

PROPERTY NAME	2001 M Street		
BUILDING TOTAL	285,000 RSF		
FLOOR SIZES	1st Floor - 21,500 RSF 2nd Floor - 9,000 RSF 3rd Floor - 28,000 RSF 4th - 8th Floors - 32,000 RSF (typical floor) 9th & 10th Floors - 32,000 RSF		
CEILING HEIGHT	<u>1st Floor</u>	<u>Floors 3-8</u>	<u>Floors 9-10</u>
	19' 0"	8' 4" - 8' 8"	11' 3" - 11' 5"
	Achievable	Achievable	Achievable
COLUMN SPACING	Up to 30' x 30'		
WINDOWS	Abundant natural light from 400 linear feet of floor-to-ceiling glass along M Street and 20th Street façades		
HVAC SYSTEM	The base-building HVAC is a central, low-temperature, chilled water system with the chilled water plant located in the penthouse and two (2) chilled water variable-air-volume (VAV) air handling units located on each tenant floor. VAV boxes shall be stockpiled on all office floors.		
ELECTRICAL SYSTEM	Lighting: 2.0 watts per usable SF (peak demand load) Power: 5.0 watts per usable SF (peak demand load)		
FIRE AND LIFE SAFETY SYSTEM	Fully sprinklered building with state-of-the-art fire alarm system for a high-rise building with a fire control room		
TELECOMMUNICATIONS	Base building telephone closet located in the core will be provided with riser sleeves and plywood backboards to provide a path for the tenant to the main base building telephone room		
ELEVATORS	Elevators - 4 passenger elevators - 3,500lb capacity 1 freight/passenger elevator - 3,500lb capacity 2 garage shuttle elevators - 3,500lb capacity		
PARKING	Two levels of below-grade parking offering 185 spaces; entrance on 20th Street		
PROPERTY MANAGEMENT	Brookfield		