

1625  
EYE ST NW

**WORK VIBRANTLY**







# ENTER THE NEXT CHAPTER

One block from the White House, the newly renovated 1625 Eye Street offers a bold new take on the trophy office experience. The building features an impressive nine-story light-filled atrium and a reimagined rooftop terrace experience with direct views of the White House, Washington Monument and Jefferson Memorial.

SPEC SUITES & OFFICE SPACE RANGING FROM 3,000 – 75,000 RSF





# A STRIKING ARRIVAL

Thoughtfully Redesigned, Vibrant Lobby Experience





# A NEW PERSPECTIVE

Light-Filled, Modernized Atrium & Lobby





# A PLACE TO CONNECT & RECHARGE

An Inviting Lobby Seating Area





# A DISTINCT POINT OF VIEW

Redesigned Rooftop Terrace with Iconic D.C. Views





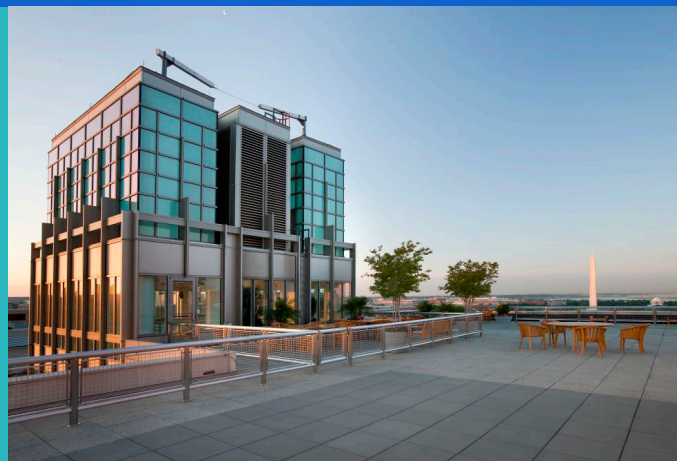
# A FRESH GATHERING PLACE

Expansive Entertainment Space with Built-in Outdoor Bar





# INSPIRING VIEWS





# QUALITY OF LIFE

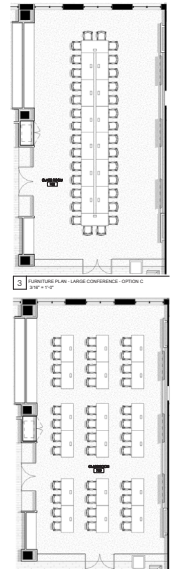
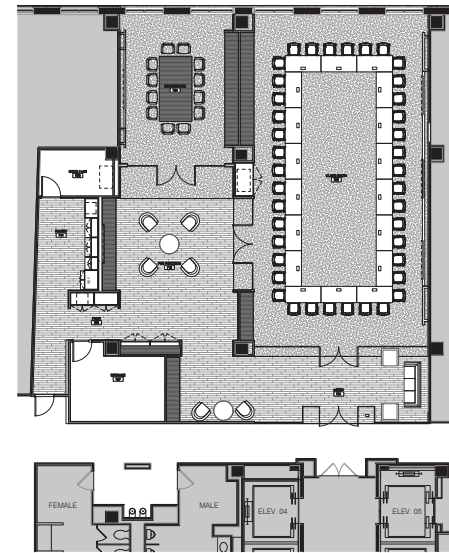
State-Of-The-Art Fitness Facility





# COLLABORATION SPACE

Spacious Conference Center & Lounge







# SPECIALIZED BIKE ROOM

Secure, Dedicated Bike Parking, Lockers & Fix-It Station





**WELLNESS**



# HEALTHY PEOPLE, HEALTHY BUILDINGS, STRONG PERFORMANCE.



## UL VERIFIED HEALTHY BUILDING

UL's Healthy Buildings Verification Mark for Indoor Air demonstrates that indoor spaces provide healthy indoor air quality.



## WELL HEALTH-SAFETY RATED

The International WELL Building Institute (IWBI) WELL Healthy-Safety Rating is for operational policies, maintenance protocols, stakeholder engagement and emergency plans to address a post-COVID-19 environment now and into the future.



## WIRED SCORE GOLD CERTIFIED

Wired Score Gold certification ensures that the property is future-ready, offering secure internet connectivity and infrastructure that supports new and anticipated technologies around the building.



## LEED GOLD CERTIFIED

LEED certification means healthier, more productive places, and reduced stress on the environment by encouraging energy and resource-efficient buildings.



## FITWEL AMBASSADOR

WELL AP and Fitwel Ambassador program for our property management team to ensure expertise in creating and operating healthy environments.



## PURE

PURE Air & Surface purification eliminates 99.99% of viral, bacterial and allergy-causing pollutants from the environment to reduce the threat of cross-contamination among employees as well as improve cognitive clarity, alertness and productivity.



## BEST-IN-CLASS INDOOR AIR QUALITY

IAQ protocols include using MERV 13 filters, electrostatic cleaning, and UV light and negative ion technology air purifiers in elevator cabs.



## INCREASED CLEANING & DISINFECTING WITHIN TENANT SPACES

In common high touch point areas within tenant suites like break room countertops, cabinet handles, appliance controls, copier control pads, conference tables and non-porous conference seating.



## CLEANING & DISINFECTING

Frequent disinfecting of common areas like entry door handles, restroom fixtures, elevator call buttons and hand railings.



## HIGHLY AMENITIZED AND FLEXIBLE SOCIAL SPACES (INDOOR & OUTDOOR)

Amplifies the balance of nature and creates a holistic workplace experience with curated amenities that intelligently address the needs of our tenants.



## PROTECTING OUR TEAMS & OUR TENANTS

Following the CDC and local jurisdiction guidelines on personal protective equipment (PPE) use.



**TENANT EXPERIENCE APP FOR BUILDING  
NOTICES, AMENITY BOOKINGS AND ON-SITE  
RESTAURANT ORDERING AND DEALS.**





# AVAILABILITY

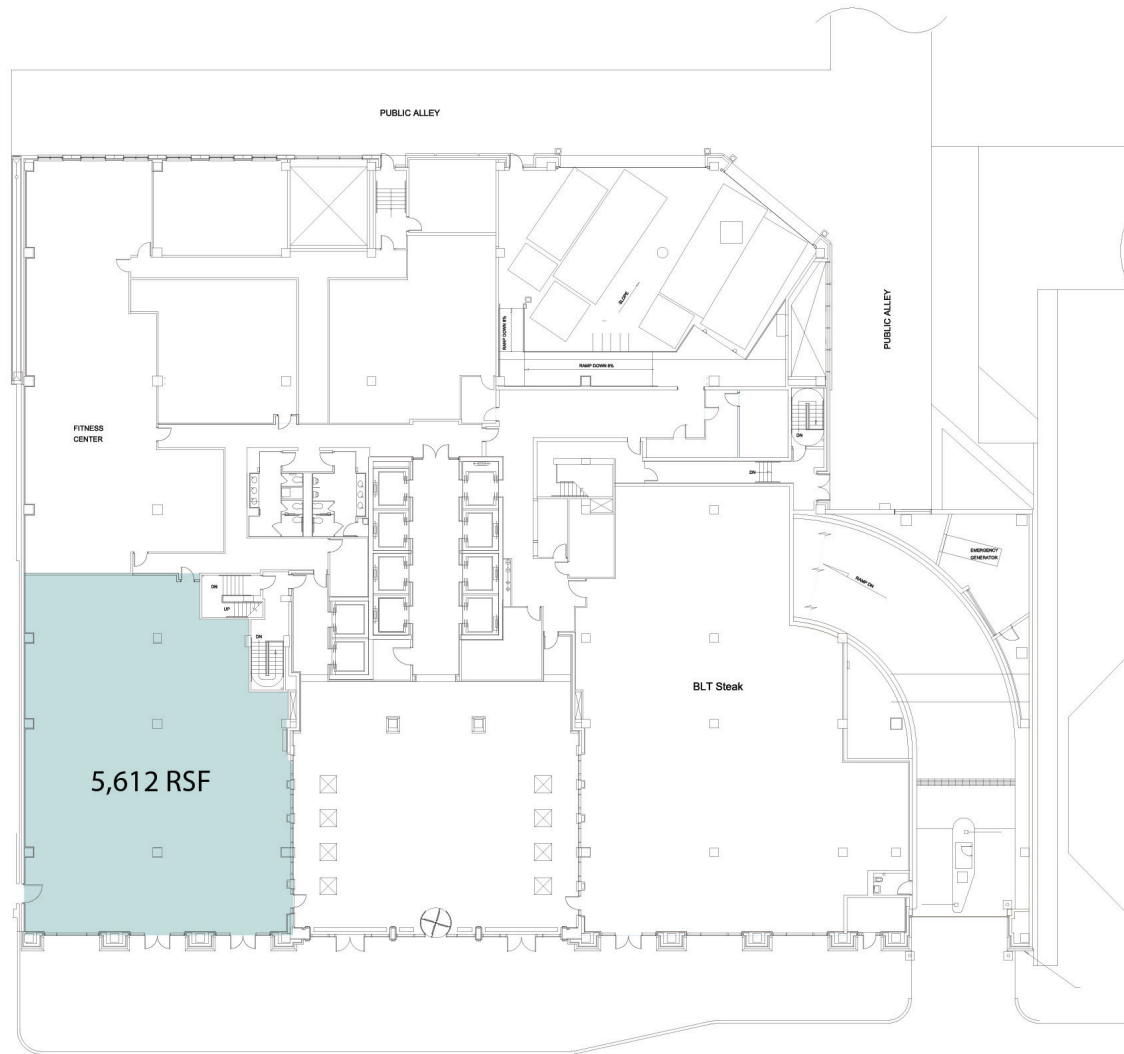
*SPEC SUITES & OFFICE SPACE  
RANGING FROM 3,000 - 75,000 RSF*



**1<sup>ST</sup> FLOOR:** 5,612 RSF

AVAILABLE NOW

1625 / EYE ST NW



EYE STREET

AVISON  
YOUNG

WESTBROOK  
PARTNERS

AREP  
American Real Estate Partners



**3<sup>RD</sup> FLOOR:** 38,510 RSF (DIVISIBLE)

AVAILABLE NOW

1625 / EYE ST NW





## HYPOTHETICAL FULL FLOOR TEST-FIT

1625 / EYE ST NW



WINDOW LINE

1 PRIVATE ~2,000 RSF  
OUTDOOR TERRACE



EYE STREET





# 3<sup>RD</sup> FLOOR PRIVATE TERRACE

Hypothetical Rendering | Daytime





# 3<sup>RD</sup> FLOOR PRIVATE TERRACE

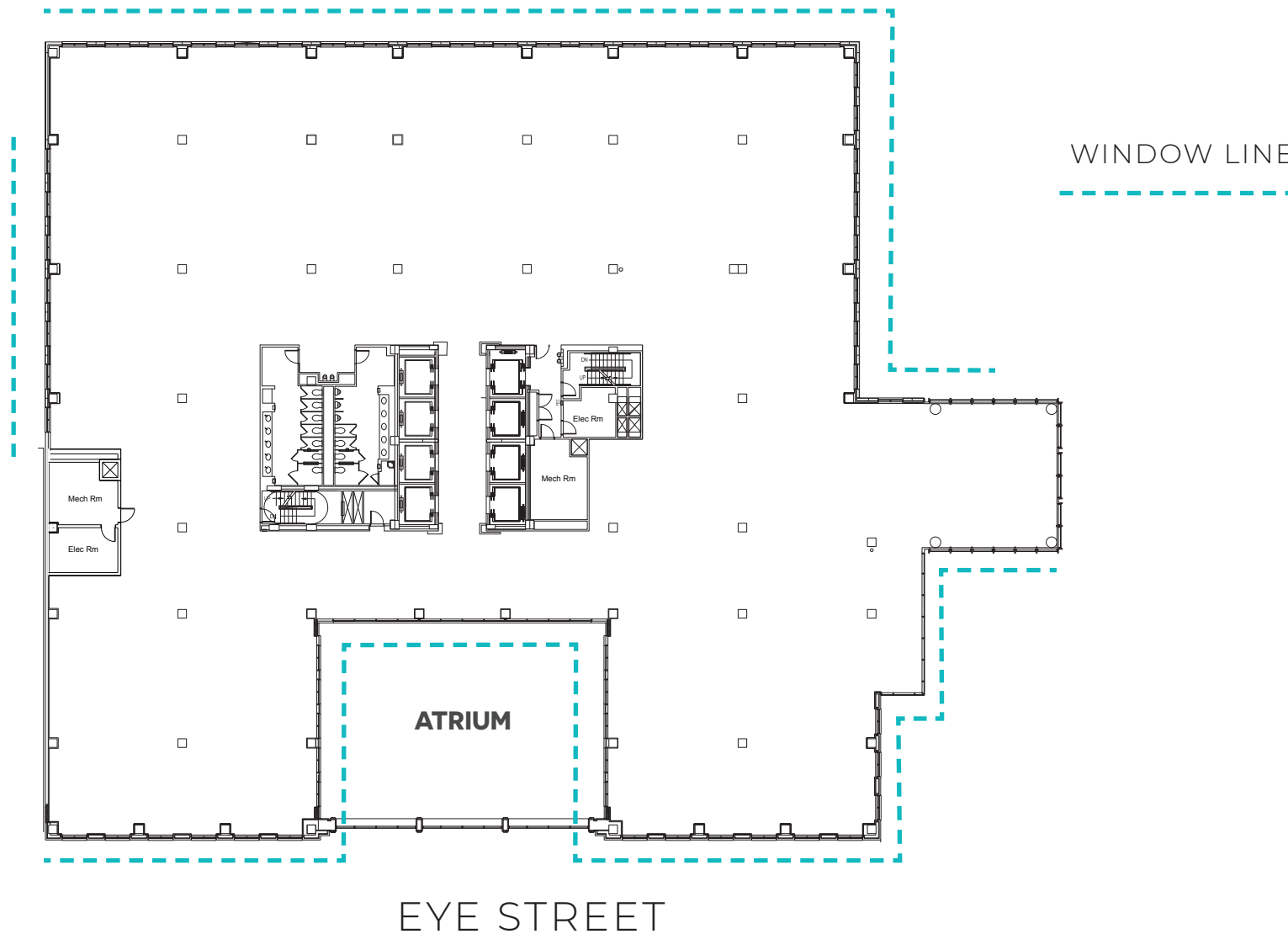
Hypothetical Rendering | Evening



**4<sup>TH</sup> FLOOR:** 35,918 RSF (DIVISIBLE)

AVAILABLE NOW

1625 / EYE ST NW

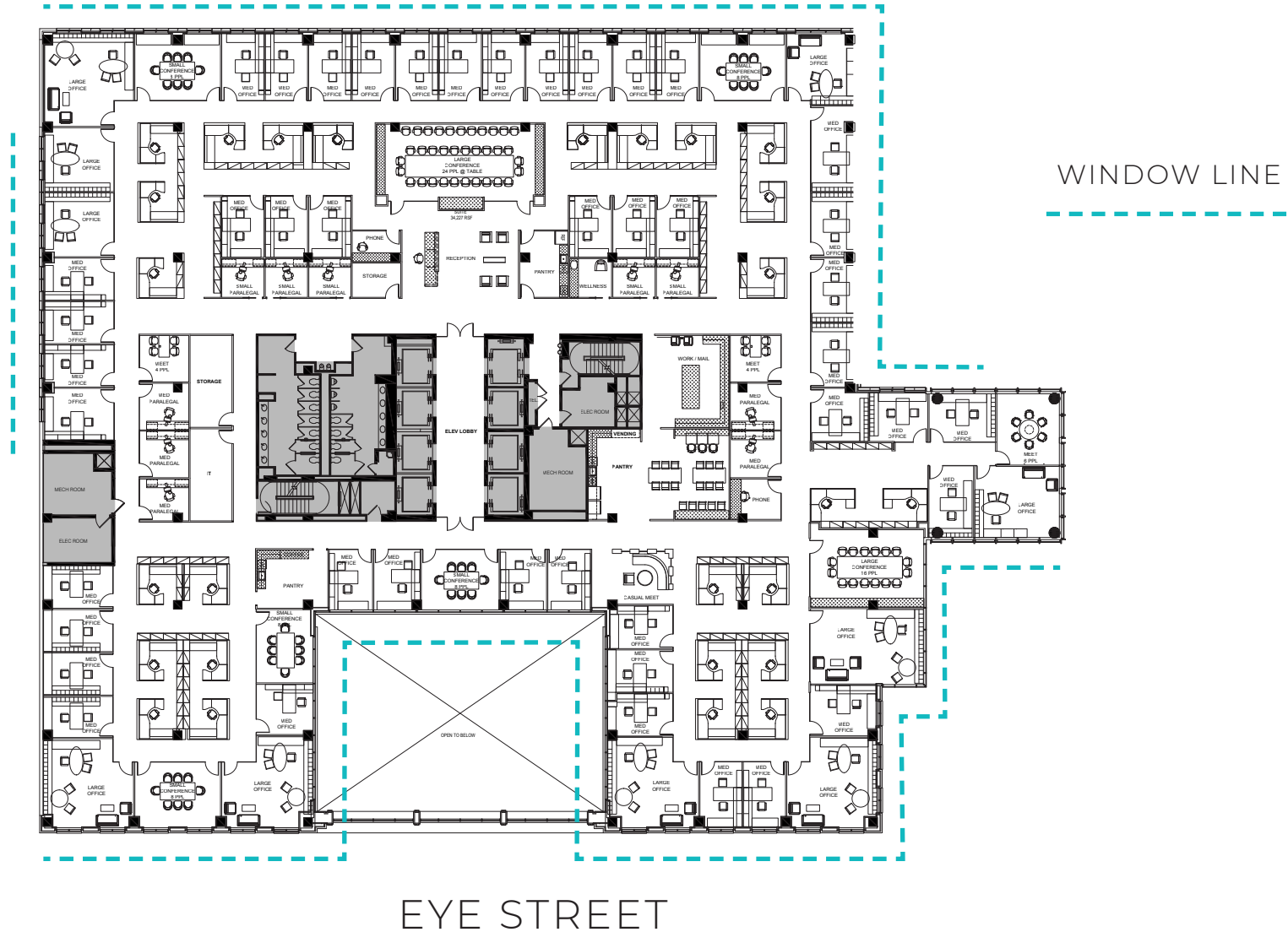




# 4<sup>TH</sup> FLOOR: 35,918 RSF (DIVISIBLE)

HYPOTHETICAL FULL FLOOR TEST-FIT

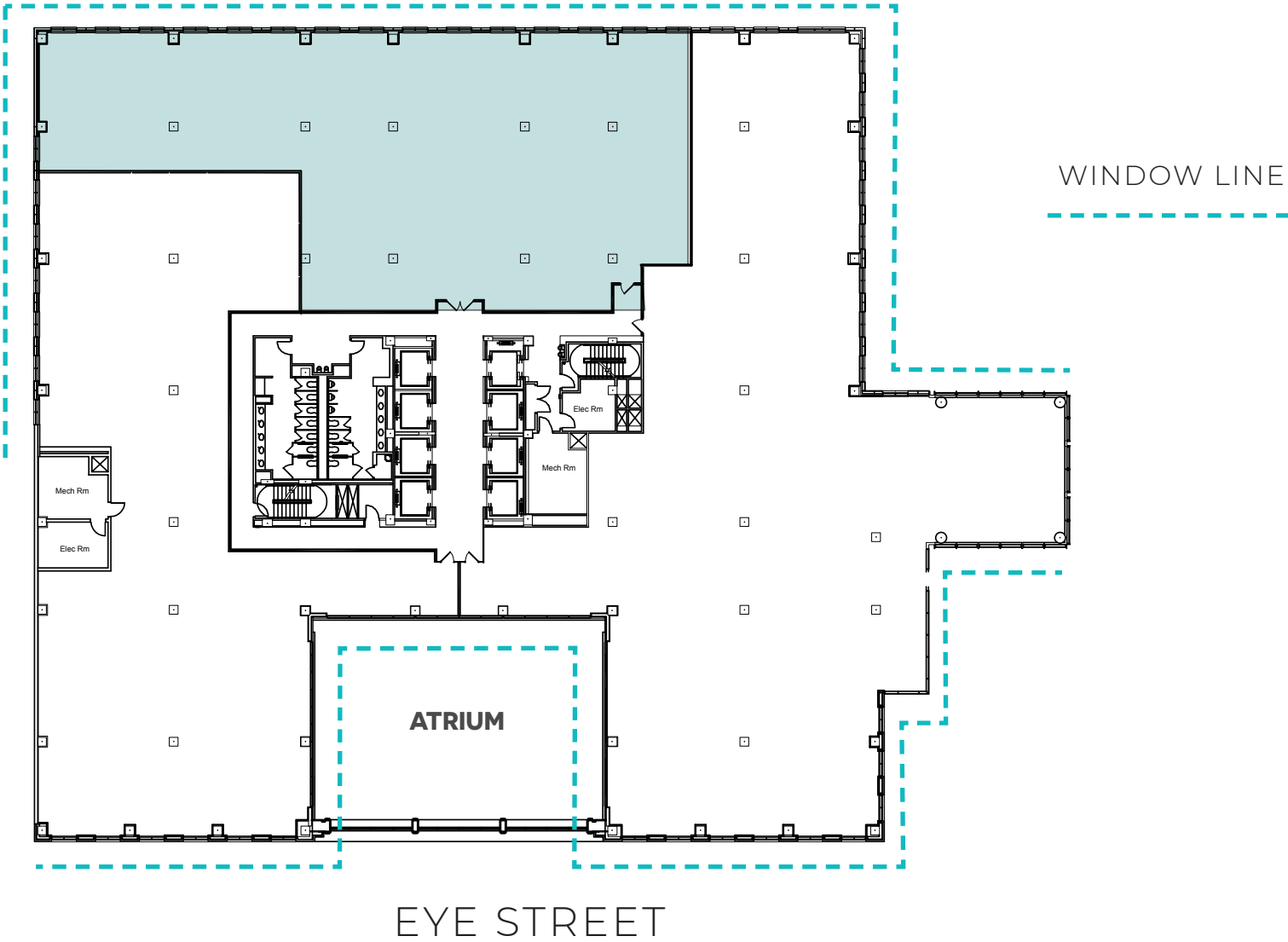
1625 EYE ST NW





5<sup>TH</sup> FLOOR: 9,500 RSF  
AVAILABLE NOW

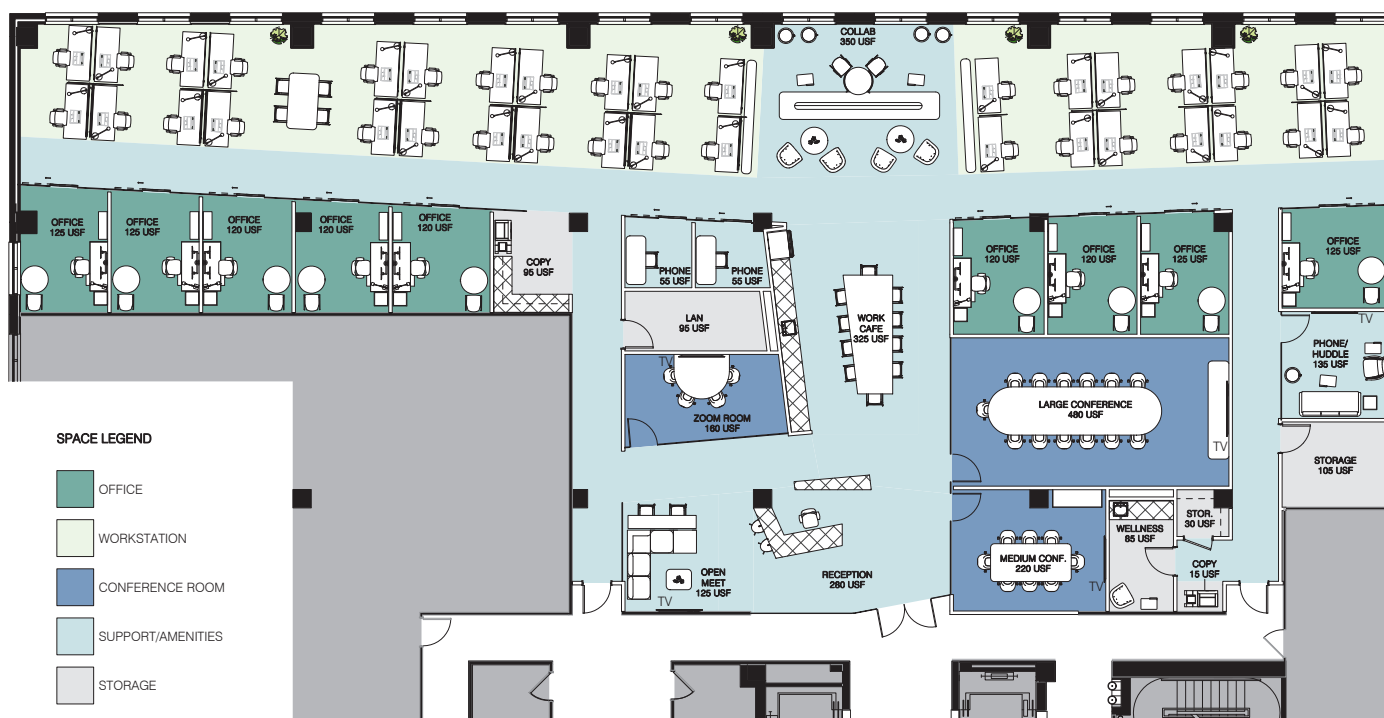
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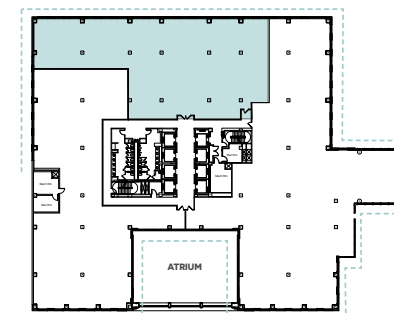
SPEC SUITE DELIVERING 10/2021

1625 / EYE ST NW



EYE STREET

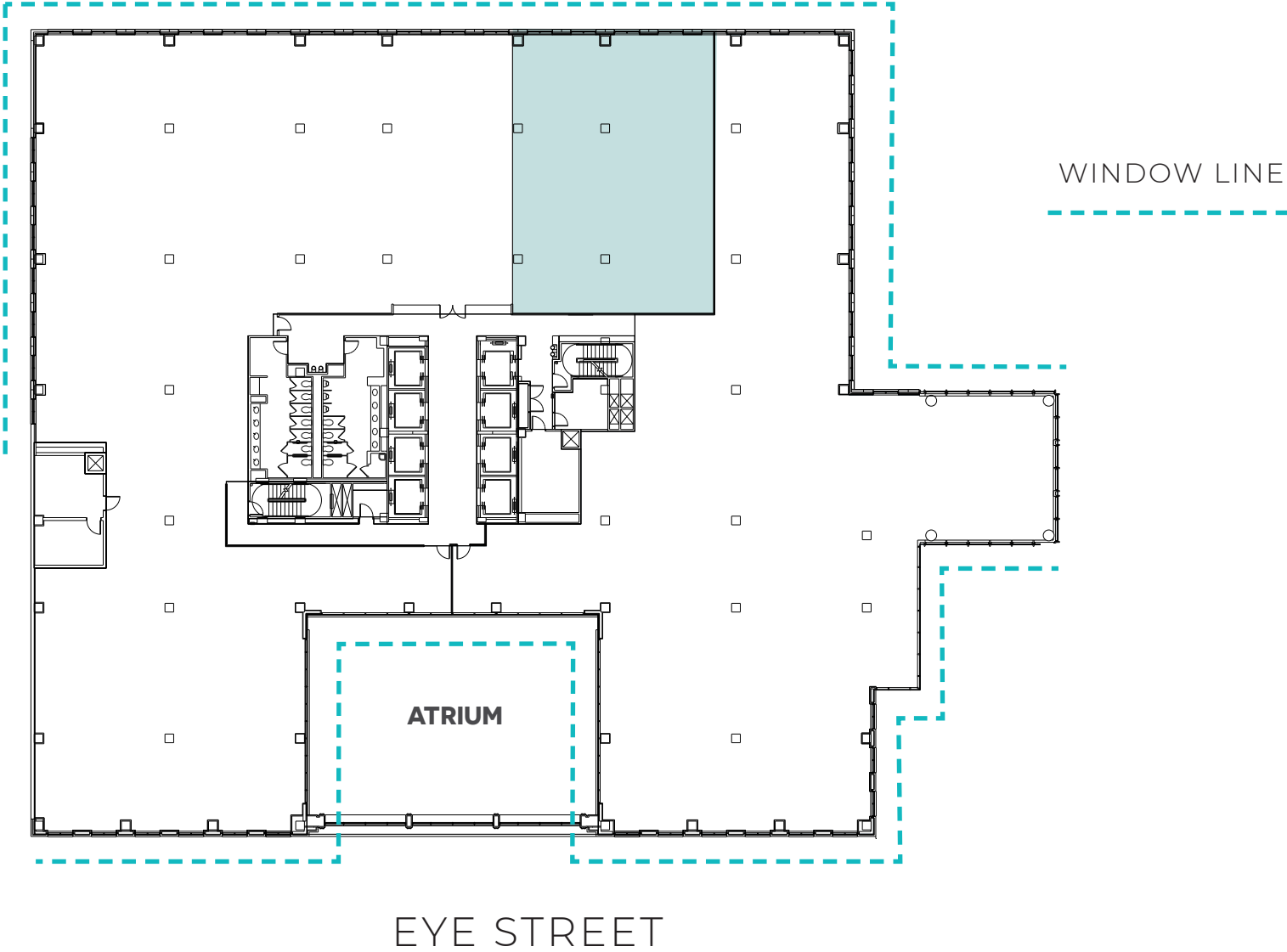
WINDOW LINE





6<sup>TH</sup> FLOOR: 3,760 RSF  
AVAILABLE NOW

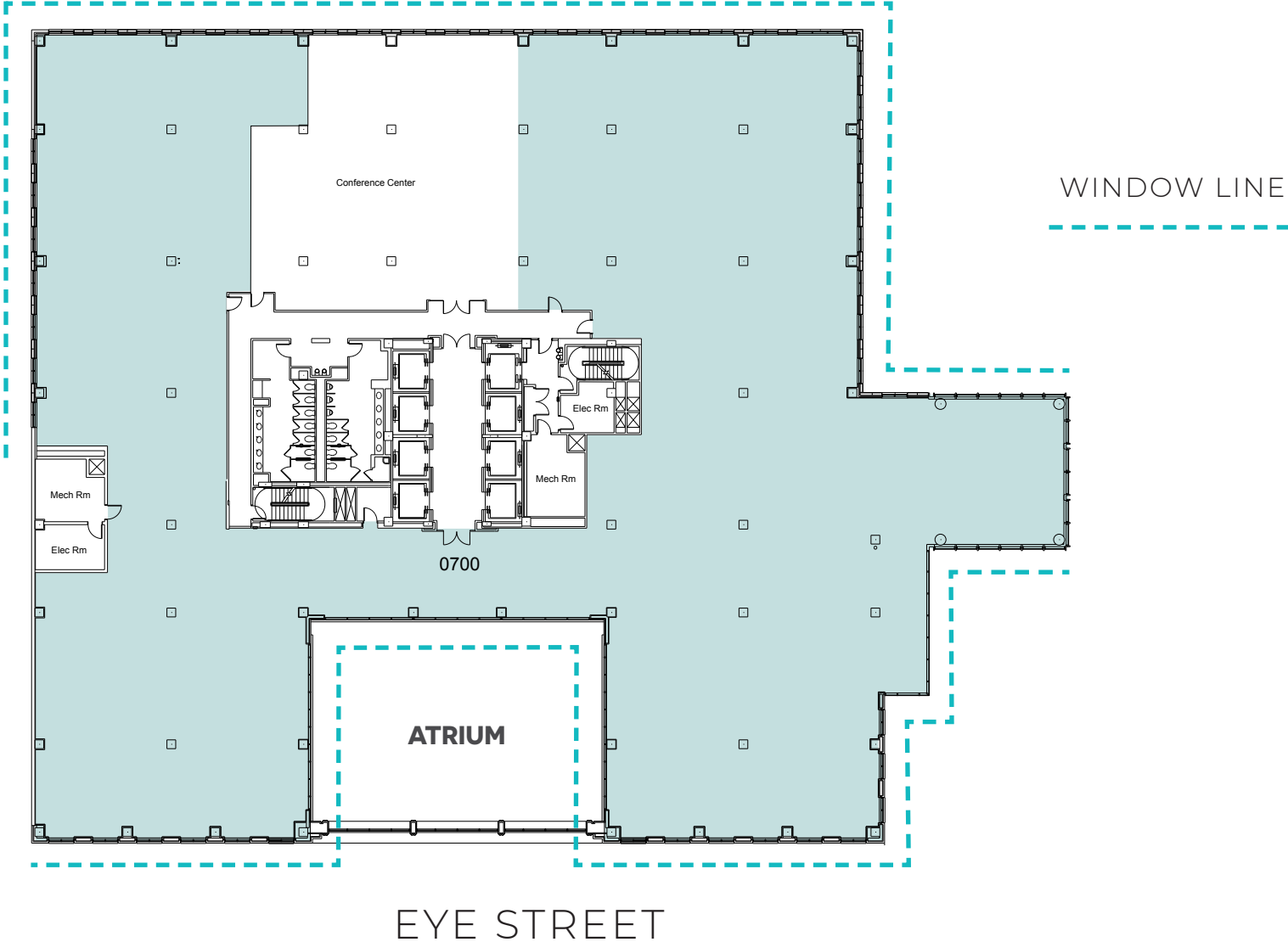
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7<sup>TH</sup> FLOOR: 31,503 RSF (DIVISIBLE)

AVAILABLE NOW

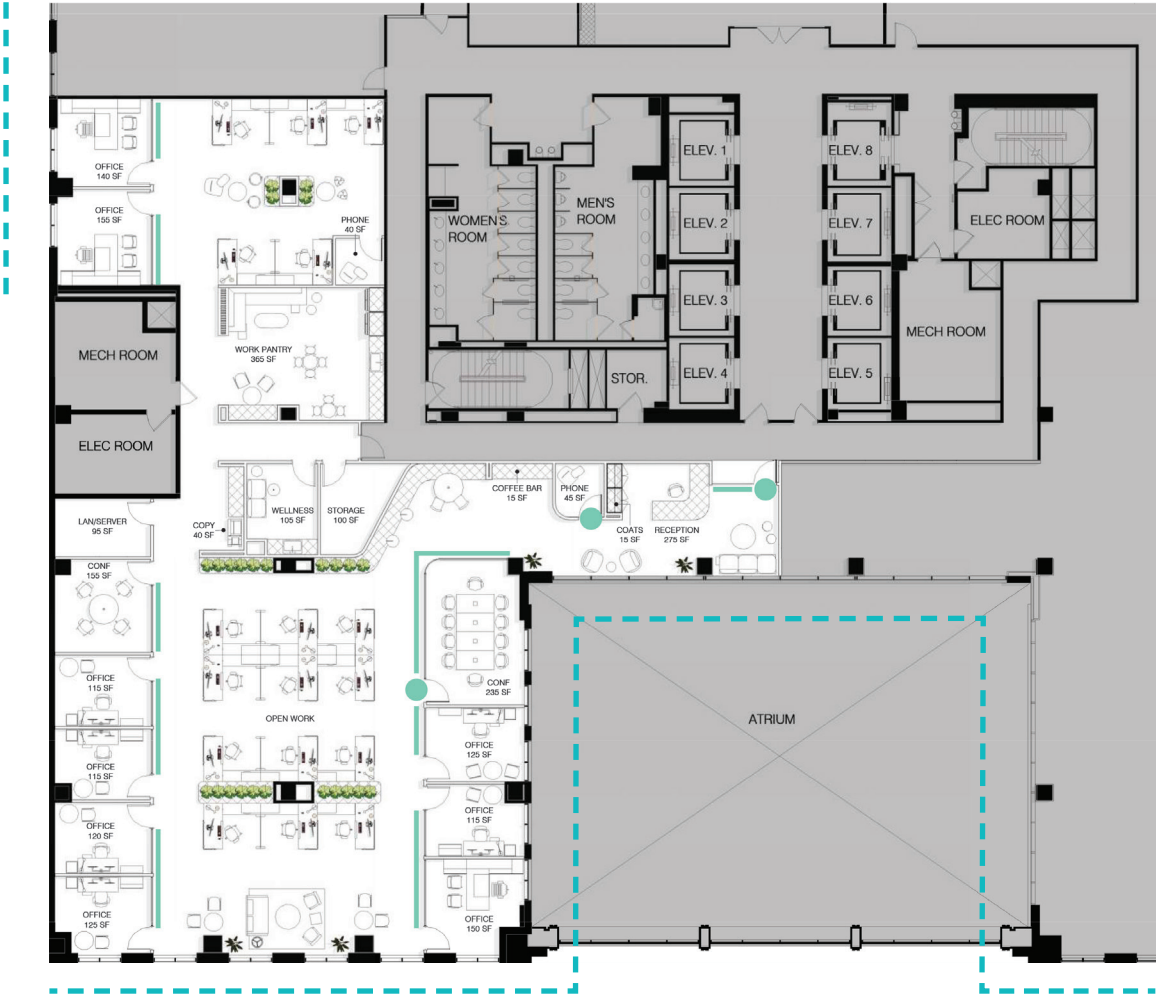
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7<sup>TH</sup> FLOOR: ~6,000 RSF  
HYPOTHETICAL SPEC SUITE

1625 EYE ST NW



WINDOW LINE

EYE STREET

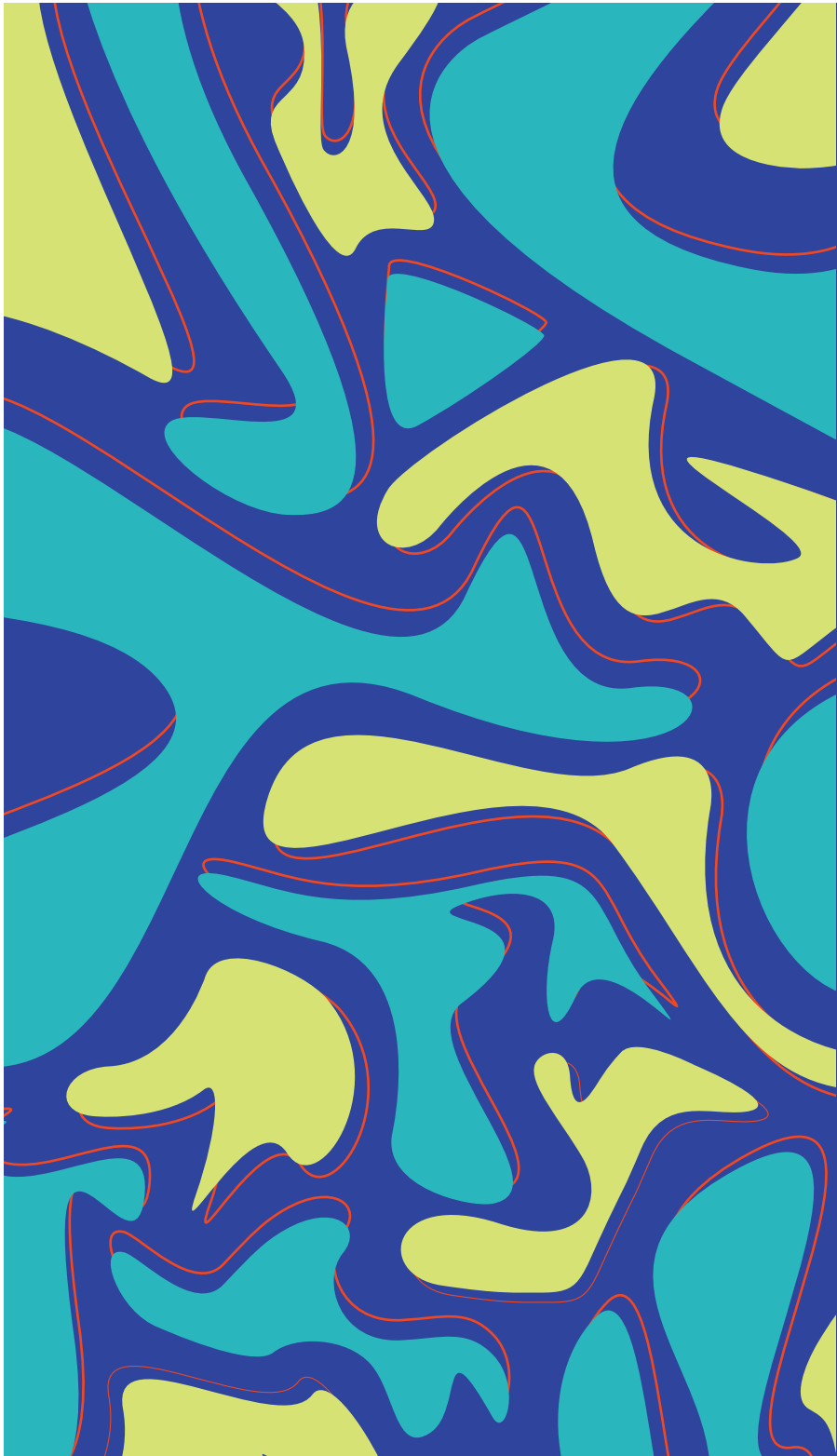




## 7<sup>TH</sup> FLOOR SPEC SUITE

Hypothetical Spec Suite Renderings

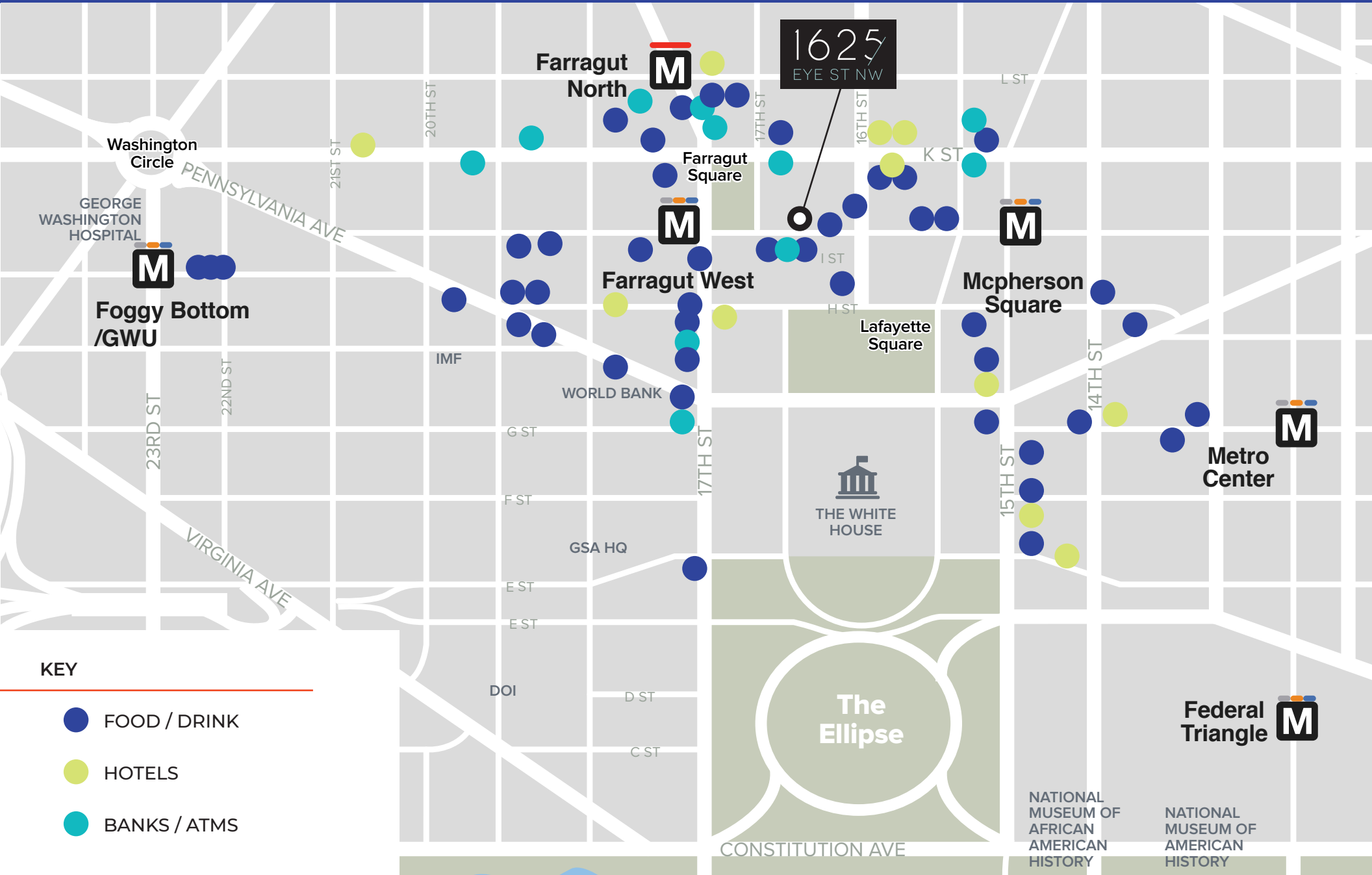




# LOCATION

# A CENTRAL LOCATION

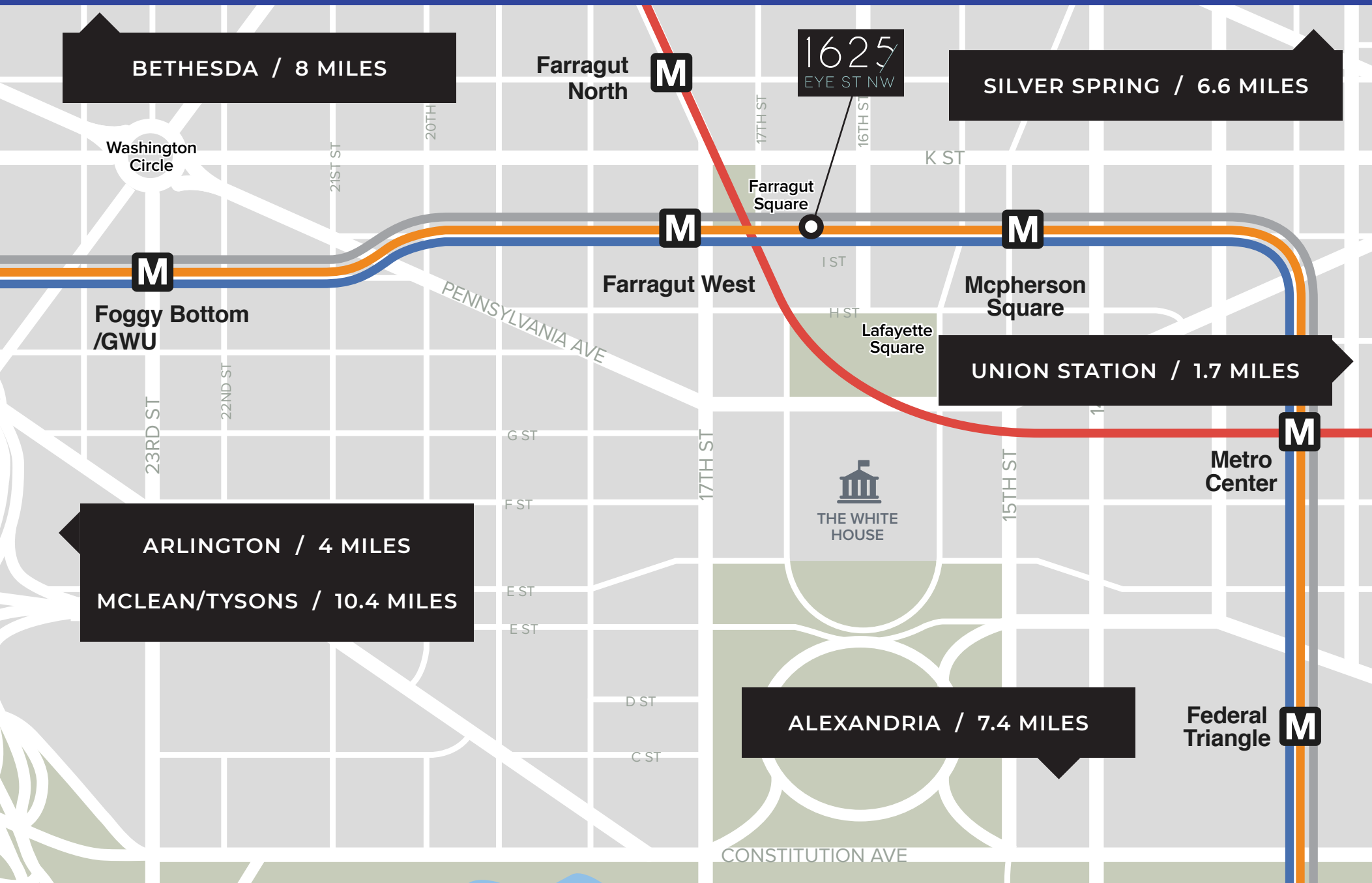
Home to DC's Most Desired Neighborhood Amenities





# ACCESSIBLE

Within Walking Distance to 4 Metro Lines and Over 20 Bus Lines





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