

**THIRTEEN**  
**TEN** G STREET

**A FRESH LOOK AT A  
PRIME LOCATION**

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GAEDEKEGROUP

 TRANSWESTERN®

# FULLY AMENITIZED FROM EVERY ANGLE

1

## ROOFTOP TERRACE / PENTHOUSE FITNESS



High-end Fitness and Rooftop  
Terrace with Expansive Views

2

## CONFERENCE



Tenant-Only Conference Center featuring  
a Board Room, Conference Room,  
Reception Lounge, & Catering Kitchen

3

## MAIN LOBBY



New Striking 2-story Lobby & Entry Canopy

4

## TENANT LOUNGE



1st Floor Tenant Lounge and Amenity Zone



1ST FLOOR TENANT LOUNGE



1ST FLOOR TENANT LOUNGE



1ST FLOOR TENANT LOUNGE



ELEVATOR LOBBY



HIGH-END CONFERENCE CENTER



DAILY  
FAVORITES  
CELEBRITY  
STRONG BY ZUMBA  
YOGA  
STRENGTH

echelon  
REPLICATOR

ROOFTOP FITNESS CENTER



**WELLSPACE™**  
BY GAEDEKEGROUP

Leading a new wave of wellness

## *BEST-IN-CLASS CLEAN*

**Our innovative technology and operations deliver a sparkling, sanitized clean.**

Our professional janitorial team regularly sanitizes community surfaces with hospital-grade disinfectants and maintains hand-sanitizing stations at main level elevator banks. 1310 G Street is also fully equipped with motion-activated flushing, soap dispensers, and water for a touchless restroom and hand-washing experience.

## *COLLABORATIVE DISTANCING*

**We have always believed in the power of community & collaboration.**

We help our customers adapt to new, safer ways to work by implementing social distancing markers in common areas and a seamless reservation system to limit capacity in building conference rooms.

## *BREATH OF FRESH AIR*

**Premium air quality comes standard in every Gaedeke community.**

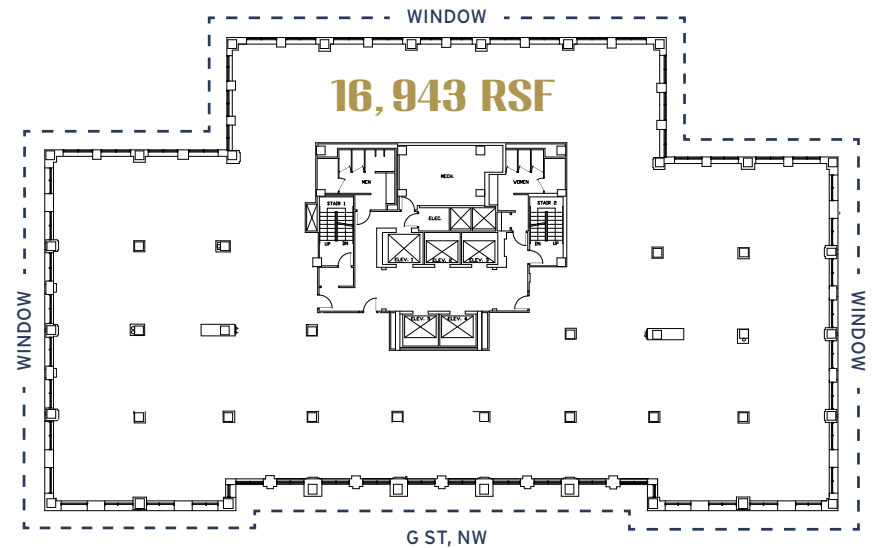
Every common area and customer space is equipped with Needlepoint Bipolar Ionization (NPBI), a state-of-the-art air purification system that eliminates particles, VOCs, and up to 99% of germs and viruses found in the air.





# FOUR SIDES OF GLASS

## TOP 5 FLOORS



### AMENITIES

Rooftop terrace, Fitness Center, & Conferencing



### ACCESSIBILITY

Half a block to Metro Center



### FEATURES

Three blocks away from the White House



### FLOOR PLANS

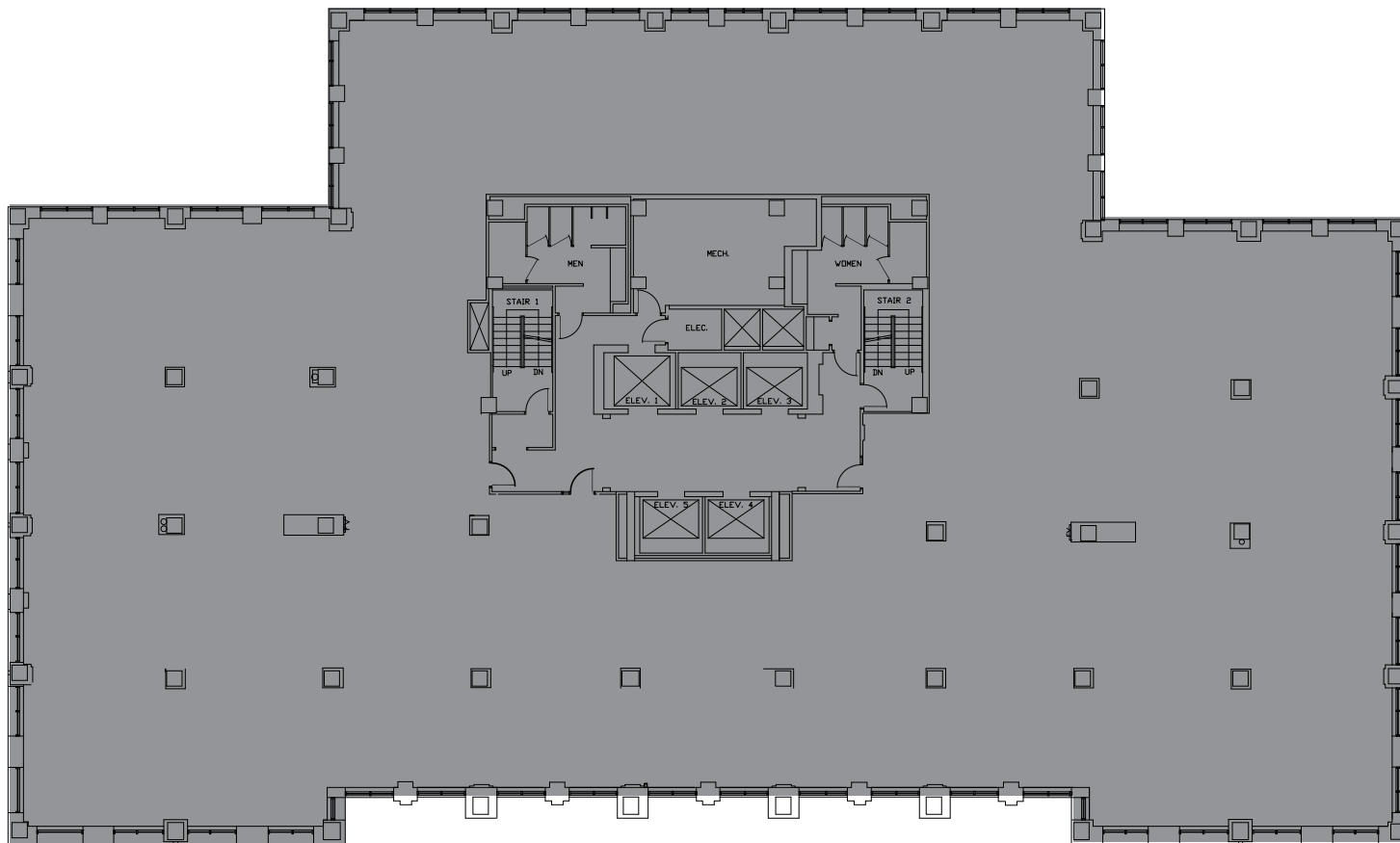
Ideal floor plate size



### SECURITY

On-site Management & 24-hr Security Guard

FLOOR	FLOOR SIZE	RATE	TERM	OCCUPANCY
8th - 10th	16,943 RSF	Withheld	Negotiable	1/1/2024

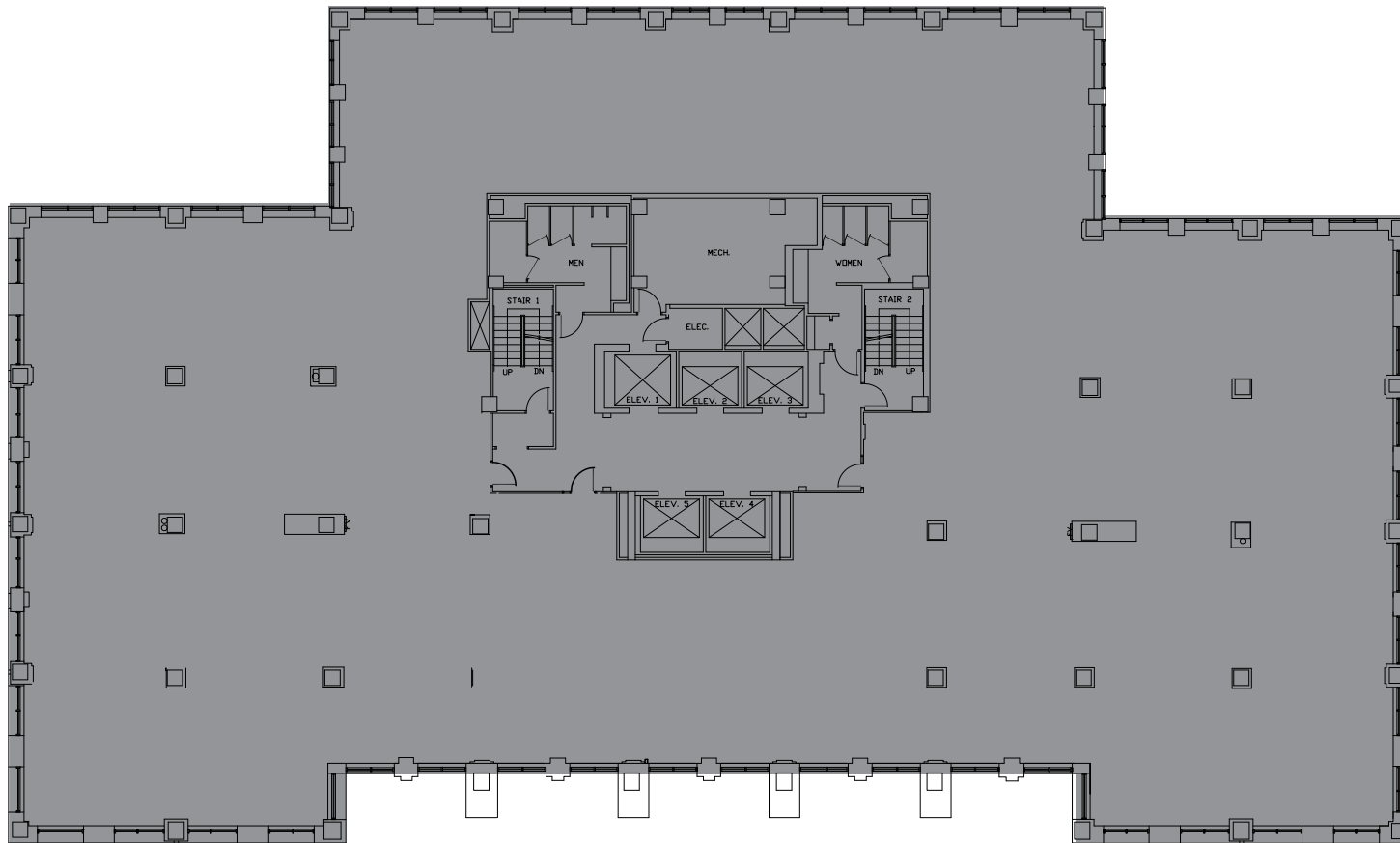


# FLOOR PLANS

## 11TH FLOOR - 12TH FLOOR

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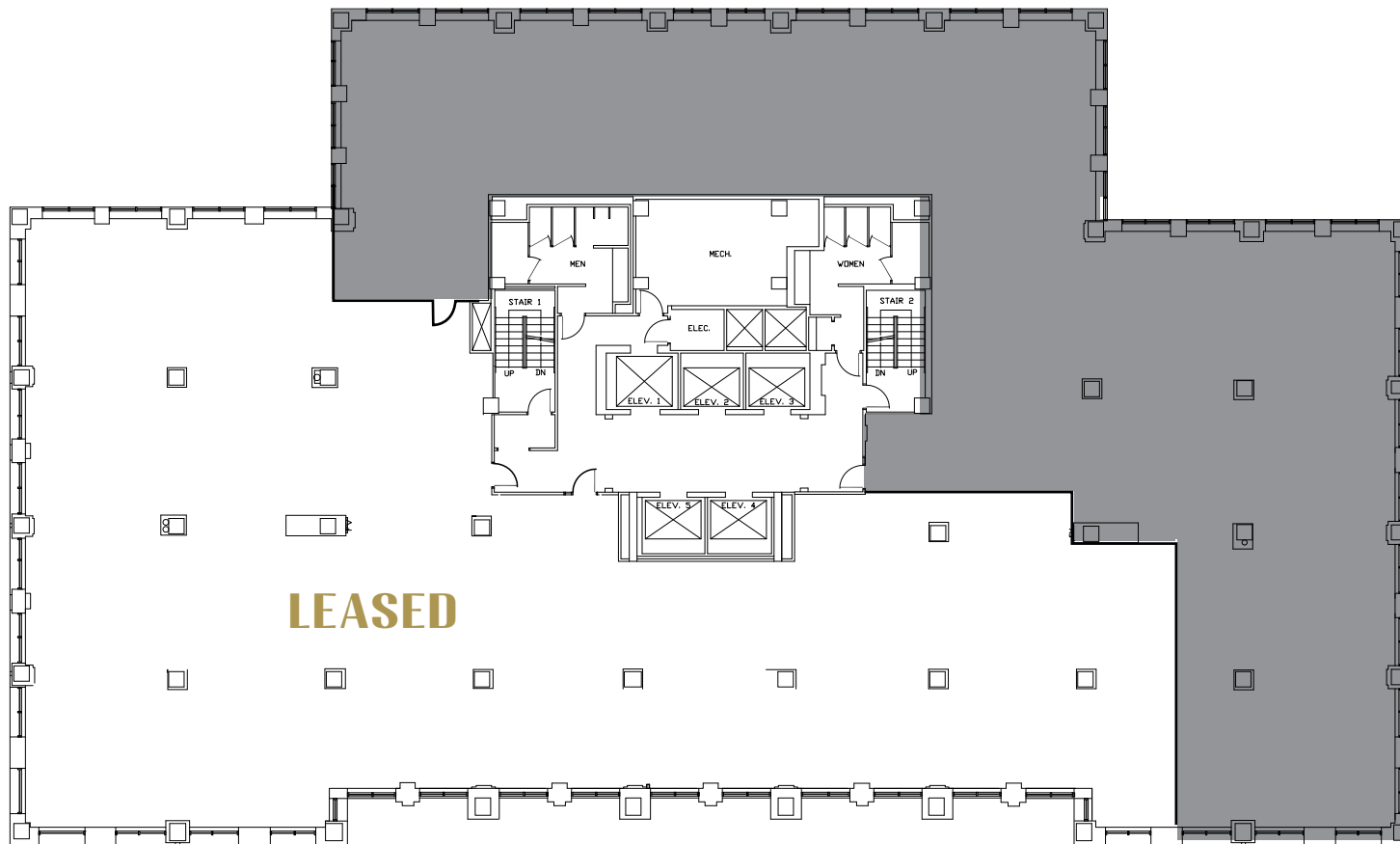
FLOOR	FLOOR SIZE	RATE	TERM	OCCUPANCY
11th - 12th	16,618 RSF	Withheld	Negotiable	1/1/2024



# FLOOR PLANS 7TH FLOOR

**THIRTEEN  
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FLOOR	FLOOR SIZE	RATE	TERM	OCCUPANCY
7th	7,720 SF	Withheld	Negotiable	1/1/2024



# THIRTEEN TEN            G STREET

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