

425
EYE



Colliers

MARK SULLIVAN | MARK.SULLIVAN@COLLIERS.COM
MATTHEW VENOS | MATTHEW.VENOS@COLLIERS.COM

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CREATE YOUR OWN **IDEAL SPACE**

RECENTLY RENOVATED OUTDOOR TERRACE, LOBBY + FITNESS CENTER





SPACE IN THE IDEAL LOCATION

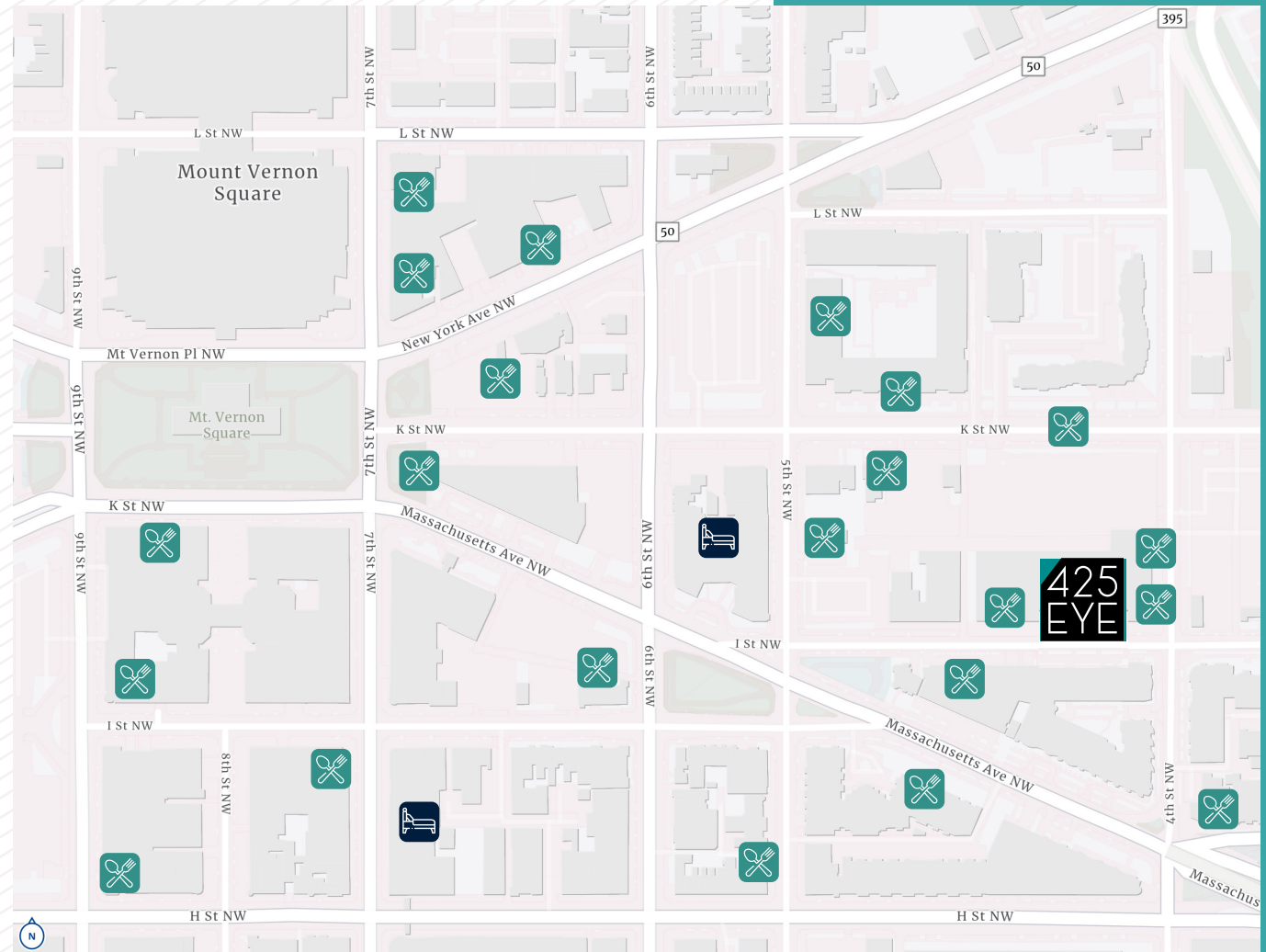
4 BLOCKS

FROM GALLERY PL- CHINATOWN
METRO STATION **M M M**

6 BLOCKS

FROM MOUNT VERNON
METRO STATION **M M**

ON SITE:

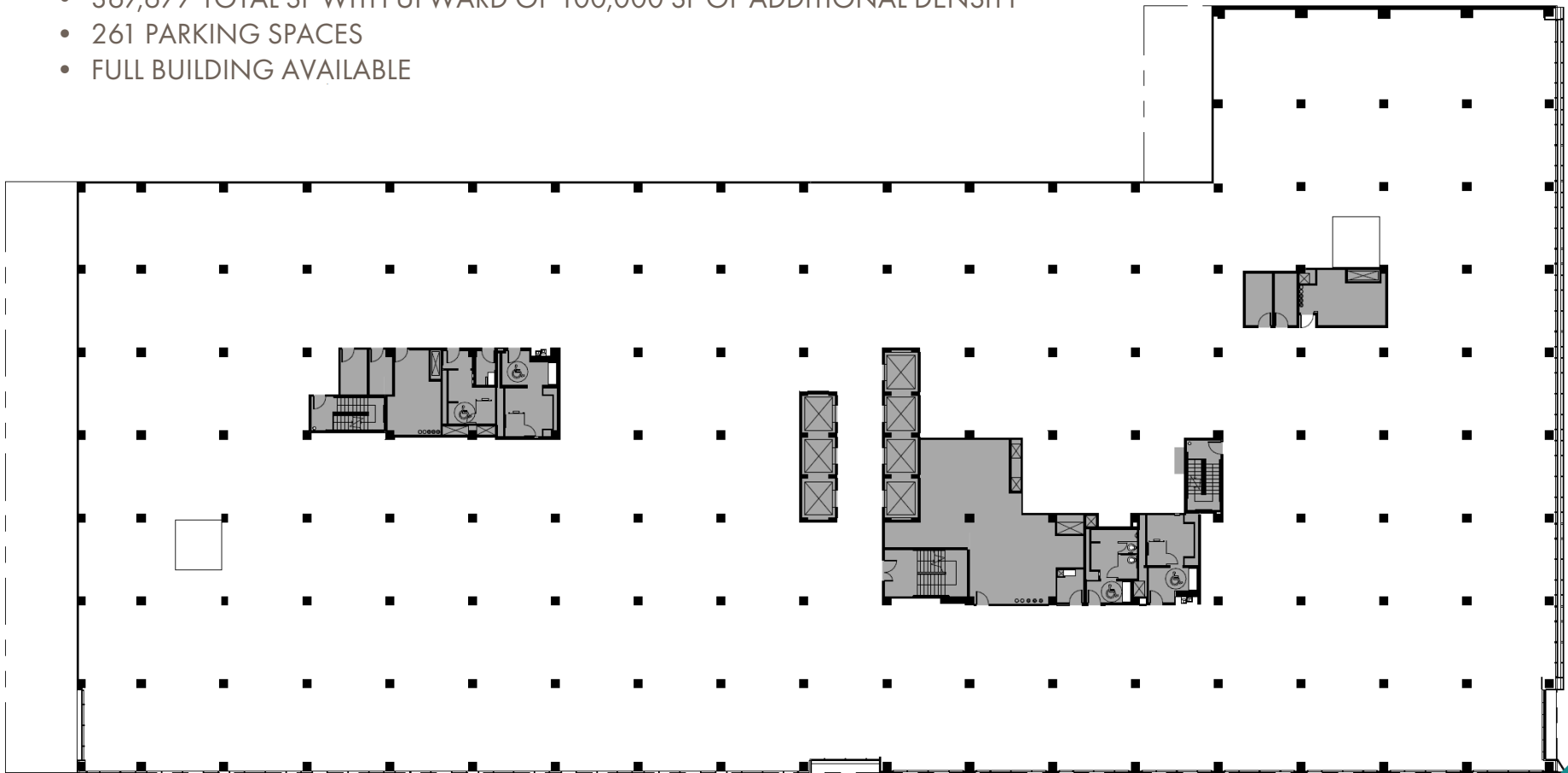


TYPICAL FLOOR

54,740 SF



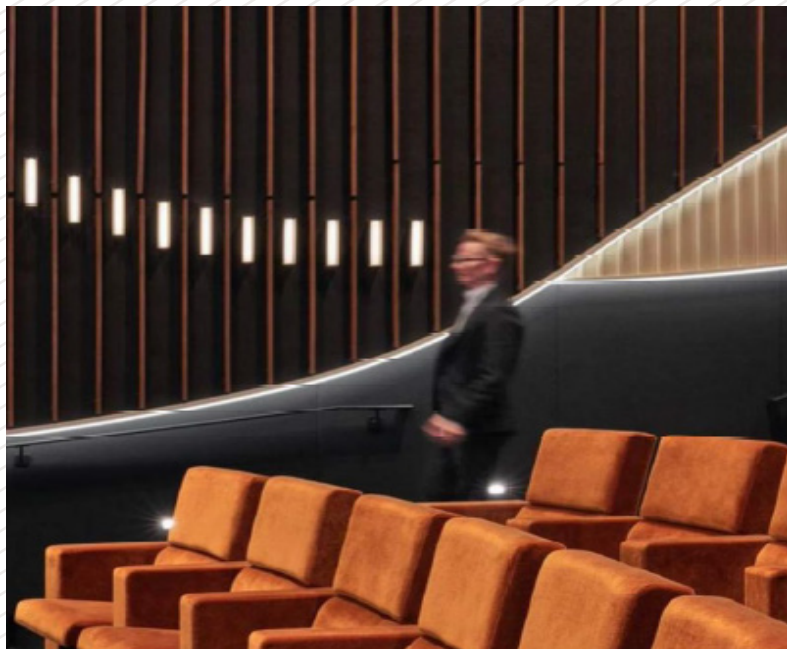
- 367,677 TOTAL SF WITH UPWARD OF 100,000 SF OF ADDITIONAL DENSITY
- 261 PARKING SPACES
- FULL BUILDING AVAILABLE



EYE STREET NW

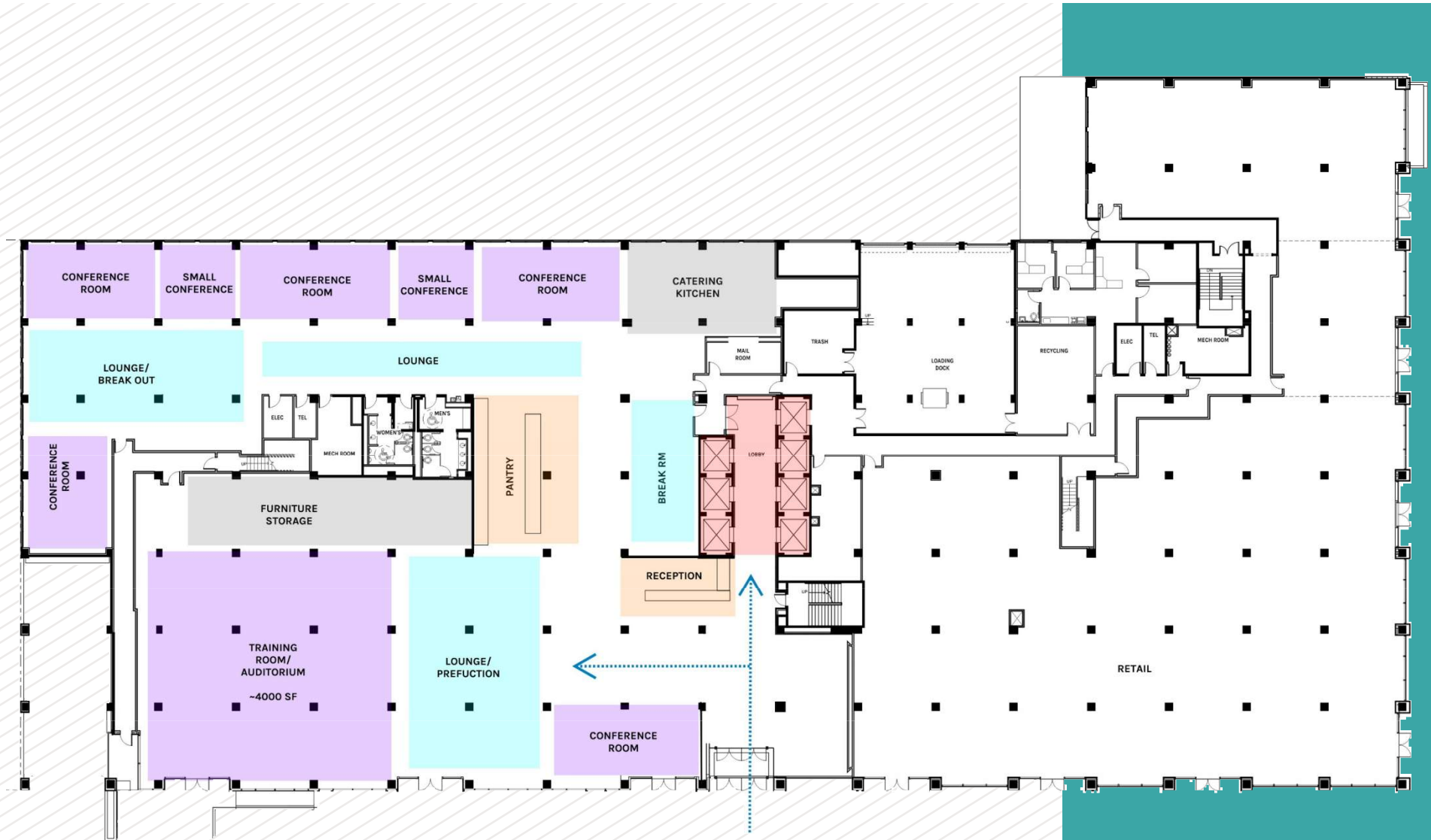
CONFERENCING POTENTIAL

LAYERS | LIGHT AND SHADOW | DEEP COLORS | ILLUMINATION



CONFERRNCING POTENTIAL

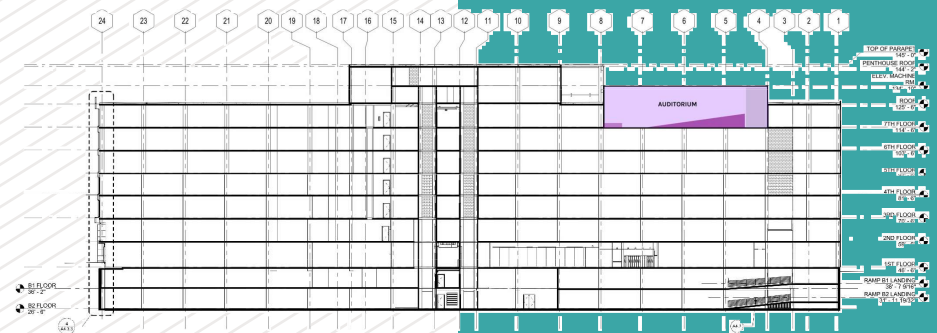
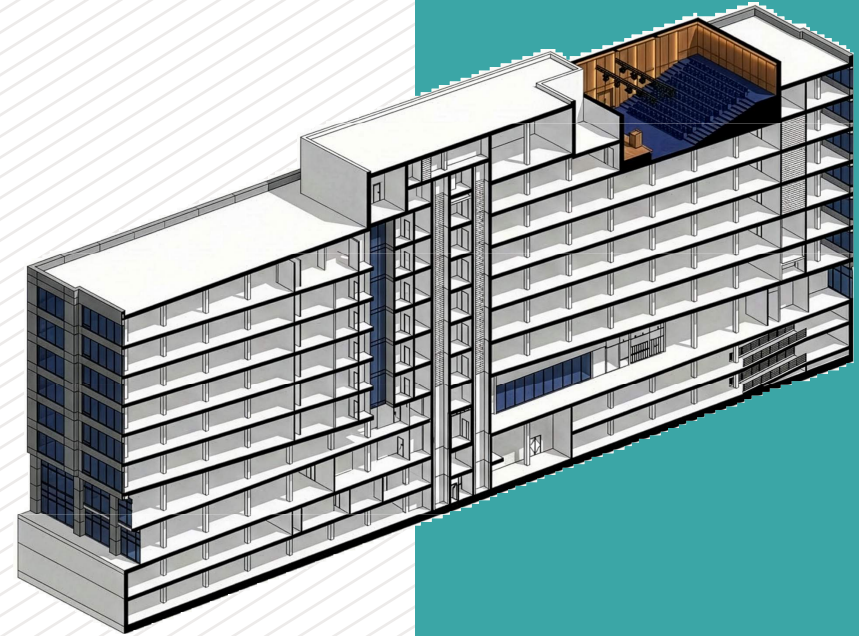
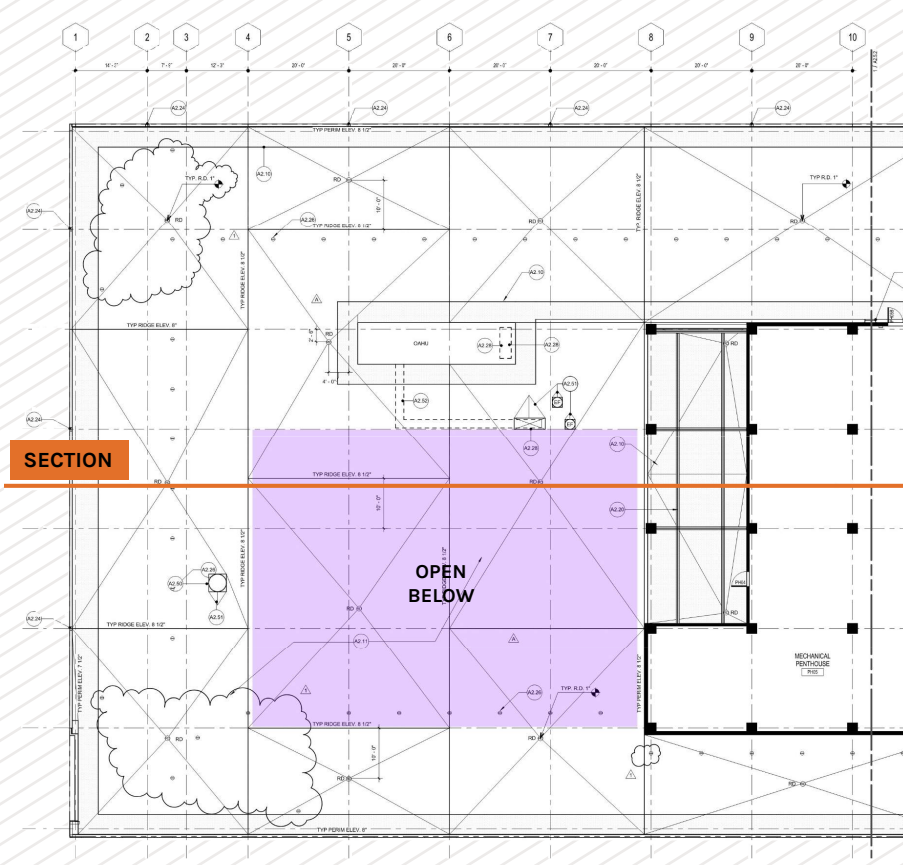
GROUND FLOOR

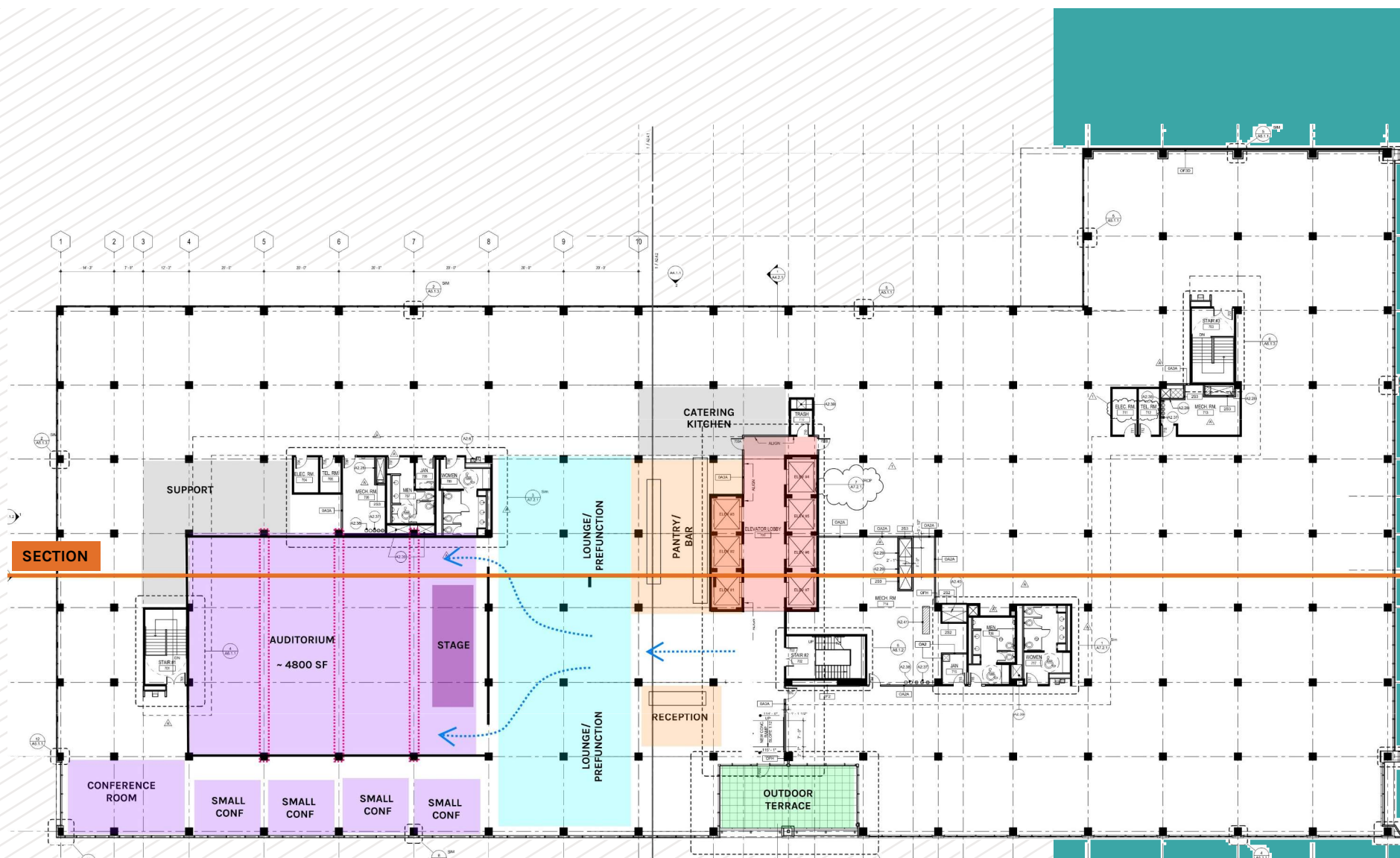




CONFERRNCING POTENTIAL

PENTHOUSE





BASE BUILDING DESCRIPTION



GENERAL DESCRIPTION

Owner:	425 Eye Street LLC, controlled by Saban Real Estate.
Managing Agent:	Colliers
Leasing Agent:	Colliers Mark Sullivan – (703)-867-8846 Matthew Venos – (202)-360-6918
Year Completed:	Built – 1973 – Renovated 2010/2023
Gross Building Area:	367,677 rentable square feet

AREA AMENITIES

Location:	The building is located on the corner of 4th and I Streets NW in the center of the Mount Vernon Triangle.
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ORIGINAL DESIGN AND CONSTRUCTION

Architect:	Rocco V. Triccarico, A.I.A.
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CONSTRUCTION DETAILS

Number of Floors:	Seven floors and a penthouse above ground. Two levels below grade.
Floor layout:	L-shaped with Center Core.
Typical Floor Size:	54,740 square feet.
Building Columns:	Typical column spacing is 20 x 20.
Floor Load Capacity:	80 pounds per square foot.
Full floor Loss Factor:	Structural drawings are unavailable.



HEATING, VENTILATION AND AIR CONDITIONING

Structure:	The property has a reinforced concrete foundation and structure. The façade is a combination acid etched gray precast concrete, structurally glazed curtain wall and gun metal painted metal panel. The entrance is an all-glass window system with a glass steel canopy.
Windows:	Floor to ceiling windows on the north and east elevations boasting a typical window-to-square-foot ratio of 0.015 LF/RSF (815 LF/54/931 RSF. The window systems are an aluminum curtain wall system and an aluminum window wall system. The mullion spacing for both window systems is 5'-0" O.C. The glass is a 1" IGU (Insulated Glass Unit) PPG Solarban Z50 with a Solar Heat Gain Coefficient of 0.31. First floor south and east elevation are 45-1/2" wide and 72" tall. The first-floor north elevation windows are 45 1/2" wide and 36" high. The South and West windows on floors 2 through 7 are 45-1/2" wide and 67" tall.
Typical Slab Heights:	Finished ceiling height on the 1st floor is 10'6" and slab to slab is 12'4". Floors 2 thru 6 are 8'6" on the interior, 8'8' on the exterior and slab to slab is 11'0". The 7th floor is 8' 6" on the interior, 8'8" on the exterior and the 10'8" slab to slab.
Air Conditioning:	One 750-ton McQuay and one 380-ton Yorkcentrifugal chillers service the building. A 1500 6 cell Evapco Cooling Tower provides condenser water to the chillers, four McQuay (35 to 40 tons per unit) package units on each floor and tenant equipment. The Energy Management Building HVAC equipment is controlled by a Delta Orchaview Building Management System (BMS). The operators Workstation is located in the Engineers Office in the Penthouse.
Heating:	Heating is provided by electric re-heat coils at volume control boxes serving occupied zones.
Equipment Rooms:	There are three telephone, two electrical and three mechanical closets on each floor. Three wet stacks per floor.
Zoning:	Floors 2-7 have 4 HVAC zones.
Standard Hours of HVAC Operation:	Monday – Friday: 7:00 am to 7:00 pm Saturday – 8:00 am to 1:00 pm
Supplemental HVAC:	For direct tenant use only.



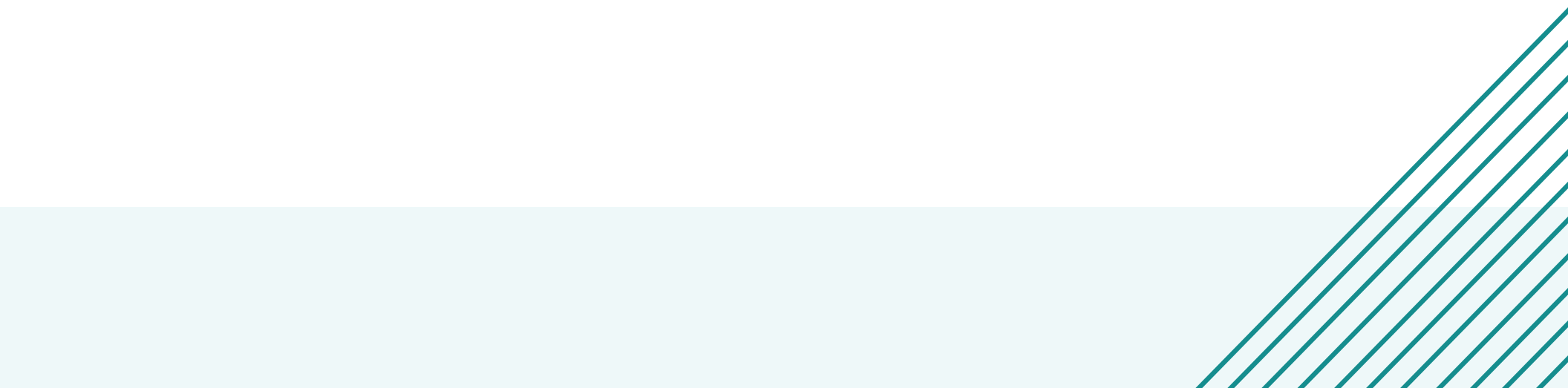
ELECTRICITY	General:	The electrical service is connected to pad mounted transformers located in the 8th floor penthouse and the B2 level of the parking garage. 15,000 AMP service. 480Y/277V, 3 phase, 4 wire and is supplied from two incoming service points provided by PEPCO. The building has five new 480Y/277V, 3 phase, 4-wire, circuit breaker type switchboards with copper busses.
LIFE SAFETY	Sprinklers:	The building is fully sprinkled with a wet-pipe and dry sprinkler systems in the building and is connected to an addressable fire control panel. The building is also provided with a Class III standpipe system through out.
	Fire Panel:	The fire panels were replaced in 2010 with a Notifier/Honeywell fully addressable system. Datawatch provides electronic monitoring of the life safety system and electronic security for the building. 24-hour physical security is currently provided by Admiral Security.
	Emergency Power:	The diesel powered 175 KW emergency electrical generator is located in the B-2 level. It provides backup power for common area and emergency lighting. It also powers one elevator. The generator is tested weekly.
ROOFING	Roofing:	The roofing system is a white membrane over insulation.
TELEPHONE SYSTEM	Distribution:	Three telephone closets per floor. The Main telephone room is located on the B-2 garage level.
TELECOMMUNICATIONS	Overview:	Verizon provides local and long-distance telephone service. Verizon also provides internet access. The connection points for these services are located in the telephone closets on each floor.



BATHROOMS	Layout:	Floor and wall finishes includes 2'x 2' unglazed tile with granite vanities. All fixtures are new. Restrooms were renovated in 2009/2010. There are 2 men's and 2 women's restrooms on each floor.
	Fixtures – Floors 2-7	Women's room East Side – 3 toilets (1 handicap stall) and 4 hand sinks. Women's room West Side – 4 toilets (1 handicap stall) and 4 hand sinks. Men's room East Side – 3 toilets (1 handicap stall), 2 urinals and 3 hand sinks. Men's Room West Side – 3 toilets (1 handicap stall), 2 urinals and 2 hand sinks.
PASSENGER ELEVATORS	Manufacturer:	Hollister Whitney. Installed by U.S. Elevator.
	Number of Elevators:	6
	Elevator Size:	Elevator 1, 2, 3 and 7 measure 7'5½" wide and 7'2" tall to the light fixture. Elevators 5 and 6 measures 7'5½" wide and 8'6" tall to the light fixture.
FREIGHT ELEVATORS	Elevator Speed:	350 f.p.m.
	Manufacturer:	Hollister Whitney. Installed by U.S. Elevator.
	Number of Elevators:	1
	Elevator Capacity:	4,000 lbs.
	Elevator Size:	Elevator 4 measures 7'8" wide and 8'6" tall to the light fixture.
	Elevator Speed:	350 f.p.m.

OTHER INFORMATION

Loading Docks:	There are 3 loading bays with high roll up doors. The loading dock is located behind the building. Access into the alleyway is through garage doors that are controlled by the building security. The dock is 2'7" off the ground at its lowest point and 3'7" at its highest point.
Parking:	Two levels of underground parking containing 261 striped spaces. Parking ratio is 1 parking space per 1400 rentable square foot.
Balcony:	7th floor terrace measuring 40' feet wide, 15' feet deep (600 SF).





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