

1400 K STREET

General Description	Located in the East End and designed by Skidmore, Owings & Merrill, 1400 K Street is a 12-story 194,000 square foot building with beautiful views of Franklin Square. Windows on all four sides allow abundant natural light. Beyond its excellent location near retail shops, restaurants and many services, 1400 K Street offers commuters convenience to the McPherson Square Metro station just one block away.
Design Architect	Skidmore, Owings & Merrill
General Contractor	Omni Construction
Mechanical Engineer	GHT Chartered
Structural Engineer	Skidmore, Owings & Merrill
Completion Date	1981 2005-Renovated
Building Height	12 stories
Design Load	Typical floor: live load is 80 pounds per square Foot 20 pounds per square foot - partitions
Rentable Area	Approximately 194,000 SF
Typical Floor Area	Approximately 16,700 RSF
Ceiling Heights	Slab-to-slab heights on office floors average 10'4" Standard floor to ceiling height is 8'0"
Mullion Spacing	As discussed typical finish floor to ceiling is 8' 0" window height is 67 ½ inches and the mullion starting point is at 30 1/2" inches AFF. Perimeter drywall bulkhead ceiling is 101 inches and the drop ceilings are typically 96-99 inches.
Interior Column Spacing	The column spacing: 20' 9"OC for columns East to West 22'OC for columns North to South
HEATING, VENTILATION AND AIR CONDITIONING	1400 K street is conditioned using 50-ton per floor self contained direct expansion Trane units (all 12 have been refurbished). Supported by and updated in 2003, 600 Ton Evapco Induced draft stainless steel cooling tower. EMS control is Optimization on Start-up and load shedding is accomplished by loading /unloading Reciprocating compressors. Each SCU has Variable frequency drives ensuring proper static pressure to 60+ Variable Air Volume Boxes with newly renovated direct digital controls for optimal tenant comfort. The control system is interfaced with both DDC Siemens latest technology PXC operating system..
Design Criteria	The building's HVAC systems are designed to meet or exceed current Building Code requirements

Heat	Heating is performed with original exterior pressure dependant VAV units.
Air Conditioning	Each floor is independently conditioned using Variable Air Volume and capability of 100% Air side economizer.
Standard Hours of HVAC Operation	7:00 AM to 6:00 PM, Monday through Friday 9:00 AM to 1:00 PM, Saturday
ELECTRICITY General	Building-standard power consists of 7.68 watts per usable square foot, connected load, provided by Pepco.
Electric Closet	1 per floor
Telephone Closet	1 per floor
PASSENGER ELEVATORS Number of Elevators	6 elevators: 5 passenger Floors 1 – 12 1 hydro garage Floors P4 – 1
Elevator Capacity	2,500 – 3,500 lbs. depending on elevator.
Elevator Speed	125 – 350 FPM (ft. per minute), depending on elevator
SERVICE ELEVATORS Number of Elevators Elevator Capacity	1 (conversion of passenger elevator) 3,500 lbs.
Elevator Size	The freight elevator is 58" x 78" and is 8'8" tall.
BUILDING AMENITIES	<ul style="list-style-type: none"> • FedEx Office-Print Center • PNC Bank • FedEx Drop Box • Web Based Work Order System (Angus Anywhere) • One block from Metro • SKWR • &Pizza