

A photograph of a modern glass skyscraper at dusk. The building's facade is highly reflective, showing the sky and surrounding environment. The sky is a deep blue with some light clouds. In the foreground, there is a city street with light trails from cars, indicating a long exposure. The street has crosswalks and traffic lights. Other buildings are visible in the background, including a brick building to the left and another glass building to the right. The overall scene is a vibrant urban landscape at twilight.

# 1101

## NEW YORK

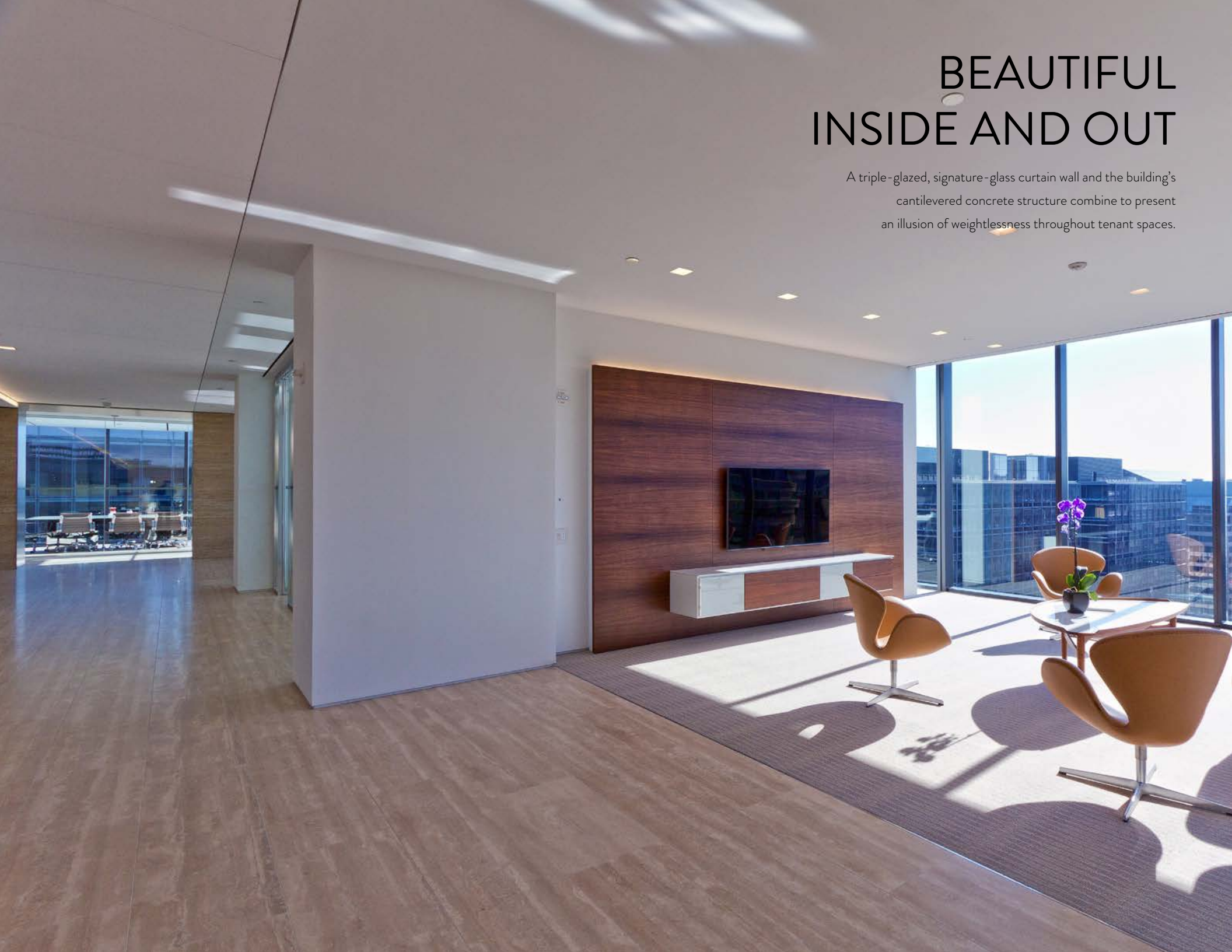
# LEGACY-DEFINING DESIGN

Designed by internationally-acclaimed Pritzker Prizewinning architect Kevin Roche, 1101 New York has a commanding presence and sets the highest standards for exterior and interior quality.



# BEAUTIFUL INSIDE AND OUT

A triple-glazed, signature-glass curtain wall and the building's cantilevered concrete structure combine to present an illusion of weightlessness throughout tenant spaces.



# WORK AT THE HIGHEST LEVEL

A fully-serviced indoor/outdoor roof terrace sits at an elevation above neighboring buildings, providing dramatic views of the US Capitol Building and Washington Monument.



# TROPHY EFFICIENCY & UTILITY

An absence of perimeter columns results in 180-degree, uninterrupted panoramic views of the DC skyline from every floor - each of which can accommodate 10 corner offices.



# COMMANDING PRESENCE

Encompassing an entire city block in the heart of the East End,  
1101 New York was designed to provide best-in-class office space  
in one of the nation's most dynamic settings.



# WORLD CLASS ACCESS

1101 New York stands adjacent to CityCenter,  
the District's premier mixed-use environment, offering  
award-winning outdoor spaces, critically acclaimed restaurants,  
abundant high-end retail, and best-in-class residential.



# AMENITIES ABOUND

Rounding out the property's first-class offering is a state-of-the-art amenities package to include secure bike storage as well as a renovated ground-level fitness center and spa-quality locker rooms.



<b>LOCATION</b>	1101 New York Avenue NW Washington, DC 20005
<b>BUILDING SPECIFICATIONS</b>	388,514 SF 12 Floors   Typical Floor 32,332 SF
<b>CEILING HEIGHTS</b>	Finished Ceiling Height: 9'0" Slab-to-Height: 11'8 <sup>1/4"</sup>
<b>COLUMN SPACING</b>	35 to 40 feet off the building core

<b>FLOOR PLATES</b>	Floor 12 - 32,332 SF Floor 11 - 32,332 SF Floor 10 - 32,332 SF Floor 9 - 32,332 SF Floor 8 - 32,332 SF Floor 7 - 32,332 SF Floor 6 - 32,332 SF Floor 5 - 32,332 SF Floor 4 - 34,683 SF Floor 3 - 34,683 SF Floor 2 - 28,105 SF Floor 1 - 13,126 SF
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<b>BUILDING STATUS</b>	Completed 2007	<b>PARKING</b>	1.05 per 1,500 RSF Parking Ratio 3 Levels Below Grade Electric Vehicle Charging Station
<b>PROPERTY MANAGEMENT</b>	Oxford Properties	<b>TENANT ACCESS</b>	Lobby Attendant 24/7 Datawatch Access Control 24/7
<b>ARCHITECT</b>	Kevin Roche		

<b>LEASING TEAM</b>	Stream Realty Partners www.streamrealty.com 202.595.1400	Kyle Luby Matt Pacinelli	John Klinke Tim McCarty
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<b>BUILDING HIGHLIGHTS</b>	<ul style="list-style-type: none"> <li>• Triple-glazed Glass Curtain Wall</li> <li>• Floor-to-Ceiling Windows</li> <li>• Newly-Renovated, Two-Story Lobby Design</li> <li>• Brand New Conference Center</li> <li>• Freestanding with Park Frontage</li> </ul>
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<b>BUILDING FEATURES</b>	<ul style="list-style-type: none"> <li>• Free Standing Building</li> <li>• Abundant Natural Light</li> <li>• Panoramic Views on All Sides</li> <li>• No Perimeter Columns on 3 Sides</li> <li>• Up to 10 Corner Offices per floor</li> <li>• Panoramic Monument Views</li> <li>• Adjacent to CityCenter</li> </ul>
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<b>FLOOR LOAD</b>	100 pounds per SF based on an 80 pounds per SF live load and a 20 pounds per SF dead load.
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<b>MECHANICAL SYSTEM</b>	Ceiling mounted VAV boxes with electric fan coils, with temperature sensors in each space. The building is LEED Platinum certified, Energy Star rated, and Fitwel certified.
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<b>ELECTRICAL</b>	6 watts per SF in the office space and 8 watts per SF in the retail space.
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<b>BUILDING AMENITIES</b>	<ul style="list-style-type: none"> <li>• Expanded Health Club</li> <li>• Locker Rooms and Showers</li> <li>• Bicycle Storage</li> <li>• LEED Platinum</li> <li>• Green Rooftop Terrace with Covered Entertainment Space</li> </ul>
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<b>SOLAR INITIATIVE</b>	1101 New York has partnered with New Partners Community Solar, a DC nonprofit devoted to sustainability and supporting low-income communities. The building features the first significant combination green roof/solar array, producing renewable energy that subsidizes the electric costs of 19 low-income DC families.
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<b>ELEVATORS</b>	Seven elevator cabs service the office floors and one of these provides access to the penthouse roof terrace. Two shuttle elevators service the garage levels, and one freight elevator services P-2 through the penthouse level.
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SHELL SPACE

