

1625 EYE STREET

General Description	1625 I (Eye) Street, a 383,000 square foot premier office tower, is located at the hub of Washington DC's central business district at Farragut Square, providing convenient access to the Metro System. This 12 Story office building has 363,000 square feet of office space, 20,000 square feet of retail space and 425 available parking spaces (1 space per 900 square feet). 1625 Eye Street's prominent design features a limestone and glass façade with a 9-story light-filled atrium facing Eye Street. An illuminated 160-foot campanile offers upper floor tenant's panoramic views of the Washington skyline.
Design Architect	Skidmore, Owings & Merrill
General Contractor	EE Reed
Mechanical Engineer	B&A Consulting Engineers
Structural Engineer	Haynes Whaley Associates
Completion Date	2003
Building Height	12 stories
Design Load	20 pounds per square foot partition load 80 pounds per square foot live load
Rentable Area	Approximately 383,266 SF
Typical Floor Area	Approximately 33,848 SF
Ceiling Heights	Slab-to-slab heights on office floors average 10'9" Standard floor to ceiling height is 8'5"
Mullion Spacing	Five feet
Interior Column Spacing	Generally every 30 feet
HEATING, VENTILATION AND AIR CONDITIONING	The Building Automation and Energy Management System is primarily VAV equipment. In addition to equipment operation and control, the system performs demand totalization, and duty cycling.
Design Criteria	The building's HVAC systems are designed to exceed Washington DC Building Code requirements. Design conditions are based upon occupancy of not more than one person per 100 usable square feet.
Heat	Heat is supplied by Electric Resistant Heat.



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Air Conditioning	Cooling is provided by chill water. Supplemental HVAC is available 24 hours a day.
Standard Hours of HVAC Operation	8:00 AM to 6:00 PM, Monday through Friday 9:00 AM to 12:00PM, Saturday
ELECTRICITY General	Building-standard power consists of 6 watts per usable square foot, connected load, provided by Pepco/ConEd Solutions. Additional power is available based upon demonstrated need.
Electric Closet	Two per floor
Telephone Closet	Two per floor
PASSENGER ELEVATORS Number of Elevators	9 elevators organized into 2 banks: Floors 1 – 12 Floors 1 – P-5
Elevator Capacity	3,500 lbs. depending on elevator bank
Elevator Speed	350 FPM (ft. per minute), depending on bank
SERVICE ELEVATORS Number of Elevators	1
Elevator Capacity	4,000 lbs.
Elevator Size	5' 11" long, 7' 6" wide, 10' high
BUILDING AMENITIES	<ul style="list-style-type: none">• Rooftop terrace with expansive city views• Two blocks from the White House• BLT Steak opening November 2006• State-of-the-art fitness facility• Full-service concierge• Captivate elevator display screens• Six-level indoor parking garage with 425 spaces

