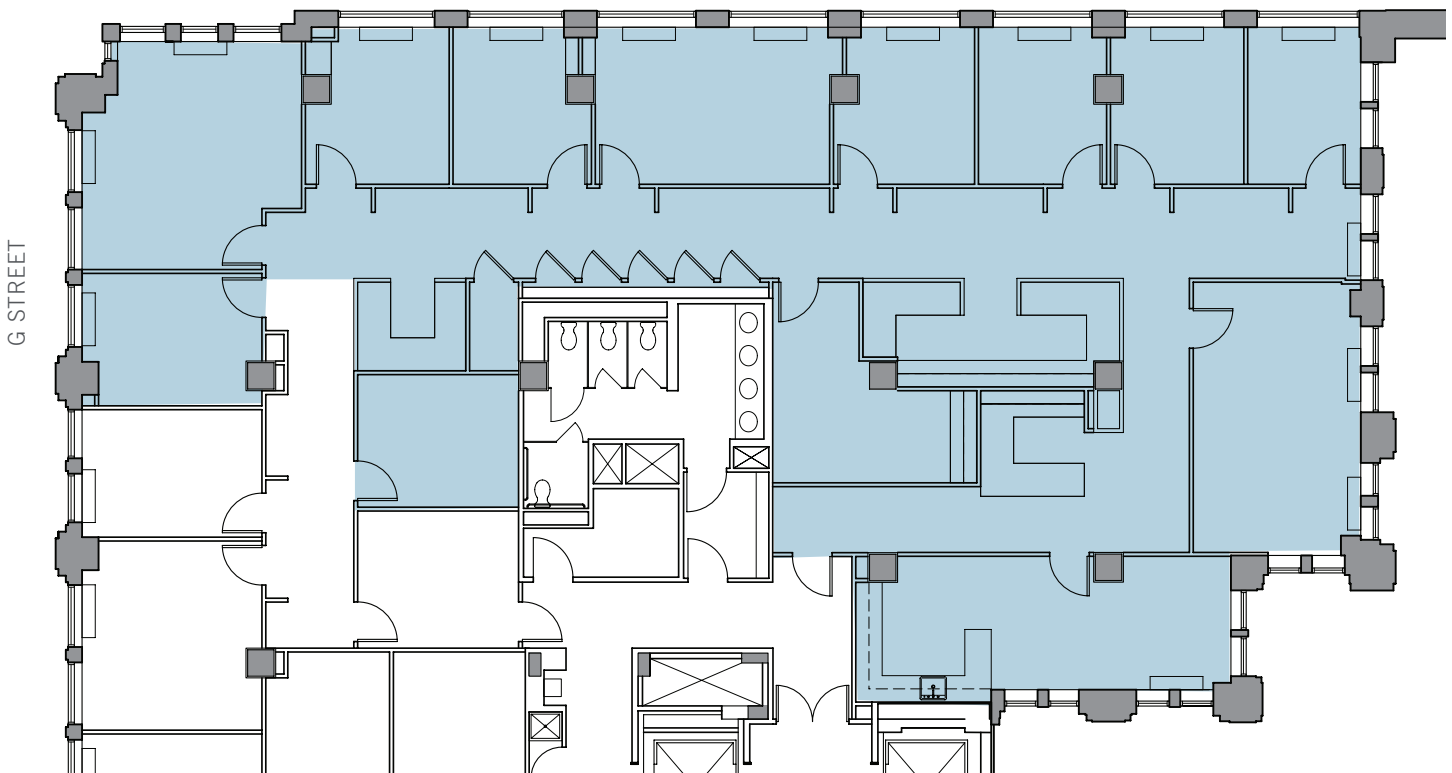


THE HOMER BUILDING

FOURTH FLOOR (NORTH)

4,600 SF | Available Immediately | 3-10 Years

- 10 windowed offices
- Direct elevator exposure
- High-end spec finishes

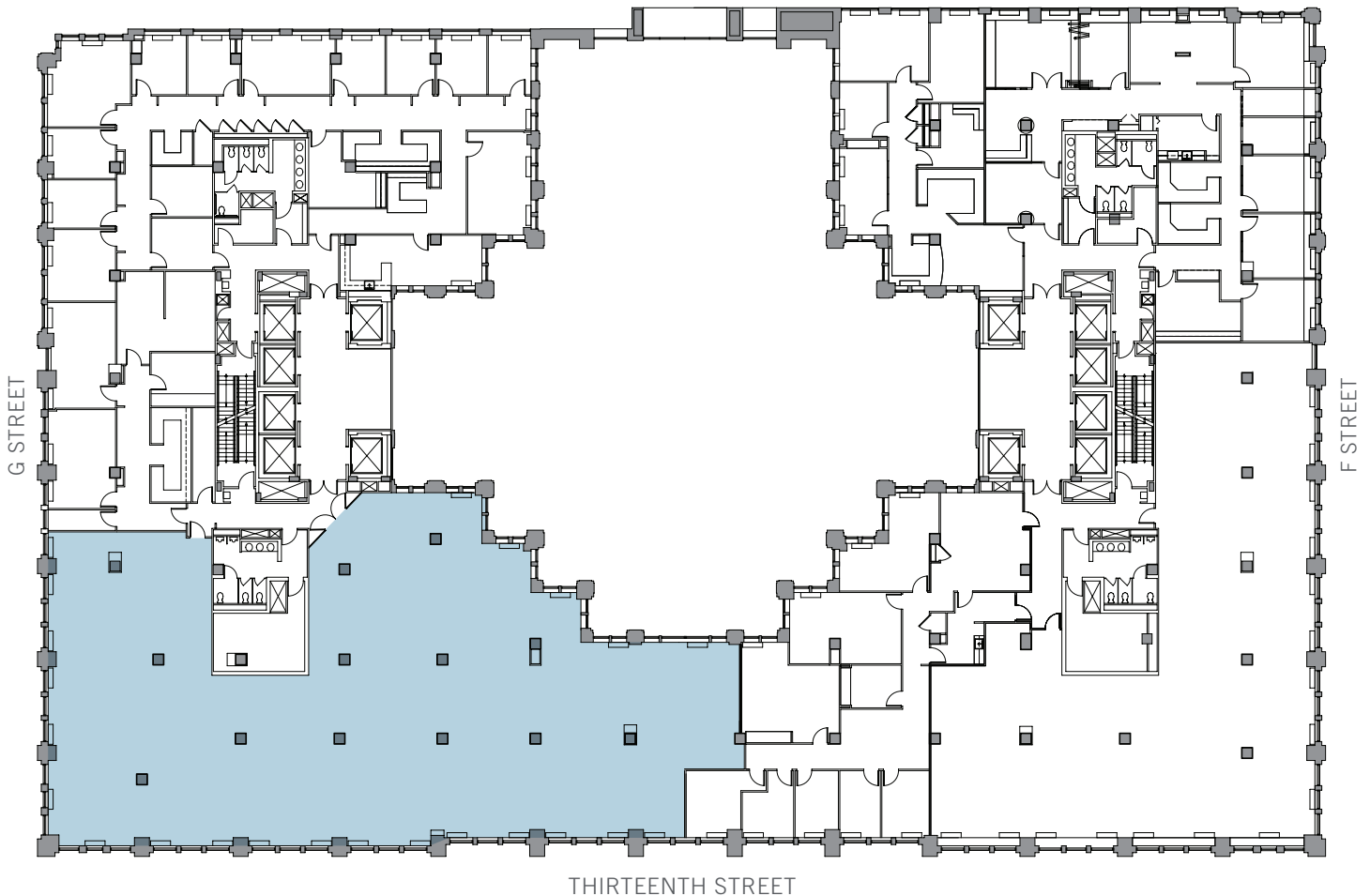


THE HOMER BUILDING

FIFTH FLOOR (NORTH)

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

- Three sides of windows
- Prime corner views
- Shell condition
- Turnkey availability

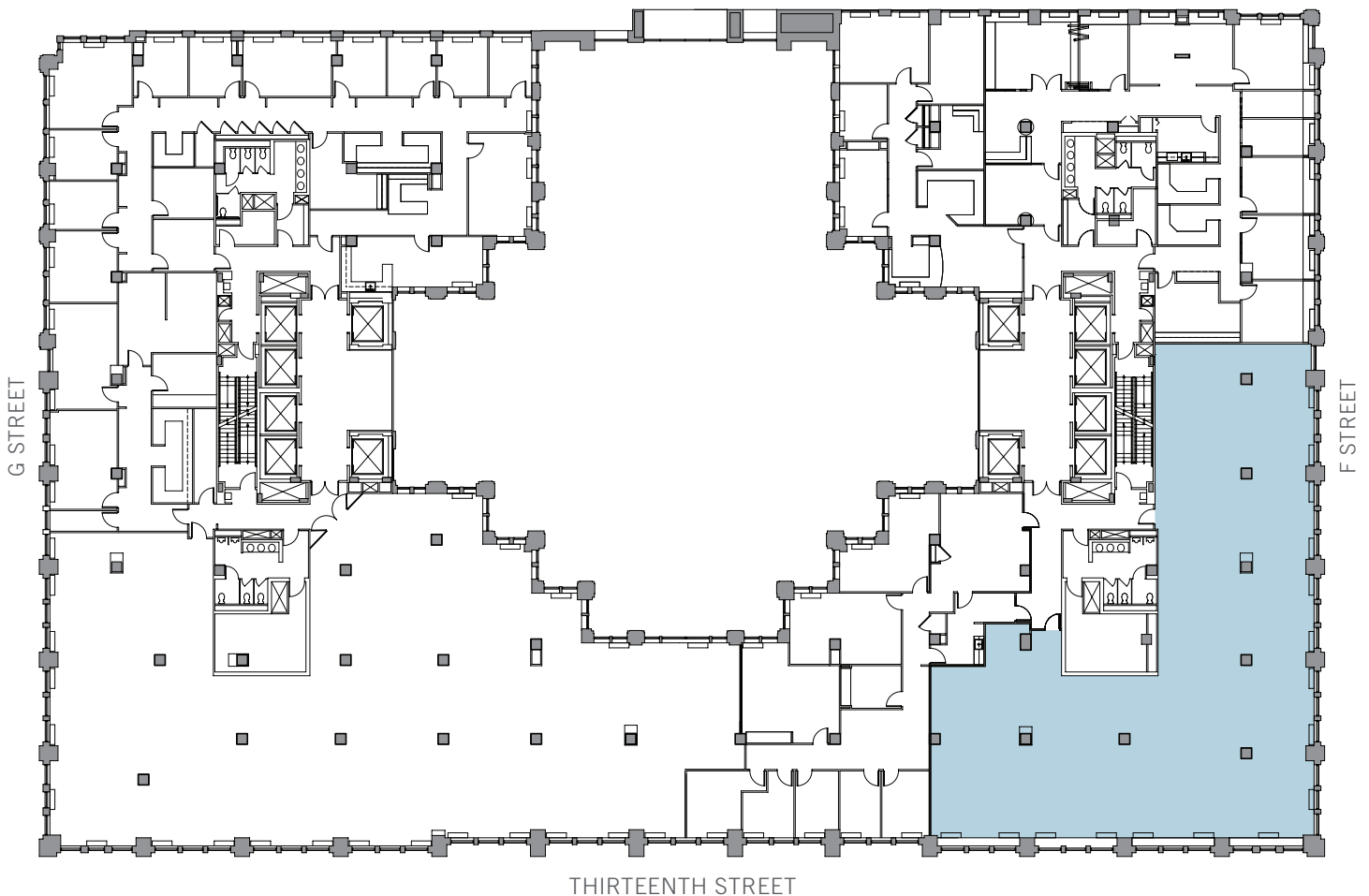


THE HOMER BUILDING

FIFTH FLOOR (SOUTH)

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

- F Street and Thirteenth Street window lines
- Shell condition
- Turnkey availability

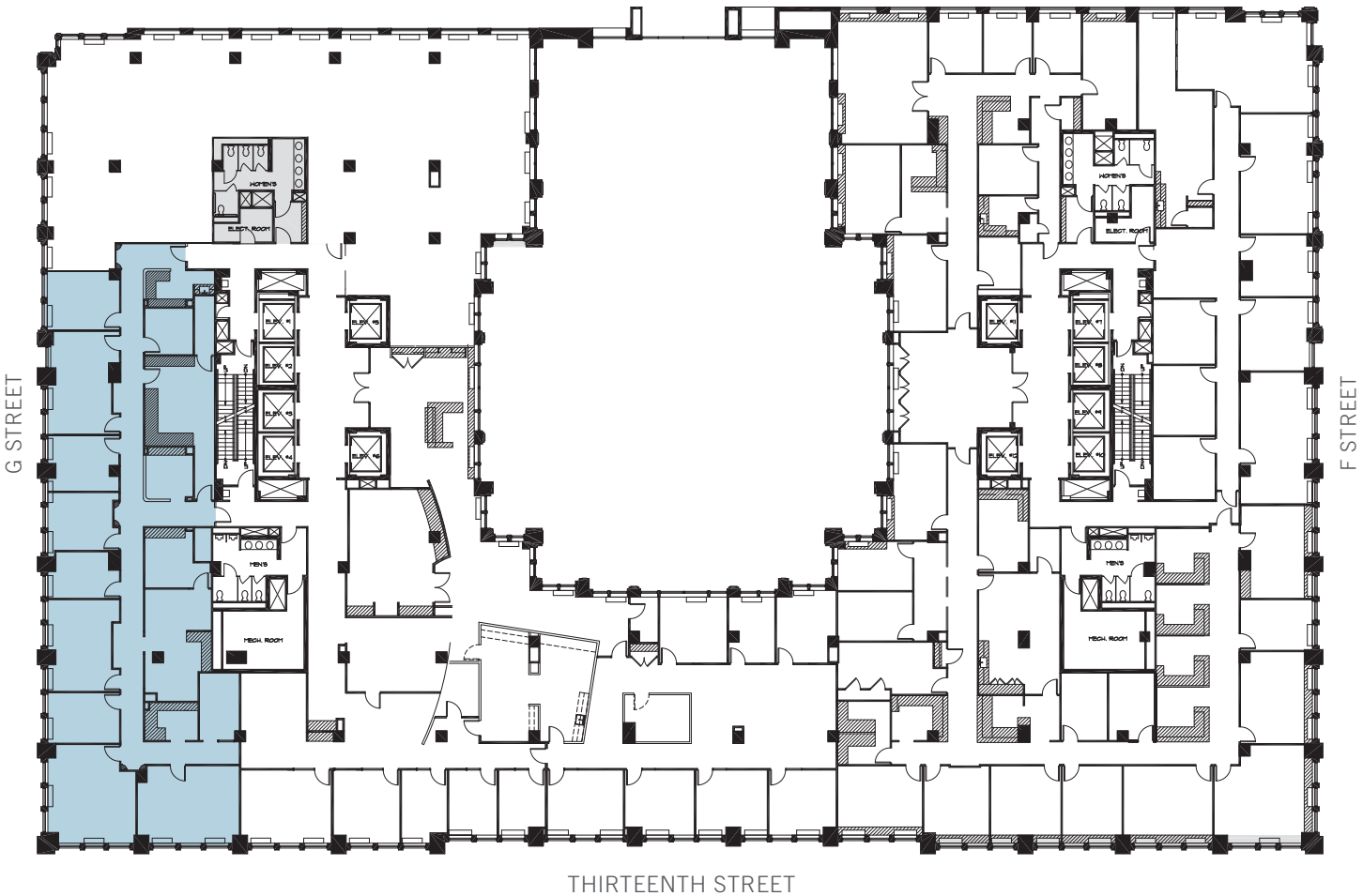


THE HOMER BUILDING

EIGHTH FLOOR (NORTH)

5,268 SF | Available Immediately | 3-10 Years

- G Street and Thirteenth Street window lines

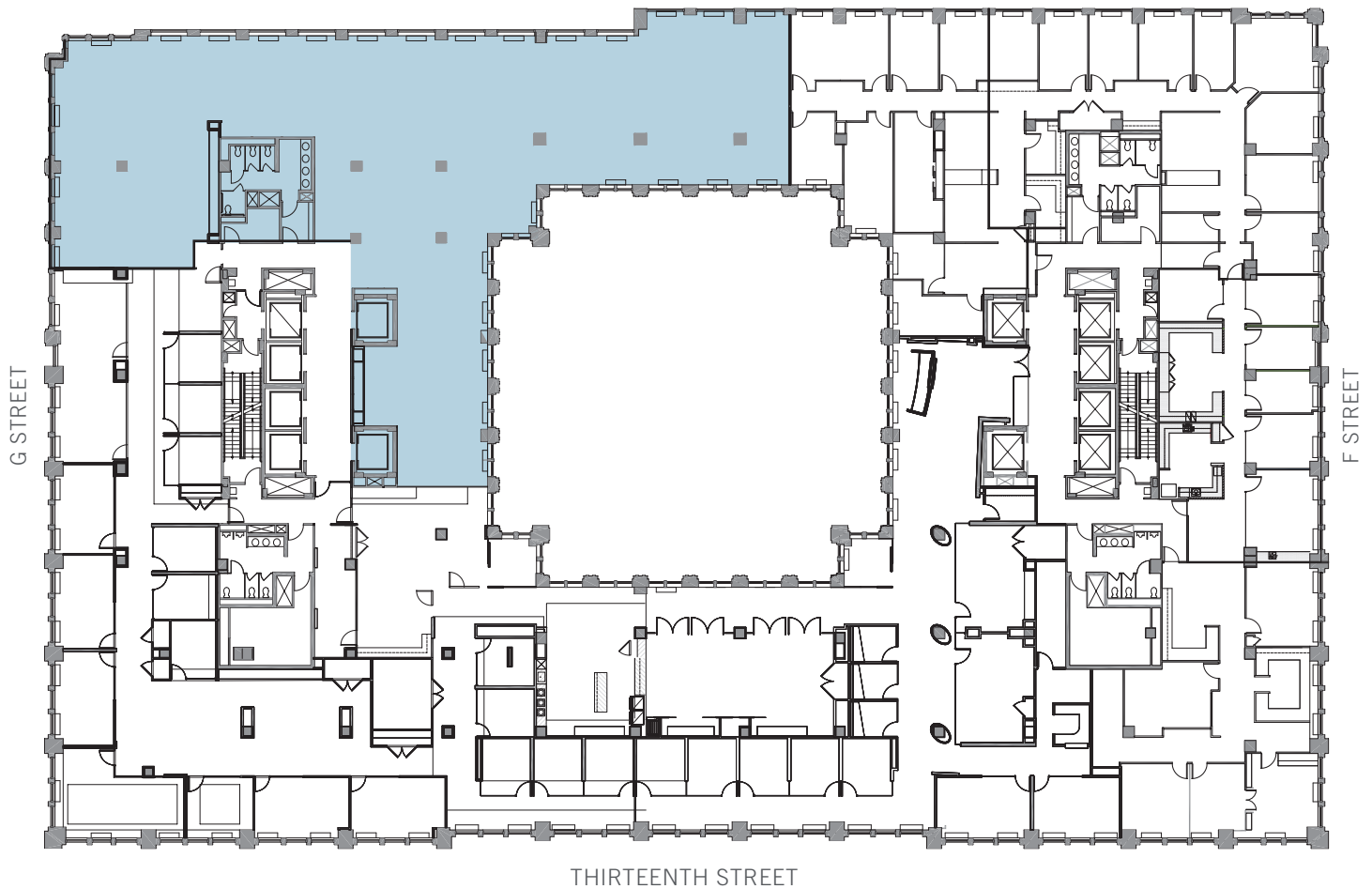


THE HOMER BUILDING

NINTH FLOOR (NORTH)

910N: 8,594 SF | Available Immediately | 5-10 Years

- Shell Condition
- Direct Elevator Exposure



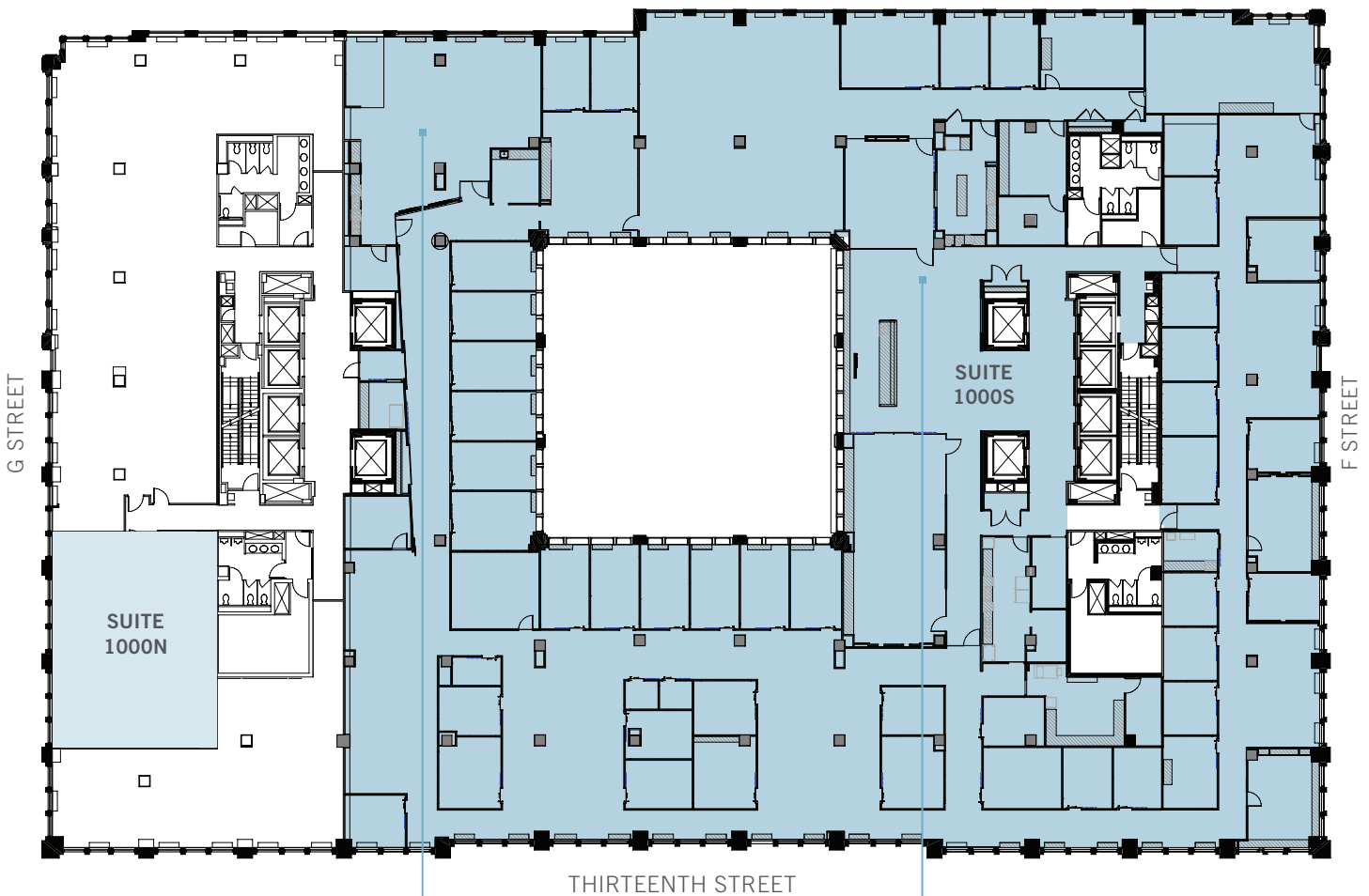
THE HOMER BUILDING

TENTH FLOOR

SUITE 1000S | 32,075 SF | Available Immediately | 3-10 Years

- Full South elevator lobby control
- High-end government affairs build out
- Windowed offices on all four sides

SUITE 1000N | 1,914 SF | Available Immediately | 3-10 Years



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