

# 1310 G Street

1310 G Street NW, Washington, DC 20005



## PROMINENT DOWNTOWN LOCATION

<b>AVAILABLE SPACE</b>	3,887 Rentable Square Feet
<b>LEASE TERM</b>	3 - 10 Years
<b>RENTAL RATE</b>	\$44.00 + Electric
<b>COMMON AREA FACTOR</b>	15%
<b>OCCUPANCY RATE</b>	97%
<b>TENANT FINISH</b>	Negotiable
<b>BUILDING HOURS</b>	M-F 7:00 a.m. to 6:00 p.m. Sat 8:00 a.m. to 2:00 p.m.
<b>PARKING</b>	3: 1,000 Ratio 4 Levels of Underground Parking Reserved- \$525/ Month

## FEATURES AND AMENITIES

- 195,711 RSF 12-Story Premier Class A Office Building:
- LEED Certified / Energy Star
- BOMA 360 Designated Building
- Located on G Street between 13th and 14th Street, N.W.
- On-Site Management Team by Gaedeke Group
- 24-Hour On-Site Courtesy Officer  
24-Hour Card Key Access
- Athletic Facilities Including Locker Rooms and Showers
- Rooftop Deck
- Minutes from Capitol Hill, White House and Metro Center Transit Station
- Easy Access to Important Government Agencies and Prominent Organizations in the Private Sector



## LEASING INFORMATION:

**T** **TRANSWESTERN**

Jeff Gross 202.775.7018  
jeff.gross@transwestern.net

Tom Hilley 202.775.7008  
tom.hilley@transwestern.net