

1225

EYE STREET



**For Sublease | 9,324 Square Feet Up To
47,416 Square Feet**
Brand New, Move-in Ready Office Opportunity

Property Overview

Two Brand New and Move-in Ready Inter-Connected Floors



7th Floor

19,046 Square Feet



Unobstructed Windowline
with Franklin Park Views

8th Floor

19,046 Square Feet



Fully-Equipped
Conference Facility

12th Floor

9,324 Square Feet



Fitness Center with
Tenant-only Racquetball
and Squash Courts



Newly Renovated Lobby



Walkable to Metro's
Orange, Silver, Blue and
Red lines



Unmatched Connectivity

Exceptionally Outfitted Conference & Training Facilities



175 Person capacity for conference, meeting or event space



Eight wall-mounted displays: including four 65" and two 85" over the front stage



20 Ceiling-mounted overhead speakers and two audio monitor speakers on stage



Dual wall-mounted 65" conference displays in the rear room



Seven Q-SYS remote controlled 4K resolution cameras with full pan/tilt/zoom functionality



Track lighting for production-quality fill and spotlighting presenters



Custom programmed manual interface or preset meeting modes for nearly fully automated events



Barco wireless presentation system for self-service meetings



Production booth with audio feed monitoring, mounted preview screens and two-way visibility



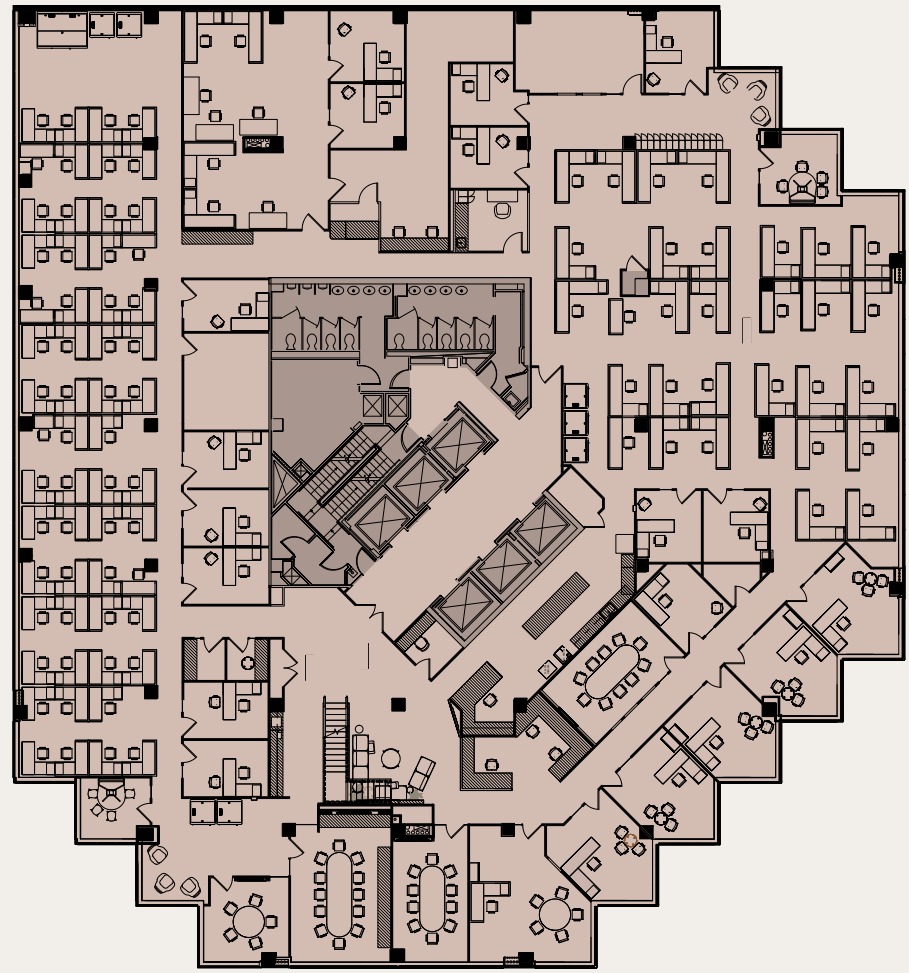


Floorplan

7th Floor

FL

07



Eye Street NW

13th Street NW + Franklin Park Views



19,046
Square Feet

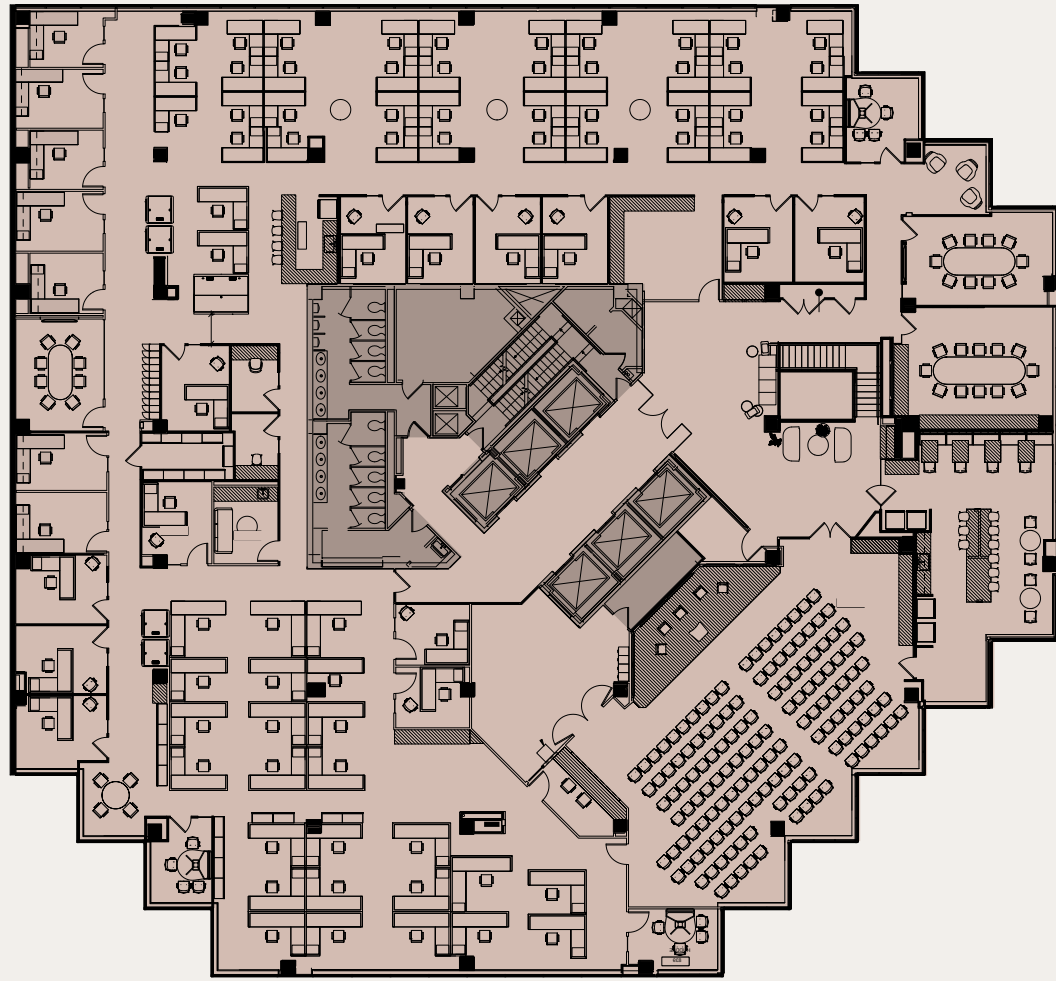
Floorplan and test fit furniture shown may not be to scale are are for illustrative purposes only.

Floorplan

8th Floor

FL

08



Eye Street NW

13th Street NW + Franklin Park Views



19,046
Square Feet

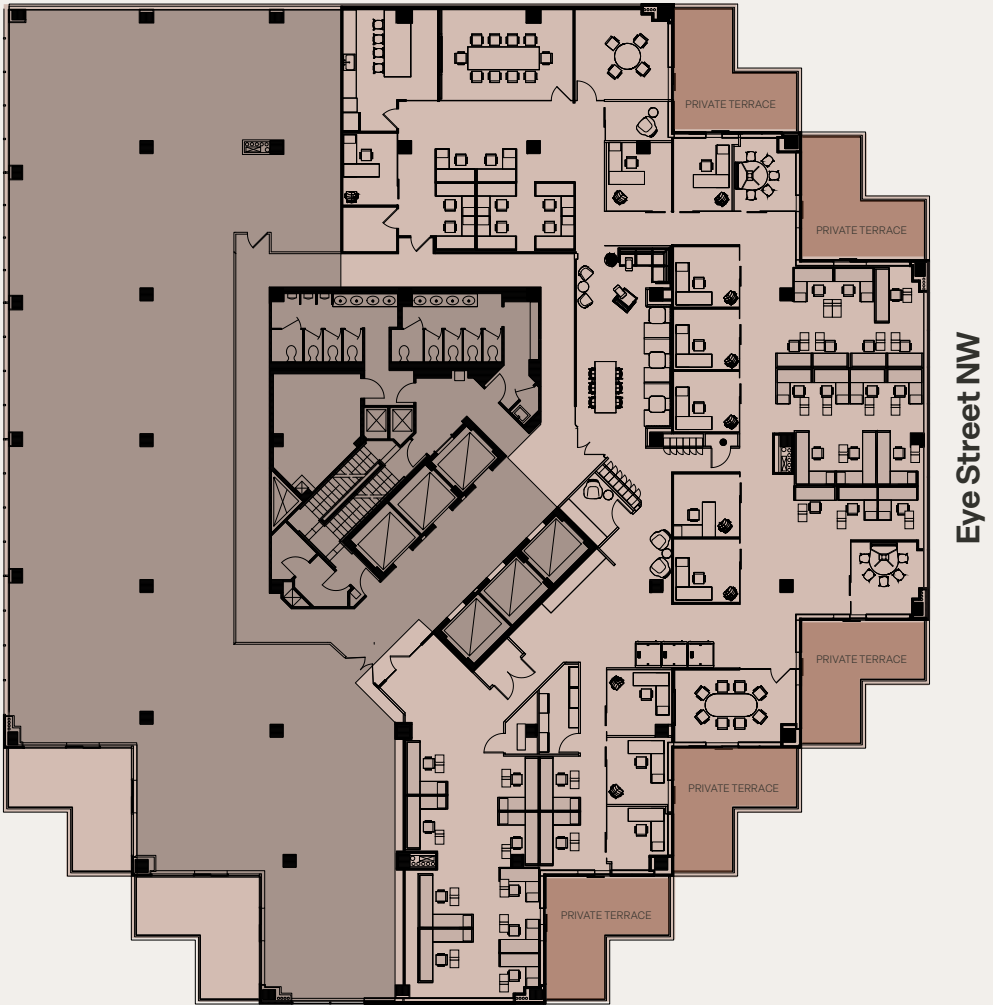
Floorplan and test fit furniture shown may not be to scale are are for illustrative purposes only.

Floorplan

12th Floor

FL

12



13th Street NW + Franklin Park Views



9,324
Square Feet

Floorplan and test fit furniture shown may not be to scale are for illustrative purposes only.

The Heart of the East End

30+ Restaurants

Within a 2-Block Radius

7 Hotels

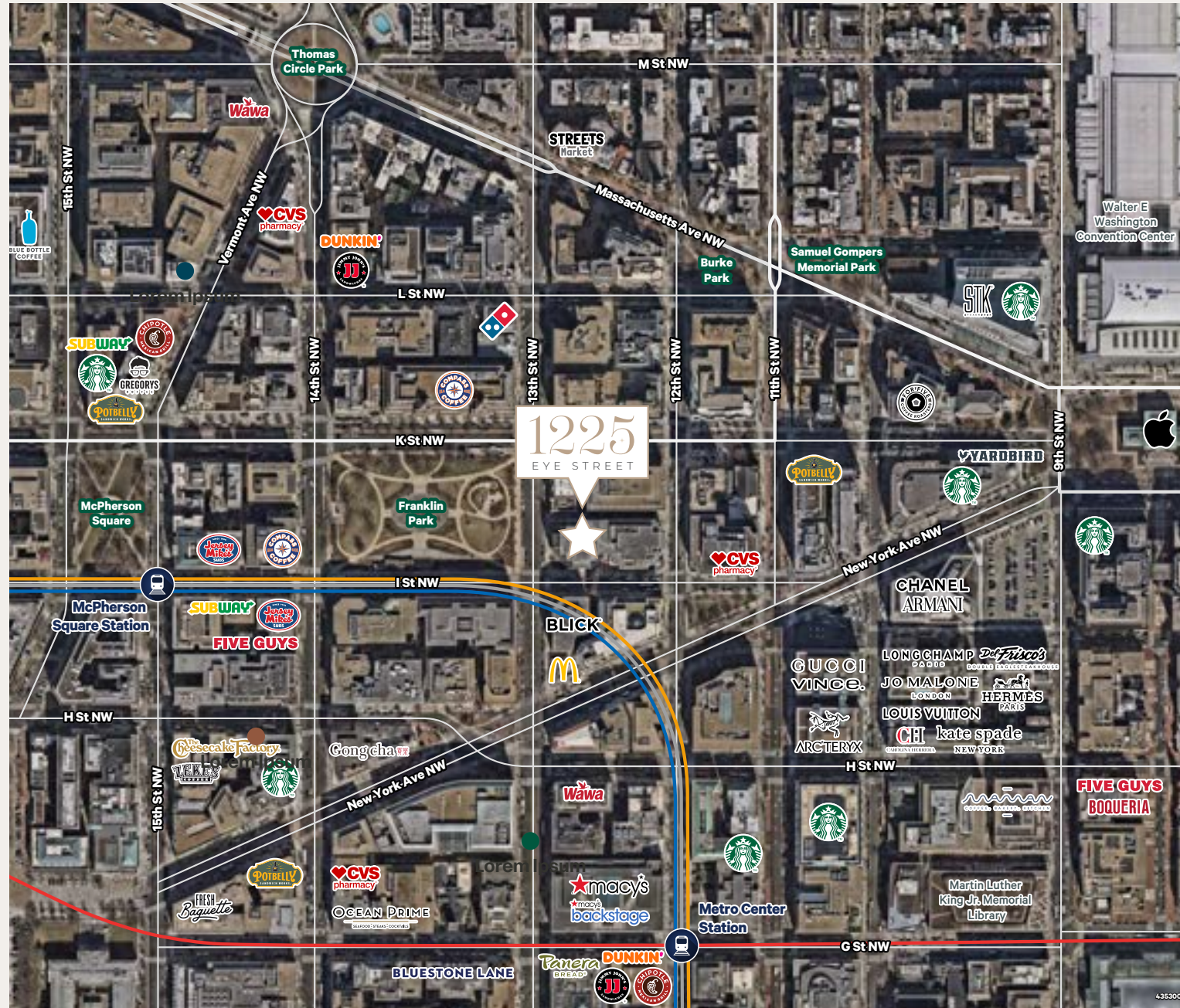
Within a 4-Block Radius

Metro-Centric

Ideally Located Steps from Metro's Blue, Orange, Silver, and Red Lines

2 Blocks

From World-Class Retail and Michelin-Rated Dining at City Center



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