

1301

K STREET, NW
WASHINGTON, D.C.

ONE FRANKLIN SQUARE



TROPHY OFFICE SUBLEASE

- Up to ~160,000 SF Available
- Size and Term Flexible
- 10+ Years Term Remaining
- Plug-and-Play Spaces
- Highly Amenitized Building
- First Class Property Management
- Premier K Street Address
- Metro Accessible (~5 min walk)



SEE LOCATION



Jason B. Zell
President
202.682.7882
jasonzell@jmmzell.com

Louis W. Kluger, CRE
Senior Vice President
202.744.0335
lkluger@jmmzell.com

Erika D. Hansen
Director
202.705.3839
ehansen@jmmzell.com

Brett E. Miller
Associate
202.218.4486
bmiller@jmmzell.com



JM Zell Partners, Ltd.
1909 K Street, NW
Suite 520
Washington, D.C. 20006

Trophy K Street Sublease

with Large Block Availability in the Heart of Washington, DC

Contiguous blocks of ~104,000 and ~56,000 SF



Plug-and-Play Space

Built out to modern workplace standards
(2nd gen space also available)



Metro Accessible

McPherson Square (5-min walk)
Farragut North (10-min walk)



Trophy Building Amenities

Rooftop lounge, conference and fitness centers, 24-hour lobby security, concierge, and below-grade parking 1/1,000



Modern Build-Out

Furnished: perimeter offices, open areas, and conference rooms
Private balconies



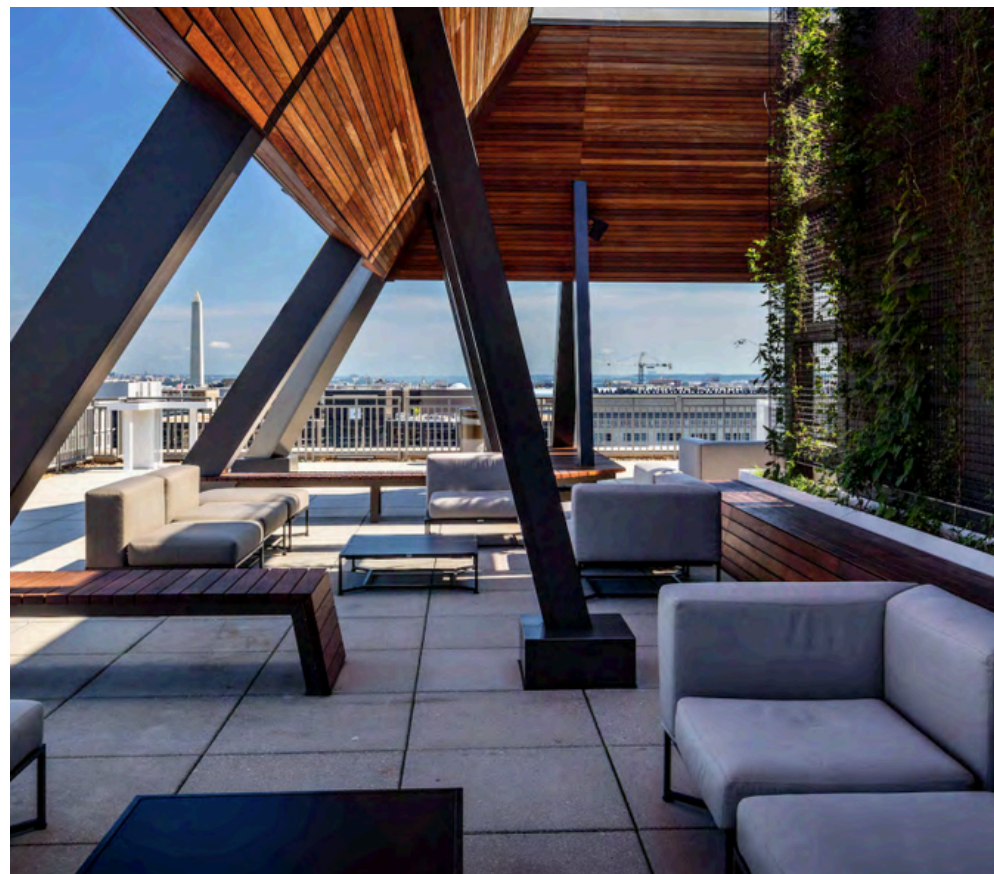
Event & Meeting Center

Host large scale events, live broadcasting ability, and specialized training areas



A+ Walkability

Hotels, restaurants, banks, professional services, pharmacies, daycare, etc.



AVAILABLE SPACE

West Tower

East Tower

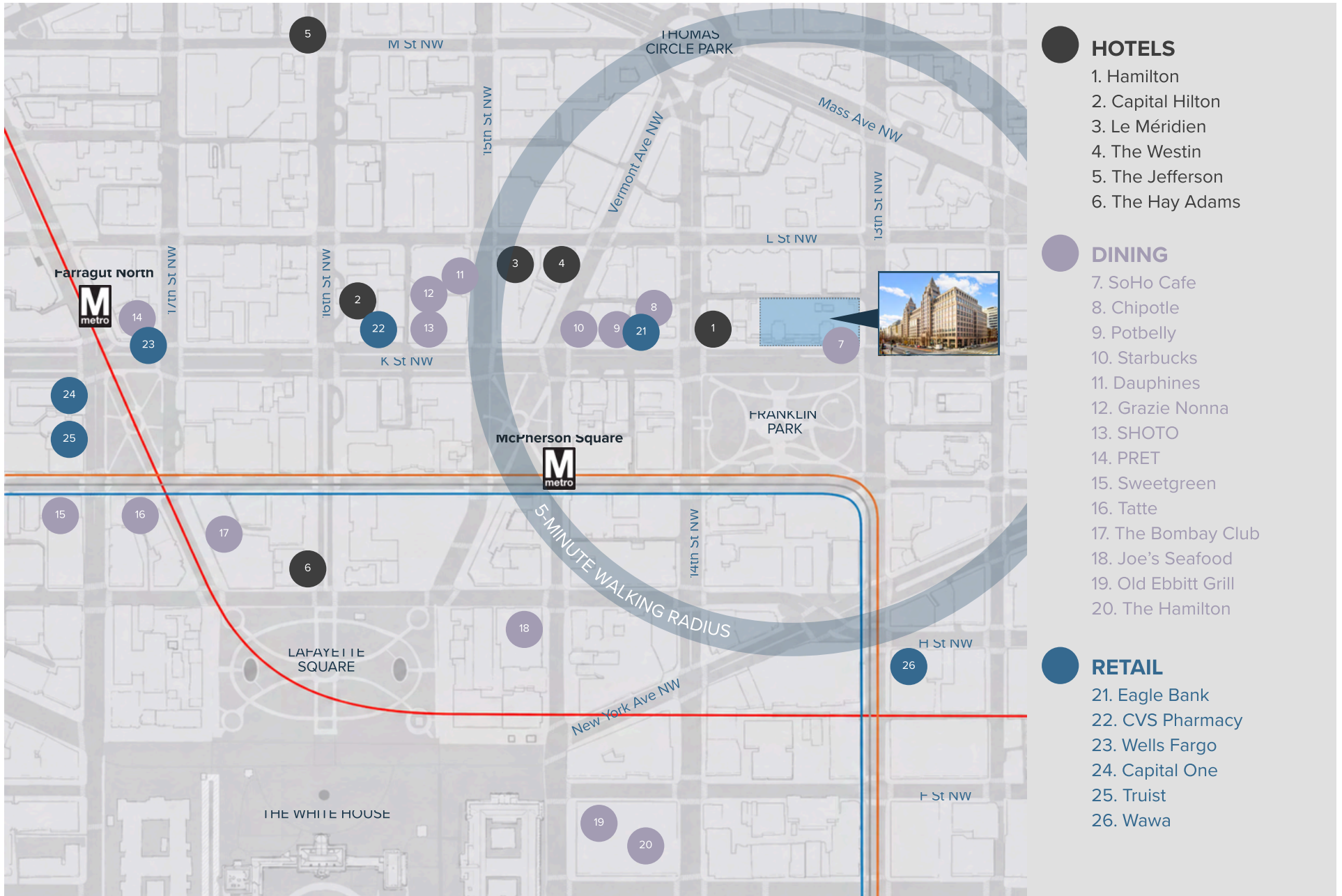


~55,854 SF contiguous block availability

~104,397 SF contiguous block availability floors 4-6

K Street

PRIME DOWNTOWN D.C. LOCATION



- HOTELS**
- 1. Hamilton
- 2. Capital Hilton
- 3. Le Méridien
- 4. The Westin
- 5. The Jefferson
- 6. The Hay Adams

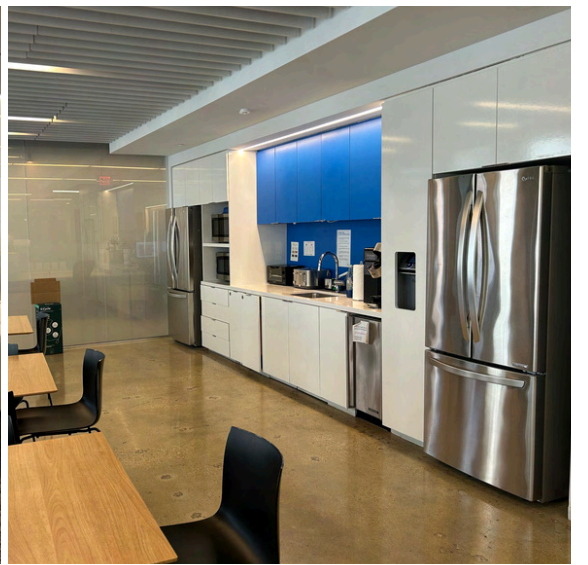
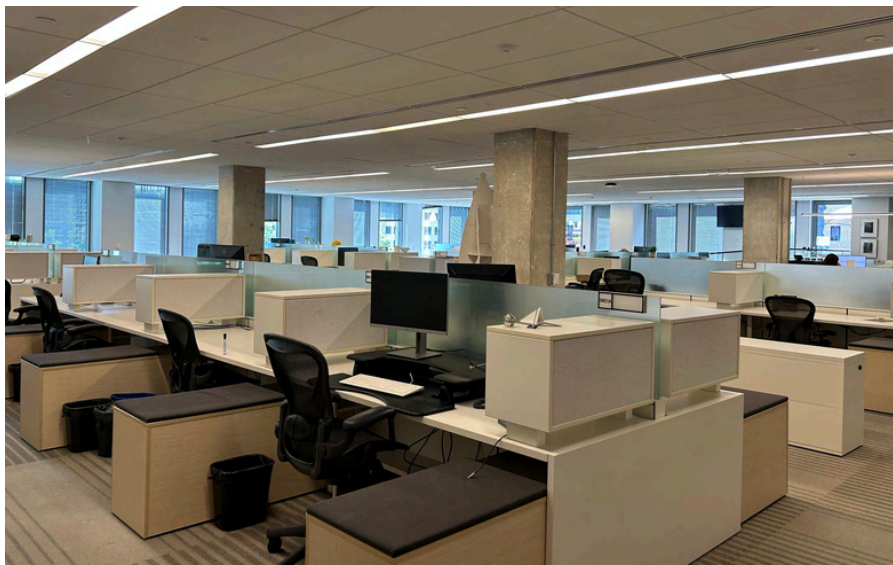
- DINING**
- 7. SoHo Cafe
- 8. Chipotle
- 9. Potbelly
- 10. Starbucks
- 11. Dauphines
- 12. Grazie Nonna
- 13. SHOTO
- 14. PRET
- 15. Sweetgreen
- 16. Tatte
- 17. The Bombay Club
- 18. Joe's Seafood
- 19. Old Ebbitt Grill
- 20. The Hamilton

- RETAIL**
- 21. Eagle Bank
- 22. CVS Pharmacy
- 23. Wells Fargo
- 24. Capital One
- 25. Truist
- 26. Wawa

TROPHY BUILDING AMENITIES

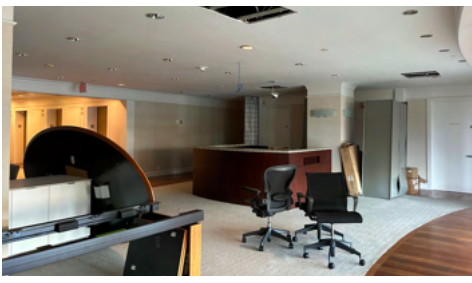
FIRST CLASS BUILDING MANAGEMENT PROVIDED BY HINES





PLUG & PLAY





2ND GEN OFFICE
(9TH FLOOR EAST)



LARGE-SCALE EVENT, MEETING, & BROADCASTING CENTER

EXCLUSIVE SUBTENANT AMENITY

FUNCTIONALITY

- Flexible auditorium & event space
- Integrated broadcast infrastructure
- Conference & meeting suites
- Reception & pre-function area
- Professional AV & streaming capability

IDEAL FOR

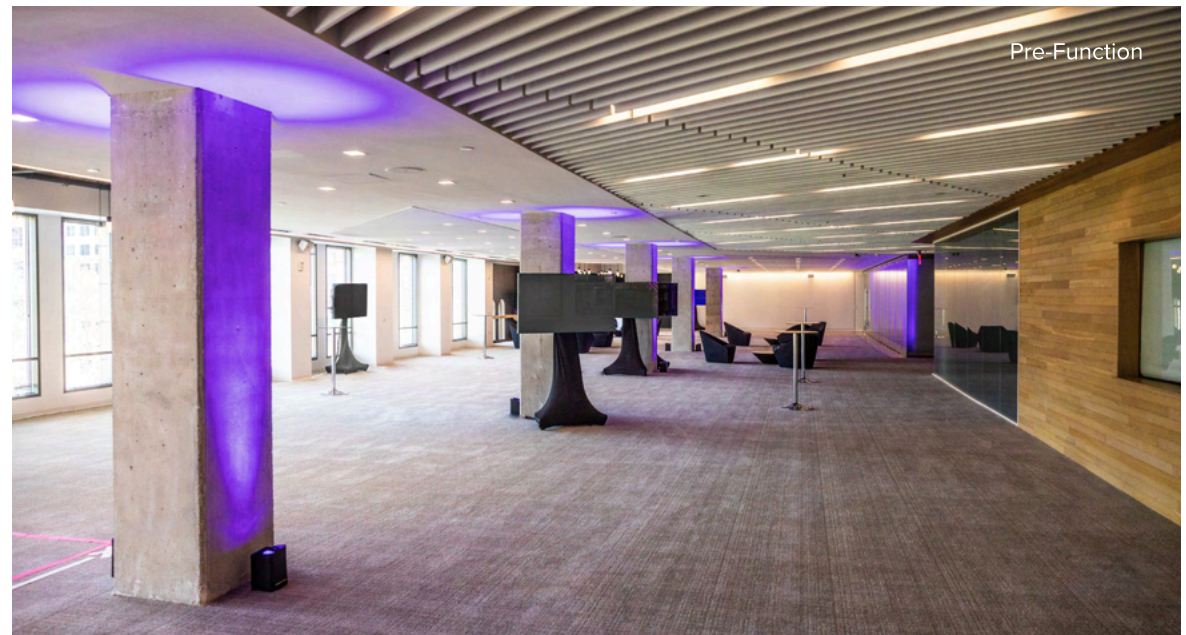
- Client events
- Executive presentations
- Firm trainings
- Thought leadership programming
- Hybrid conferences

TECHNOLOGY ENABLED

- Multi-camera broadcast capability
- Integrated LED presentation displays
- Professional lighting & audio systems
- Remote presenter / Zoom integration
- High-bandwidth streaming infrastructure

CAPACITY

- Auditorium: 250 people
- Conference Rooms: 10-50 people
- Pre-Function: 200 people

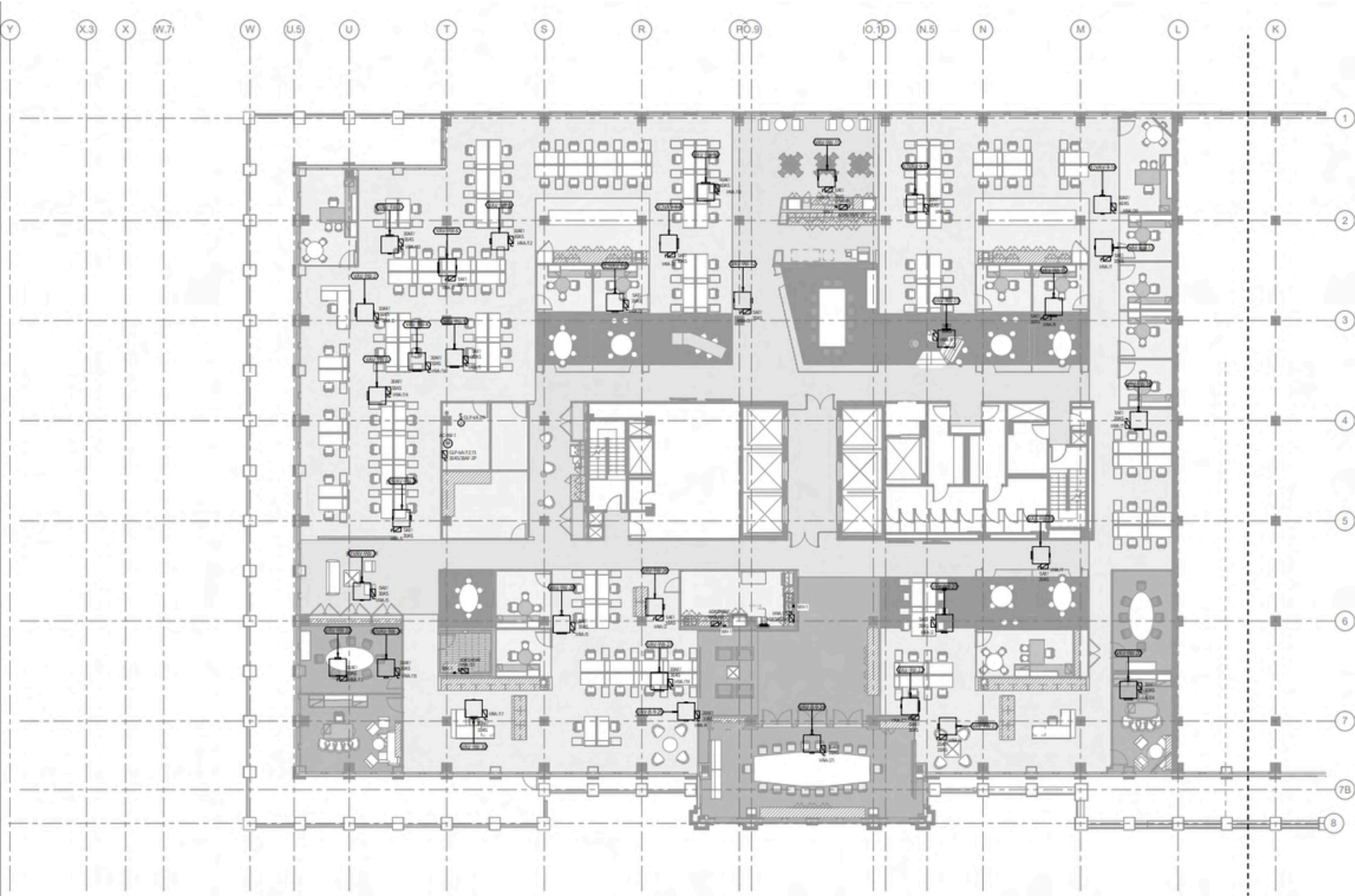


FLOORPLANS

9TH FLOOR WEST

28,000 SF | 15 PRIVATE OFFICES, 105 WORKSTATIONS, 10 CONFERENCE & HUDDLE ROOMS

West lower East lower

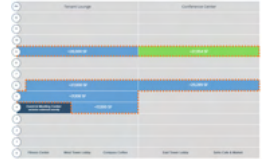


*Not to scale and all figures approximate. Seating/furniture configuration subject to change.

9TH FLOOR EAST

27,854 SF | 43 PRIVATE OFFICES & 4 CONFERENCE ROOMS (2ND GENERATION OFFICE)

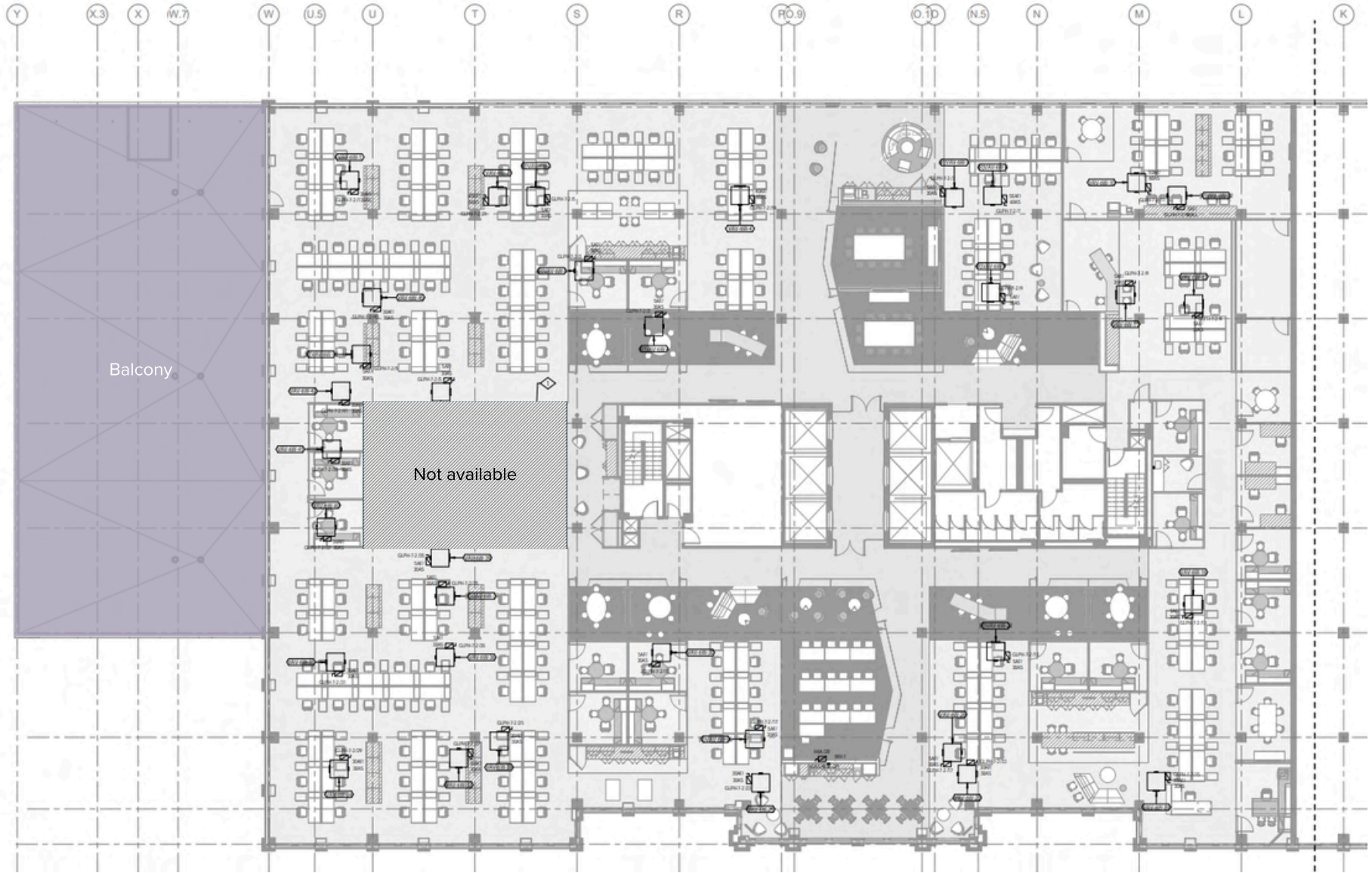
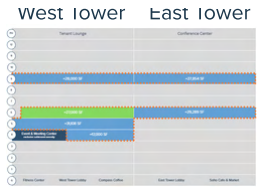
West lower East lower



*Not to scale and all figures approximate. Seating/furniture configuration subject to change.

6TH FLOOR WEST

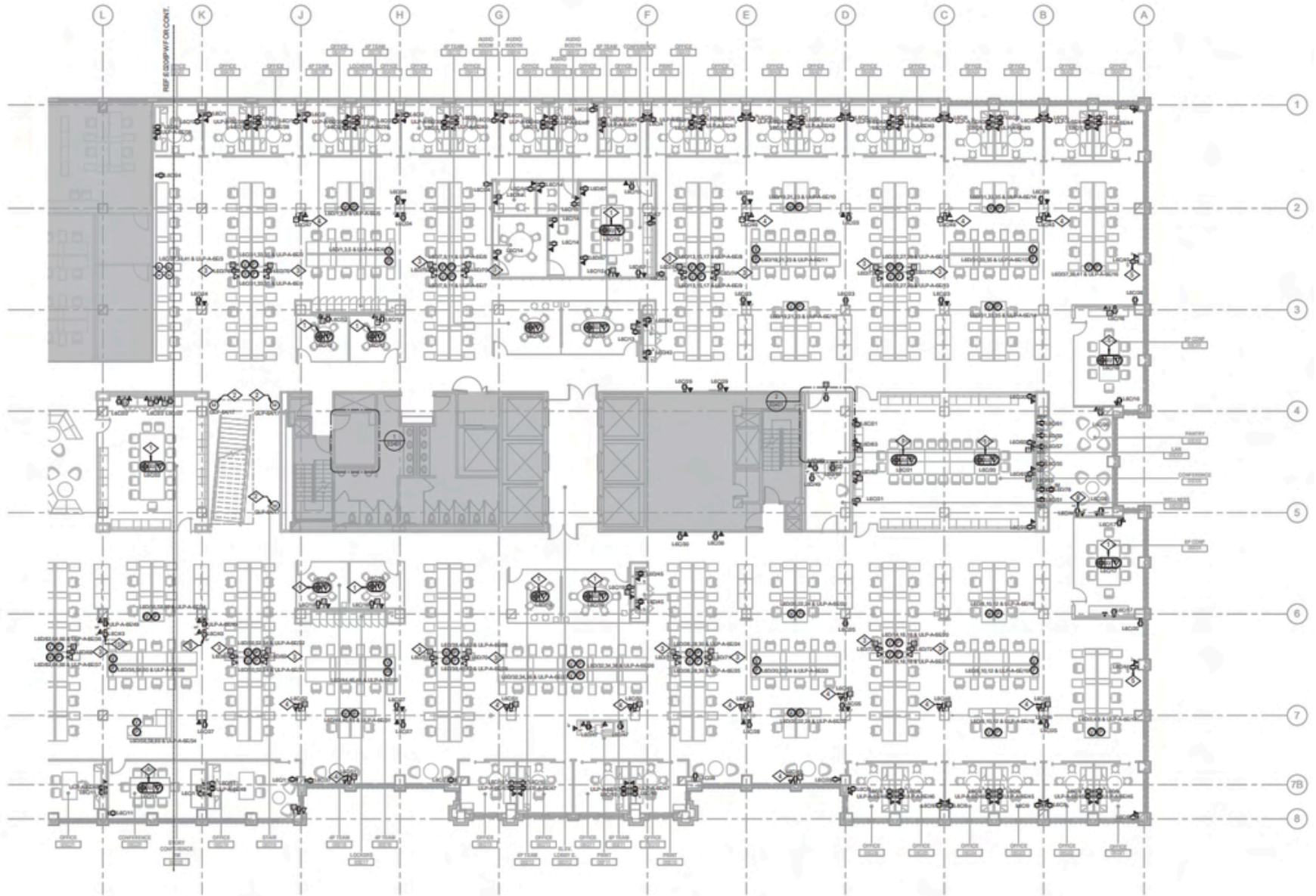
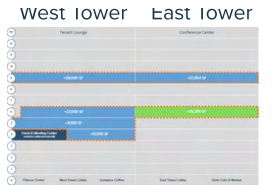
27,000 SF | 18 PRIVATE OFFICES, 161 WORKSTATIONS, 11 CONFERENCE & HUDDLE ROOMS



*Not to scale and all figures approximate. Seating/furniture configuration subject to change.

6TH FLOOR EAST

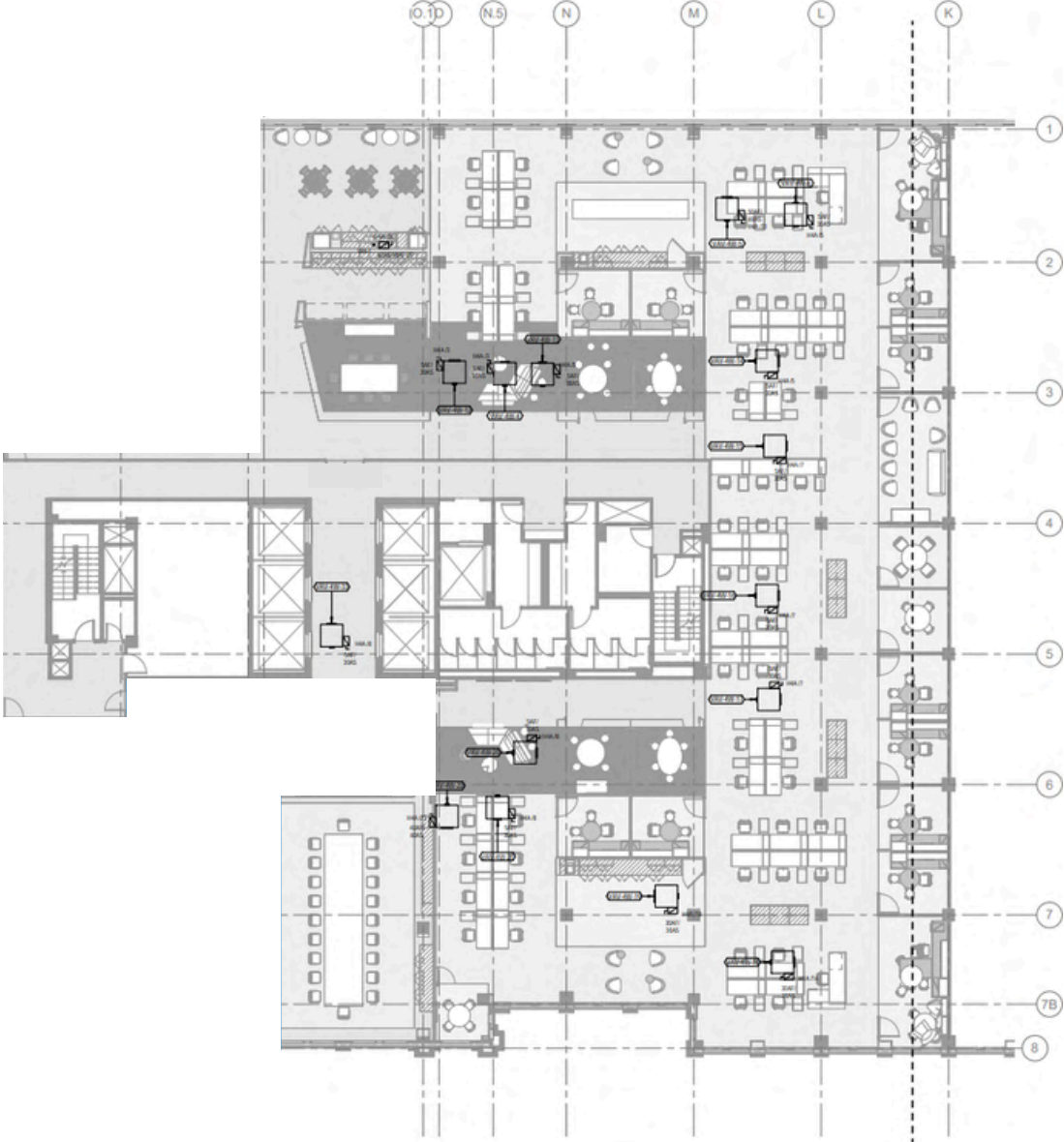
29,289 SF | 32 PRIVATE OFFICES, 203 WORKSTATIONS, 15 CONFERENCE & HUDDLE ROOMS



*Not to scale and all figures approximate. Seating/furniture configuration subject to change.

4TH FLOOR WEST

17,000 SF | 12 PRIVATE OFFICES, 55 WORKSTATIONS, 10 CONFERENCE & HUDDLE ROOMS



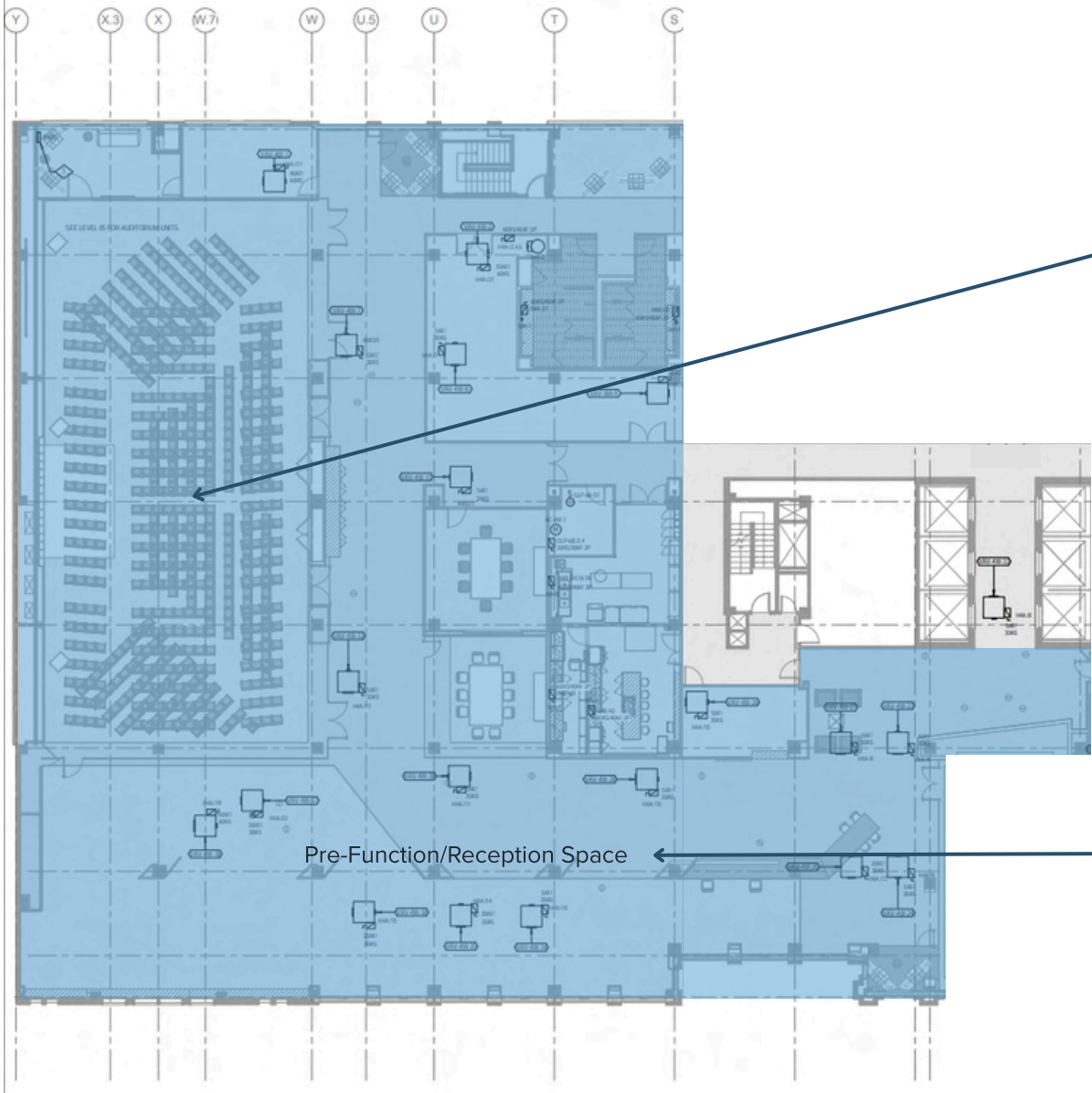
West lower East lower



*Not to scale and all figures approximate. Seating/furniture configuration subject to change.

LARGE-SCALE EVENT, MEETING, & BROADCASTING CENTER

EXCLUSIVE SUBTENANT AMENITY | 4TH FLOOR WEST



FOR TOURS & INFORMATION

Jason B. Zell

President

202.682.7882

jasonzell@jnzell.com

Louis W. Kluger, CRE

Senior Vice President

202.744.0335

lkluger@jnzell.com

Erika D. Hansen

Director

202.705.3839

ehansen@jnzell.com

Brett E. Miller

Associate

202.218.4486

bmiller@jnzell.com

DISCLAIMER

The information contained herein has been obtained from sources deemed to be reliable; however, JM Zell Partners, Ltd. and/or their representatives, brokers, or agents make no guarantees as to the accuracy of the information and offer the opportunity without warranties or representations of any kind. The opportunity may be withdrawn without notice. Certain images contained herein may have been provided by the landlord.



JM Zell Partners, Ltd.
1909 K Street, NW
Suite 520
Washington, D.C. 20006