

# 700 Second Street

## Location

700 Second Street NE  
Washington, DC  
Second and H Streets

## Building Specifications

507,237 SF  
10 Floors  
Typical Floor 32,000 to 55,000 SF

## Floor Plates

|             |                            |
|-------------|----------------------------|
| Floor 10    | 31,724 SF                  |
| Floor 9     | 31,724 SF                  |
| Floor 8     | 44,676 SF                  |
| Floor 7     | 52,823 SF                  |
| Floor 6     | 52,516 SF                  |
| Floor 5     | 50,455 SF                  |
| Floor 4     | 45,084 SF                  |
| Floor 3     | 48,132 SF                  |
| Floor 2     | 47,115 SF                  |
| Floor G     | 45,051 SF Retail or Office |
| Lower Level | 55,108 SF                  |

## Column Spacing

Interior Column Spacing 20' 0" by 40' 0"  
Exterior Column Spacing 20' 0" by 30' 0"

## Ceiling Heights

|              |        |
|--------------|--------|
| Floor 9 - 11 | 9' 3"  |
| Floor 2 - 8  | 8' 10" |
| Floor G      | 10' 0" |
| Concourse    | 13' 0" |

## Parking

3 Below Grade Levels  
307 Spaces and 38 Bicycles  
Garage Entrance on Second Street  
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 4:00 pm

## Role

Property Owner with Fisher Brothers  
Property Development  
Design and Construction  
Property Management

## Awards

LEED Silver Certification

## Building Status

Completed 2009

## Overview

700 Second Street is part of Station Place, an office complex that consists of three connected buildings (100 F Street, 600 Second Street and 700 Second Street NE) with 1.6 million square feet on a 5.5-acre site. Built with elegant materials and finishes, including pine green and gray granite, etched mirror stainless steel, rosatta marble, clear insulating glass and anigré wood, it was completed in 2009 and qualified for LEED Silver certification. Close to the US Capitol, 700 Second Street is well positioned for tenants needing proximity to federal agencies and corporate offices. The Securities and Exchange Commission occupies over 1 million square feet at 100 F Street and 600 Second Street.

## Investment

Active in the Washington real estate market since the early 1970s, Property Group Partners saw the unique advantages of purchasing the site and developing Station Place with its direct connection to Union Station and its proximity to Capitol Hill. 700 Second Street is the third of three buildings in the complex and was completed in 2009. It combines unusually large floor plates, state-of-the-art technology and advanced building systems. The Property Group is a responsive on-site owner and manager, and 700 Second Street is meticulously maintained to insure its long-term investment value.

## Building Amenities

Fitness Facility  
Sophisticated Lobby  
Landscaped Plazas  
Outside Seating Areas  
High Ceilings  
Expansive Windows  
10 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 development connected to Union Station that is the headquarters of the SEC, and 1101 New York Avenue. Property Group also developed and owned the Four Seasons Hotel in Georgetown and 2001 K Street.

Fisher Brothers, founded in 1915, is a privately held partnership that manages real estate properties, investment portfolios and other businesses. Its current portfolio includes 8 million square feet of Class A office space and close to 5,000 hotel rooms operated by such partners as Ramada Inn, Sheraton, Holiday Inn, Embassy Suites and others.

## 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 801 Seventeenth Street and 1101 New York Avenue. 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.



Property Group Partners  
609 Fifth Avenue Floor 6  
New York, New York  
10017-1021

T 202 490-2626  
F 202 490-1060

Property Group Partners  
1101 New York Avenue Floor 9  
Washington DC  
20006-3717

T 202 470-4900  
F 202 470-4889

# 700 Second Street



Property Group Partners  
609 Fifth Avenue Floor 6  
New York, New York  
10017-1021

T 202 490-2626  
F 202 490-1060

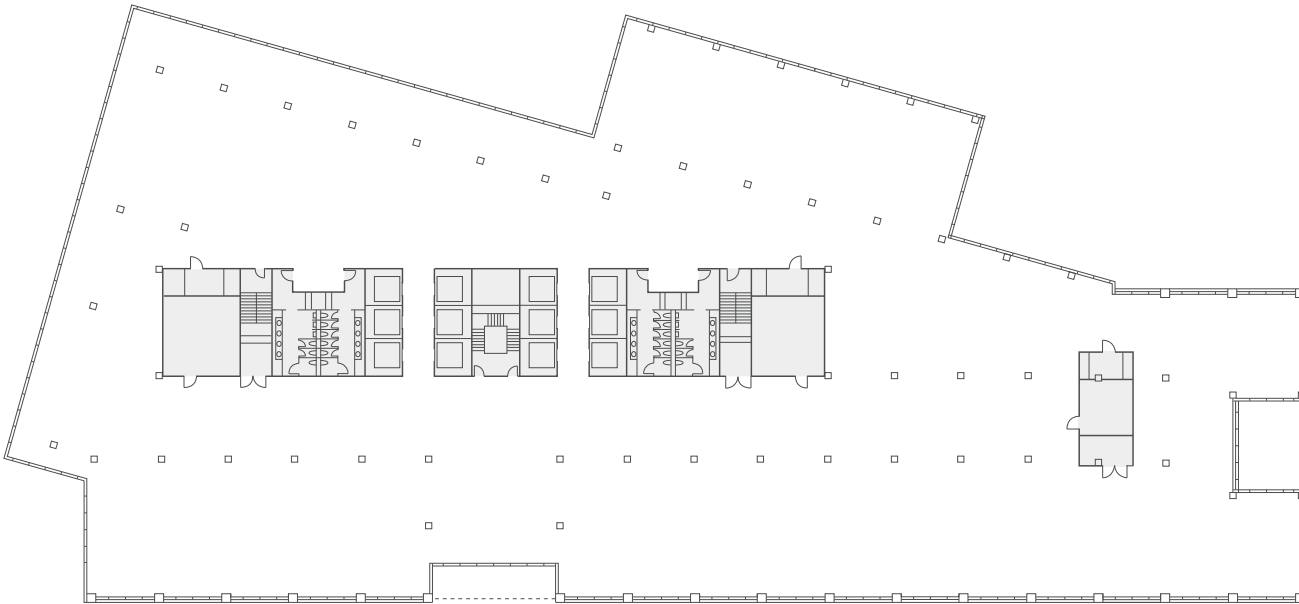
Property Group Partners  
1101 New York Avenue Floor 9  
Washington DC  
20006-3717

T 202 470-4900  
F 202 470-4889

# 700 Second Street

## Typical Floor

32,000 to 55,000 Square Feet



Property Group Partners  
609 Fifth Avenue Floor 6  
New York, New York  
10017-1021

T 202 490-2626  
F 202 490-1060

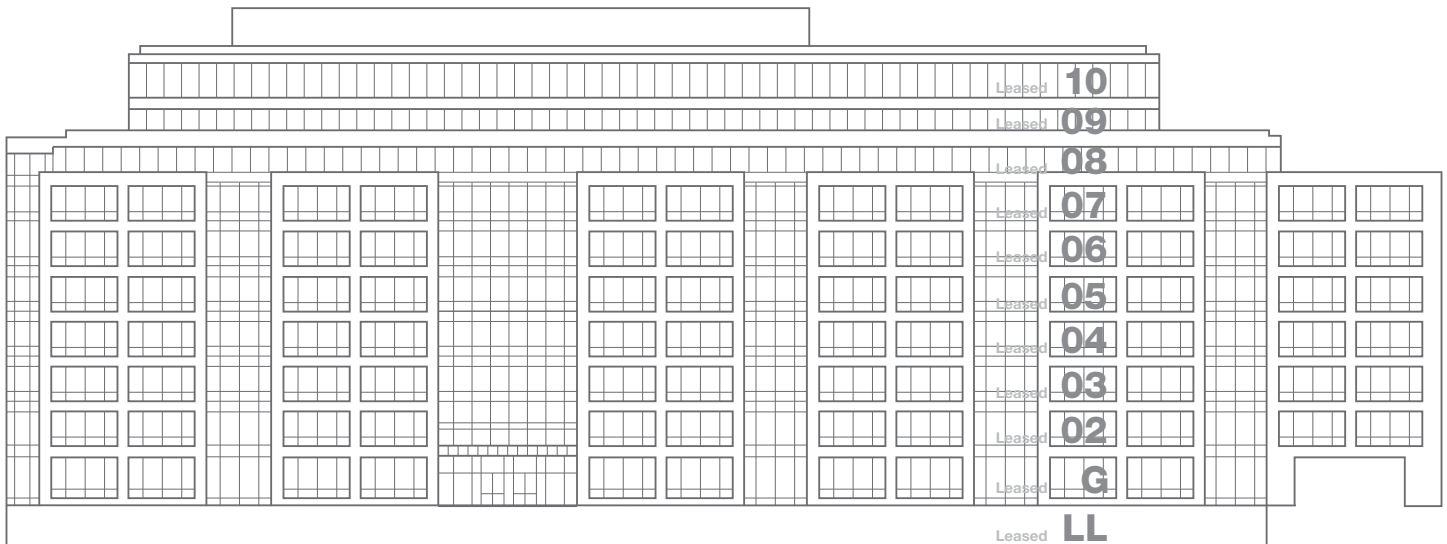
Property Group Partners  
1101 New York Avenue Floor 9  
Washington DC  
20006-3717

T 202 470-4900  
F 202 470-4889

# 700 Second Street

## Space Availability

| Office   | Size      | Rental | Possession |
|----------|-----------|--------|------------|
| Floor 10 | 31,724 SF | Leased | May 2009   |
| Floor 09 | 31,724 SF | Leased | May 2009   |
| Floor 08 | 44,676 SF | Leased | March 2010 |
| Floor 07 | 52,823 SF | Leased | May 2009   |
| Floor 06 | 52,516 SF | Leased | May 2009   |
| Floor 05 | 50,455 SF | Leased | May 2009   |
| Floor 04 | 45,084 SF | Leased | March 2010 |
| Floor 03 | 48,132 SF | Leased | March 2010 |
| Floor 02 | 47,115 SF | Leased | March 2010 |
| Retail   | Size      | Rental | Possession |
| Floor G  | 45,051 SF | Leased | May 2009   |
| Floor L  | 55,108 SF | Leased | May 2009   |



### Building Size

507,237 Square Feet  
 10 Floors  
 Typical Floor 32,000 to 55,000 Square Feet

### Leasing Information

Property Group Partners  
 1101 New York Avenue Floor 9  
 Washington DC  
 20006-3717

David A. Happ  
 Vice President, Leasing and Operations  
 DHapp@pgp.us.com  
 T 202 470-4882 (Direct)  
 C 202 449-2507

T 202 470-4900  
 F 202 470-4889



### Owner and Developer

Property Group Partners  
 609 Fifth Avenue Floor 6  
 New York, New York  
 10017-1021

Property Group Partners  
 1101 New York Avenue Floor 9  
 Washington DC  
 20006-3717

T 202 490-2626  
 F 202 490-1060

T 202 470-4900  
 F 202 470-4889