

## ■ Building Facts

- Completed in 1943
- Redevelopment completed in 2002
- 12-story office building
- 108,085 square feet

## ■ Features and Amenities

- 8,600 average square foot floor plates
- 2 high-speed passenger elevators in one bank
- On-site Property Management
- 24-hour tenant access, 365 days a year
- Professional security staff
- 24-hour tenant access through Datawatch card key system
- After-hour HVAC access through remote dial
- Advanced telecommunications infrastructure and services
- UPS drop box

## ■ Property Description and Location

Designed by Singletary Rueda Architects, 1625 K Street, NW's exterior features an elegant combination of limestone with polished granite. The property underwent extensive renovations in 1996, then again in 2002, and most recently in 2003, where \$2.5 million more in capital improvements were completed including a new emergency power generator, mechanical systems upgrade, and improvements to the building's common areas and façade.

1625 K Street, NW is exceptionally well-positioned on the 1600 block of K Street, which is the main east-west artery running through the Central Business District and is one of the most prestigious addresses in Washington, D.C. Located one-half block from Farragut Square, the property offers tenants access to two major Metro stations. The property is surrounded by the densest amenity base in the Washington, D.C. region with high-end retailers, fine dining and 5-star hotels.



## ■ Leasing Representatives

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