

1200 SEVENTEENTH



BUILDING FEATURES

169,000 SF

TOTAL BUILDING SIZE

16,700 SF

TYPICAL FLOOR SIZE

WINDOWLINE Free standing building with floor-to-ceiling glass

COLUMN SPACING Column-free client space with 37' x 30' bays

FINISHED CEILING Height of 9'0" throughout the tenant space

VIEWS St. Matthews Cathedral, National Shrine of the Immaculate Conception, and Washington Monument

PARKING One space for every 1,500 square feet leased (self parked)

LOBBY FINISHES Trophy wood and stone finishes with 27' tall window wall

HVAC SYSTEM State-of-the-art, dedicated outside air system (DOAS) with VAV controls (33% more efficient than a conventional VAV system)

ELEVATORS Four high-speed elevators (with additional garage shuttle elevators)

ELECTRICAL POWER One watt per square foot for lighting; five watts per square foot for power



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BUILDING AMENITIES

LOCATION Immediate access to retail and service amenities on Connecticut Avenue
Short walk to Dupont Circle, Farragut North, and Farragut West Metro stations (red, blue, and orange lines)

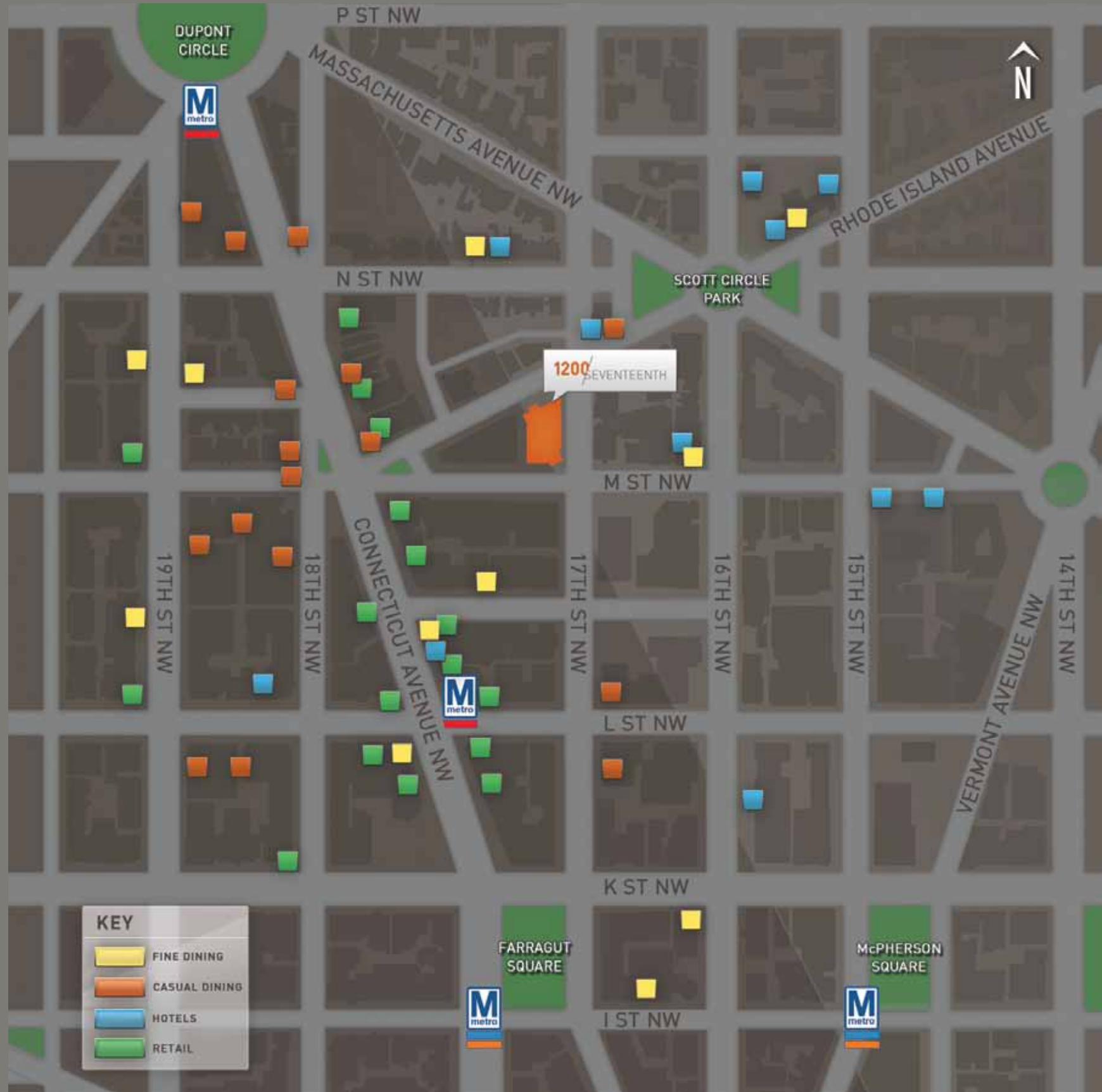
ROOF TERRACE Expansive event space framed by a landscaped green roof

FITNESS CENTER 2,500 square foot fitness center with men's and women's locker rooms, showers, and towel service

SUSTAINABLE FEATURES

Building design targets the highest level of sustainable certification, LEED Platinum.

- Bicycle storage and changing facilities will be among features supporting cleaner modes of transportation.
- Water-saving fixtures will contribute to a 35% reduction in water use.
- Low-emitting materials and ample ventilation will increase air quality.
- Abundant daylight and views will enhance quality of life and overall work environment.
- Construction will use 20% recycled content and will recycle over 50% of generated waste.
- 35% of the building's power will be derived from a green power source.
- Average energy use will be nearly 20% less than non-LEED certified buildings.
- Award-winning Akridge property management will ensure sustainable operation.



Akridge

Real Estate at the Highest Grade™

Akridge is a premier commercial real estate firm founded in 1974 and dedicated to the Washington, DC metropolitan area. The company's development projects total over 13 million square feet of commercial space and include such diverse and award-winning properties as Gallery Place, The Homer Building, and 700 Sixth Street, one of DC's first LEED Platinum office buildings. The Akridge property management team consistently outperforms the competition in Client satisfaction as measured by national real estate benchmarking firms, and has been named Best in the Industry in customer service, among all firms of similar size, 11 times since 1999. Akridge's tagline is your guarantee: Real Estate at the Highest Grade.

MITSUI FUDOSAN AMERICA

Mitsui Fudosan America is a real estate investment and development company headquartered in New York, New York. The company entered the US market in the early 1970's with, among others, the acquisition and re-development of the renowned Halekulani Hotel in Waikiki, Hawaii. Subsequent investments were made in Los Angeles, San Francisco, New York, Washington, DC and Chicago. MFA's flagship commercial property is located at 1251 Avenue of the Americas in New York, one of the city's most prestigious business addresses. Mitsui Fudosan America is the US subsidiary of Japan's largest real estate company, Mitsui Fudosan Company, Ltd.

Please visit www.mfamerica.com for more information.

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