

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
- Premier K Street Address
- Metro Accessible (~5 min walk)



SEE LOCATION



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 **JM·ZELL**

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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



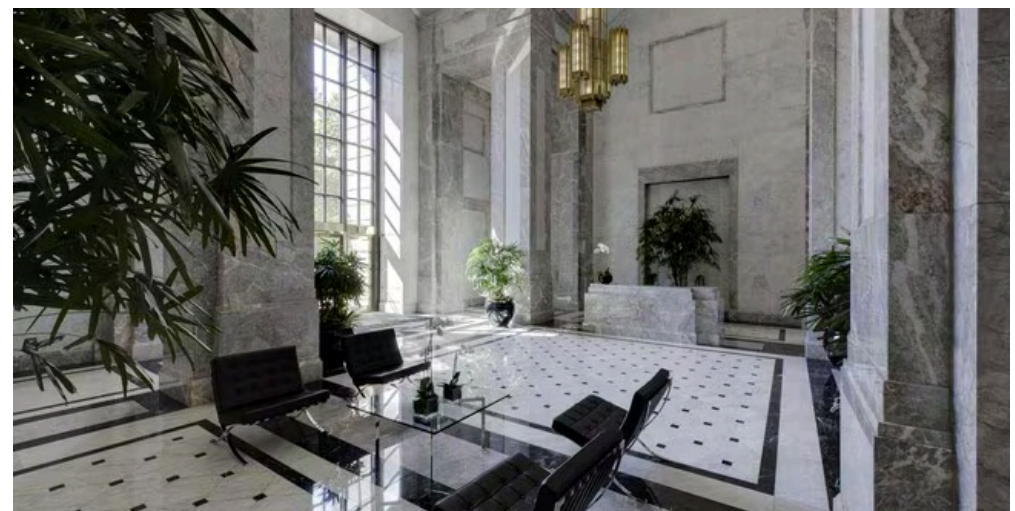
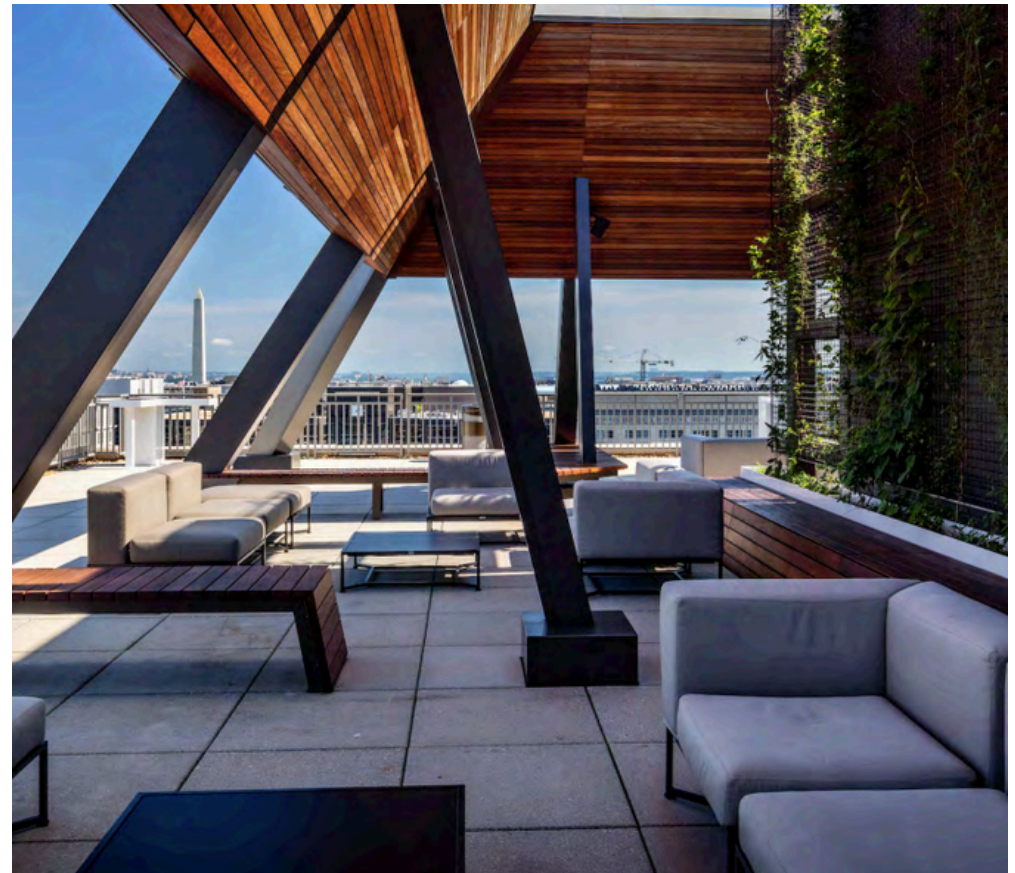
Event & Meeting Center

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



A+ Walkability

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



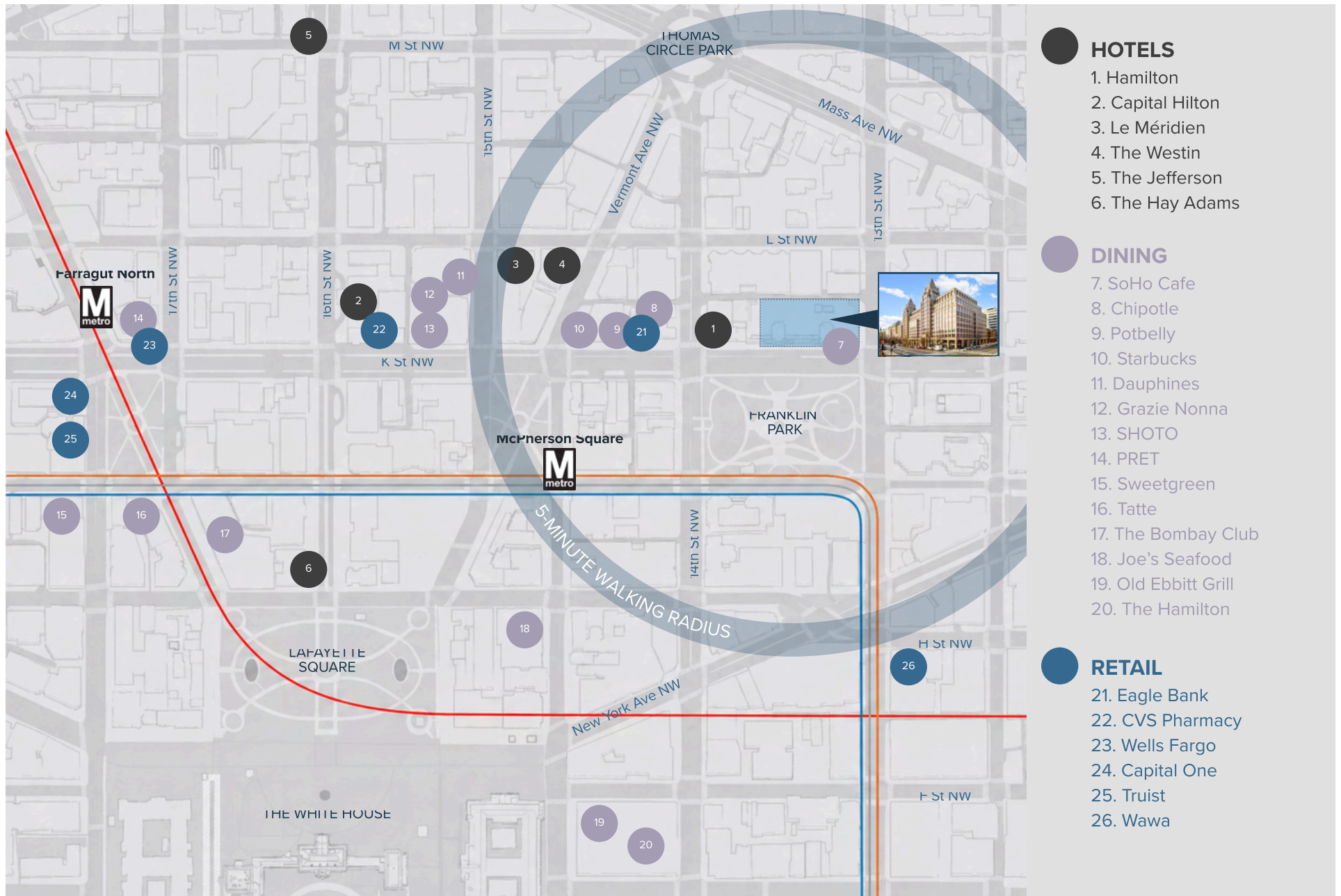
TROPHY BUILDING AMENITIES



FIRST CLASS BUILDING MANAGEMENT PROVIDED BY HINES



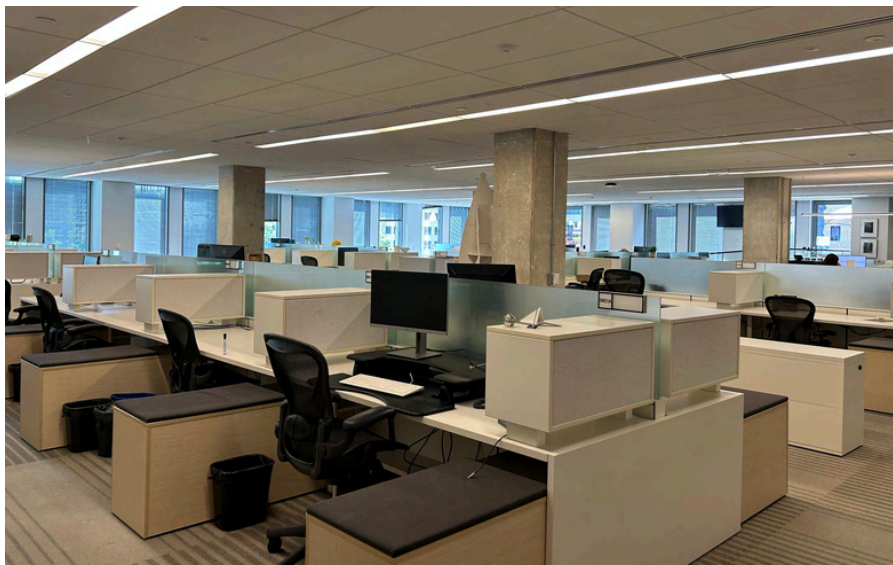
PRIME DOWNTOWN D.C. LOCATION



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

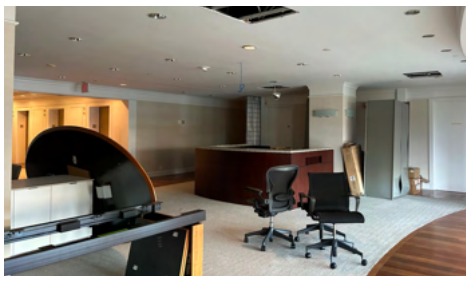
- DINING**
- 7. SoHo Cafe
- 8. Chipotle
- 9. Potbelly
- 10. Starbucks
- 11. Dauphines
- 12. Grazie Nonna
- 13. SHOTO
- 14. PRET
- 15. Sweetgreen
- 16. Tatte
- 17. The Bombay Club
- 18. Joe's Seafood
- 19. Old Ebbitt Grill
- 20. The Hamilton

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

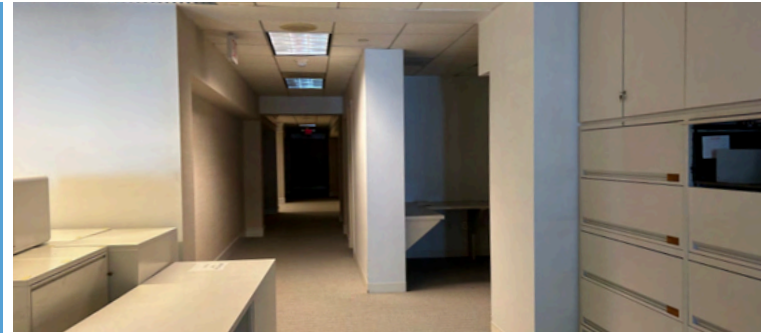


PLUG & PLAY





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

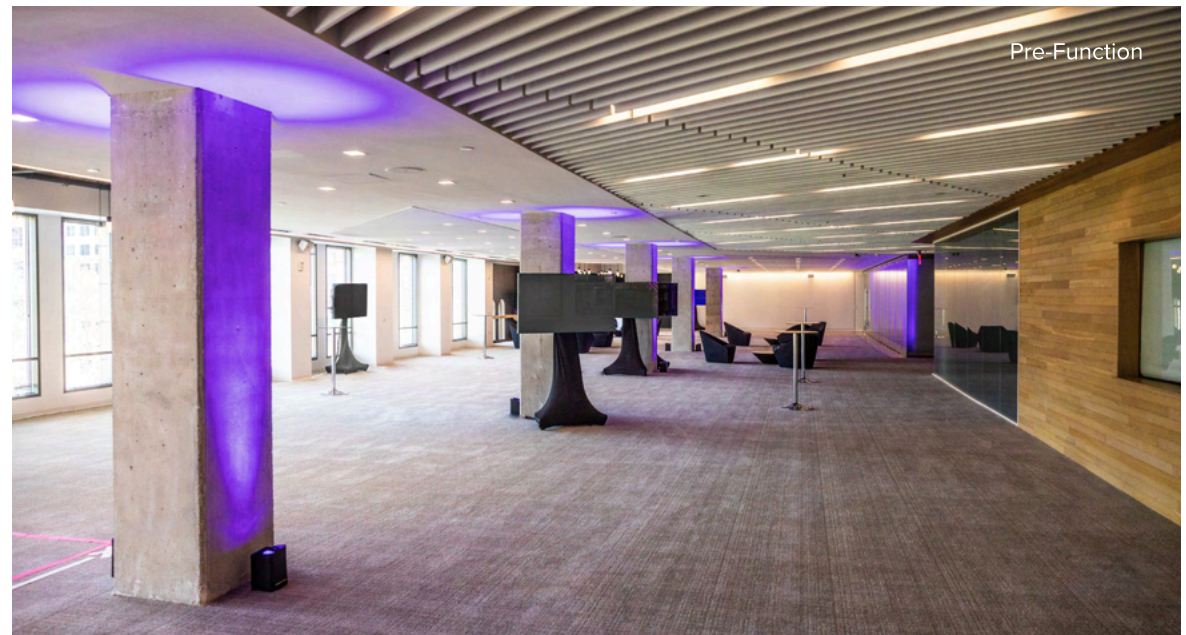
- Client events
- Executive presentations
- Firm trainings
- Thought leadership programming
- Hybrid conferences

TECHNOLOGY ENABLED

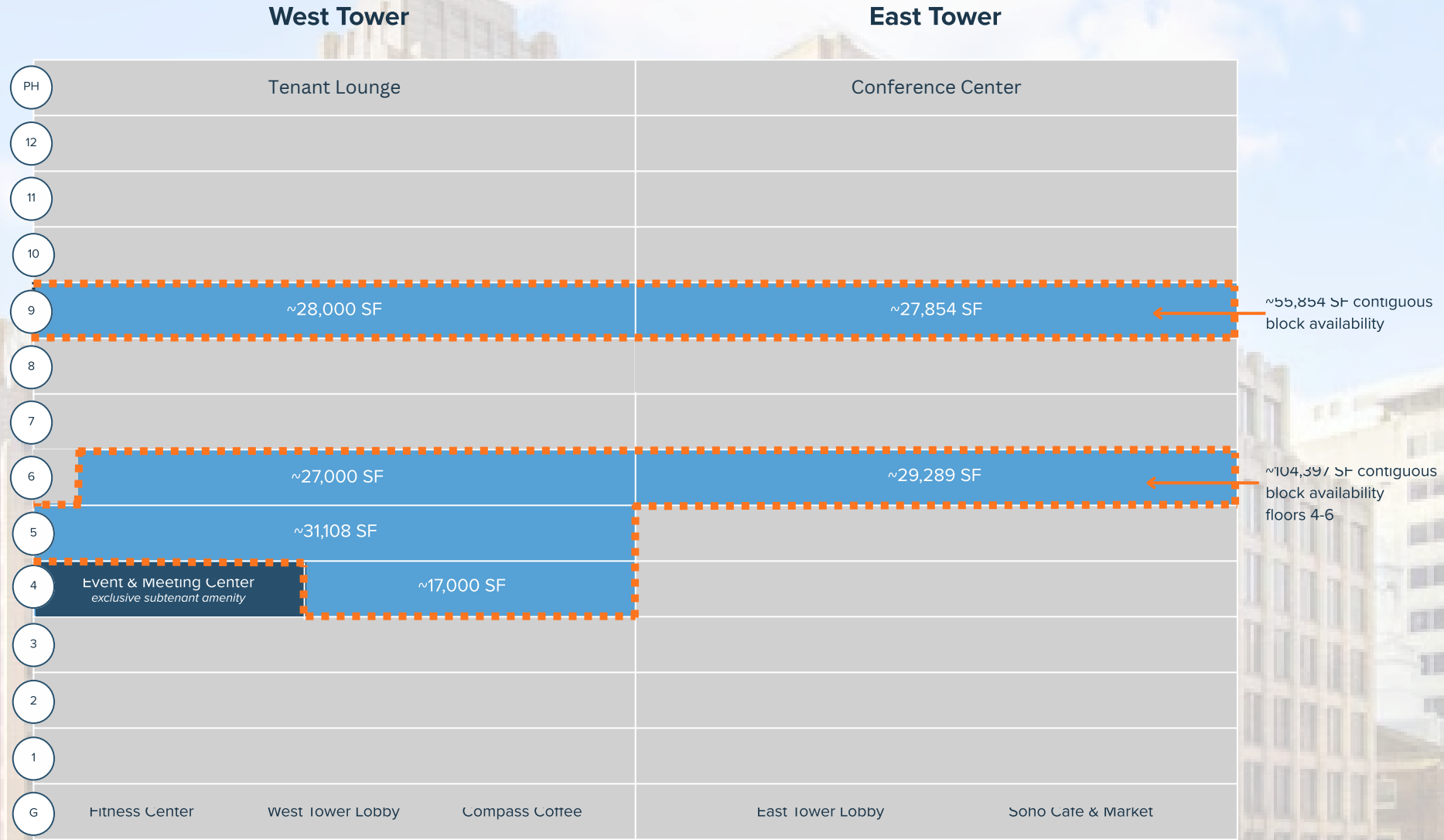
- Multi-camera broadcast capability
- Integrated LED presentation displays
- Professional lighting & audio systems
- Remote presenter / Zoom integration
- High-bandwidth streaming infrastructure

CAPACITY

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



AVAILABLE SPACE

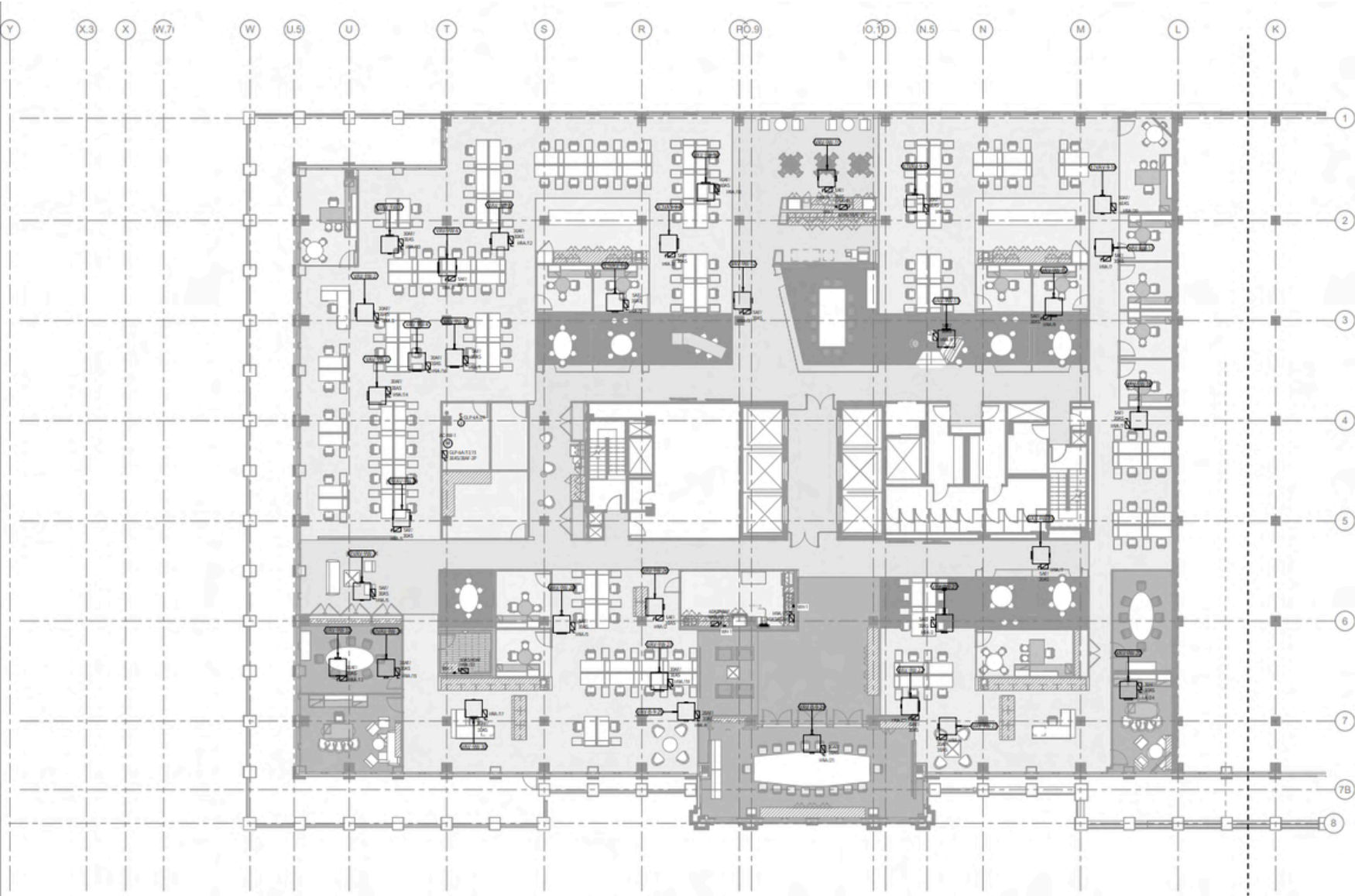


← K Street →

9TH FLOOR WEST

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

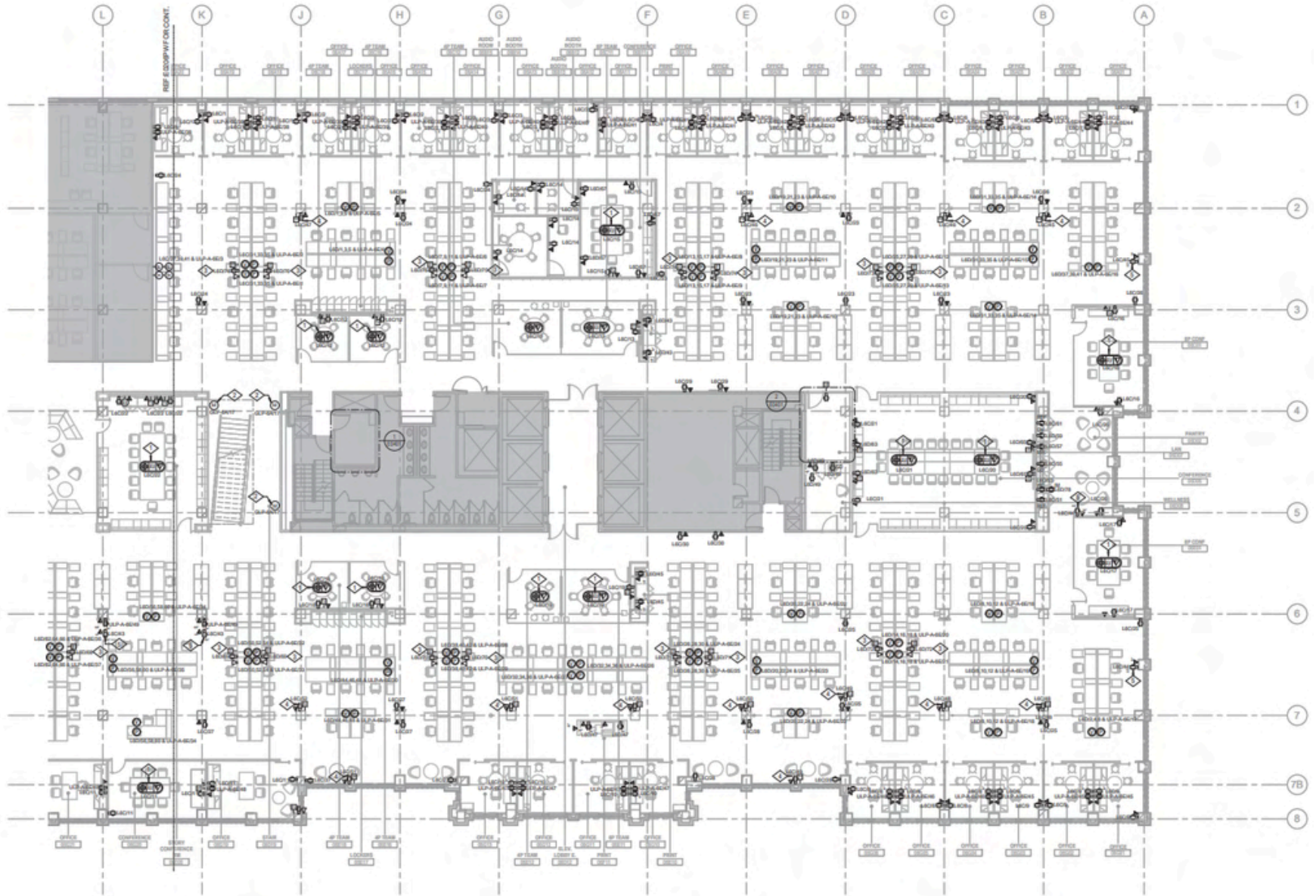
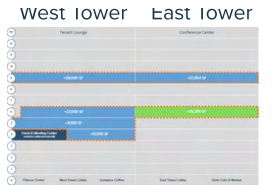
West lower East lower



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

6TH FLOOR EAST

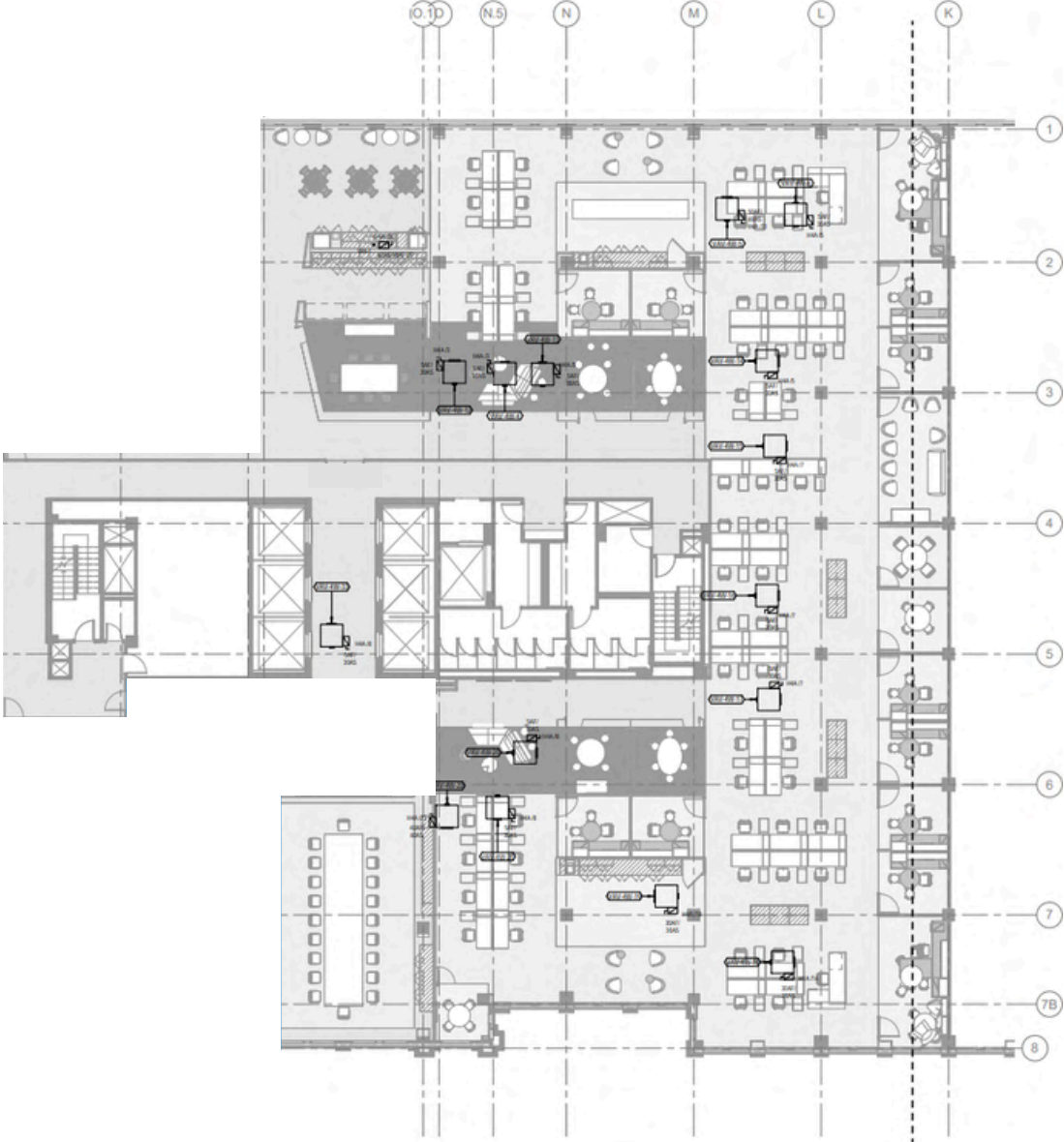
29,289 SF | 32 PRIVATE OFFICES, 203 WORKSTATIONS, 15 CONFERENCE & HUDDLE ROOMS



*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



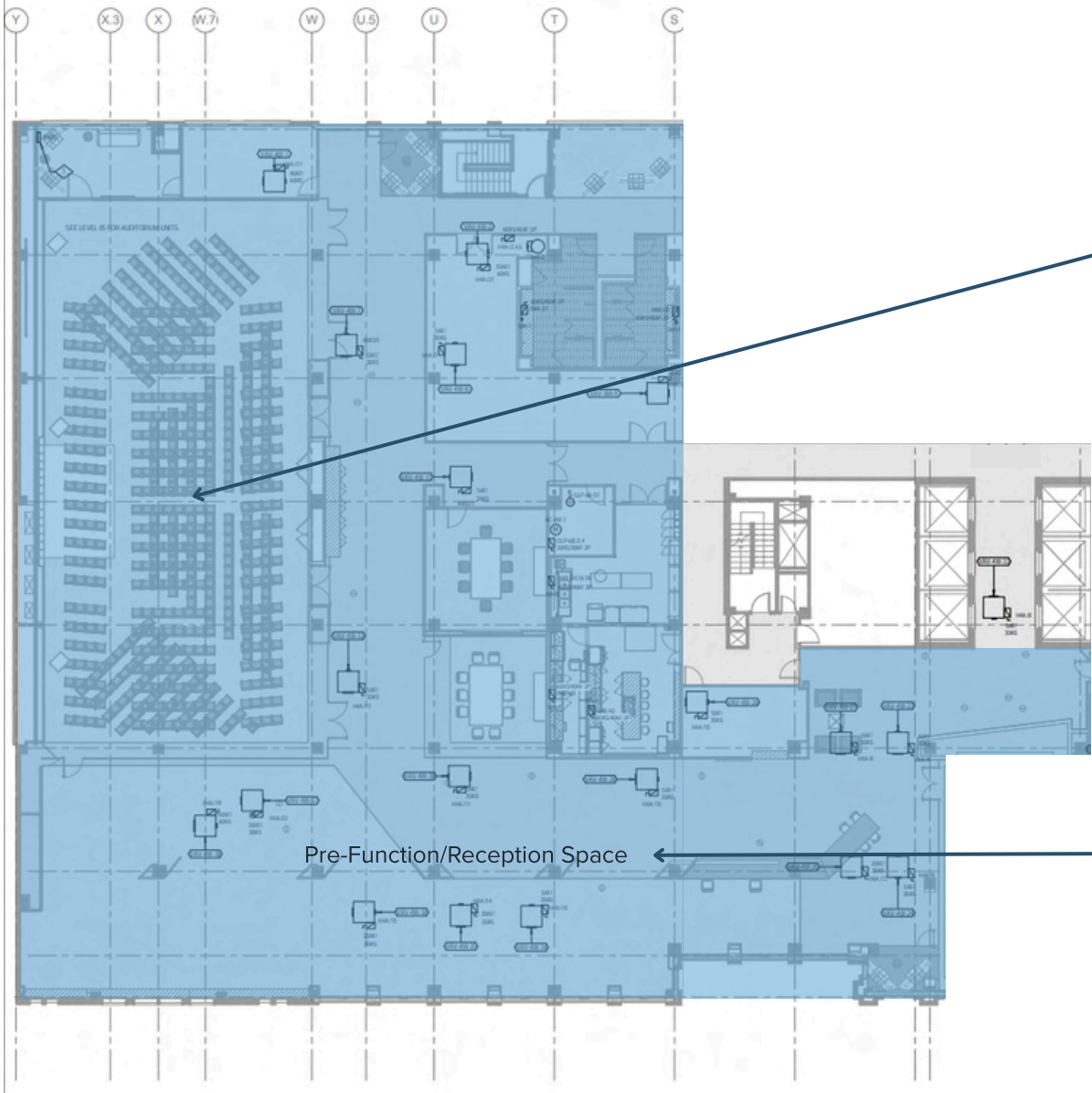
West lower East lower



*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



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