

INFLUENTIAL ADDRESS.
SUPERIOR ACCESS.
REIMAGINED OPPORTUNITY.



A CAPITOL RENOVATION



RENOVATIONS INCLUDE



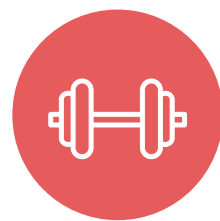
New building entrance



Renovated lobby



3,500 SF conference facility



Brand new fitness center



Renovated common areas



New tenant lounge



New wellness rooms



Bike room with lockers



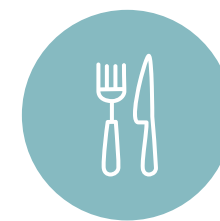
On-site property management by Penzance Management



Capitol views



Parking



On-site Café



Access

BUILDING CONVENIENCES

HEALTHY BUILDING MEASURES



MERV-13 Filters



Indoor Air Quality & Water Testing



Touch Free Building



Cleaning & Disinfection Following CDC Guidelines



Fixed Outside Air Per Floor



A PROMINENT PRESENCE



JUST ADD CAFFEINE

- 1. Cafe Phillips
- 2. Starbucks
- 3. Dunkin'
- 4. Corner Bakery Cafe
- 5. Mission Muffins



ONE STOP SHOP 5 MINUTES AWAY

- 6. Union Station
 - Au Bon Pain
 - Pret A Manger
 - Chipotle
 - Le Pain Quotidien
 - Johnny Rockets
 - Shake Shack
- Thunder Grill
- Einstein Bros. Bagels
- Jamba Juice
- Chopt
- Uno Pizzeria
- Legal Sea Bar
- Juice Press



GETTING TO WORK OR TO A MEETING HAS NEVER BEEN EASIER

- 7. Union Station
 - Red line metro
 - Greyhound bus station
 - Amtrak
- MARC
- VRE
- 8. Judiciary Square Metro
- 9. I-395



BUSINESS LUNCH AND ON THE GO OPTION

- 10. Cafe Phillips
- 11. The Dubliner
- 12. Embers Grill
- 14. Kelly's Irish Times
- 15. Sandwiches by Phillip
- 16. West Wing Cafe
- 17. Hamilton's Bar and Grill
- 18. The Ministry



PRESIDENTIAL DINNERS

- 19. Bistro Bis
- 20. Bistro 525
- 21. Article One
- 22. Art & Soul
- 23. Charlie Palmer Steak



OUT OF TOWNERS CAN REST IN STYLE

- 24. Washington Court Hotel
- 25. Kimpton George Hotel
- 26. Hyatt Regency Hotel
- 27. Liason Hotel



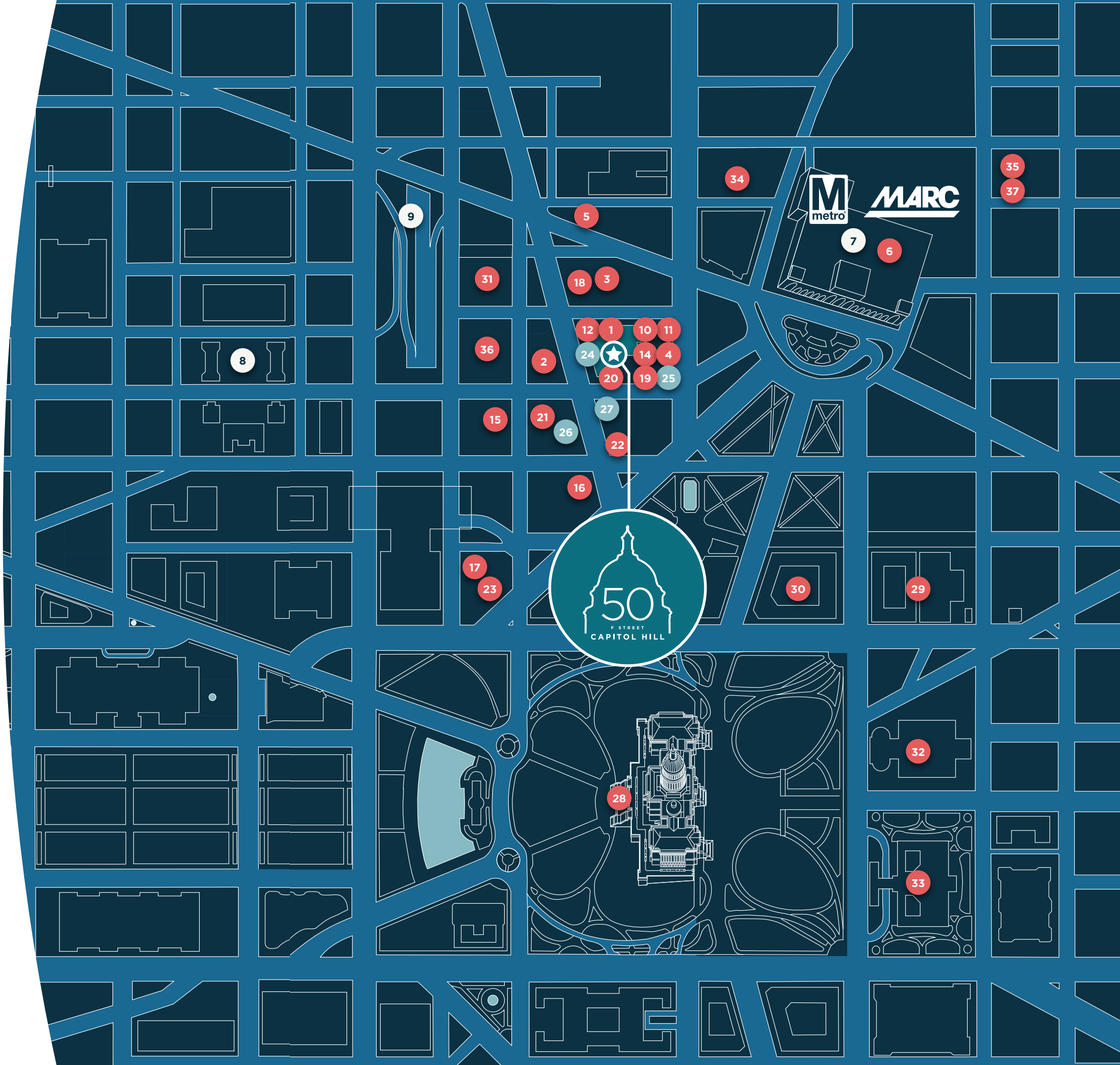
NOTABLE NEIGHBORS

- 28. US Capitol
- 29. Hart Senate Building
- 30. Russell Senate Building
- 31. Georgetown University Law Center
- 32. Supreme Court of the United States
- 33. Library of Congress



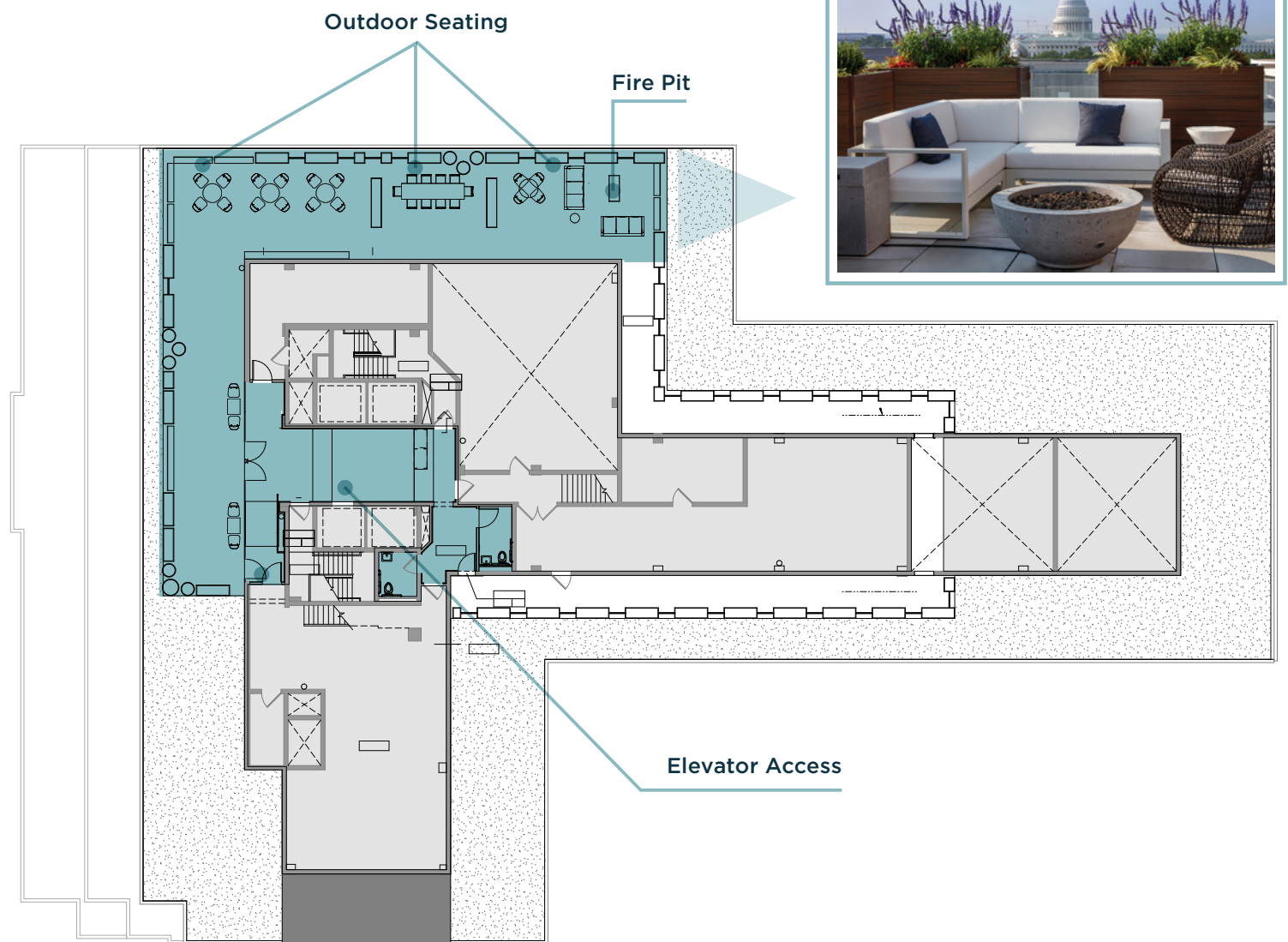
CONGRESSIONAL BODY RIGHT IN YOUR NEIGHBORHOOD

- 34. Real Fitness
- 35. Barre3
- 36. Scott K. Ginsburg Sport and Fitness Center
- 37. Nuboxx



AMENITY FLOOR

ROOFTOP



Outdoor Seating

Fire Pit

Elevator Access



NEW ROOFTOP AMENITY
(ACTUAL PHOTO)



NEW CONFERENCE CENTER



NEW FITNESS CENTER



NEW WELLNESS ROOMS



NEW SECURE BIKE LOCKER ROOM



NEW TENANT LOUNGE

FLOOR PLANS

OPEN PLAN



OFFICE INTENSIVE PLAN



SPEC SUITE PLAN



BUILDING SPECS

PROPERTY DETAILS

| | |
|---|---|
| Typical Office Floor Plate: | 19,364 square feet |
| Parking Garage: | 117 parking spaces |
| Parking Spaces: | 1/1,750 RSF |
| Standard Operating Hours Per Leases: | Monday – Friday: 8:00am – 6:00pm Saturday: 9:00am – 1:00pm |
| Core Factor: | Single Tenant: 19.09% Multi-Tenant: 26.51% |

HVAC DETAILS

Size and Location of HVAC: Heating and cooling are provided by a variable air volume system. Floors 3 through 12 and the lobby have one air handling unit on each floor. Heating is provided by VAV boxes with electric heat for perimeter zones.

Cooling: Two (2), Carrier, 250-ton centrifugal chillers located in the penthouse. The chillers reject heat through one BAC cooling tower. A separate tenant cooling loop with nominal capacity of 250 tons is provided, and is served by one, BAC forced-draft, stainless steel cooling tower on the roof with two circulating pumps.

Energy Management System: The building has an Andover Continuum Energy Management System in place.

ELECTICAL DETAILS

Emergency Generator: The Building features a Caterpillar, 250-kW, diesel-powered generator located on the roof. Emergency power is provided through one main and several smaller automatic transfer switches, and a fire pump controller for emergency lighting and other life safety loads including the elevators, stair pressurization fans, and fire pumps.

ELEVATOR & SECURITY DETAILS

Elevators: Four elevators and one service elevator

Security: Security Guard Hours:
Monday – Friday: 7:00am – 11:00pm
Saturday: 8:00am – 1:00pm



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 **PENZANCE**

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