

# 1101 New York Avenue

## Location

1101 New York Avenue NW  
Washington, DC  
New York Avenue between  
11th and 12th Streets

## Building Size

393,000 SF  
12 Floors  
Typical Floor 31,115 SF

## Floor Plates

Floor 12	31,323 SF
Floor 11	31,323 SF
Floor 10	31,323 SF
Floor 9	31,323 SF
Floor 8	31,323 SF
Floor 7	31,323 SF
Floor 6	31,323 SF
Floor 5	31,323 SF
Floor 4	31,323 SF
Floor 3	29,712 SF
Floor 2	23,137 SF
Floor G	32,212 SF
Lower Level	26,800 SF

## Column Spacing

Continuous Windows 11' 0" along Perimeter  
No Perimeter Columns on Three Sides

## Ceiling Heights

Achievable Finished Ceiling Heights of 9' 0"

## Parking

3 Below Grade Levels 211 Spaces  
Garage Entrance on 11th Street  
2 Shuttle Elevators to Lobby

## Tenant Access

Lobby Attendant 24/7  
Concierge Service

## Hours of Operation

Monday to Friday 8:00 am to 6:00 pm  
Saturday 8:00 am to 1:00 pm

## Role

Property Owner  
Property Development  
Design and Construction  
Property Management

## Awards

LEED Gold Certification

## Building Status

Completed 2007

## Overview

1101 New York Avenue, Washington's first Gold LEED Certified office building offers tenants the latest in building systems to ensure their comfort and productivity. It opened in 2007 with Ernst & Young, LeBoeuf, Lamb, Greene & MacRae and The Albright Group as lead tenants.

## Signature Building

The building's unique structural system results in no perimeter columns on three sides of the Class A building. The facade is comprised primarily of glass with a dark granite base at the ground floor. The main entrance centered between 11th and 12th Streets, is on New York Avenue, and faces two bow-tie parks. A curved glass canopy marks the front and provides a strong identity at street level.

## Investment

Property Group Partners is focused on adding to its portfolio in the Washington market. It conceptualized this development, assembled the site in DC's burgeoning East End neighborhood and applied superior architectural and engineering specifications. The energy-efficient building set a new standard in Washington and is the city's first to qualify for Gold LEED certification. The Property Group is a responsive on-site owner and manager, and 1101 New York Avenue is meticulously maintained to insure its long-term investment value. The building opened in 2007 and was fully leased by 2008.

## Building Amenities

Fitness Facility  
Rooftop Terrace  
Free Standing on all Four Sides  
Ten Corner Offices on each Upper Level  
4 High-Speed Passenger Elevators  
1 Freight Elevator

## Owner and Developer

The Property Group has developed, acquired and managed first-class office buildings in North America and Europe for over 38 years. Active in the Washington real estate market since the early 1970s, it developed and owns Station Place, the 1.6-million-square-foot office complex connected to Union Station that is the future headquarters of the SEC, and 801 Seventeenth Street. Property Group developed and owned the Four Seasons Hotel in Georgetown and 2001 K Street.

## Architect

Kevin Roche is the recipient of numerous awards and was the second American to receive the Pritzker Architecture Prize in 1982, the equivalent of a Nobel Prize. He was also awarded the American Institute of Architects Gold Medal. Kevin Roche John Dinkeloo and Associates has designed several buildings for Property Group, including Station Place and 801 Seventeenth Street. A former member of the Commission of Fine Arts, Mr. Roche has master planned and designed a variety of facilities, including corporate headquarters, theaters, campus buildings and museums, most notably the Metropolitan Museum of Art. He is recognized for his ability to design innovative buildings that fit their particular surroundings.

## Project Consultants

Buildings developed by the Property Group are known for their high construction standards as well as for their aesthetic design. Outstanding consultants are selected to ensure comfort and efficiency for tenants. The general contractor is Centex Construction Company; the MEP consultant is Tolk, Inc., and the structural engineer is Tadjer-Cohen-Edelson Associates, Inc. Kastle Systems has provided building security systems.



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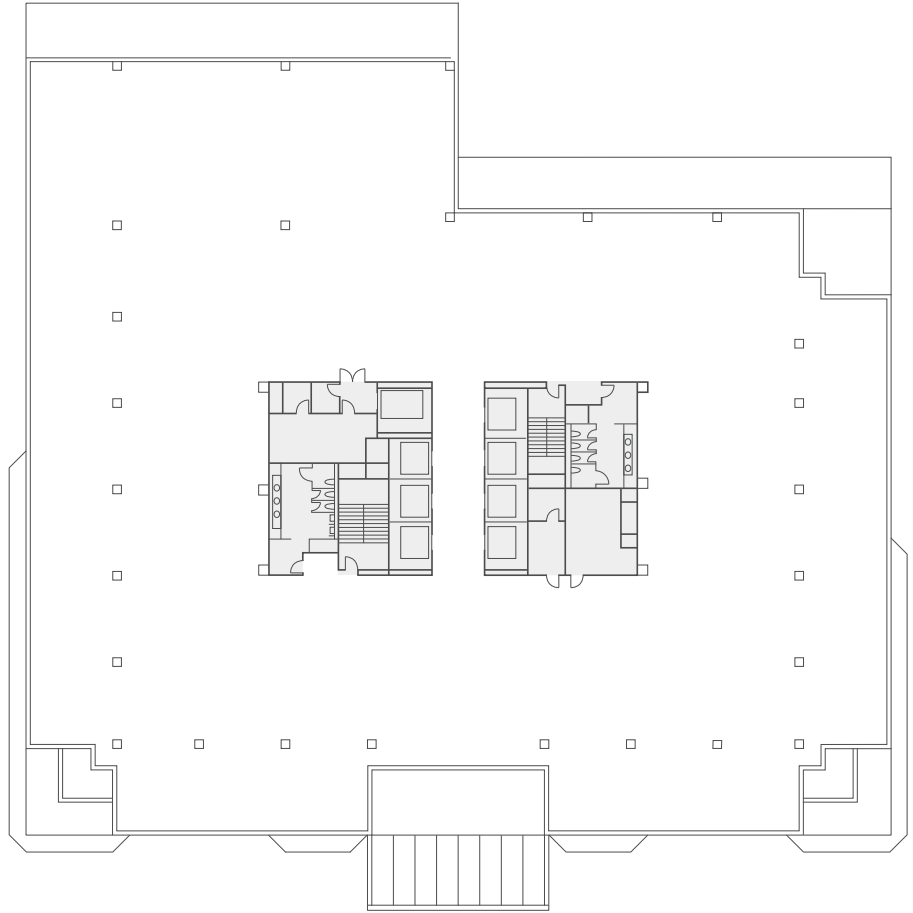
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## Typical Floor

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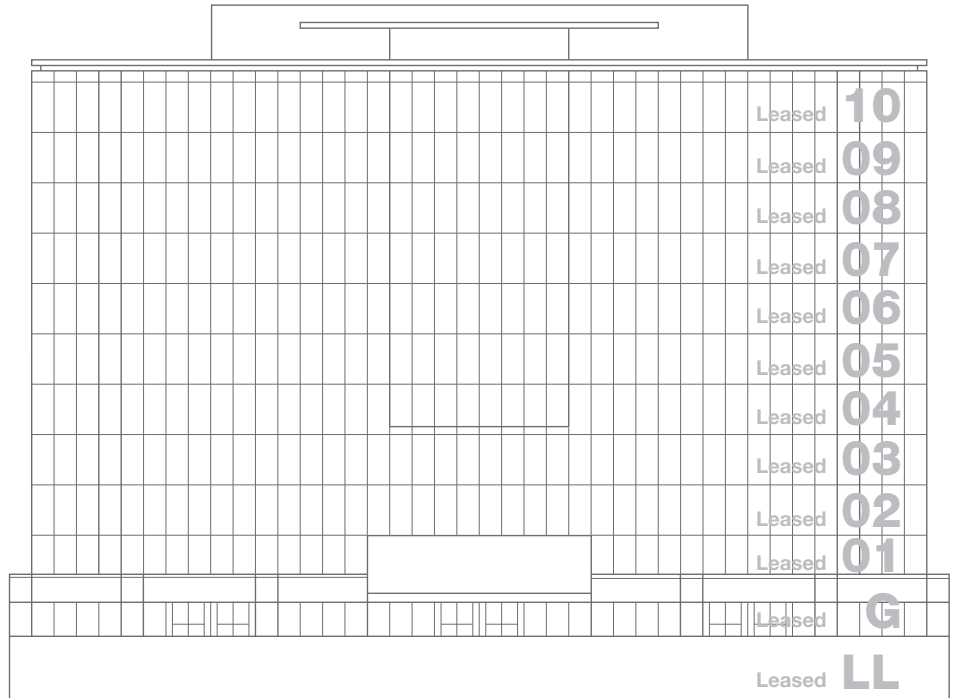
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## Space Availability

Office	Size	Rental	Possession
Floor 12	31,323 SF	Leased	May 2009
Floor 11	31,323 SF	Leased	May 2009
Floor 10	31,323 SF	Leased	May 2009
Floor 09	31,323 SF	Leased	May 2009
Floor 08	31,323 SF	Leased	May 2009
Floor 07	31,323 SF	Leased	May 2009
Floor 06	31,323 SF	Leased	May 2009
Floor 05	31,323 SF	Leased	May 2009
Floor 04	31,323 SF	Leased	May 2009
Floor 03	29,712 SF	Leased	May 2009
Floor 02	32,212 SF	Leased	May 2009
Retail	Size	Rental	Possession
Floor G	32,212 SF	Leased	May 2009
Floor LL	26,800 SF	Leased	May 2009



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 12 Floors  
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### Leasing Information

Property Group Partners  
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