



**FRANKLIN  
SQUARE**

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1300 EYE ST NW





FRANKLIN SQUARE'S GRAND, COLUMN-LINED FACADE COMMANDS ATTENTION,  
A STUNNING CONTRAST TO THE LUSH TREE CANOPY OF ADJACENT FRANKLIN PARK.



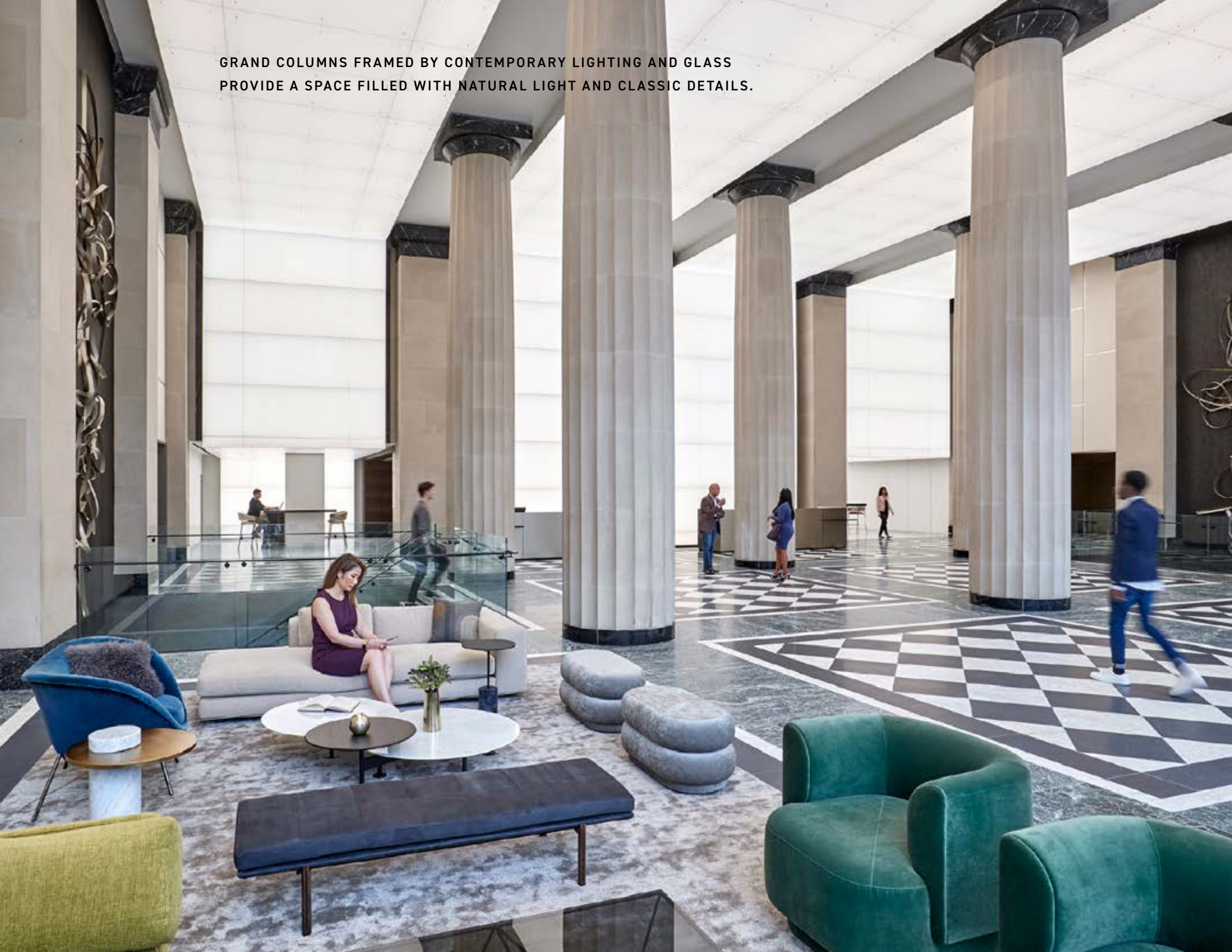
# An Eye for Style

As an illuminated beacon, Franklin Square stands prominently on the largest open greenspace in downtown Washington, D.C. – Franklin Park. Our renovation both modernizes and honors an established sense of history — an elegant authenticity forever in style. Clean, crisp and sophisticated, Franklin Square has embarked on a future-forward journey.

A FLOOR-TO-CEILING CURTAIN OF GLASS FLOODS THE LOBBY WITH LIGHT WHILE THE ILLUMINATED CRISP-WHITE CEILING ACCENTUATES THE BRIGHTNESS, CREATING A SEAMLESS, NATURAL PROGRESSION FROM OUTDOORS TO IN.



GRAND COLUMNS FRAMED BY CONTEMPORARY LIGHTING AND GLASS  
PROVIDE A SPACE FILLED WITH NATURAL LIGHT AND CLASSIC DETAILS.





THE LOBBY'S TRANSFORMATION EFFORTLESSLY HIGHLIGHTS FRANKLIN SQUARE'S ICONIC LEGACY WHILE ESTABLISHING A NEW TAKE ON TIMELESS ELEGANCE. A CLEAN-LINED CONCIERGE DESK, STRIKING MODERN ART, POLISHED METALS AND GLASS, AND STATEMENT FURNISHINGS MELD WITH THE HISTORIC ELEMENTS.







**HONED LEGACY TILES WORK IN ALLURING HARMONY WITH SLEEK NEW FINISHES, MODERN ART AND STATEMENT FURNISHINGS. INVITING, PLUSH SEATING FLANKS THE GRAND LOBBY, OFFERING A WARM YET STUNNING PLACE TO MEET VISITORS AND GUESTS. TURNSTILES PROVIDE COMFORTABLE AND SECURE ACCESS.**

TUCKED BEHIND THE CONCIERGE, A BARISTA-OPERATED SOCIAL LOUNGE PROVIDES AN INVITING BACKDROP FOR CASUAL MEETINGS, AFTERNOON DIALOGUES, AND ANYTIME CAFFEINE CRAVINGS.





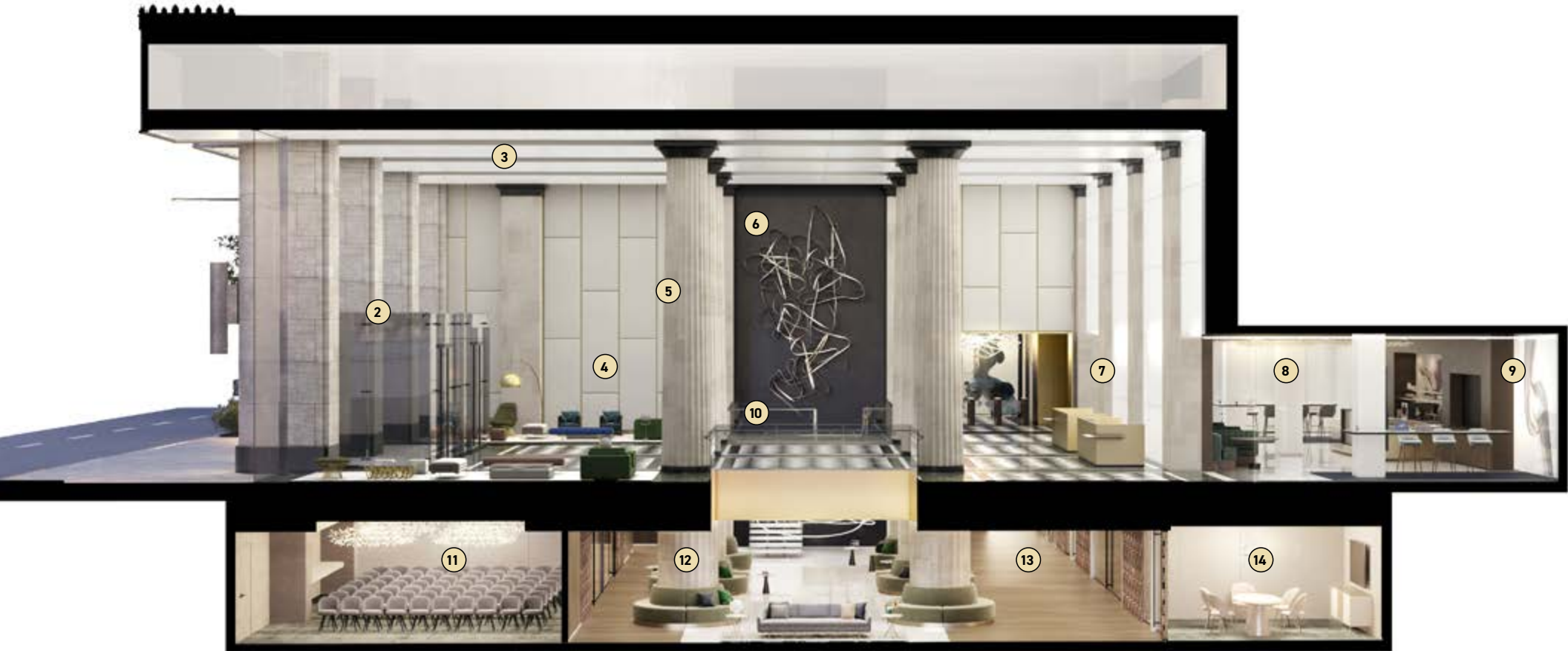
# An Eye on New

An aesthetically satisfying, mindful and inspirational space is a requirement for the contemporary office.

The flexible amenity spaces in Franklin Square's concourse are unsurpassed, establishing a best-in-market expectation of form and function. Adaptable, comfortable, and welcoming for individuals and groups, the stunning, functional concourse is entirely new — and built just for you.



WITH WORKDAY FLEXIBILITY TOP OF MIND, THE BREAKOUT AREAS ON THE CONCOURSE LEVEL OFFER A VARIETY OF STYLISH, COMFORTABLE SEATING NOOKS — AN OPPORTUNITY TO RELAX, FOCUS, CATCH UP, AND FIND INSPIRATION.



- |   |                                 |    |                                  |
|---|---------------------------------|----|----------------------------------|
| 1 | COMMANDING PRESENCE ON THE PARK | 8  | BARISTA OPERATED CAFE            |
| 2 | FLOOR-TO-CEILING GLASS ENTRY    | 9  | SOCIAL LOUNGE                    |
| 3 | DRAMATIC ILLUMINATED CEILING    | 10 | MODERN FLOATING STAIRCASE        |
| 4 | COMFORTABLE GUEST LOUNGE        | 11 | LARGE CONFERENCE ROOM            |
| 5 | ORIGINAL ARCHITECTURAL DETAILS  | 12 | BREAKOUT LOUNGE                  |
| 6 | GRAND ATRIUM ARTWORK            | 13 | CONVENIENT FITNESS CENTER ACCESS |
| 7 | CONCIERGE AVAILABLE 24/7        | 14 | MULTI-FUNCTION BREAKOUT ROOMS    |



**A FULL-HEIGHT ATRIUM BRINGS NATURAL LIGHT AND AN AIRY FEEL TO THE CONCOURSE LEVEL. BORN FROM THE DESIRE TO ENHANCE PRODUCTIVITY AND COMFORT, THE MIX OF HIGH CEILINGS AND QUIET, COZY NOOKS DELIVER A SPECIAL SPOT FOR EVERY NEED.**

OFFERING A FRESH TAKE ON THE BIG PRESENTATION, A WALL OF GLASS PULLS IN NATURAL LIGHT AND CONNECTS THE ENERGY OF THE BUILDING TO THE ACTIVITY IN THE ROOM. THIS SPACE COMFORTABLY SEATS UP TO 140 GUESTS, OR CAN BE DIVIDED INTO TWO ROOMS VIA A SLIDING PARTITION.





A FULLY-MANAGED, PREMIERE NEW FITNESS CENTER OFFERS IMPRESSIVE HIGH-END SPORTING EQUIPMENT, NATURAL-EFFECT LIGHTING AND GROUP CLASSES. SPA INSPIRED, THE LOCKER ROOMS OFFER A LUXURY TENANT-ONLY EXPERIENCE.



OUR DEDICATED  
BIKE STORAGE  
ROOM FEATURES  
SECURE ACCESS  
AND A BIKE  
REPAIR AND  
MAINTENANCE  
STATION.





# An Eye for Green

Franklin Park, an urban oasis just across Eye Street, has been reimagined and restored to its full grandeur.

Following a complete renovation, this stately park now offers a vibrant gathering place in the heart of the city. In addition, the Adolf Cluss-designed Franklin School, originally constructed in 1869, is now home to Planet Word, an interactive museum dedicated to the power of language.



URBAN GREENSPACE FOSTERS A SENSE OF EXCITEMENT, ENERGY, AND BELONGING. UPON ITS COMPLETION, THE HISTORIC FRANKLIN PARK WILL BE IN A POSITION TO INFUSE THE CITY CENTER WITH VIBRANT COMMUNITY EVENTS, SERENE CONNECTIONS WITH NATURE, AND FLEXIBLE GATHERING SPOTS. THE MULTI-MILLION-DOLLAR TRANSFORMATION INCLUDES A CAFÉ, PLAYGROUND, SEATING, DINING AREAS, AND PROGRAMMED EVENTS.

FRANKLIN SQUARE BOASTS SWEEPING, UNOBSTRUCTED VIEWS AND FRONT-STEPS ACCESS TO WASHINGTON'S LARGEST DOWNTOWN PARK, THE HISTORIC FRANKLIN PARK. THIS 5-ACRE GREENSPACE IS A WELCOMING OASIS IN THE HEART OF BUSTLING DOWNTOWN D.C.



FRANKLIN SQUARE IS ONE OF VERY FEW PROPERTIES OFFERING PANORAMIC VIEWS OF A LUSH GREEN URBAN TREE CANOPY IN THE CITY'S DENSEST COMMERCIAL DISTRICT. ENORMOUS WINDOWS FRAME THE EXPANSIVE FRANKLIN PARK, INVITING THE EYE TO FEAST ON THE YEAR-ROUND BEAUTY OF NATURE RIGHT OUTSIDE YOUR OFFICE WINDOWS.

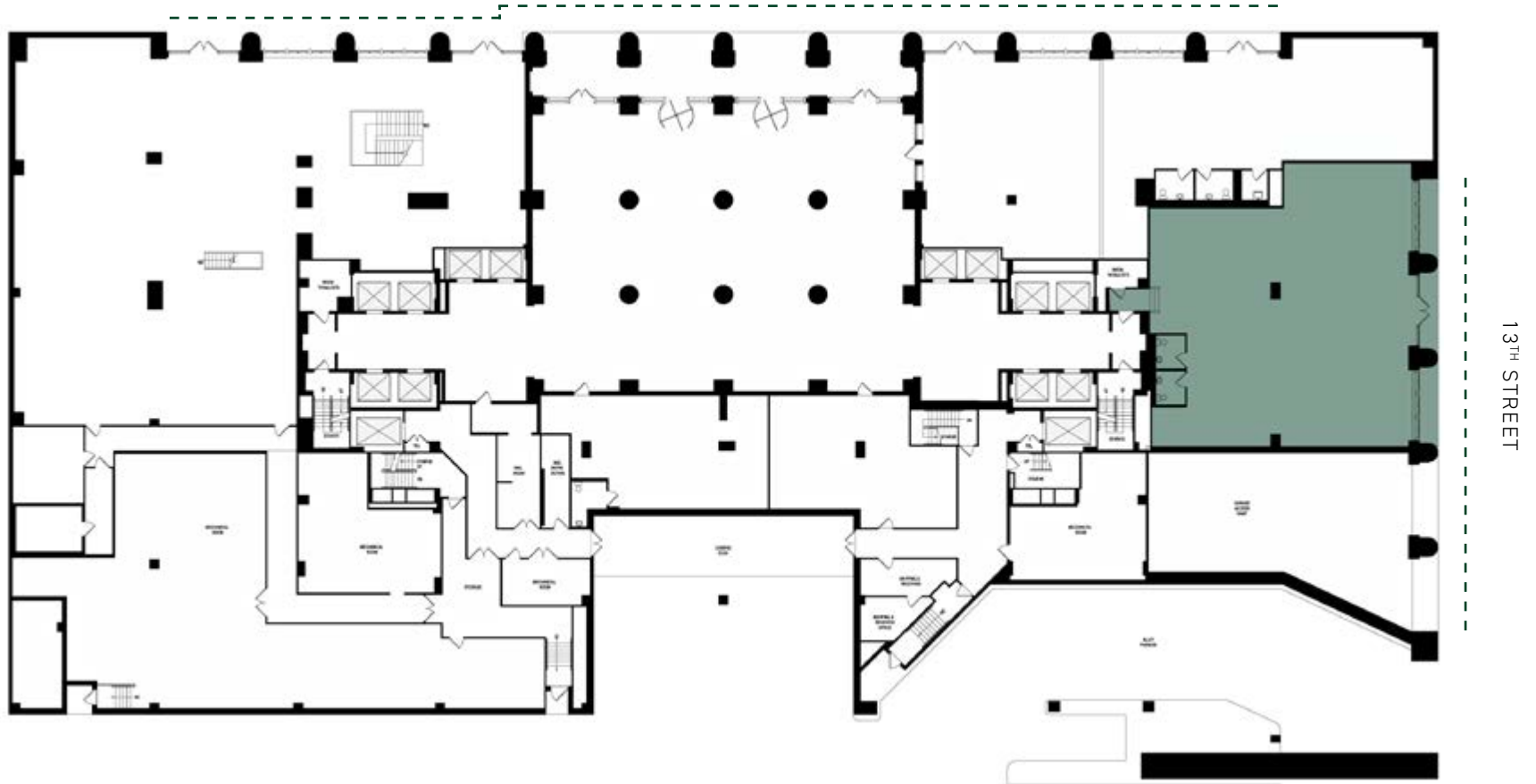




Partial 1st Floor (East Tower) | ~4,000 RSF

AVAILABLE 7.1.2026

EYE STREET (FRANKLIN PARK)



WINDOW LINE





**PRIVATE 1ST FLOOR ENTRANCE**  
SIGNAGE OPPORTUNITY

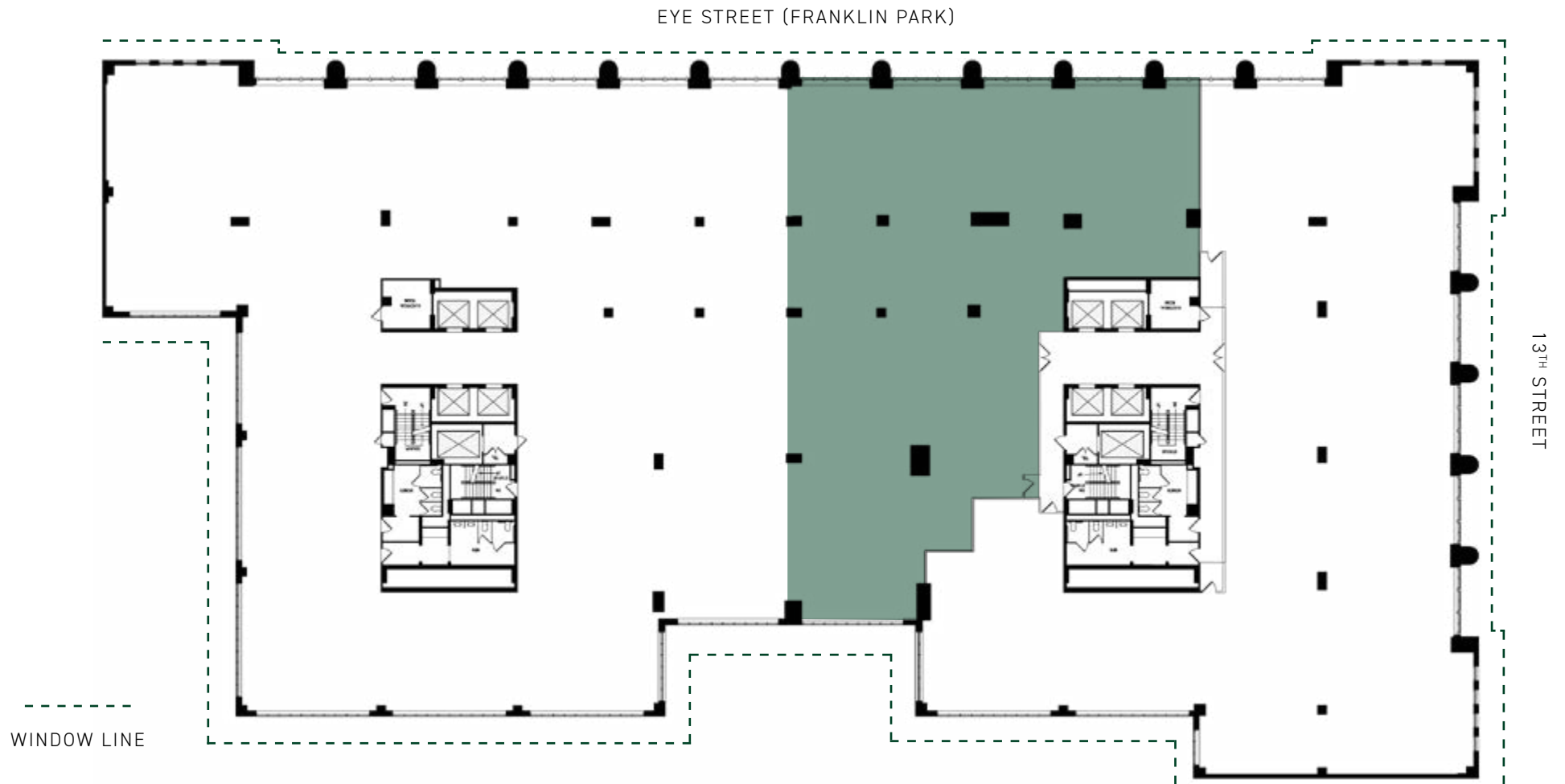


**PRIVATE 1ST FLOOR ENTRANCE**  
**RECEPTION & CONFERENCE CENTER**



4th Floor (East Tower) | ~9,500 RSF

AVAILABLE NOW





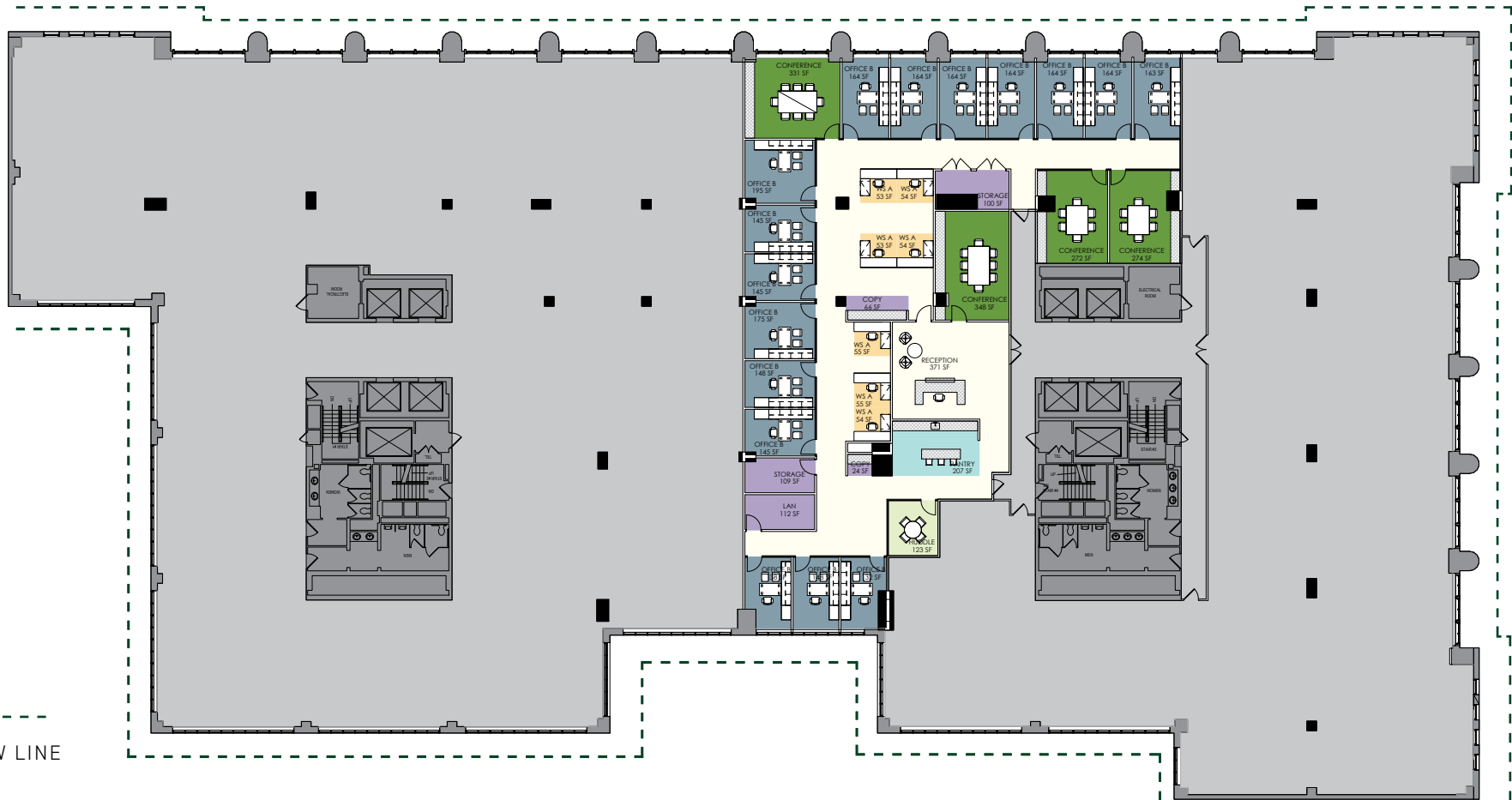
# 4th Floor (East Tower) | ~9,500 RSF

HYPOTHETICAL PLAN | AVAILABLE NOW

EYE STREET (FRANKLIN PARK)

13<sup>TH</sup> STREET

WINDOW LINE



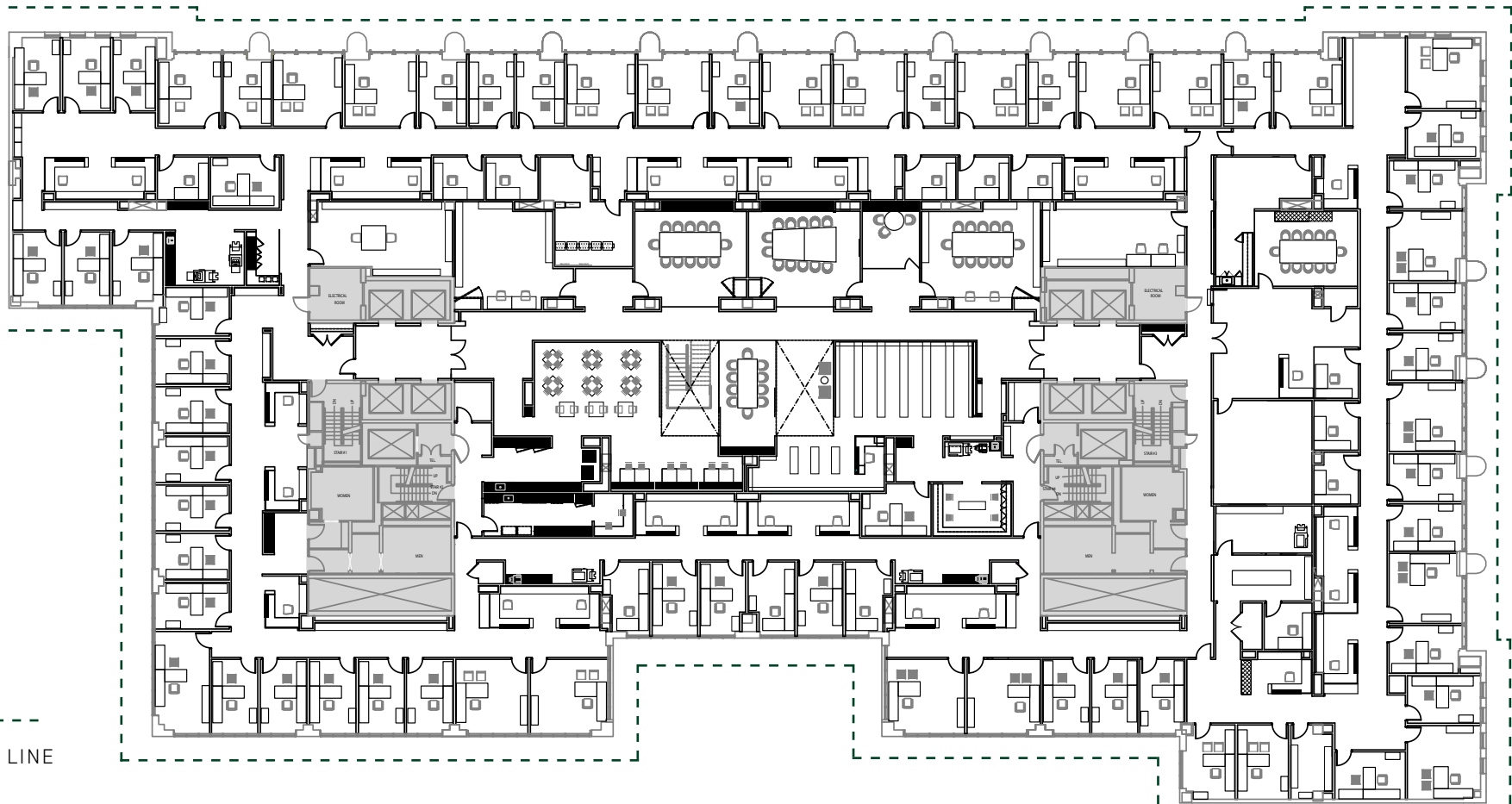


FRANKLIN SQUARE

Entire 8th Floor | ~42,500 RSF

AS-BUILT CONDITION | AVAILABLE NOW

EYE STREET (FRANKLIN PARK)



13<sup>TH</sup> STREET

WINDOW LINE





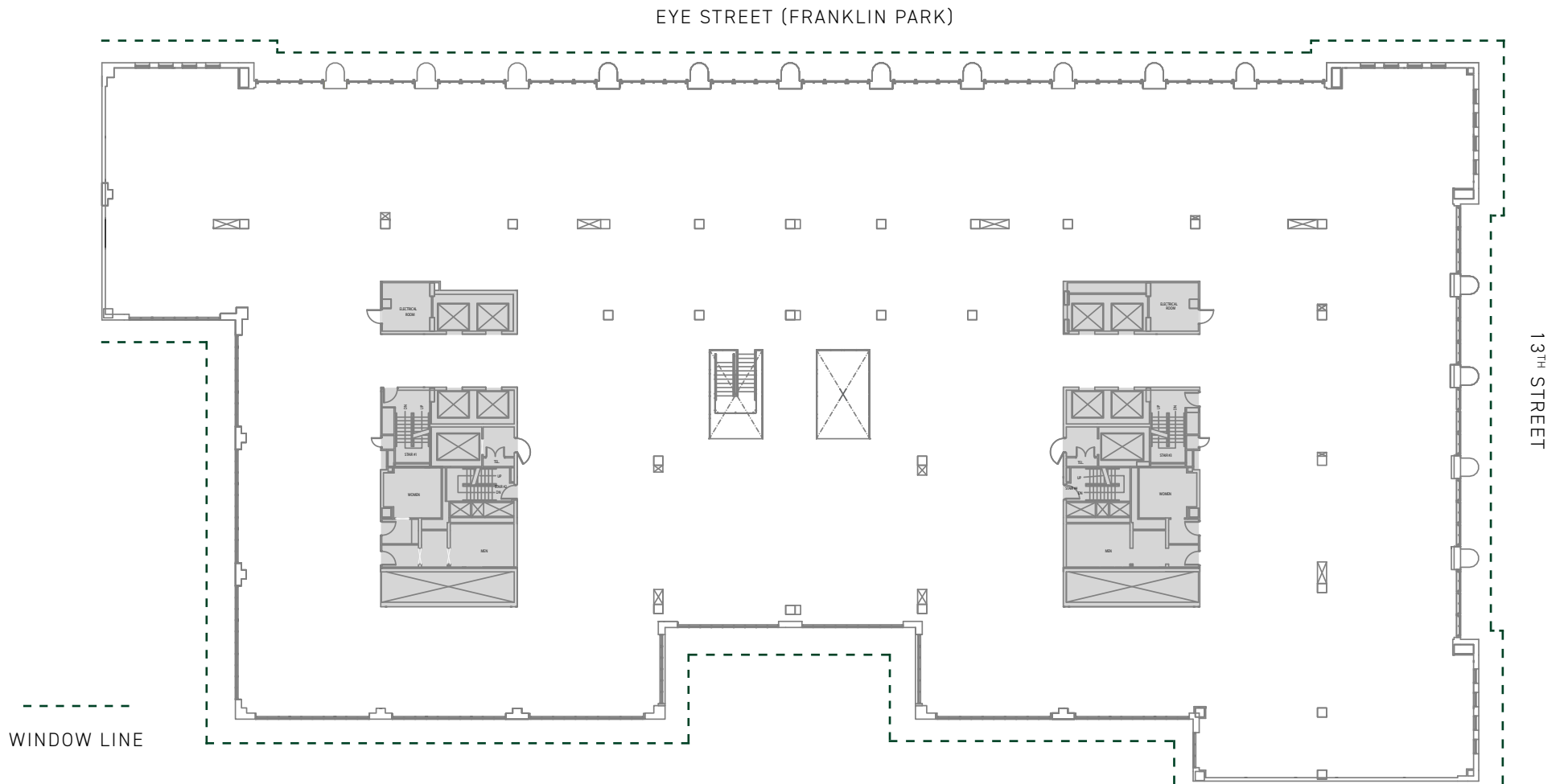
FRANKLIN SQUARE

CLICK / SCAN



VIEW VIRTUAL  
TOUR

Entire 8th Floor | ~42,500 RSF  
BLOCKING PLAN | AVAILABLE NOW



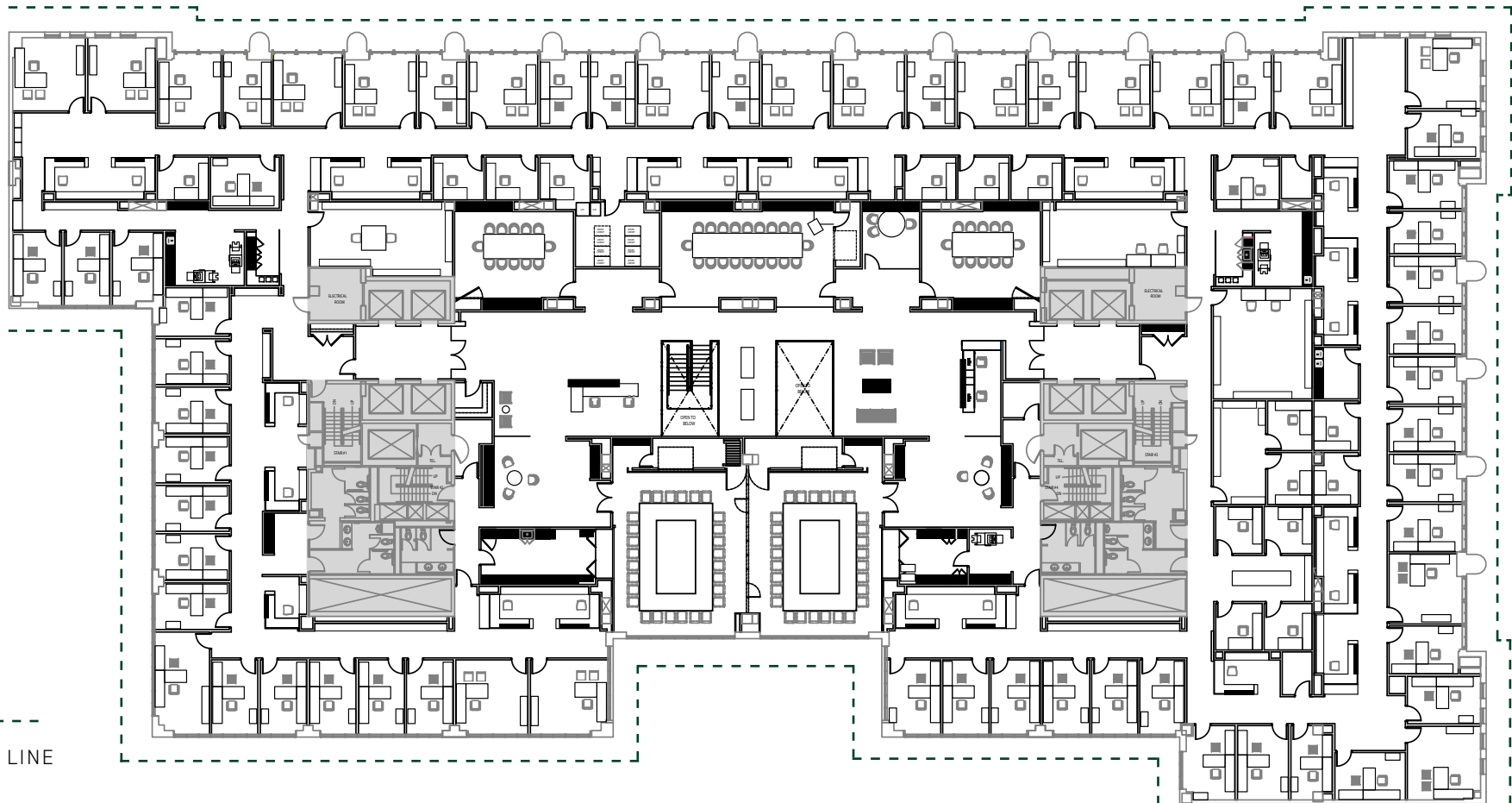


FRANKLIN SQUARE

Entire 9th Floor | ~42,500 RSF

AS-BUILT CONDITION | AVAILABLE NOW

EYE STREET (FRANKLIN PARK)



WINDOW LINE

13TH STREET





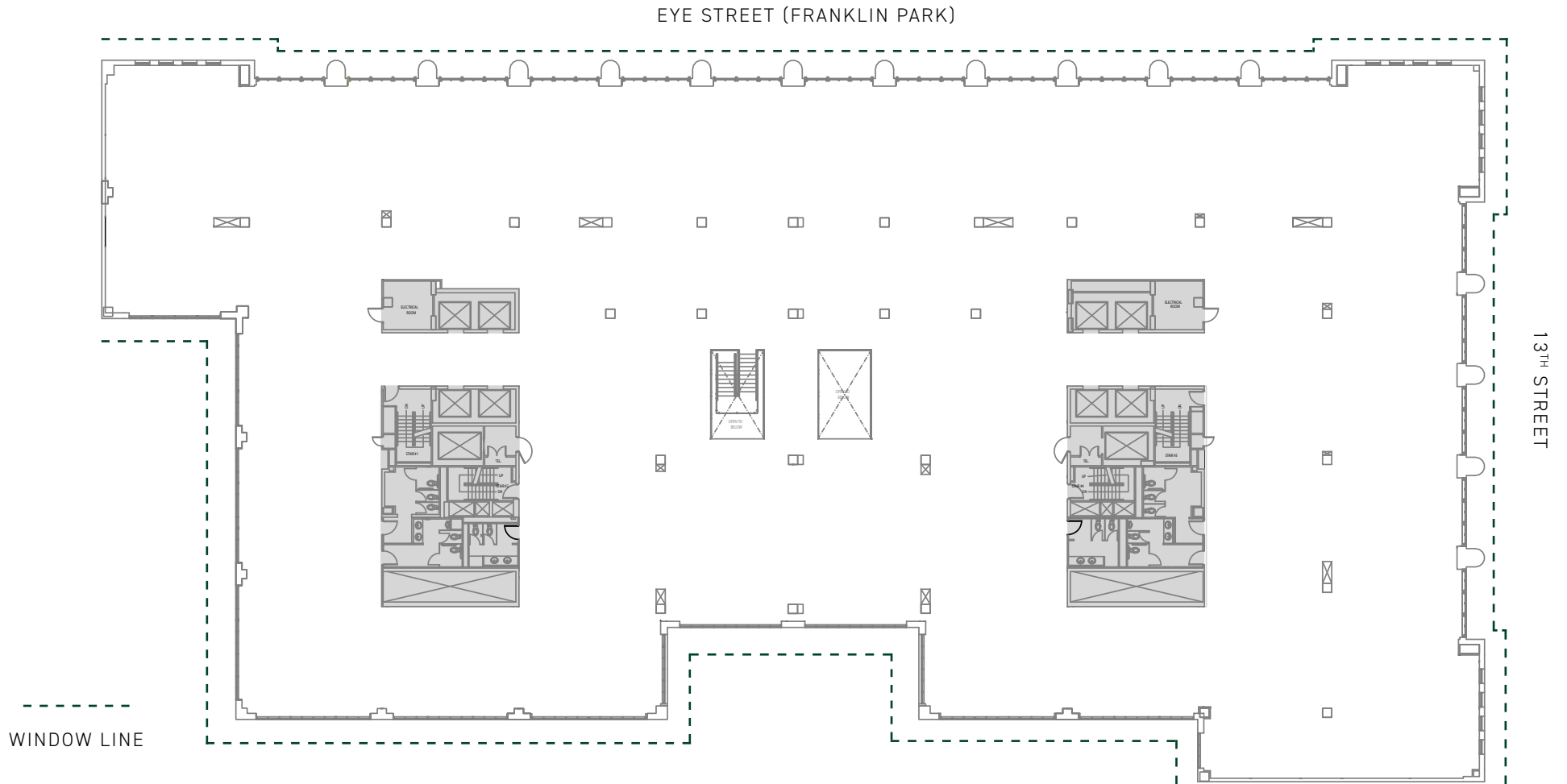
FRANKLIN SQUARE

CLICK / SCAN



VIEW VIRTUAL  
TOUR

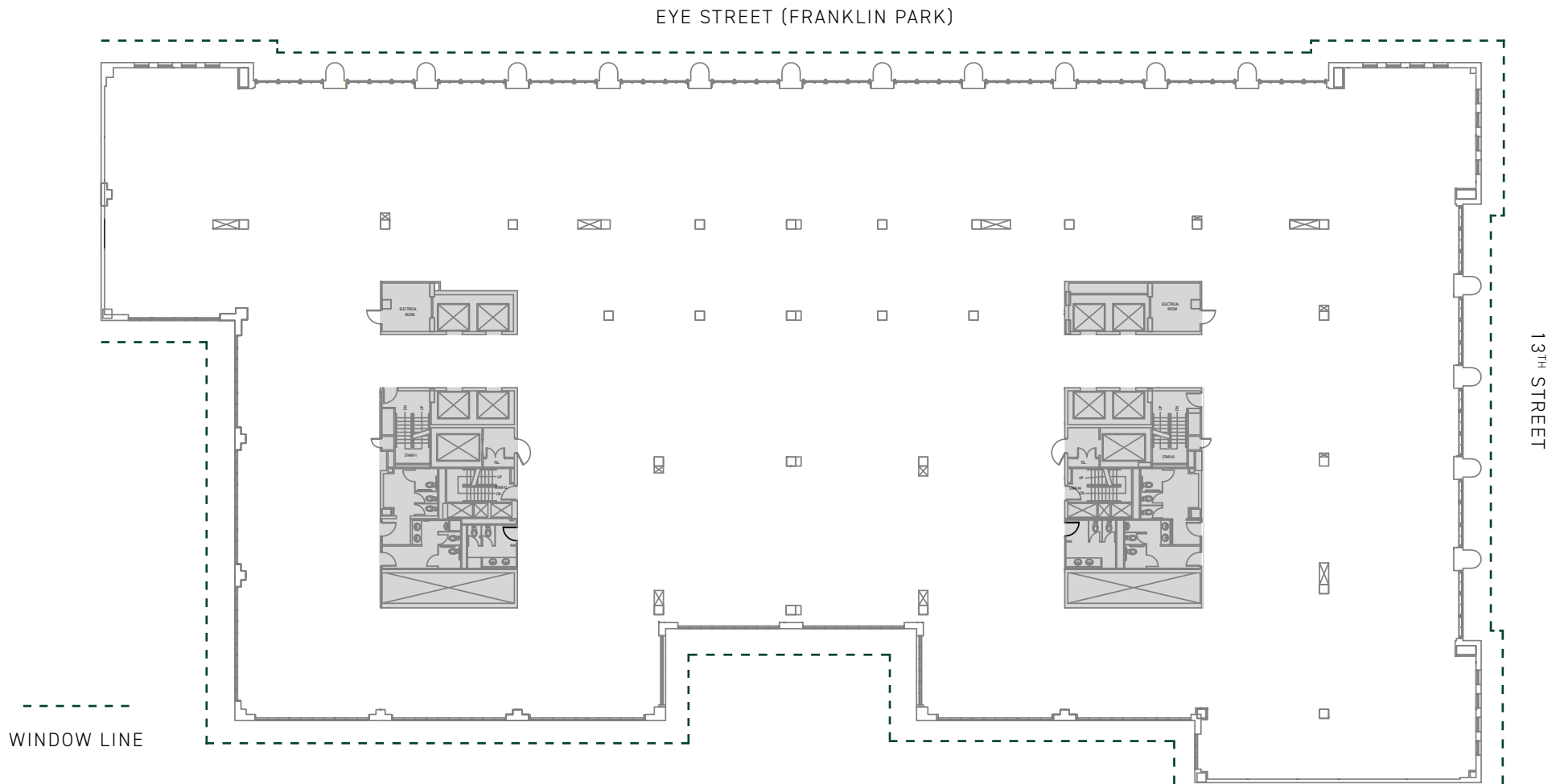
Entire 9th Floor | ~42,500 RSF  
BLOCKING PLAN | AVAILABLE NOW





Entire 10th Floor | ~42,500 RSF

BLOCKING PLAN | AVAILABLE 5.1.2027





FRANKLIN SQUARE

CLICK / SCAN

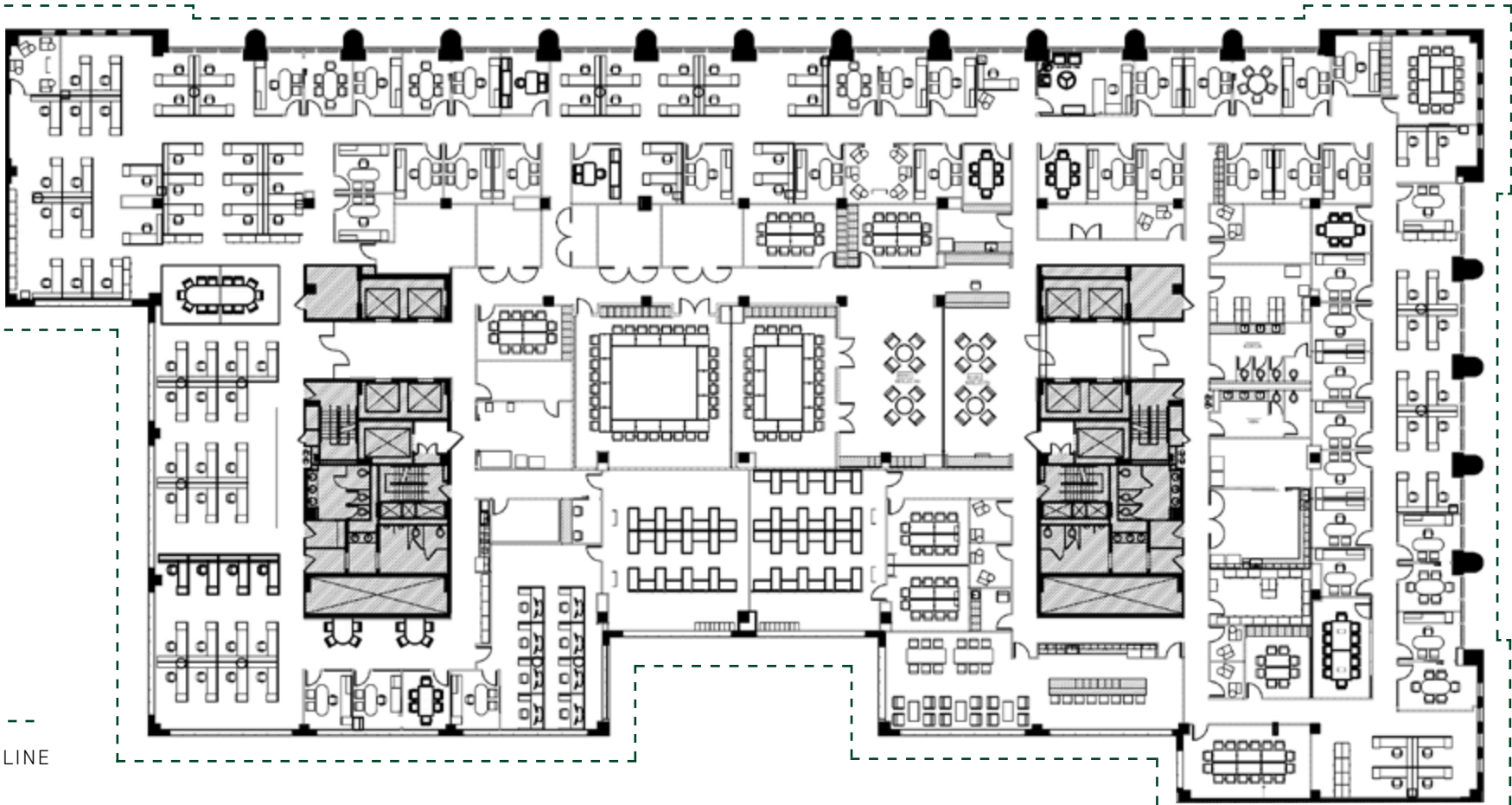


VIEW VIRTUAL  
TOUR

Entire 10th Floor | ~42,500 RSF

AS-BUILT CONDITION | AVAILABLE 5.1.2027

EYE STREET (FRANKLIN PARK)



WINDOW LINE

13TH STREET





# Full Floor Hypothetical Test-Fit

## FULL FLOOR OFFICE INTENSIVE

EYE STREET (FRANKLIN PARK)

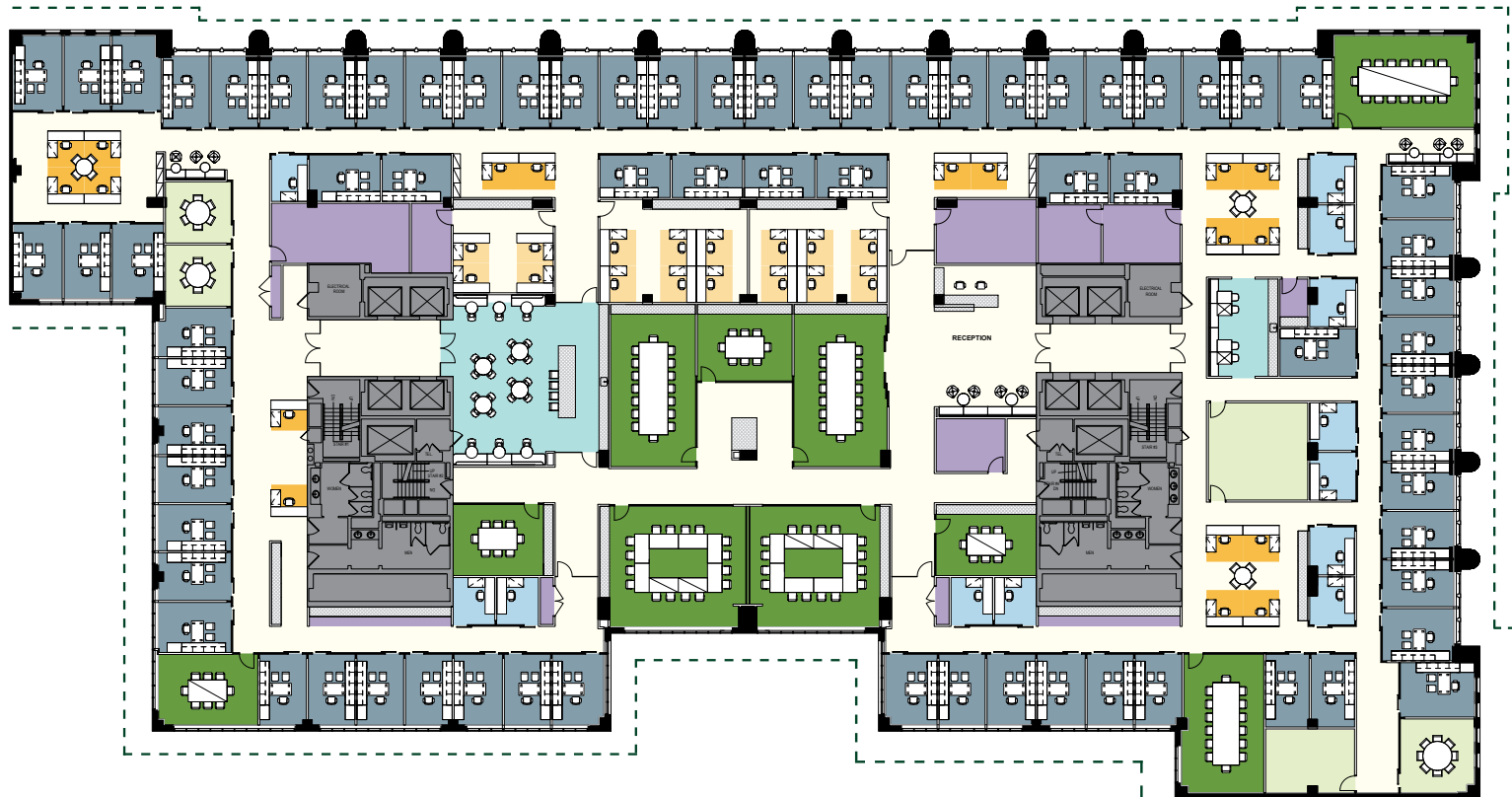
OFFICE	QTY
ASSOCIATE (OFFICE B)	72
DEPARTMENT (OFFICE C)	12

WORKSTATION	QTY
SECRETARY	18
DEPARTMENT	16

SUPPORT	QTY
RECEPTION	1
CONFERENCE	10
Huddle	3
WORKROOM	2
PANTRY	2
IDF	1
STORAGE	6
COPY	3
OFFICE SERVICES	1
LAN	-



13<sup>TH</sup> STREET

WINDOW LINE



RECEPTION



**INTERCONNECTING  
STAIRWELL**



CONFERENCE  
CENTER



FRANKLIN  
PARK VIEWS



# Hypothetical Test-Fit

## MULTI-TENANT OFFICE INTENSIVE

EYE STREET (FRANKLIN PARK)

13TH STREET

<b>OFFICE</b>	<b>QTY</b>
PARTNER (OFFICE A)	18
ASSOCIATE (OFFICE B)	48
DEPARTMENT (OFFICE C)	15
<b>WORKSTATION</b>	
SECRETARY	28
DEPARTMENT	6
<b>SUPPORT</b>	
RECEPTION	2
CONFERENCE	6
HUDDLE	3
WORKROOM	3
PANTRY	2
IDF	2
STORAGE	3
COPY	4
OFFICE SERVICES	2
LAN	-



SUITE I

SUITE II

WINDOW LINE



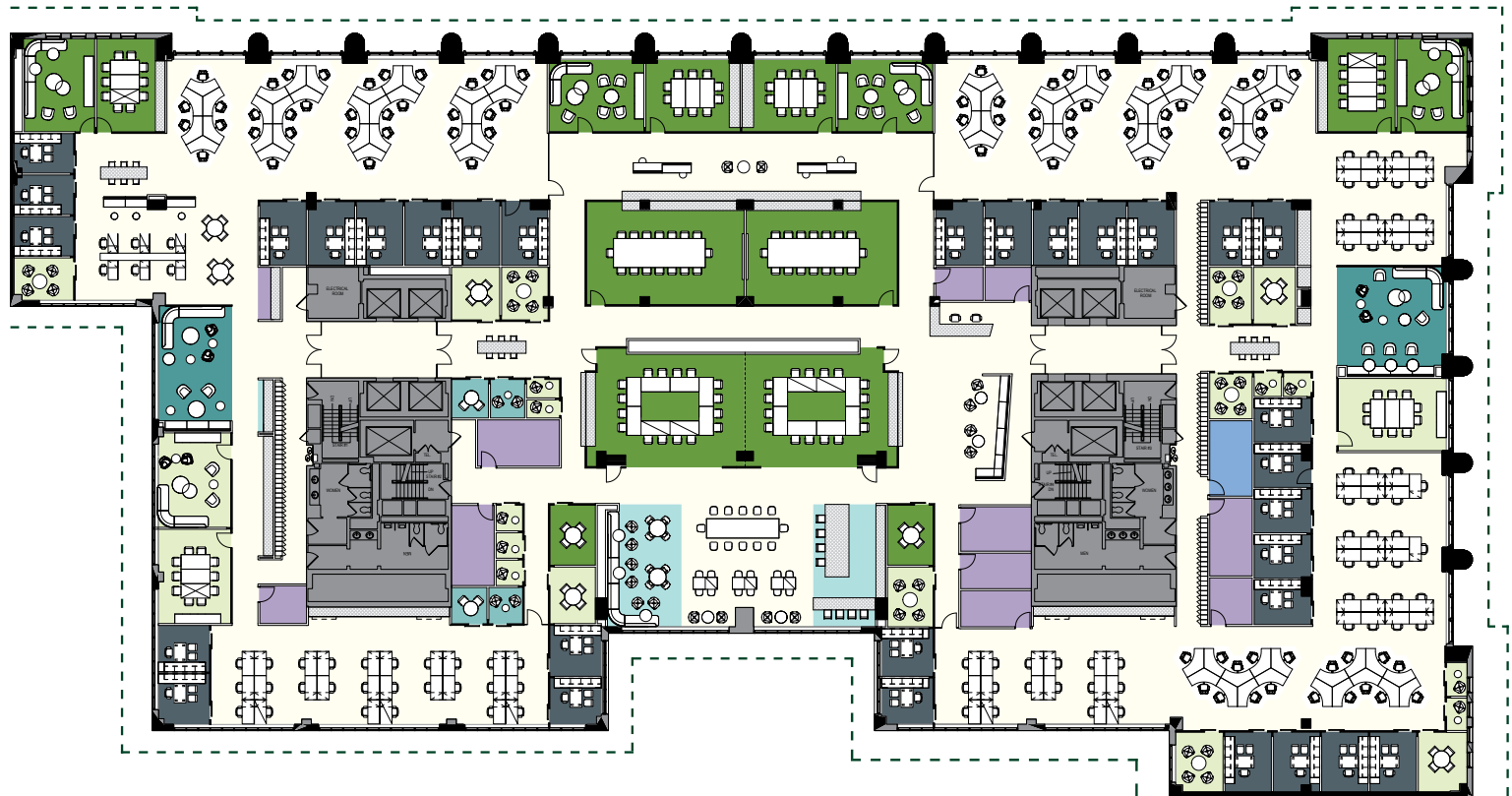
# Full Floor Hypothetical Test-Fit

## OPEN PLAN

EYE STREET (FRANKLIN PARK)

13TH STREET

<b>OFFICE</b>		<b>QTY</b>
OFFICES		31
<b>WORKSTATION</b>		
LARGE WORKSTATION		84
SMALL WORKSTATION		86
<b>SUPPORT</b>		
RECEPTION		1
CONFERENCE		14
HUDDLE		10
FOCUS		4
PHONE		9
WORKROOM		3
PANTRY		1
STORAGE		5
COPY		4
LAN		1
MAIL/COPY		1



WINDOW LINE



**FRANKLIN  
SQUARE**  

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**1300 EYE ST NW**

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**FRANKLIN SQUARE**  
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