

# 1801 K Street

## Location

1801 K Street NW  
Washington, DC

## Building Size

565,772 SF  
12 Floors  
Typical Floor 41,700 SF

## Role

Acquisition  
Property Owner  
Construction  
Repositioned  
Property Management

## Building Status

Sold in 2000

## Overview

1801 K Street, acquired by LDPG in 1974, is situated at the heart of the Golden Triangle, the downtown district bounded by Connecticut Avenue, New Hampshire and Pennsylvania Avenues. Entrances on K and L Streets are finished in marble and polished bronze, and each has its own lobby, concierge desk, directory and elevator bank.

## Building Features

Tenants have full-floor identity from just 20,000 square feet with exclusive use of private elevators, lobbies, restrooms and electric and telephone rooms. Since the building is virtually freestanding, the space is surrounded in all sides by floor-to-ceiling windows. Tenants have access to a fully equipped fitness center with men's and women's locker rooms. A below-grade parking facility provides spaces on three levels.

## Investment

1801 K Street is a Repositioned property. Acquired in 1974, this building was repositioned more than once. It had various partners over the years and complex financings. Subsequent to a 50 percent vacancy created by IBM's retrenchment in the late 1980s recession, its dual lobbies were upgraded, mezzanine atrium space converted to rental space and the building re-tenanted. 1801 K Street was sold to a pension fund after being redeveloped and retenanted in 2000.

## Owner and Developer

Louis Dreyfus Properties has developed, acquired and managed first-class office buildings in North America and Europe for over 35 years. Its portfolio consists primarily of high quality office buildings in central business districts and major urban locations, which have included New York City; Fairfield and Westchester Counties; Washington, DC; Miami; Chicago; Portland, Oregon; Montreal; Toronto; Paris and London.

## Architect

Henry Holle Associates



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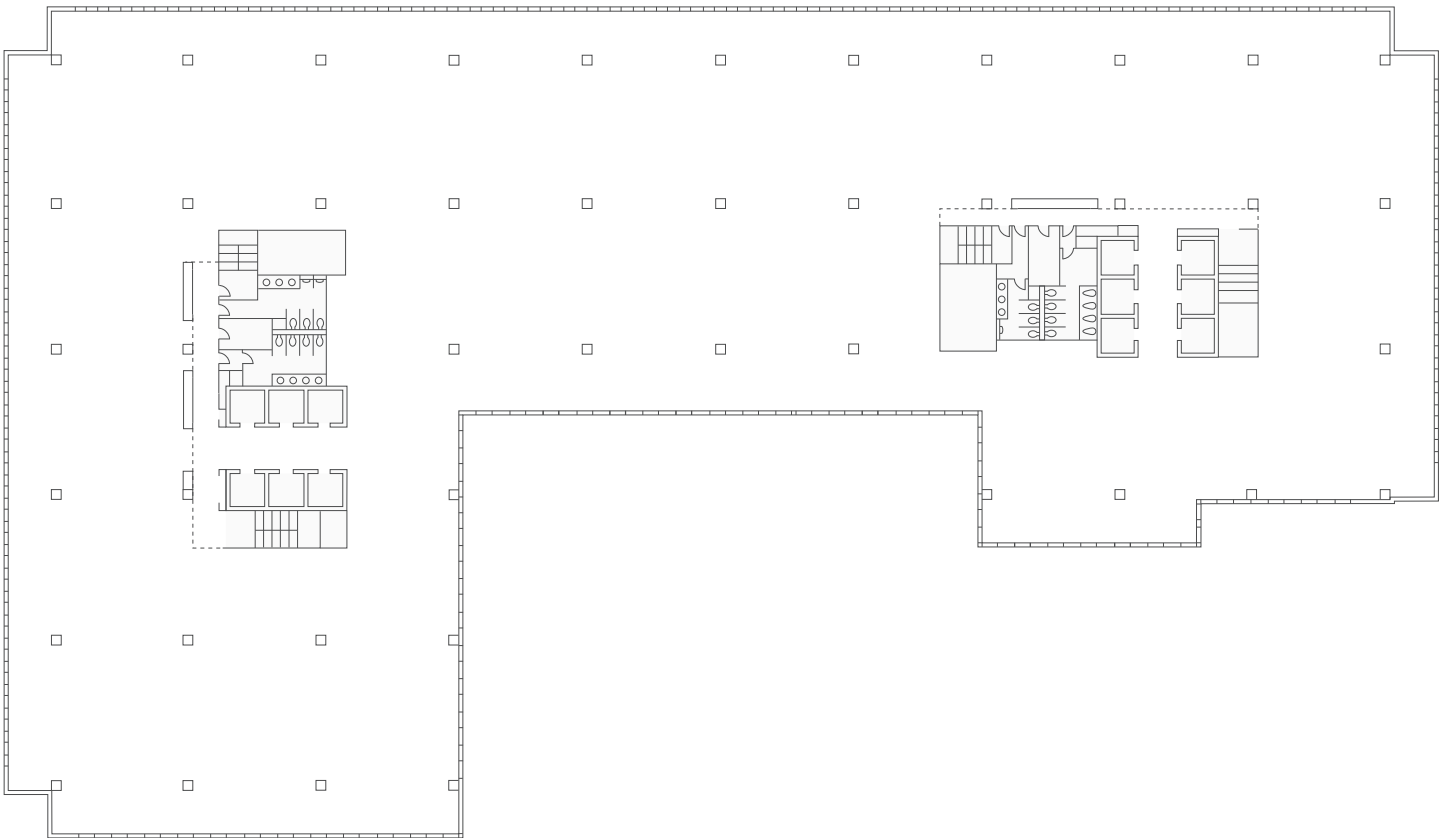
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## Typical Floor

41,700 SF



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