

1200 K STREET

General Description	<p>1200 K Street is a 12 story trophy, class A office building located in the heart of the East End business district of Washington, DC. Completed in 1992, the property includes four levels of below ground parking with 276 striped spaces, a full service fitness center, and delicatessen. The average floor size is approximately 31,500 rentable square feet and provides exceptional rooftop views of the Capitol and Franklin Square. It is easily accessible for both tenants and visitors, located just four blocks from Metro Center. The building is one of DC's finest brochure-quality trophy buildings, with outstanding architectural detail and the highest quality of materials, featuring a Brick, Granite, and Limestone façade with angled details and historical decorative setbacks on its exterior. The main lobby welcomes guests by means of a three-story domed atrium with granite pillars. A marble encased security desk and marble flooring are the centerpieces displayed with chandelier style lighting fixtures. The property has ten large and elegant elevators, which cab finishes are mahogany wood veneer with brass trim, and carpeted floors surrounded in marble with inlaid brass detail.</p>
Design Architect	Hartman-Cox Architects
General Contractor	OMNI Construction – a division of the Clark Construction Group
Mechanical Engineer	Joseph R. Loring & Associates
Structural Engineer	CBM Engineers, Inc
Completion Date	1992
Building Height	12 stories
Design Load	80 pounds per square foot and 20 pounds per square foot partition load 20 pounds per square foot live load
Rentable Area	Approximately 367,400 SF
Typical Floor Area	Approximately 31,500 RSF
Ceiling Heights	Slab-to-slab heights on office floors average 10'8" Standard floor to ceiling height is 8'5"
Mullion Spacing	5' x 10' and 4' x 9'
Interior Column Spacing	Generally every 20' to 25' on center
HEATING, VENTILATION AND AIR CONDITIONING	<p>The heating, ventilating and air conditioning system is a Variable Air Volume/Direct Control (VAV/DDC) System. The building has two Trane package air conditioning units per floor, giving the flexibility of running half a floor at a time, if needed, helping to lower operating costs. The units range in size from 20 tons up to 58 tons. The building has series fan-powered VAV boxes serving the exterior zones and cooling only serving interior zones. . Each VAV box is controlled by an electronic wall-mounted thermostat and can be manually operated by the tenant. The HVAC System is controlled by a Tracer Energy Management</p>

	<p>System, with individual HVAC units having the capability to operate independently.</p> <p>The building HVAC system has two Baltimore Air Coil (B.A.C.) forced-draft cooling towers located on the roof which run 24/7 serving tenant needs as well. The total capacity of each tower is 600 tons.</p>
Design Criteria	The building's HVAC systems are designed to meet or exceed BOCA Basic/National code (1984 and its supplements 1985) and the District of Columbia Building Code supplement of 1986. Design conditions are based upon occupancy of not more than one person per 142 usable square feet.
Heat	Heat is supplied by resistance electric heat located at the perimeter, Series Fan Powered boxes.
Air Conditioning	<p>Cooling is provided by two water cooled self- contained (SCU's) Trane units on each floor. The units are served by two Baltimore Air Coil Forced Draft Towers and three condenser water pumps with each having the capacity to handle building load during peak load.</p> <p>Supplemental HVAC is available 24 hours a day.</p>
Standard Hours of HVAC Operation	<p>6:00 AM to 7:00 PM, Monday thru Friday</p> <p>9:00 AM to 4:00 PM, Saturdays</p> <p>Computer Center 24/7</p>
ELECTRICITY	
General	Available receptacle load is 5-7 watts per foot. Electrical Service is provided by three main switch boards located in the main electrical room of the penthouse and includes two 4,000 amp 460/265V 3 phase 4 wire service and one 800 amp 460/265V 3 phase 4 wire service serving the retail area. Floors are serviced by buss duct traveling up the risers located in the electrical rooms on each floor. Each electrical closet contains 277/480 and 120/208 – 3 phase power.
Electric Closet	2 per floor
Telephone Closet	2 per floor
PASSENGER ELEVATORS	
Number of Elevators	<p>8 passenger elevators and 2 garage shuttle elevators organized into 3 banks.</p> <p>Size:</p> <p>Floors LL-12</p> <p>Garage P-4 Level - Lobby</p>
Elevator Capacity	3,500 lbs. passenger and parking cars
Elevator Speed	<p>350 FPM (ft. per minute), passenger cars</p> <p>150 FPM (ft. per minute), shuttle cars</p>
SERVICE ELEVATORS	
Number of Elevators	1 (conversion of passenger elevator)
Elevator Capacity	6,000 lbs.
Elevator Size	110 in. long, 83 in. wide, 118 in. high
BUILDING AMENITIES	<ul style="list-style-type: none"> On-Site Property and Facility Management

- CCTV system with over 20 cameras
- HSPD – 12 compliant Card Access Control System with turnstile access to office floors
- Stentaphone Emergency Call System with over 45 intercoms
- Tenant Membership only Fitness Center on-site with full locker rooms, two cardio rooms, weight room, basketball court, and aerobics area
- Web based tenant service request system
- Rooftop Terrace open to tenants from 11am to 3pm weekdays
- Drop boxes for US Mail, FedEx on-site during business hours
- Underground Parking Garage for Tenants Only for 276 cars
- Convenient access to Metro Center Metrorail Station
- Close Proximity to the Verizon Center Arena located in Chinatown