

Building Specifications

Overview

Property Address: 1625 Eye Street, NW
Washington, DC 20006

General Description: 1625 Eye Street, a 383,000 square foot premier office tower, is located at the hub of Washington, DC's central business district (CBD) only two blocks north of the White House at Farragut Square. The Building's location provides convenient Metrorail access with two Metrorail stations located within 1.5 blocks of the Property; Farragut West (Orange and Blue Lines) and Farragut North (Red Line). This 12 story office building has 366,590 square feet of office space, 16,684 square feet of retail space and 425 available parking spaces (.9 per 1,000 square feet). 1625 Eye Street's prominent design features a limestone and glass façade with a soaring 9-story light-filled atrium facing Eye Street, marble and granite flooring and elegant wood paneled walls. An illuminated 160-foot campanile extending above the roof offers panoramic views of the stunning Washington skyline.

Design Architect: Skidmore, Owings & Merrill and Gensler

General Contractor: EE Reed

Mechanical Engineer: B&A Consulting Engineers

Structural Engineer: Haynes Whaley Associates

General Specifications

Year Completed: 2003

Site: 40,022 square feet (.918779 acre)

Building Area: 383,274 Square Feet

Typical Floor Area: 33,848 Square Feet

Number of Floors: 12 stories with six levels of below grade parking

Structure: Conventional reinforced concrete frame

Façade: The building's façade consists of polished granite on the first floor while floors two through 12 are clad with concrete limestone aggregate panels and brick with aluminum framed insulated windows.

Parking: Six levels of below grade parking accommodate 425 cars (.9 per 1,000 square feet) The parking garage is third party managed by Central Parking and is operated as a self park garage. Parking attendants are located on site. Current monthly parking rates are \$265 for a regular space and \$530 for a reserved space.

Ceiling Heights: Slab-to-slab heights on office floors average 10'9"
Standard floor to finished ceiling height is 8'5"

Roof: Hot rubberized asphalt insulated membrane roof with gravel ballast installed in 2003 (10 year warranty)

Windows: Double paned temper glass

Interior Column Spacing: Generally every 30 feet

Mullion Spacing: Five feet

Design Load: 20 pounds per square foot partition load
80 pounds per square foot live load

Zoning: C-4 - The downtown core comprising the retail and office centers for the District of Columbia and the metropolitan area, and allows office, retail, housing and mixed uses to a maximum lot occupancy of 100%, a maximum FAR of 8.5 to 10.0, a maximum height of 110 feet and 130 on 110-foot adjoining streets. (Maximum height and FAR depend on width of adjoining streets.)

Heating, Ventilation and Air Conditioning (HVAC)

Building Automation and Energy Management System: Primarily VAV equipment. In addition to equipment operation and control, the Siemens Apogee 600 EMS system performs demand totalization and duty cycling.

Office HVAC: Two 450-ton Trane CBH chillers supply chilled water to air handlers. Two air handler units are located on each floor (one to handle the core and one to handle the perimeter). Heat is supplied by electric resistant heat. Supplemental HVAC available 24 hours a day at a charge of \$52.95 per hour.

Retail HVAC: Supplied by supplemental package systems

Electricity

General: Building-standard power consists of 6 watts per usable square foot, connected load, provided by Pepco/ConEd Solutions

Electric Closets: Two per floor

Telephone Closets: Two per floor

Passenger Elevators

Number of Passenger Elevators: Nine Schindler passenger traction elevators, with 3,500 lbs. capacity, organized into two banks

Bank One Services Floors 1-12 (seven passenger elevators comprise Bank One)
Bank Two Services Floors 1-P-5 (two passenger elevators comprise Bank Two)

Elevator Speed: 350 FPM (ft. per minute), depending on elevator bank

Service Elevator

Number of Service Elevators: One Schindler service elevator (8th elevator in Bank One)
Services all floors

Service Elevator Capacity: 4,000 lbs.

Service Elevator size: 5'11" long, 7'6" wide, 10' high

Stairwells Two stairwells service all floors

Fire/Life Safety

Perimeter Access Control: Kastle Card readers are located at Building lobby entrance

Monitored Elevators: Kastle Systems monitors the elevators

Monitored Fire Panel: Kastle Fire and Trouble monitors the fire panel

Fireman's Recall: Manual keyed in lobby

Smoke/Heat Detection: Smoke and heat detectors are located in all elevator lobbies, elevator machine rooms and shafts, and supply and return of HVAC systems.

Annunciation System Location: Annunciation system is located on the street level next to the garage entrance.

Building Lock System: Card readers with electric strikes and manual startup and shutdown.

Sprinkler Protection: The Building is fully sprinklered

Building Amenities

- Expansive private roof top terrace with incredible views of the White House, Washington Monument and Executive Office Building
- Convenient access to Metrorail system
- Located two blocks from the White House
- State-of-the-art fitness facility
- Full-service concierge and security
- Six-level indoor parking garage with 425 spaces
- Captivate elevator display screens
- White table cloth dining with BLT Steak House located in the Building