

BUILDING SPECS



Overview

- 14 story, 448,247 SF office building
- Constructed in 1926 with initial opening September 1927, renovated in 1965, 1982, 2005 and undergoing additional renovations now in 2018
- Freshly renovated open, central core atrium with exposed trusses, skylights, new porcelain tile flooring and inviting seating areas for tenants on the ground and second floors
- Building structure is cast-in-place concrete and structural steel framing with concrete composite metal deck reinforced steel bars
- Live loads of 100 lbs/sf
- 7 wet stacks per floor on floors 2-14
- Fully sprinklered with automated life safety systems
- Fully ADA compliant

Amenities

- Open staircase connects ground floor atrium and fitness center to a new 11,200 SF second floor amenity center with café, conferencing center, and lounge/entertainment area
- New Tenant Café with ample and varied seating areas
 - New Tenant Only Lounge with 4 large screen TV's, varied seating areas and moveable high top tables, serviced by a pantry, full service catering kitchen and service elevator to facilitate entertainment options
 - New Conferencing Facility with 5 conference rooms, two of which can be combined to provide a training room capable of seating up to 55 individuals and an electronic reservation system
 - WiFi Enabled for tenant use
 - New 4,500 SF Fitness Center with a TRX Training Zone, 12 pieces of cardiovascular equipment, 8 pieces of strength training equipment, a multipurpose fitness studio equipped with a large screen TV enabled with a WellBeats Interactive Fitness program, and men's and women's shower facilities and keyless lockers
 - New bike storage room with lockers with easy access to the Fitness Center shower/locker rooms
 - Concierge services provided

Management

- Cannon Hill Capital Partner

Lobby

- Two-story marble lobby on 14th Street with security desk and media wall
- New two-story lobby under construction on F Street with a concierge desk surrounded by natural wood features and inviting, comfortable seating areas
- Interactive digital directories and live transit screens being added

New Building Standard Finishes

Five floors completed with more on the way

- Elevator lobbies and common corridors are being upgraded and modernized with new high end finishes, including wood veneer elevator surrounds, LED lighting, and updated wall coverings with inviting accent walls
- Restrooms are being renovated with porcelain tile floors, Silestone quartz countertops, ceramic wall tiles, LED lighted mirrors, stainless steel partitions, and stainless steel eco-friendly fixtures

Elevators

- 8 high speed passenger elevators, 6 located in the 14th Street Lobby and 2 located in the central atrium
- 2 service elevators, each with a 3,000lb capacity, one servicing the basement through the 13th floor, and the other servicing the basement through the 2nd floor with a capacity of 3,000 lbs

Electrical

- 5 watts per square foot demand load for tenant electric

Roof

- Antenna and satellite dish space available

Building Management System (BMS)

- Tridium Niagara 4

Mechanical

- 3 chillers
- 3 boilers
- 4 cooling towers
- 5 main AHUs
- 15 AAon units

Supplemental Cooling

- Based on tenant need and availability

Communications

- Building wired for Comcast, Level 3 Communications, PressCom and Verizon

Building Hours of Operation (excluding building holidays)

- Monday to Friday 6:00am to 11:00pm
- Saturday 8:00am to 11:00pm
- Sunday 11:45am to 5:00pm

Security & Tenant Access

- Lobby security is in place 24 hours a day, 7 days a week
- Kastle electronic card system gives tenants access to building entrances and elevators during non-business hours

National Press Club

- Membership available only to building tenants and media companies
- Restaurant open to the public

Retail Tenants

- Spin Ping Pong
- Corner Bakery
- Marshalls
- Men's Warehouse
- Today's News
- Cuts by Hugo (barbershop)
- F8 Rentals (A/V rental company)