

100 F Street

Location

100 F Street and 600 Second Street NE
Washington DC
At Second and F Streets,
Connected to Union Station

Building Specifications

1,070,000 SF in Two, 11-Story Buildings
5.5-Acre Site
Typical Floor 30,000 to 75,000 SF

Floor Plates

Floor 10	56,824 SF
Floor 9	60,264 SF
Floor 8	104,014 SF
Floor 7	109,244 SF
Floor 6	109,244 SF
Floor 5	109,244 SF
Floor 4	108,823 SF
Floor 3	106,420 SF
Floor 2	99,035 SF
Floor G	80,034 SF
Lower Level	103,637 SF

Column Spacing

Exterior Bays 20' 0" by 45' 0"
Interior Bays 20' 0" by 30' 0"

Ceiling Heights

Floor to Ceiling 9' 0"
Slab to slab 11' 9"

Parking

3 Below Grade Levels
Parking for up to 1,183 Cars
Shuttle Elevators to Lobby
200 Bicycle Spaces

Tenant Access

Lobby Attendant 24/7
Concierge Service

Hours of Operation

Monday to Friday 8:00 am to 6:00 pm
Saturday 8:00 am to 4:00 pm

Role

Property Owner with Fisher Brothers
Property Development
Design and Construction
Property Management

Building Status

Completed 2006

Overview

Station Place, a three-building project designed to create functional and dignified office space that establishes a strong identity for its tenants, is part of an emerging business community in the Northeast section of Washington. It is adjacent to historic Union Station and across from the Thurgood Marshall Federal Judiciary Building. The Securities and Exchange Commission has leased over 1 million SF in two of the buildings at 100 F Street and 600 Second Street. Station Place combines elegant materials and finishes, including various granites, etched mirror stainless steel, rosatta marble, clear insulating glass and anigré wood. Located just blocks from the US Capitol, it is well positioned for tenants needing proximity to federal agencies and corporate offices.

Investment

Active in the Washington real estate market since the early 1970s, Property Group Partners saw the unique advantages of purchasing the site and developing Station Place with its direct connection to Union Station and its proximity to Capitol Hill. Planned for LEED certification, it combines unusually large floor plates, state-of-the-art technology and advanced building systems. Over one million square feet of the 1.6-million-square-foot development was preleased to the Securities and Exchange Commission in the first two buildings, which were completed in 2006. The Property Group is a responsive on-site owner and manager, and Station Place is meticulously maintained to insure its long-term investment value.

Building Amenities

Advanced Voice and Data Transmission
Sophisticated Lobby
12 Passenger Elevators
1 Freight Elevator

Owner and Developer

The Property Group has developed, acquired and managed first-class office buildings in North America and Europe for over 38 years. Active in the Washington real estate market since the early 1970s, it developed and owns Station Place, the 1.6-million-square-foot development connected to Union Station that is the headquarters of the SEC, and 1101 New York Avenue. Property Group also developed and owned the Four Seasons Hotel in Georgetown and 2001 K Street.

Fisher Brothers, founded in 1915, is a privately held partnership that manages real estate properties, investment portfolios and other businesses. Its current portfolio includes 8 million square feet of Class A office space and close to 5,000 hotel rooms operated by such partners as Ramada Inn, Sheraton, Holiday Inn, Embassy Suites and others.

Architect

Kevin Roche has master planned and designed a variety of facilities, including corporate headquarters, theaters, campus buildings and museums, most notably the Metropolitan Museum of Art. A former member of the Commission of Fine Arts, Mr. Roche received the Pritzker Architecture Prize in 1982, the equivalent of the Nobel Prize, and the 1993 American Institute of Architects Gold Medal. He has designed several buildings for Property Group, including Station Place and 801 Seventeenth Street.



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Typical Floor

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