

1923 VERMONT AVE NW

# GRIMKE *School*

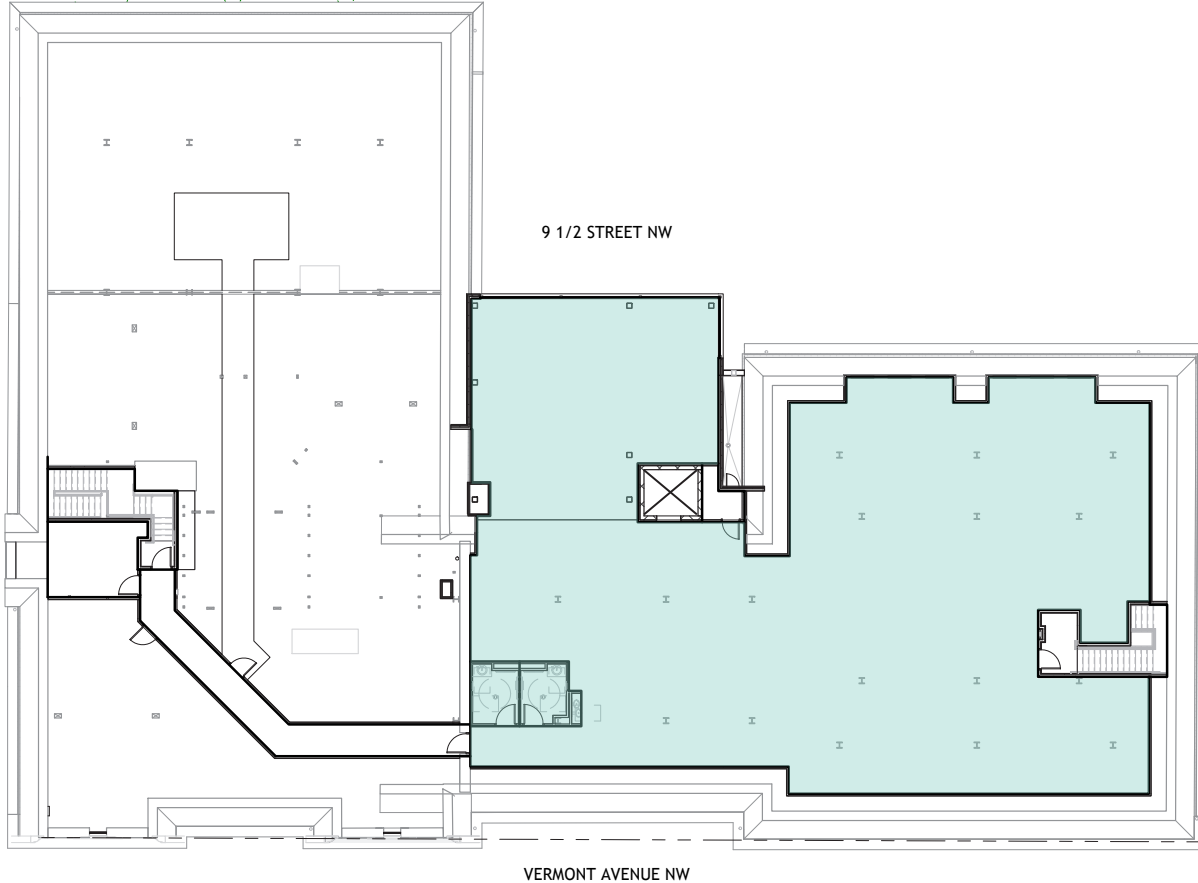
  
STREAM



Grimke School, the restoration of the former school building, is the centerpiece of the 9½ Street Initiative - a collection of residences, workspaces and cultural beacons that celebrate the District of Columbia's rich artistic character and entrepreneurial spirit. Originally built in 1887, Grimke School was renamed in 1934 for Archibald Grimke, an American lawyer, intellectual, journalist, diplomat and community leader in the 19th and early 20th centuries.

The new Grimke School includes an extensive historic preservation effort and first-class loft-style office and cultural arts spaces that are built for collaboration, innovation, and creativity.

SUITE 300 / 7,124 SF

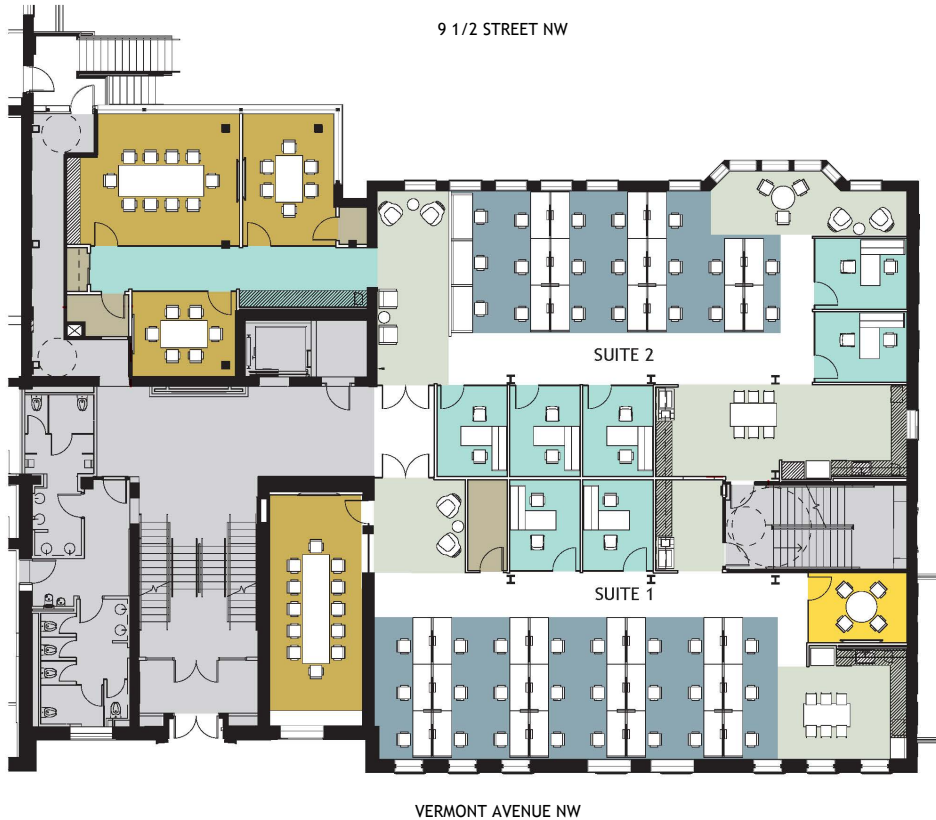


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SUITE 1 / 3,301 SF  
 SUITE 2 / 4,469 SF



COLOR LEGEND

- OFFICE
- WORKSTATION
- COLLABORATION
- CONFERENCE
- STORAGE
- SUPPORT

PROGRAM SUMMARY - SUITE 2 (4,469 SF)	PROVIDED
OFFICE	5-6
BENCHING	19
CONFERENCE (10 PP)	1
CONFERENCE (6 PP)	2
RECEPTION	1
WORKROOM	1
LAN/STORAGE	3
OPEN CAFE	1

PROGRAM SUMMARY - SUITE 1 (3,301 SF)	PROVIDED
OFFICE (1 HUDDLE/OFFICE)	2/3
BENCHING	24
CONFERENCE (12 PP)	1
RECEPTION	1
WORKROOM	1
LAN/STORAGE	1
OPEN CAFE	1

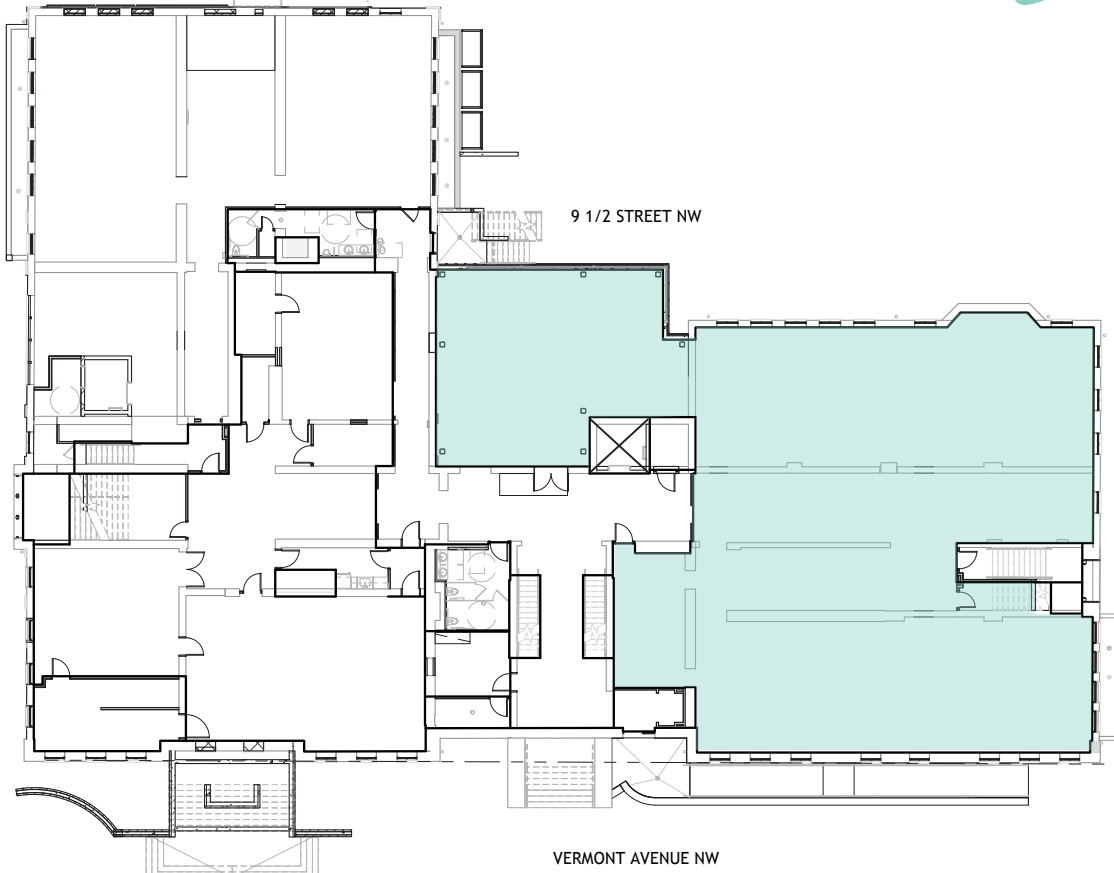
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SUITE T100 / 8,230 SF

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GRIMKE  
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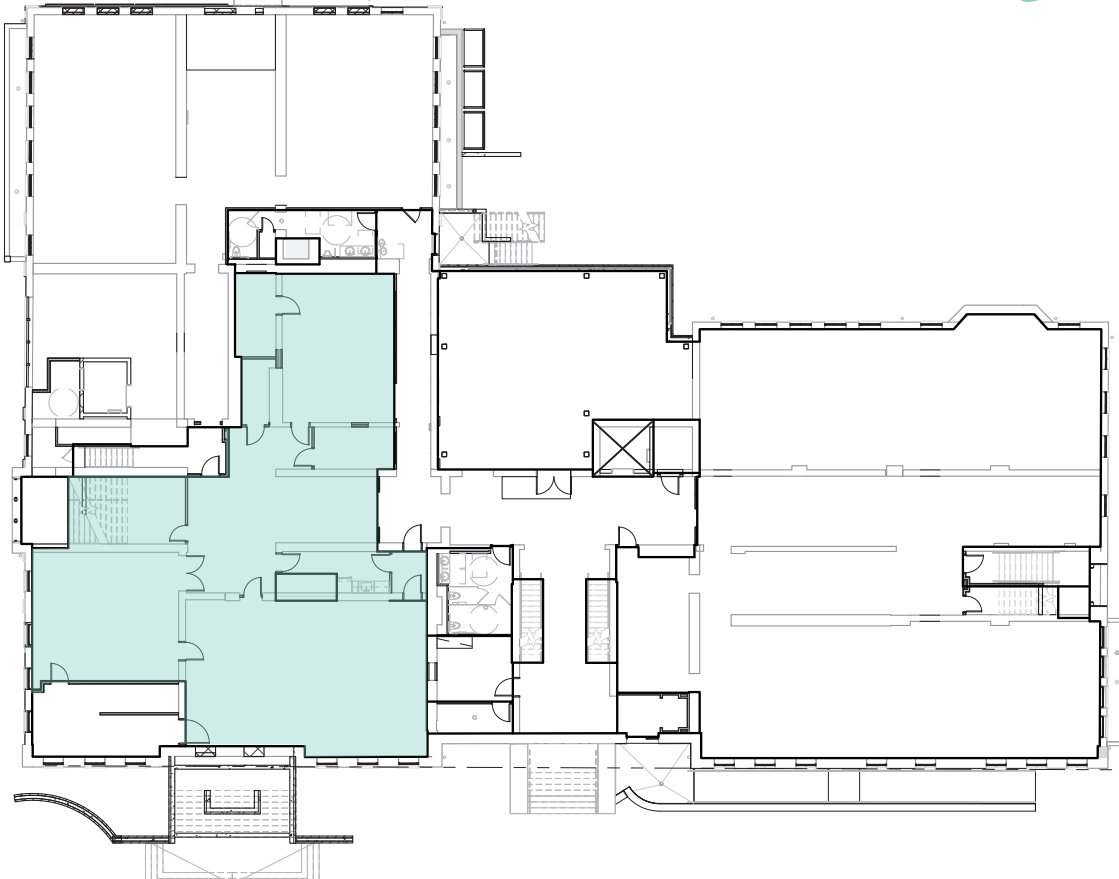
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**STREAM**

SUITE T50 / 4,616 SF

1923 VERMONT AVE NW

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**STREAM**

# BUILDING SPECIFICATIONS

1923 VERMONT AVE NW

# GRIMKE *School*

**LOCATION** 1923 Vermont Ave NW  
Washington, DC 20001

**BUILDING SPECIFICATIONS** 42,262 SF  
4 Floors of Office Space

**CEILING HEIGHTS** Typical slab-to-slab ceiling heights  
12'4" to 16'5"

**FLOOR PLATES**

Suite 300	7,124 SF
Suite 100	7,700 SF
Suite T100	8,230 SF

**BUILDING STATUS** Delivering 2020

**DEVELOPER** Community Three

**ARCHITECT** Torti Gallas + Partners

**ELEVATORS** 1 passenger elevator

**COLUMN SPACING** 30' X 30' is typical

**LEASING TEAM** Stream Realty Partners  
www.streamrealty.com  
202.595.1400

Josh Kreider      John Klinke

**PARKING** 0.65:1000

**ZONING** ARTS-2

**FIBER PROVIDER** Verizon Fios

**SECURITY** Key-Card Access Control

**STRUCTURE** Steel joist framing spanning between masonry bearing walls and/or structural steel supports. The property has a floor loading capacity of 80 lbs. per square foot at lobbies and corridors and a 70 lbs. per square foot at offices (including a partition load of 20 lbs. per square foot).

**ELECTRICAL** 8-watts per square foot, with 2 watts per square foot for lighting. The generator is 350 kW.

**BUILDING FEATURES**

- Free Standing Building
- Historic Architectural Detailing
- Outdoor Landscaped Gardens
- LEED Silver Rated
- Operable Windows
- Bicycle Storage

**ROOF** The roof has a wood and steel structural frame and is designed for a live load of 30 lbs. per square foot. The roof is constructed of built-up TPO roofing membrane on the low sloped roof, synthetic slate tile on high sloped roof, and a 4" reinforced concrete slab on green roof areas.

**HVAC SYSTEM** Variable Refrigerant Systems (VRF) with a heat recovery system. The system includes air-cooled condensers, refrigerant piping/accessories, and indoor fan coil unit terminations. The air-cooled condensers are located on the roof. Ventilation air for the building is provided through high-percentage outdoor air systems located in the attic of the building and ducted through shafts to terminations at each floor.

# PARKING & PUBLIC TRANSPORTATION OPTIONS



## 2235 8TH ST NW (Howard Center Lot)

- Self Park Lot
- 24/7 Access
- \$180/month
- 9 Minute Walk



## 2051 8TH ST NW

- Access Hours  
 M-Fri | 7 am – 7 pm  
*(\*this is flexible)*
- \$350/month
- 6 Minute Walk



## 2000 GEORGIA AVE NW

- Self Park Lot
- Access Hours:  
 M-Thurs | 7 am – 12 am  
 Fri | 7 am – 12 am  
 Sat | 4 pm – 2 am
- \$225/month
- 7 Minute Walk



## 1740 15TH ST NW

- Valet Lot
- 24/7 Access
- \$300/month
- 15 Minute Walk



DAILY RATE LOTS



MONTHLY RATE LOTS



BIKE SHARE



METRO STOP



BUS STOP

