

# 1155 F STREET

TROPHY DESIGN | EFFICIENT PERFORMANCE







# Douglas Development

CORPORATION

For over three decades, Douglas Development Corporation has garnered redevelopment successes in the District of Columbia, as well as in suburban Virginia and Maryland. Douglas Development has earned a reputation for revitalizing underdeveloped, emerging areas and continues to win praise from local government authorities, community members, neighbors, and the real estate community at large.



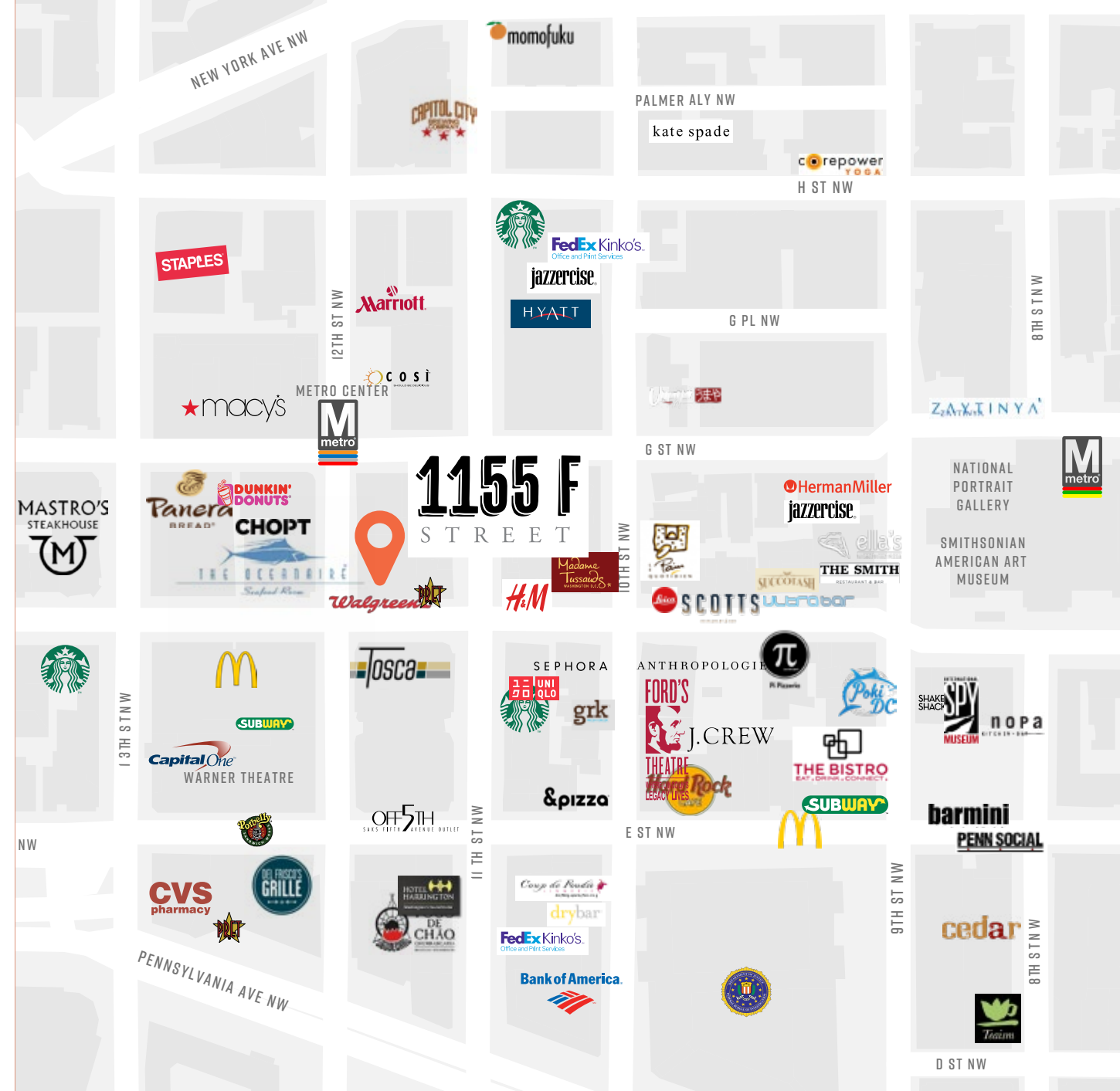
## HISTORY + MODERNITY

Dominating F Street between 11th and 12th Streets NW, 1155 F Street is the perfect blend of history and performance. Designed in 2009 by architects Shalom Barnes and Pei, Cobb, Freed & Partners, the building is a stunning showcase of a modern and efficient office building artfully merged with the charisma of seven historic row homes via a breathtaking atrium.





TOSCA



NEIGHBORHOOD + CONVENIENCE

In the heart of DC's East End, 1155 F Street offers one of the most compelling arrays of service amenities, high-end dining options, retailers, museums and transportation options within just steps from the building's front doors.





## DESIGN + PERFORMANCE

- Size: 260,000 RSF
- Floor-to-ceiling glass curtain wall system
- 30' by 30' column spacing
- **New Conference Center** Available for all tenants:  
Delivering 1st QTR. 2023
- State-of-the-art fitness center
- Fully renovated with spectacular views
- 24-hour lobby attendant
- Three levels of underground parking

## HOSPITALITY + REFINEMENT

In early 2020, 1155 F delivered a series of modern, well-appointed and thoughtful renovations to the rooftop terrace, and main atrium lobby that included:

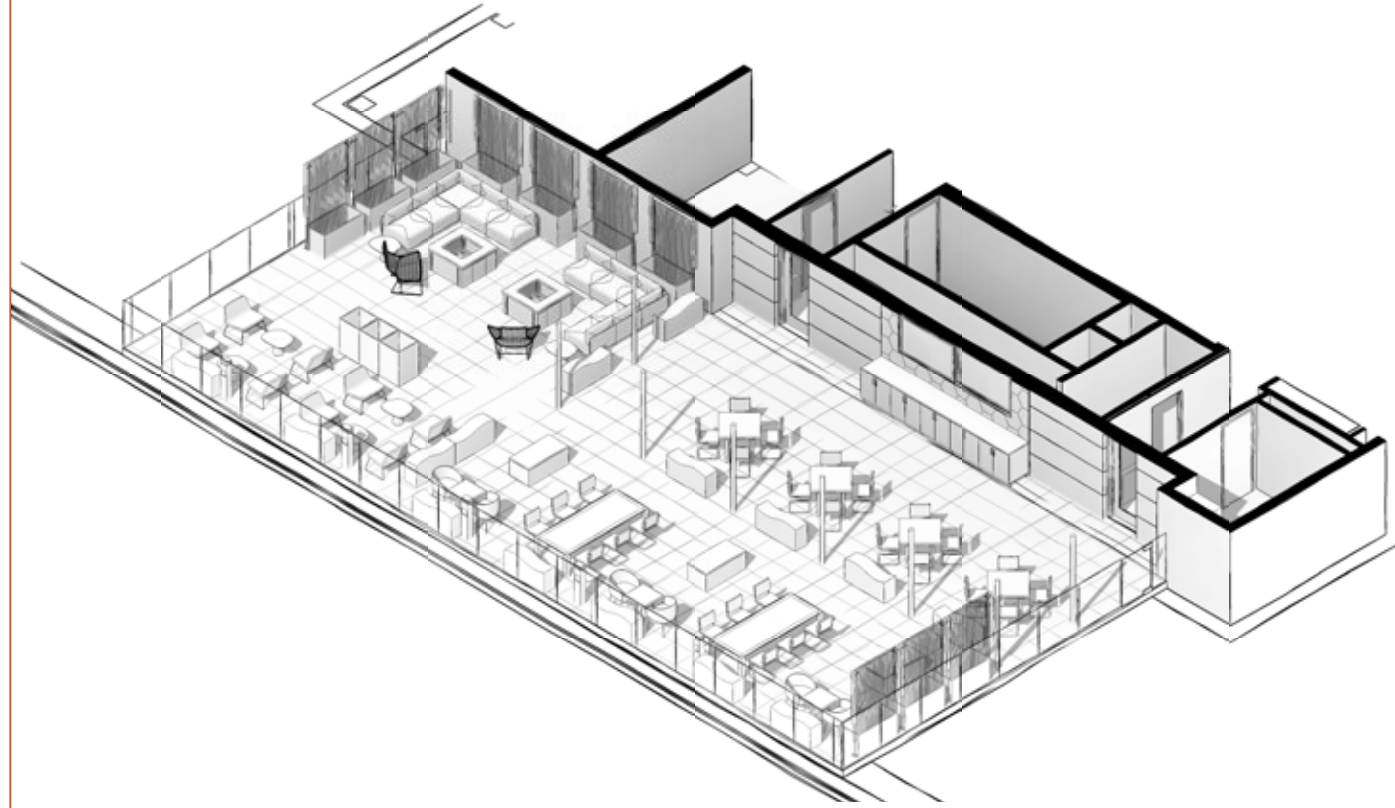
- Full renovation of and enhancements to the rooftop terrace and interior common areas serving the rooftop terrace, including new plantings, furnishings and technology, as well as renovation of the interior breakout areas and restrooms serving the rooftop terrace; and
- Enhancements to the main lobby, to include new furnishings, lighting elements and technology.







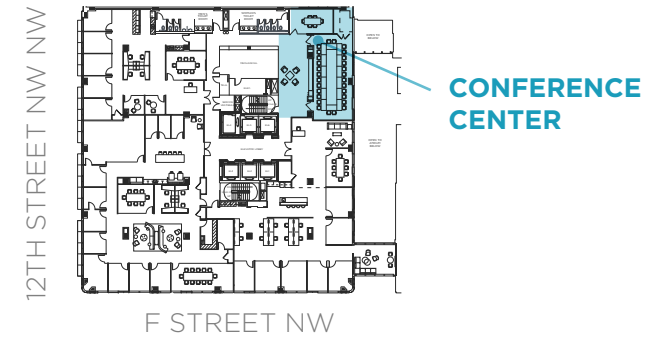
NEW ROOF TERRACE: DIAGRAM



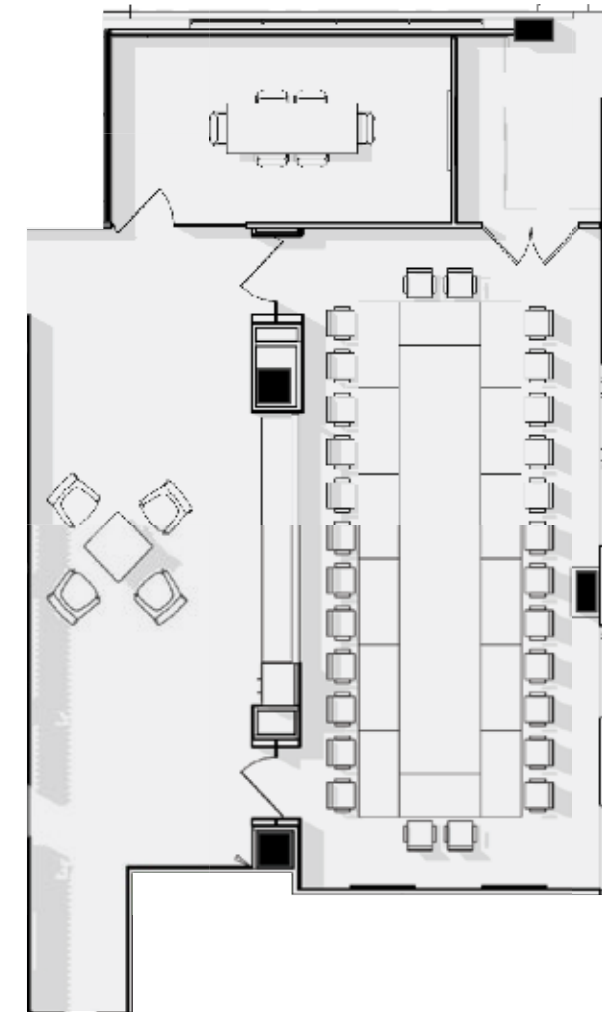
NEW ROOF TERRACE



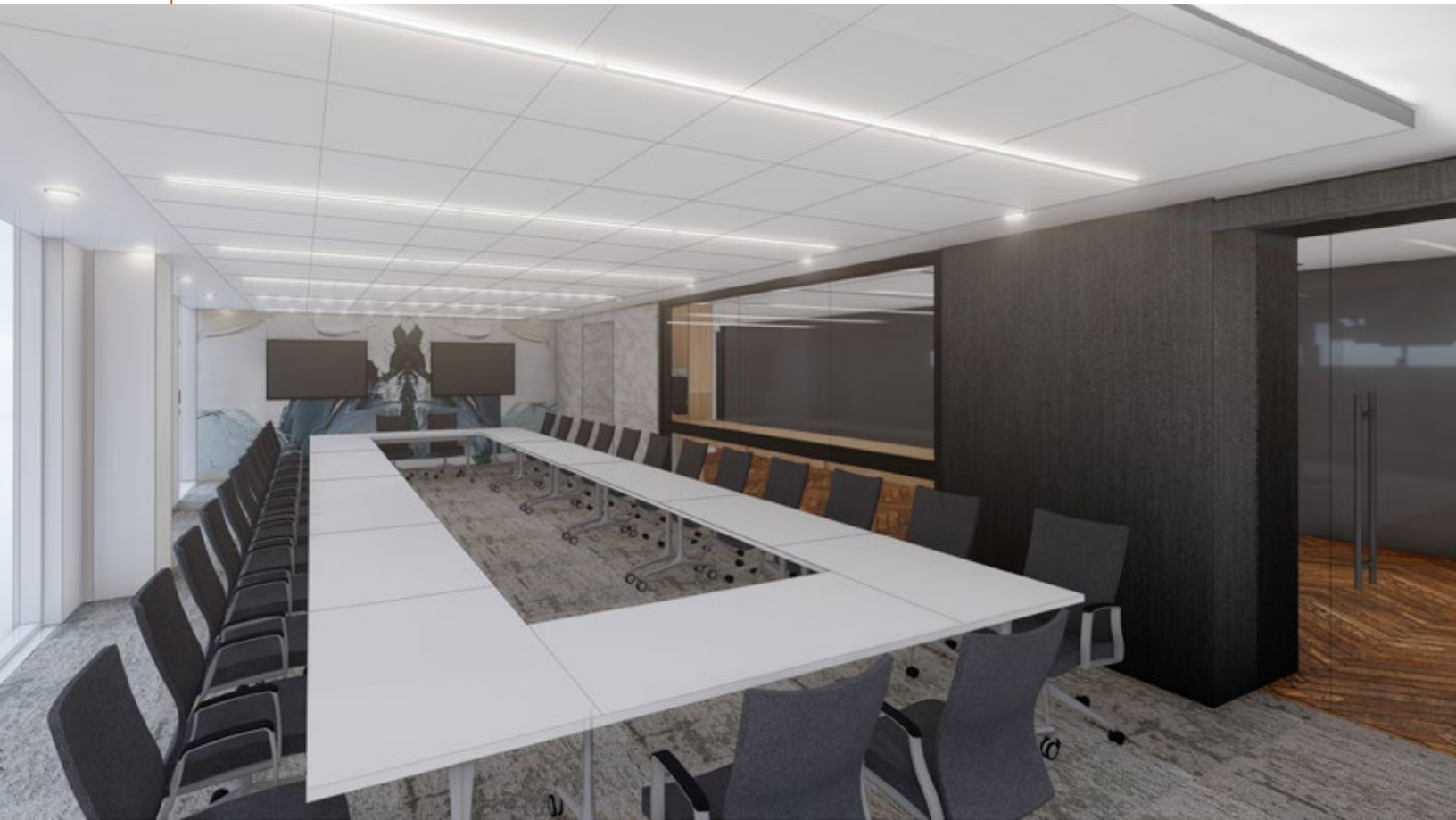
CONFERENCE CENTER



3<sup>RD</sup> FLOOR

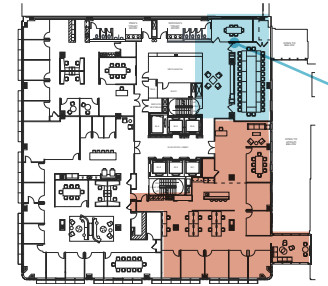






AVAILABILITIES

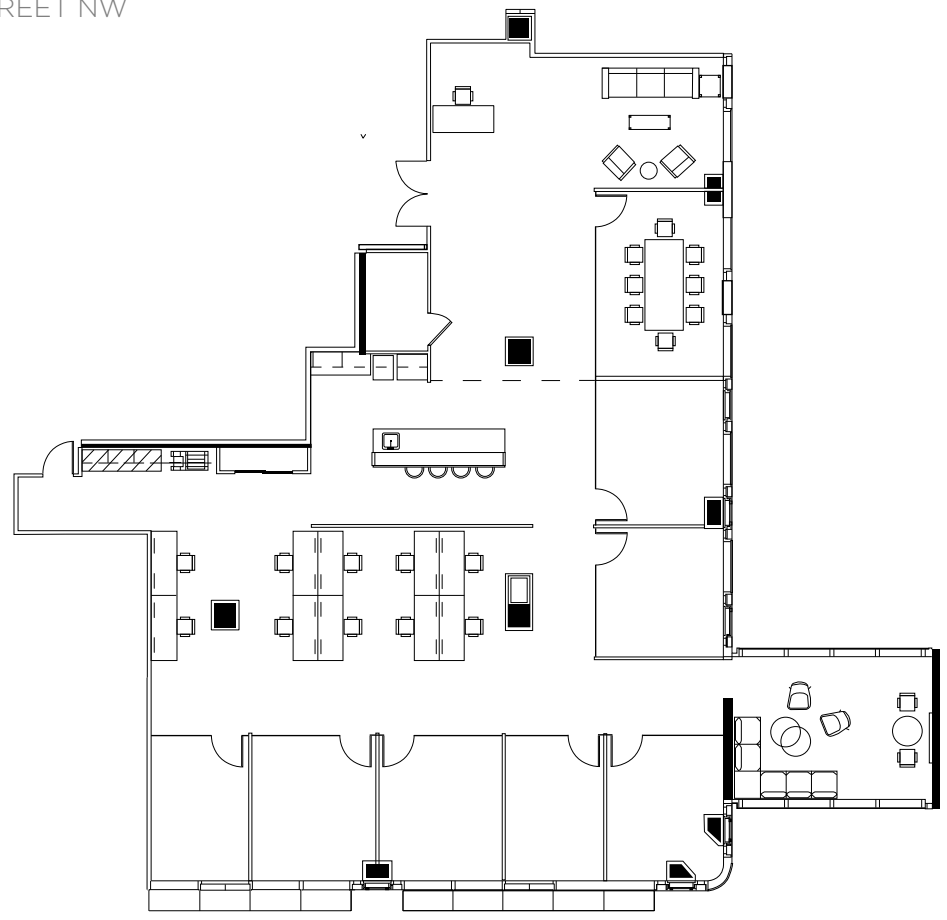
12TH STREET NW NW



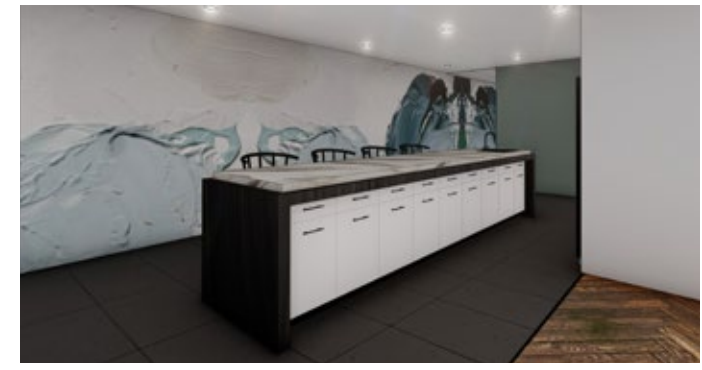
CONFERENCE CENTER

3<sup>RD</sup> FLOOR  
SPEC SUITE  
5,437 RSF

F STREET NW



1155 F STREET



SUITE 3 PANTRY

AVAILABILITIES

5<sup>TH</sup> FLOOR  
POSSIBLE SPEC SUITES



- SUITE 1  
4,288 RSF
- SUITE 2  
4,202 RSF
- SUITE 3  
8,819 RSF
- SUITE 4  
7,983 RSF

14

AVAILABLE JANUARY 1, 2025

1155 F STREET

AVAILABILITIES

6<sup>TH</sup> FLOOR  
POSSIBLE SPEC SUITE PLAN



- SUITE 1  
8,913 RSF
- SUITE 2  
8,183 RSF
- SUITE 3  
7,916 RSF

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AVAILABLE JULY 1, 2024

1155 F STREET



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TROPHY DESIGN + EFFICIENT PERFORMANCE

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1155 F Street, NW | Washington, DC 20004

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**FOR MORE INFORMATION PLEASE CONTACT:**

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