





Commanding DC's Most *Dynamic* Business Corridor

Located at the epicenter of Washington's premier dining and transit hub, 1111 19th Street NW delivers 270,000+ square feet of flexible Class A office space where location advantage meets operational excellence. This 12-story asset underwent a comprehensive renovation in 2014 and is slated for first-class amenity upgrades in 2026 including the addition of a conference center/event facility and other common area improvements.

Unmatched Connectivity & Convenience

Steps from both Dupont Circle, Farragut North and Farragut West Metro stations, tenants enjoy direct access to Red, Orange, Blue, and Silver lines—connecting to every corner of the region in minutes. The building sits amid D.C.'s vibrant 19th Street restaurant corridor, with over 40 dining options in a three-block radius, from quick-service favorites to client-entertaining establishments.

BITES ON THE BLOCK

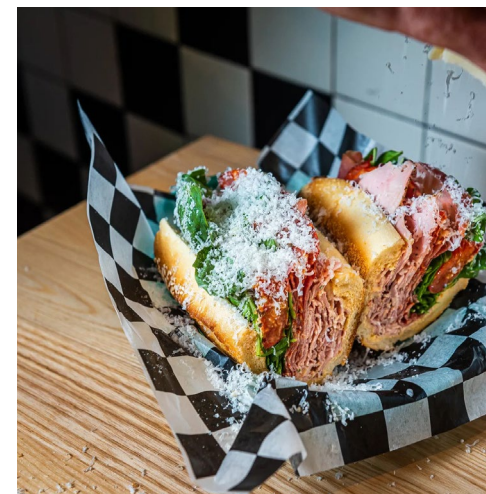
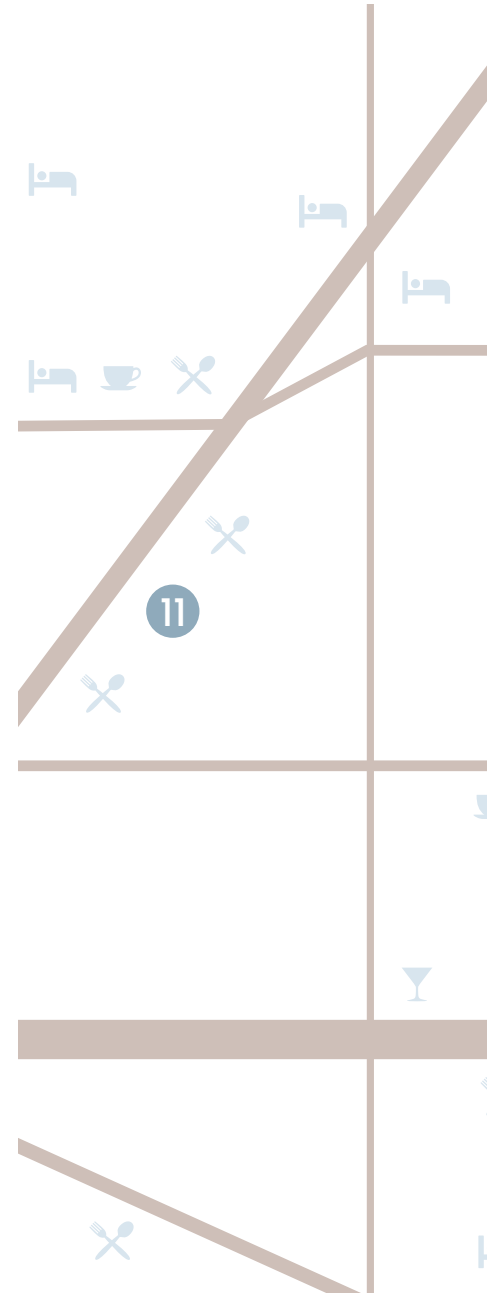
- | | | |
|-----------------|--------------------|-------------------------|
| - Chopt | - For Five Coffee | - Roasting Plant Coffee |
| - DC Pizza | - Greek Deli | - Donburi |
| - Pisco y Nazca | - Potbelly | - Sol Mexican Grill |
| - Little Sesame | - Grill Kabob | - Well-Dressed Burrito |
| - Wawa | - Wiseguy Pizza | - Colada Shop |
| - Nooshi | - Bluestone Lane | - Surfside |
| - Mikey & Mel's | - Gregory's Coffee | - Talkin Tacos |

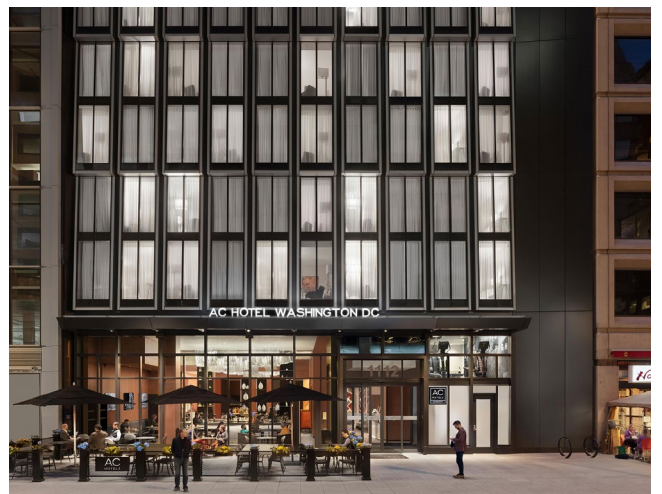
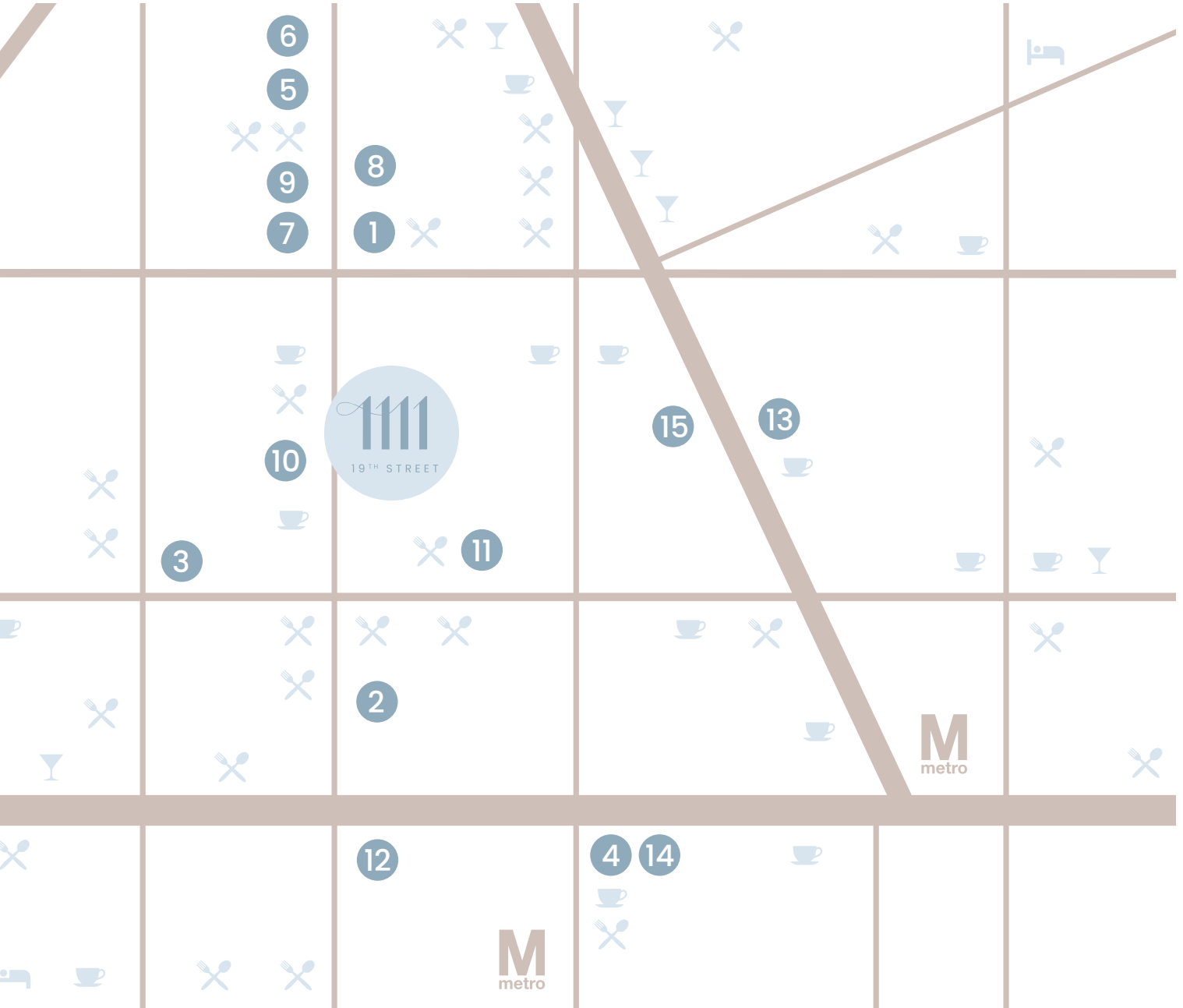
RESTAURANTS

- | | | |
|------------------|---------------------|----------------------|
| 1. Boqueria | 4. Public Interest | 7. Teddy & The Bully |
| 2. Grazie Grazie | 5. Petite Maman | 8. Nero |
| 3. Moxie's | 6. Ristorante Ricci | 9. Chang Chang |

HOTELS & ATTRACTIONS

- | | |
|------------------|---------------------|
| 10. The AC Hotel | 13. Mayflower Hotel |
| 11. Yours Truly | 14. Tempo by Hilton |
| 12. The Square | 15. DC Improv Club |

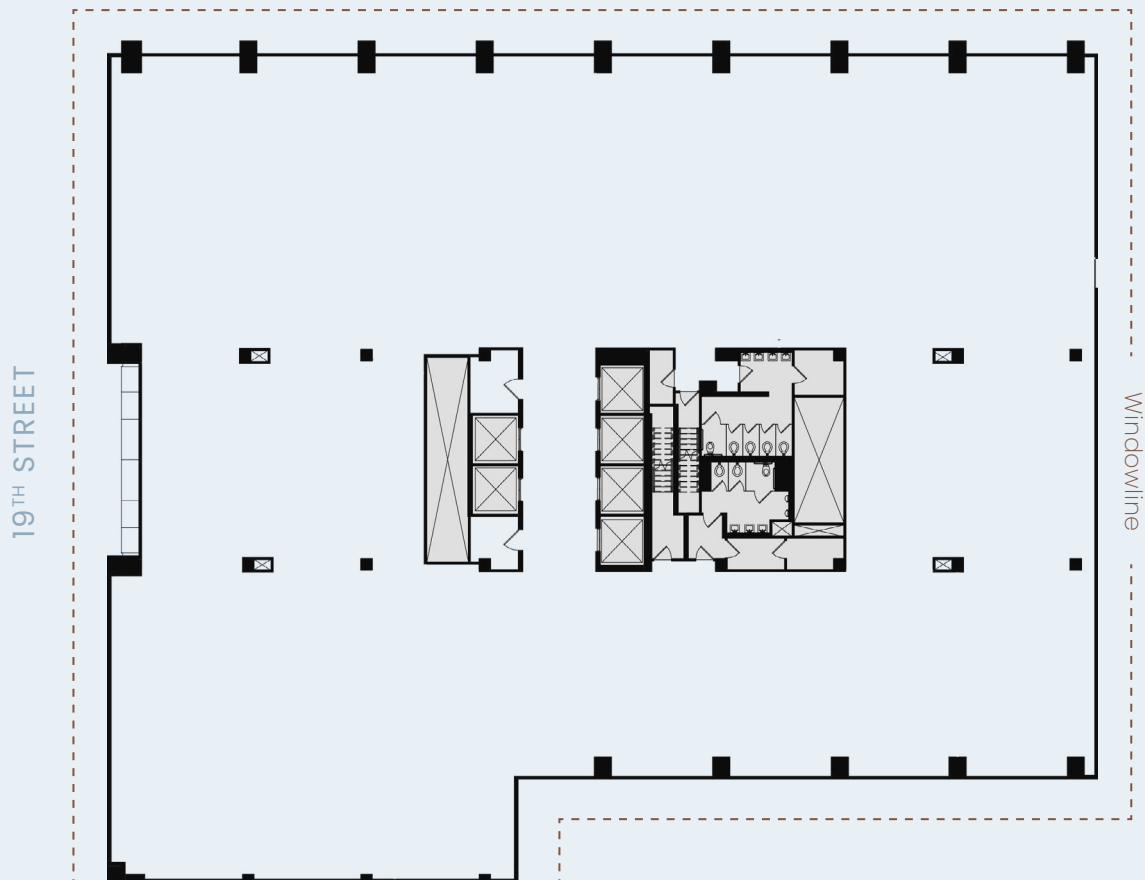


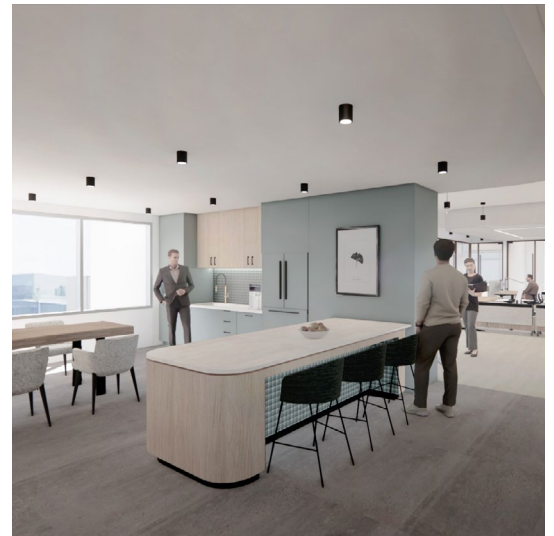


Flexible Floorplates Built for *Modern Business*

Nearly column-free floorplates averaging 22,000 square feet offer unlimited configuration possibilities, supported by:

- **54' x 20' column spacing** for open, collaborative environments
- Floor-to-ceiling windows on 3.5 sides flooding interiors with natural light
- Individual VAV HVAC zones for customized comfort and energy efficiency
- Plug-and-play infrastructure including fiber-optic connectivity





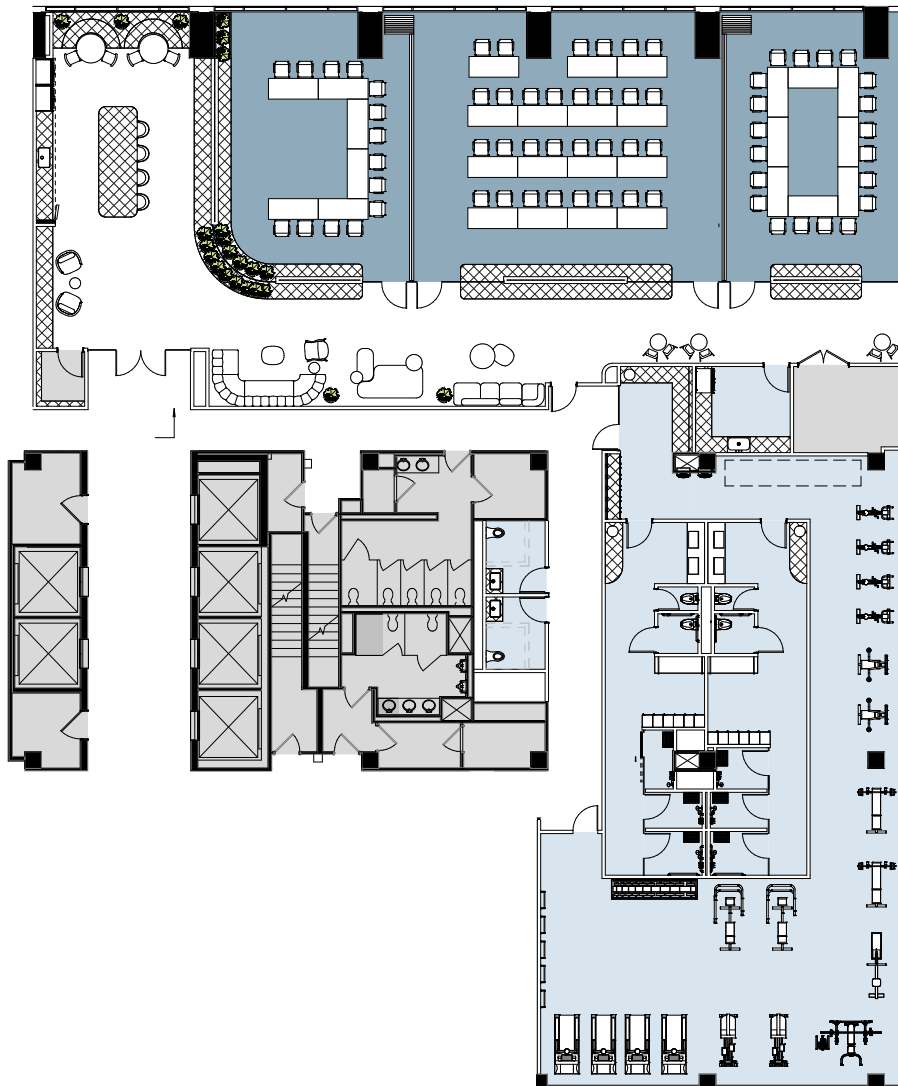
High-end Spec Suites

DELIVERING FALL 2026

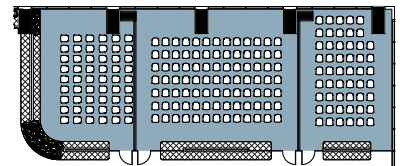
- First-class architecture and thoughtfully curated design
- Flexible configurations that can be easily divided or combined to suit a wide range of tenant needs
- Designed to maximize operational efficiency while enhancing day-to-day tenant enjoyment

Premium Amenities: *Beyond Expectations*

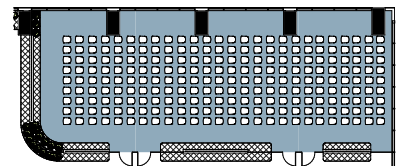
HIGH-CAPACITY CONFERENCE AND EVENT FACILITY + NEW FITNESS
CENTER + BUILDING LOBBY UPDGRADES DELIVERING FALL 2026



197 seats



234 seats





WHERE WELLNESS MEETS COLLABORATION

The expansive, new amenity hub redefines the modern workplace experience. At its heart sits the market's largest conference facility—a **234-person venue** featuring modern technology, flexible layouts, and sophisticated pre-function space that transforms corporate gatherings into strategic showcases.

Steps away, a premium fitness center with full-service locker facilities supports tenant wellness and work-life integration. Throughout, contemporary finishes and abundant natural light create an environment that attracts top talent and impresses clients.

This isn't a utilitarian space—it's a competitive advantage that positions your organization at the forefront of workplace innovation.



Signature Conference Center

The crown jewel of our amenity program features a 234-person capacity conference facility—the largest available in the immediate market. This sophisticated venue offers:

- Free-span design with zero column interruption for optimal sightlines
- Flexible pre-function space ideal for networking, registration, or catering
- State-of-the-art A/V capabilities supporting presentations, video conferencing, and corporate events



Modern Fitness Center

Part of our comprehensive amenity floor strategy, the newly designed fitness center features:

- High-quality equipment and modern design aesthetics
- Full-service locker rooms and shower facilities for maximum convenience
- Premium finishes that reflect the building's elevated standards



Building Service *Excellence*

- **Upgraded lighting, finishes and security within the lobby renovation scope**
- Large on-site parking garage providing tenant and visitor convenience
- Recently modernized elevator systems for efficient vertical transportation
- 24/7 security with controlled building access
- On-site property management ensuring responsive service
- Car charging stations and secure bicycle storage
- Convenience retail for daily essentials
- Modern mechanical systems with individual zone control
- Updated electrical and telecommunications infrastructure
- Energy-efficient LED lighting throughout common areas
- Advanced life safety systems exceeding code requirements
- Multiple high-speed internet providers for connectivity options
- Windows on 3.5 sides of the Building offering ample natural light

Property Fact Sheet

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|------------------------|---|---------|-----------|---------|-----------|---------|-----------|---------|-----------|---------|-----------|---------|-----------|---------|-----------|---------|-----------|---------|-----------|----------|-----------|----------|-----------|----------|-----------|
| LOCATION | 1111 19th Street NW Washington, DC 20036 | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING STATUS | Completed 1979 Last renovated 2014 Currently under renovation | | | | | | | | | | | | | | | | | | | | | | | | |
| SPECIFICATIONS | 271,251 SF 11 floors of office space 1 floor street-level retail 3 floors underground parking | | | | | | | | | | | | | | | | | | | | | | | | |
| FLOOR PLATES | <table> <tr><td>Floor 1</td><td>17,496 SF</td></tr> <tr><td>Floor 2</td><td>13,308 SF</td></tr> <tr><td>Floor 3</td><td>23,880 SF</td></tr> <tr><td>Floor 4</td><td>24,499 SF</td></tr> <tr><td>Floor 5</td><td>24,499 SF</td></tr> <tr><td>Floor 6</td><td>24,434 SF</td></tr> <tr><td>Floor 7</td><td>24,434 SF</td></tr> <tr><td>Floor 8</td><td>23,499 SF</td></tr> <tr><td>Floor 9</td><td>24,497 SF</td></tr> <tr><td>Floor 10</td><td>24,497 SF</td></tr> <tr><td>Floor 11</td><td>23,542 SF</td></tr> <tr><td>Floor 12</td><td>21,508 SF</td></tr> </table> | Floor 1 | 17,496 SF | Floor 2 | 13,308 SF | Floor 3 | 23,880 SF | Floor 4 | 24,499 SF | Floor 5 | 24,499 SF | Floor 6 | 24,434 SF | Floor 7 | 24,434 SF | Floor 8 | 23,499 SF | Floor 9 | 24,497 SF | Floor 10 | 24,497 SF | Floor 11 | 23,542 SF | Floor 12 | 21,508 SF |
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| Floor 12 | 21,508 SF | | | | | | | | | | | | | | | | | | | | | | | | |
| CEILING HEIGHTS | Typical slab-to-slab: 10'6" Finished ceiling height: 8'6" | | | | | | | | | | | | | | | | | | | | | | | | |
| COLUMN SPACING | 55'w x 20'd | | | | | | | | | | | | | | | | | | | | | | | | |
| PARKING | 1 per 1,500 RSF | | | | | | | | | | | | | | | | | | | | | | | | |
| NEARBY TRANSIT | <ul style="list-style-type: none"> - Dupont Circle (Red Line) - Farragut North (Red Line) - Farragut West (Blue, Orange & Silver Lines) | | | | | | | | | | | | | | | | | | | | | | | | |

PROPERTY MANAGEMENT Stream Realty Partners

TENANT ACCESS 24/7 electronic access control
24/7 staffed building security

CERTIFICATIONS



DEVELOPER Equity Office

ARCHITECT Heery

AMENITIES **Under construction:**

- Conference Center (200+ capacity)
- Prefunction Space
- Expanded Fitness Center & Locker Rooms

HIGHLIGHTS

- Institutional sponsorship
- Tenant-only conference & fitness centers
- Wide elevator lobbies and column free spans
- Centrally located along 19th St's Restaurant Row
- Walking distance from Farragut West (Blue, Orange, and Silver Lines), Farragut North and Dupont Circle (Red Line) Metro Stations

BUILDING SYSTEMS

- **Elevators:** 6 passenger elevators, 2 parking elevators
- **Electrical:** Up to 7 watts per SF per floor
- **HVAC:** Fan-powered VAV system
- **Load:** 100 lbs/SF (80 lbs/SF live; 20 lbs/SF dead)



The Team Behind The Building



NEW YORK LIFE

New York Life Real Estate Investors (“NYLREI”), as part of New York Life Investment Management, is one of the country’s largest asset management firms and is one of the most active real estate investors, including commercial first mortgage lending for its general account, various real estate equity strategies, and a capital markets group acquiring real estate equity and debt securities.

REI brings an unparalleled level of knowledge, strength, and accountability to the financing process and has become a trusted provider of real estate capital and investment management services, with a long and successful track record of helping clients achieve their financial goals and objectives. REI is staffed by experienced real estate professionals whose commitment to customer satisfaction is matched by their market acumen, integrity, and flexibility. The group’s vertically integrated, multi-disciplinary team allows the delivery of the consistent service our borrowers and investors have come to expect.

STREAM REALTY PARTNERS

Stream is a national, commercial real estate firm with locations across the country. Stream’s full-service offering covers the broad spectrum of leasing, property management, development, construction management, tenant representation, and investment sales services across the commercial real estate industry. Since its formation in 1996, Stream has grown from its two original partners to a staff of over 900 real estate professionals nationwide and has acquired or developed 31 million square feet of real estate assets. Stream currently has more than 250 million square feet of assignments across the nation and is considered one of the most active investors and developers in the real estate industry.



111 Beyond
Expectations

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