

801 Seventeenth Street

Location

801 Seventeenth Street NW
Washington, DC
Northeast Corner of Seventeenth
and H Streets

Building Specifications

244,812 SF
11 Floors
Typical Floor 21,931 SF

Floor Plates

Floor 11	21,931 SF
Floor 10	21,600 SF
Floor 9	21,768 SF
Floor 8	21,768 SF
Floor 7	21,768 SF
Floor 6	21,768 SF
Floor 5	21,768 SF
Floor 4	21,269 SF
Floor 3	21,931 SF
Floor 2	9,359 SF
Floor G	7,503 and 4,242 SF Retail or Office
Concourse	15,680 SF

Column Spacing

Columns Inset 15' 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 133 Spaces
Garage Entrance on H 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 4:00 pm

Role

Property Owner
Property Development
Design and Construction
Property Management

Awards

LEED Platinum Certification

Building Status

Completion 2009

Overview

801 Seventeenth Street, developed and built by Property Group Partners, is the first building in Washington to qualify for Platinum LEED certification. Overlooking the White House and Lafayette Square, the building is set apart from the competition by its location, amenities, base building materials and floor size.

801 Seventeenth Street is located in heart of the city's Golden Triangle, an area that is home to many business, law, finance and communications offices. Corporate neighbors include Washington's leading private sector firms and organizations as well as the Old and New Executive Office Buildings and major government agencies. Many of the city's finest hotels, restaurants and clubs are nearby.

Investment

After acquiring the site, the Property Group explored the options of repositioning the existing building or replacing it with new construction. Based on the leasing market's demands, the decision was made to redevelop 801 Seventeenth Street, which was completed in 2009 and is the first office building in Washington to qualify for Platinum LEED certification. Superior architecture and advanced building systems make it an important addition to the neighborhood close to the White House. The Property Group is a responsive on-site owner and manager, and 801 Seventeenth Street is meticulously maintained to insure its long-term investment value.

Building Amenities

Fitness Facility
Rooftop Terrace
Sophisticated Lobby
5 Otis Gen 2 Passenger Elevators
1 Freight Elevator

Owner

The ownership of 801 Seventeenth Street is a venture including Property Group Partners in association with a publicly traded property and casualty insurance company and Fisher Brothers. Founded in 1915, Fisher Brothers is a privately held partnership that manages real estate properties, investment portfolios and other businesses. It presently owns, manages and leases over 6 million feet to major corporate tenants.

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.

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 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

801 Seventeenth Street



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

T 202 490-2626
F 202 490-1060

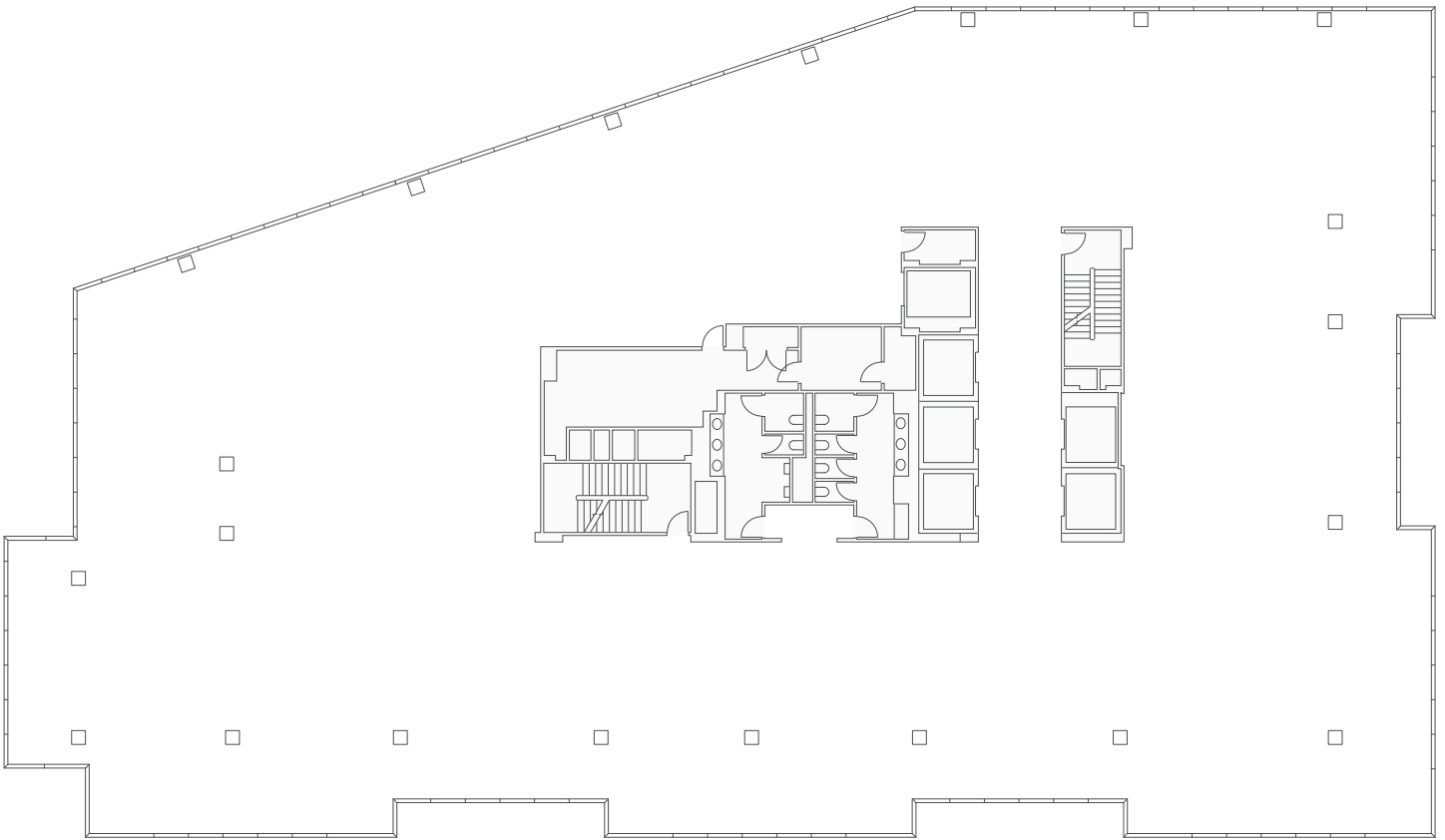
Property Group Partners
1101 New York Avenue Floor 9
Washington DC
20006-3717

T 202 470-4900
F 202 470-4889

801 Seventeenth Street

Typical Floor

21,931 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