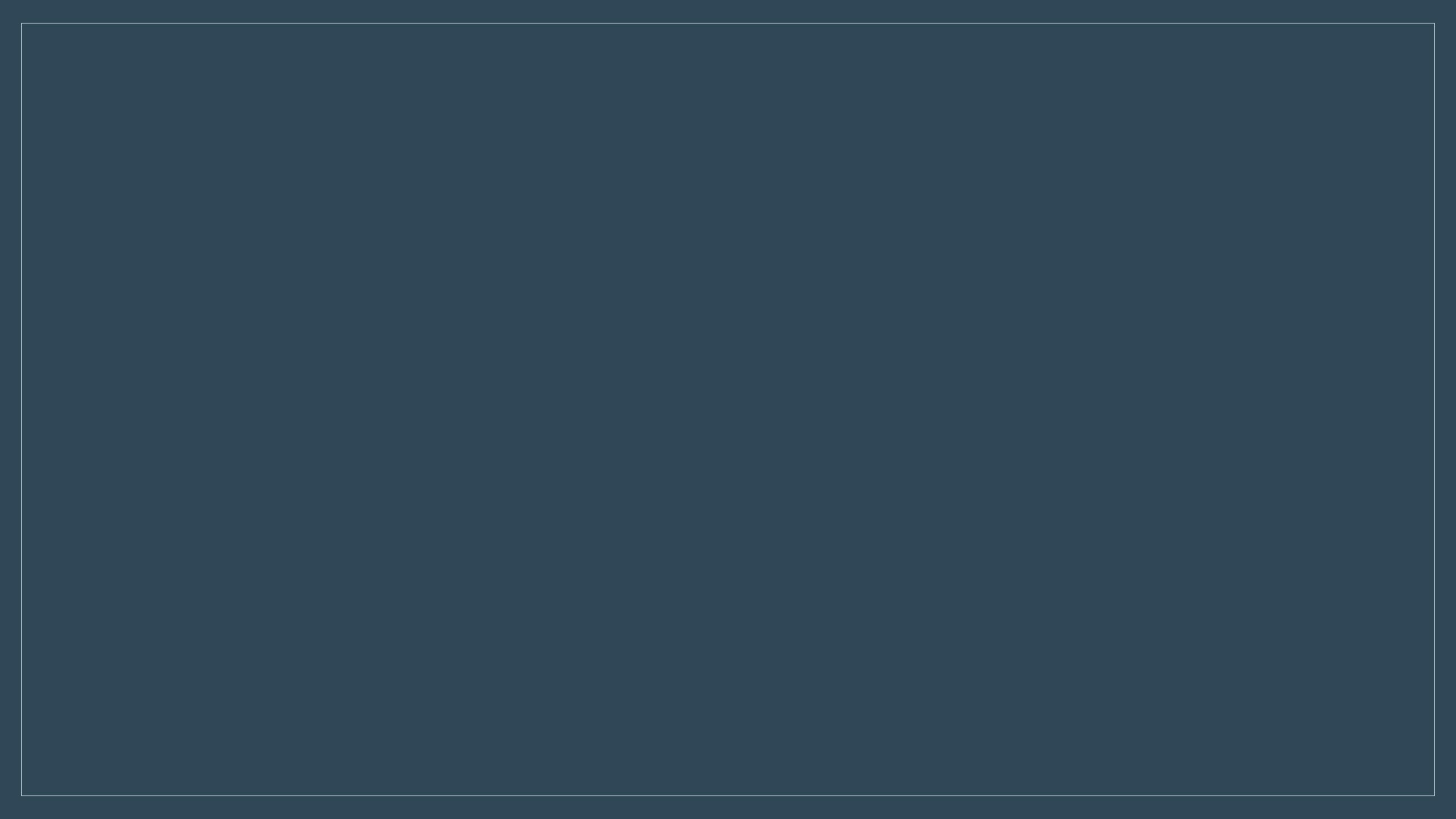
# THE ROW

ON 19TH \_\_\_



**OVERVIEW** 

# Energizing Your Workday

Nestled in the heart of the Central Business District (CBD), The Row on I9th offers a truly unparalleled workday experience. Our exceptional transit access, thoughtfully designed amenity spaces, and warm, inviting atmosphere creates a holistic environment like no other office in town.







240K+ SF

Total Project Size

Fall 2023

Delivery

5K-17K SF

Floor Plates

Expanded

Lobbies

Exceptional

Amenity Spaces

On-Site Parking

Available

			5,600 SF Suite 800	16,80 Suit	00 SF re 800
5,328 SF Suite 800		LEASED Suite 805	5,600 SF Suite 700	16,800 SF Suite 700	
9,398 SF Suite 700			<b>5,900 SF</b> Suite 600	16,800 SF Suite 600	
			5,900 SF Suite 500		S4 SF Te 500 LEASED Suite 550
			5,900 SF Suite 400	16,800 SF Suite 400	
LEASED Suite 400			5,900 SF Suite 300	16,800 SF Suite 300	
5,521 SF Suite 300	Telly and Directing and the control of the control		5,900 SF Suite 200	BASILEASED Suite 200	
RETAIL			AMENITY	RETAIL	RETAIL

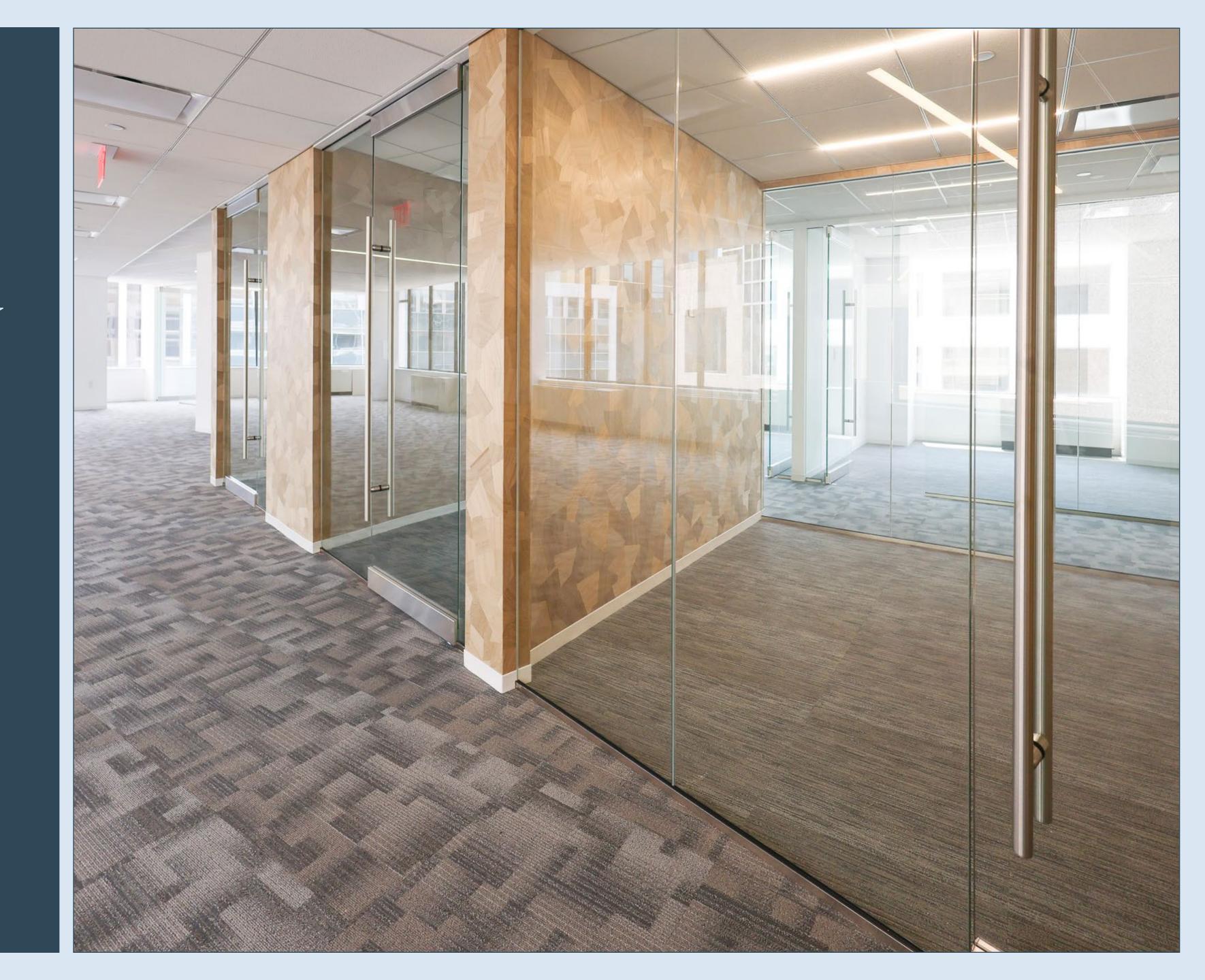
# 1140 19th at The Row

II40 I9th Street consists of 9 floors averaging ~9,000 SF. Each space offers a modern, sleek design, efficient layouts, and a setback facade that provides abundant natural light.

- NEWLY FINISHED SUITES
- LAYOUTS ACCOMMODATE PRIVATE OFFICES AND OPEN WORK AREAS

20,247 SF

Available for Lease



- NEWLY BUILT SPEC SUITE
- WINDOW LINE OVERLOOKING 19TH STREET
- 8 PRIVATE OFFICES & OPEN AREA FOR UP TO 26
- OPEN KITCHEN WITH MODERN FINISHES
- GREAT ELEVATOR ACCESS



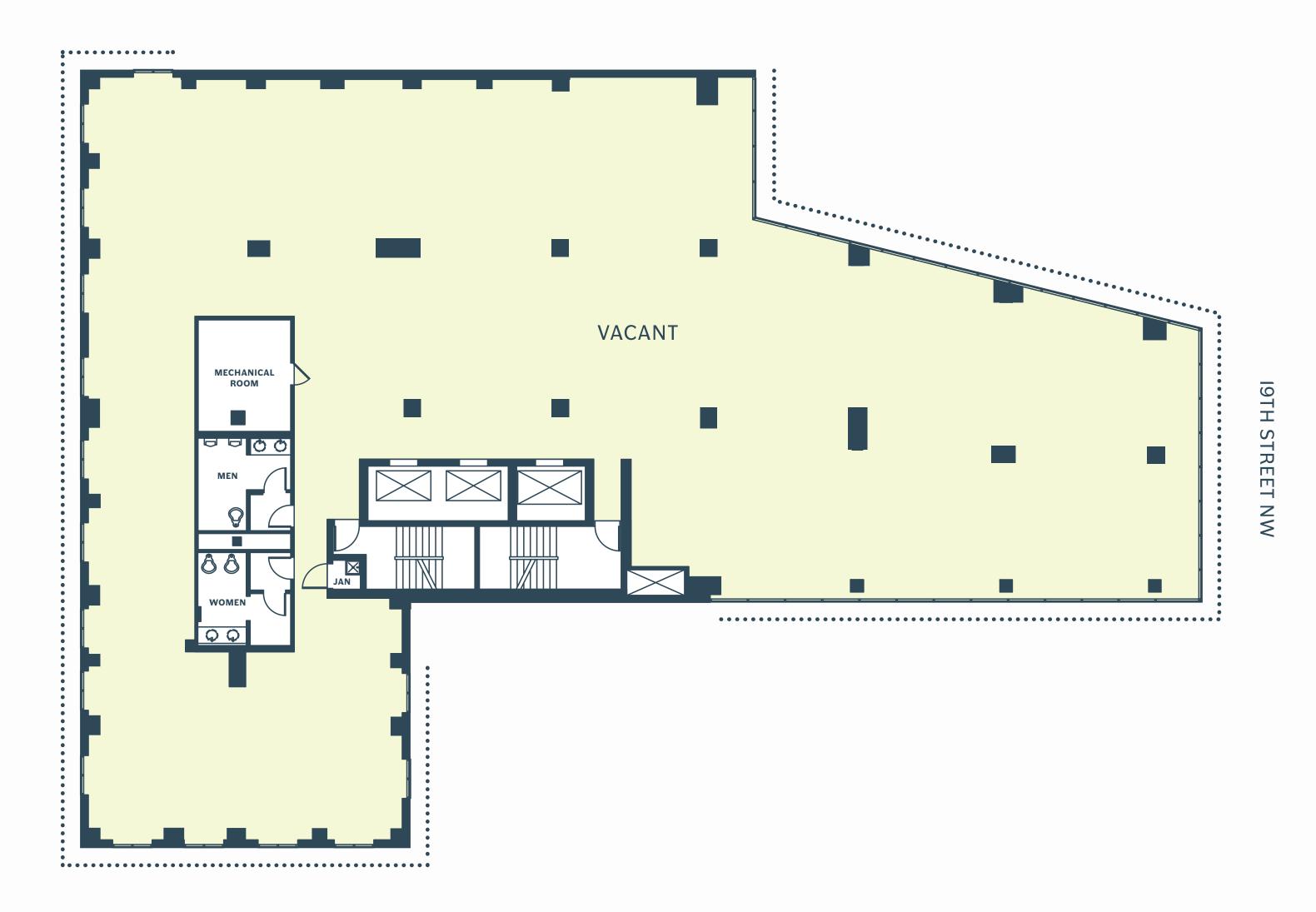


19TH STREET NW

### 9,398 RSF

- FULL FLOOR OPPORTUNITY
- SHELL CONDITION
- ABUNDANT NATURAL LIGHT
- DIRECT ELEVATOR ACCESS

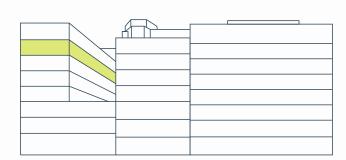




### 5,328 SF

### SPACE FEATURES

- NEWLY BUILT SPEC SUITE
- WINDOW LINE OVERLOOKING 19TH STREET
- 5 PRIVATE OFFICES & OPEN AREA FOR UP TO 18
- LARGE CONFERENCE ROOM & 2 TEAM ROOMS
- GREAT ELEVATOR ACCESS





SIH SIKEEL NW

## 114619th at The Row

II46 I9th Street features 8 boutique, full floor opportunities with direct elevator access. This building's ground floor is a vibrant hub of activity that serves as the central point for all of The Row's tenant amenities.

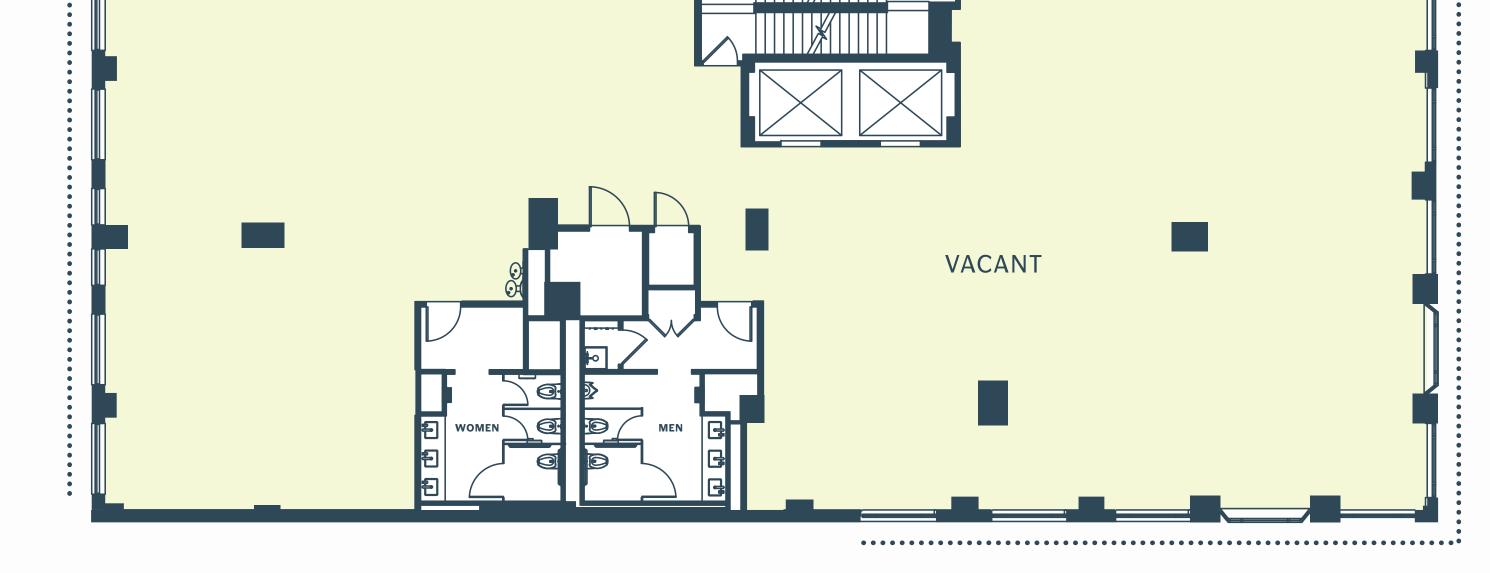
- SPEC SUITES AVAILABLE
- FULL FLOOR OPPORTUNITIES

40,700 SF

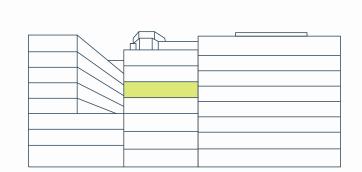
Available for Lease

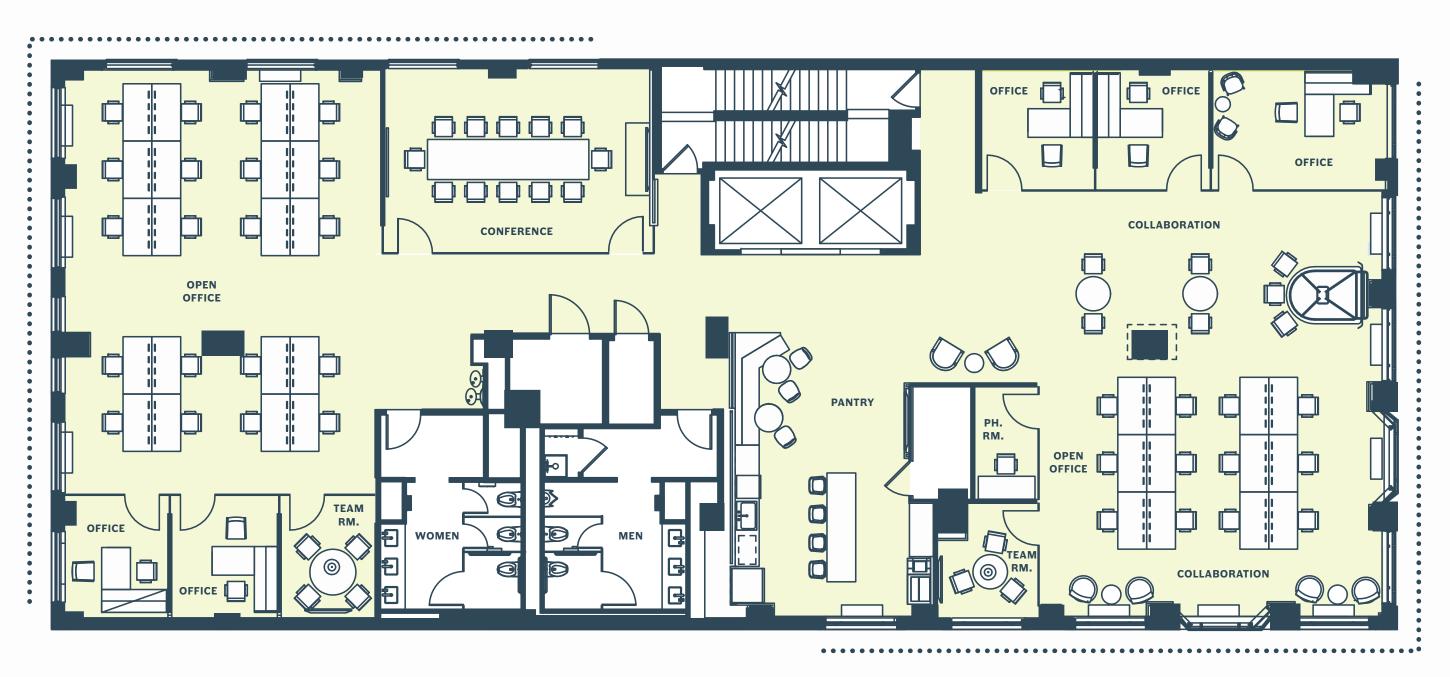


- FULL FLOOR OPPORTUNITY
- SHELL CONDITION
- DIRECT ELEVATOR ACCESS
- NEWLY RENOVATED RESTROOMS



- FULL FLOOR SPEC SUITE
- FURNISHED & MOVE-IN READY
- WINDOW LINE OVERLOOKING 19TH STREET
- 5 OFFICES & OPEN AREA FOR UP TO 32
- LARGE CONFERENCE ROOM & 2 TEAM ROOMS
- DIRECT ELEVATOR ACCESS

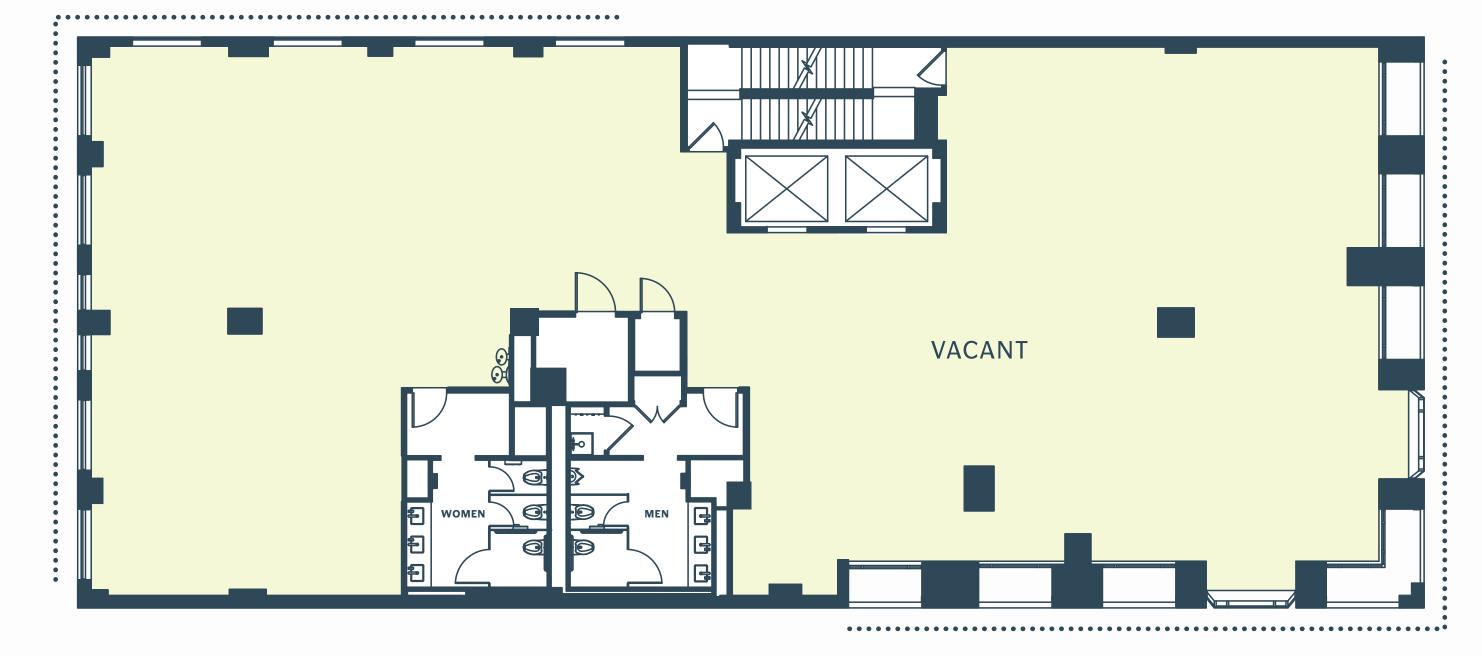




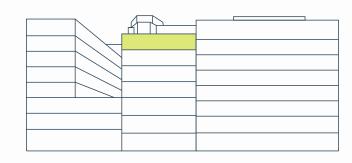
### 5,600 RSF

### SPACE FEATURES

- FULL FLOOR OPPORTUNITY
- SHELL CONDITION
- DIRECT ELEVATOR ACCESS
- NEWLY RENOVATED RESTROOMS



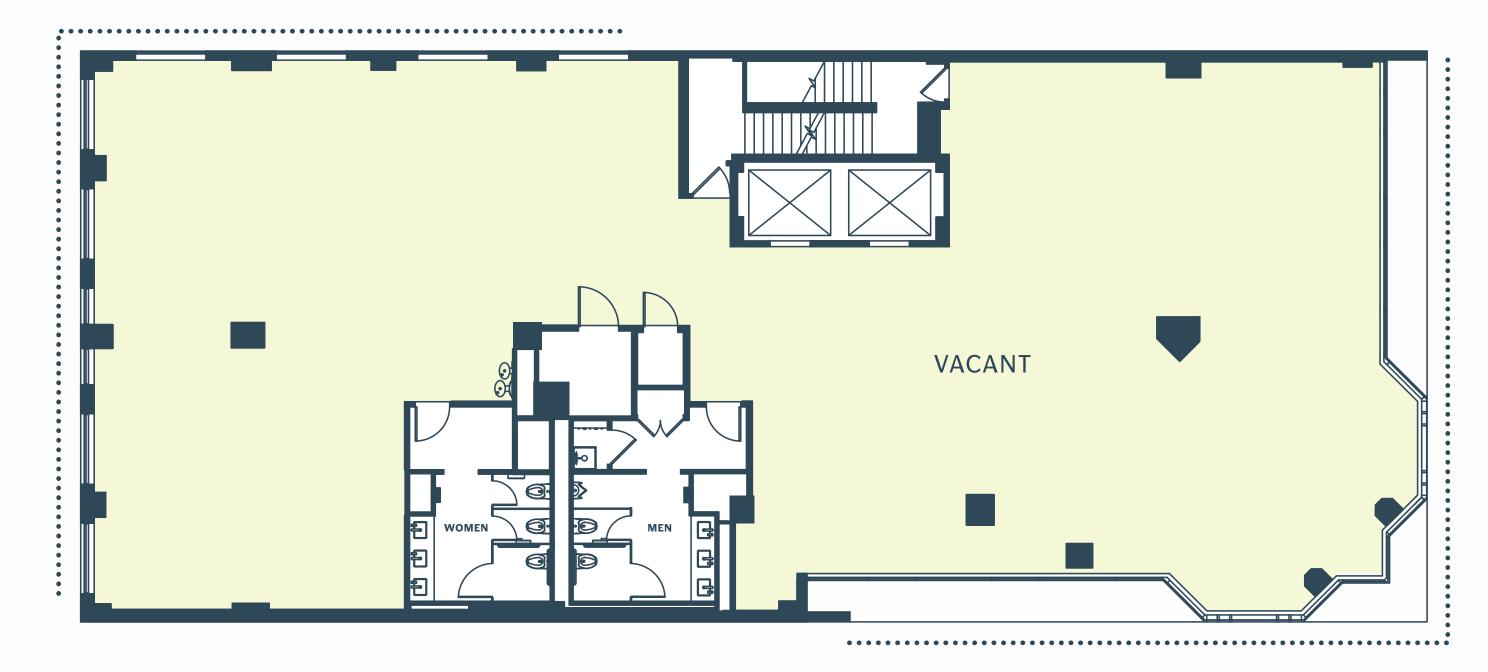
H STREET NW



### 5,600 RSF

### SPACE FEATURES

- FULL TOP FLOOR OPPORTUNITY
- SHELL CONDITION
- DIRECT ELEVATOR ACCESS
- NEWLY RENOVATED RESTROOMS
- UNIQUE SKYLIGHT FEATURE



19TH STREET NW



## 1900 M at The Row

I900 M is a corner building with a window line overlooking the Dupont Circle neighborhood. Its side-core design allows tenants of all sizes to have a strong presence and expansive views.

- 16,800 SF FLOOR PLATES
- POTENTIAL PRIVATE ROOFTOP OPPORTUNITY

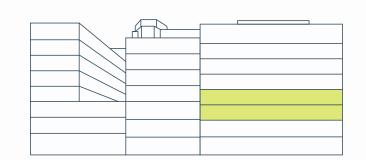
92,134 SF

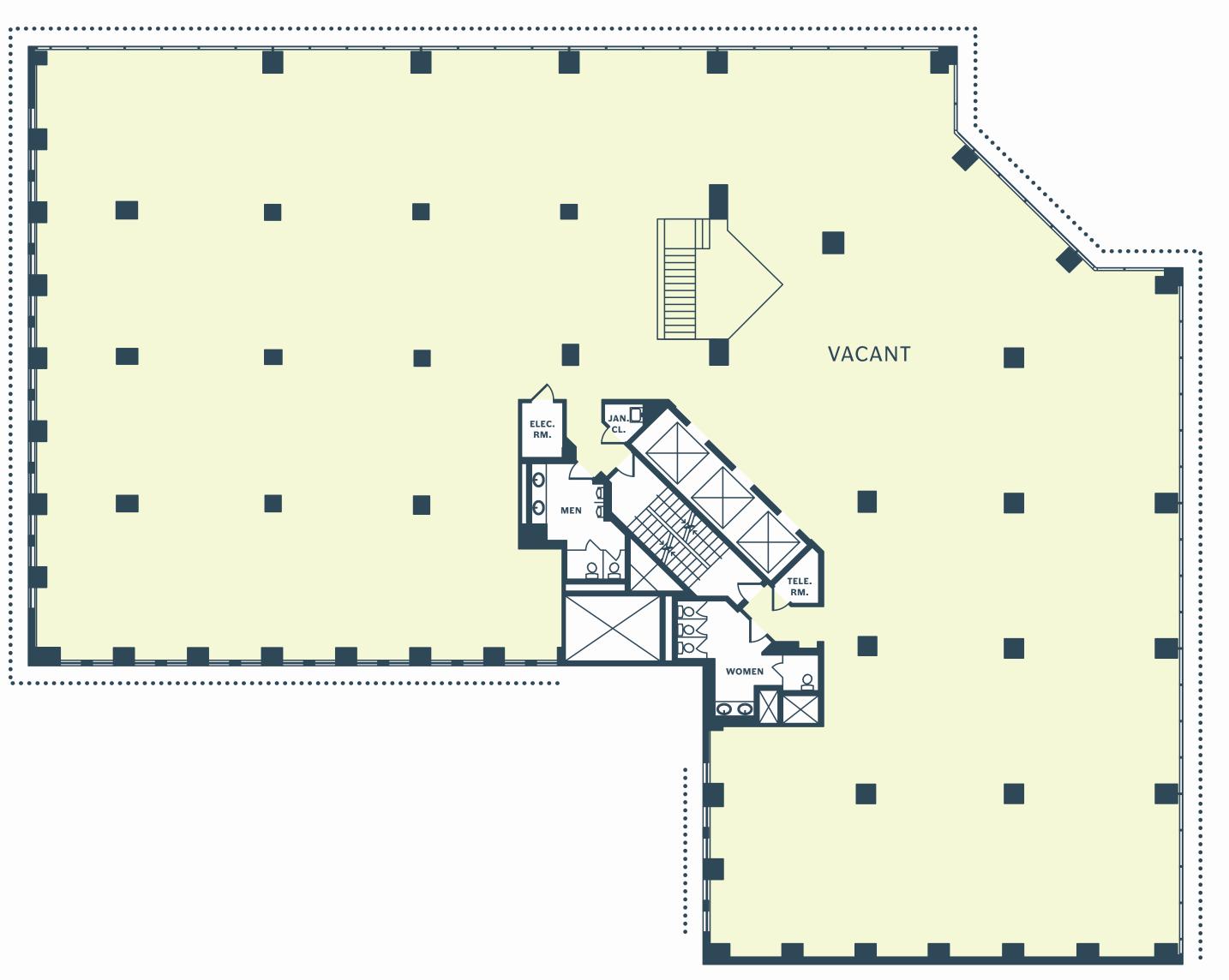
Available for Lease



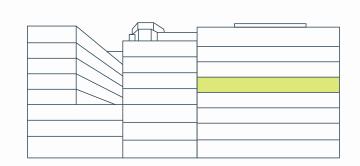
### 16,800 RSF Each

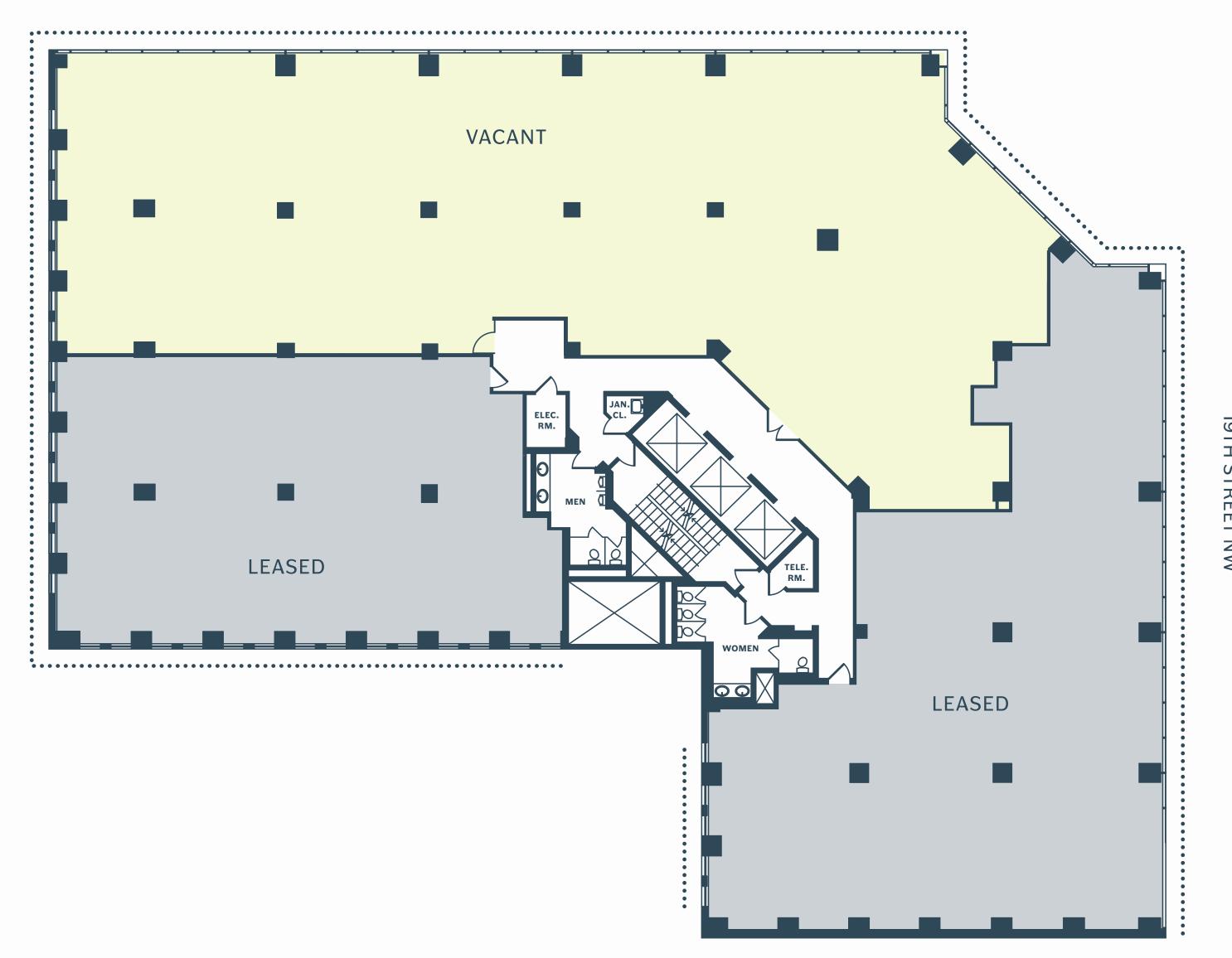
- TWO FLOOR OPPORTUNITY UP TO 33,600 RSF
- EXISTING INTERCONNECTING STAIR
- DIRECT ELEVATOR ACCESS
- WINDOW LINE OVERLOOKING 19TH & M STREETS





- SHELL CONDITION
- NEWLY RENOVATED RESTROOMS
- PROMINENT ELEVATOR EXPOSURE
- WINDOW LINE OVERLOOKING 19TH & M STREETS



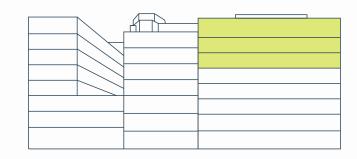


1900 M — SUITES 600, 700 & 800

### 16,800 RSF Each

#### SPACE FEATURES

- TOP 3 FLOORS AVAILABLE UP TO 50,400 RSF
- ABILITY TO ADD EXCLUSIVE ROOFTOP DECK
- WINDOW LINE OVERLOOKING 19TH & M STREETS



M STREET NW VACANT •

••••• WINDOWLINE



GROUND FLOOR AMENITIES

Fitness Center

On-Site Retail

Tenant Café & Lounge

Conference Center

Bike Room













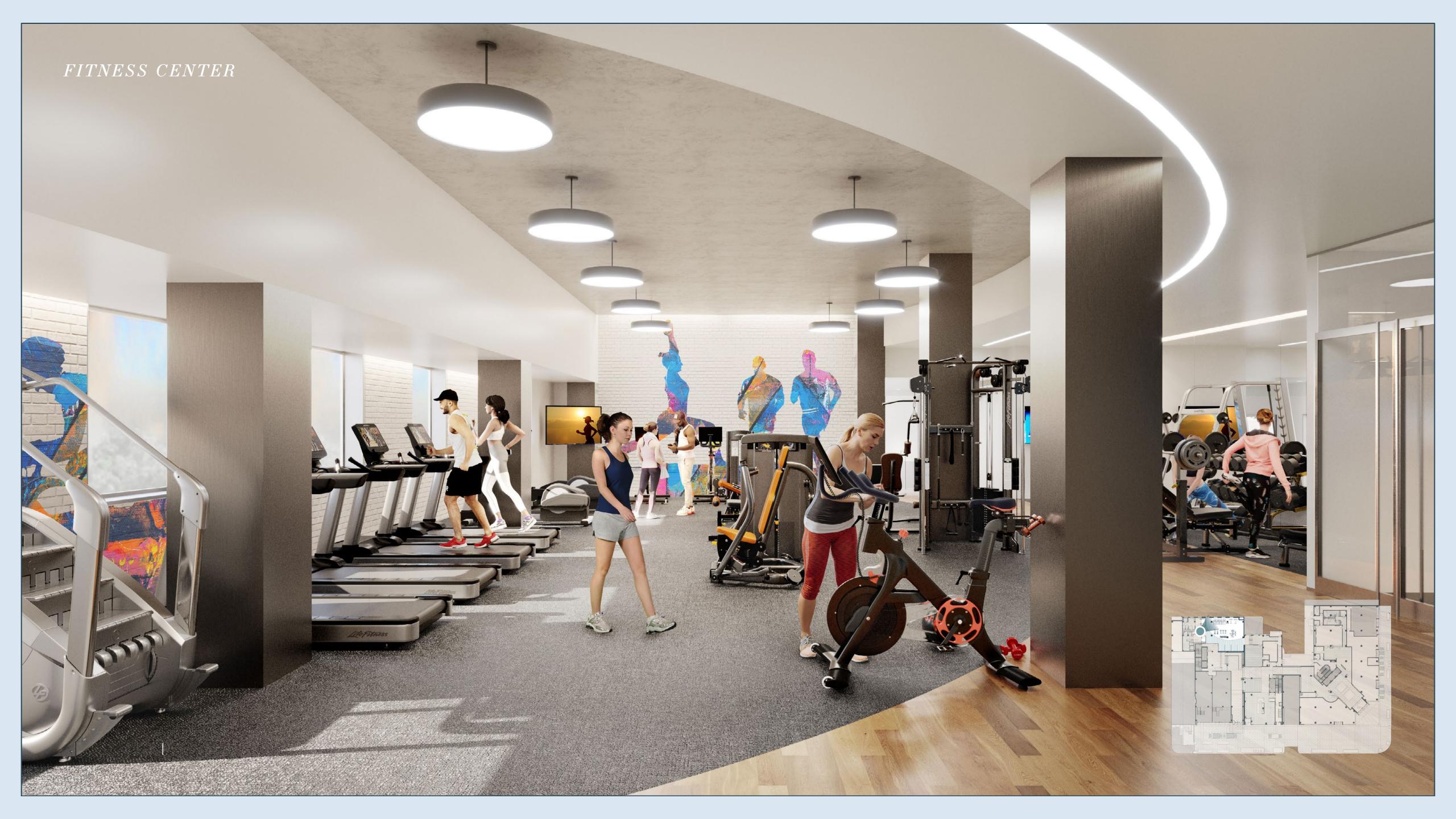


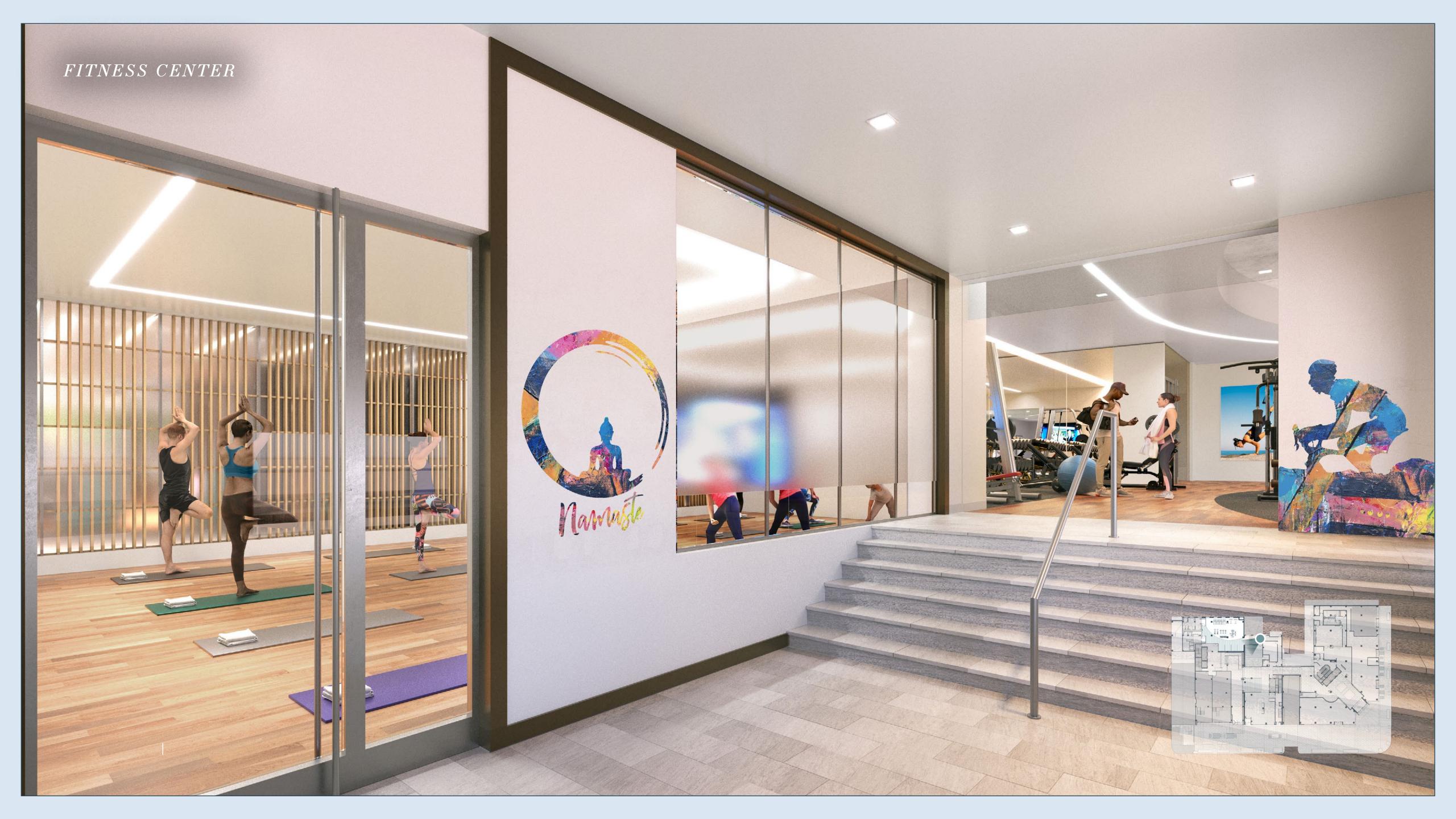


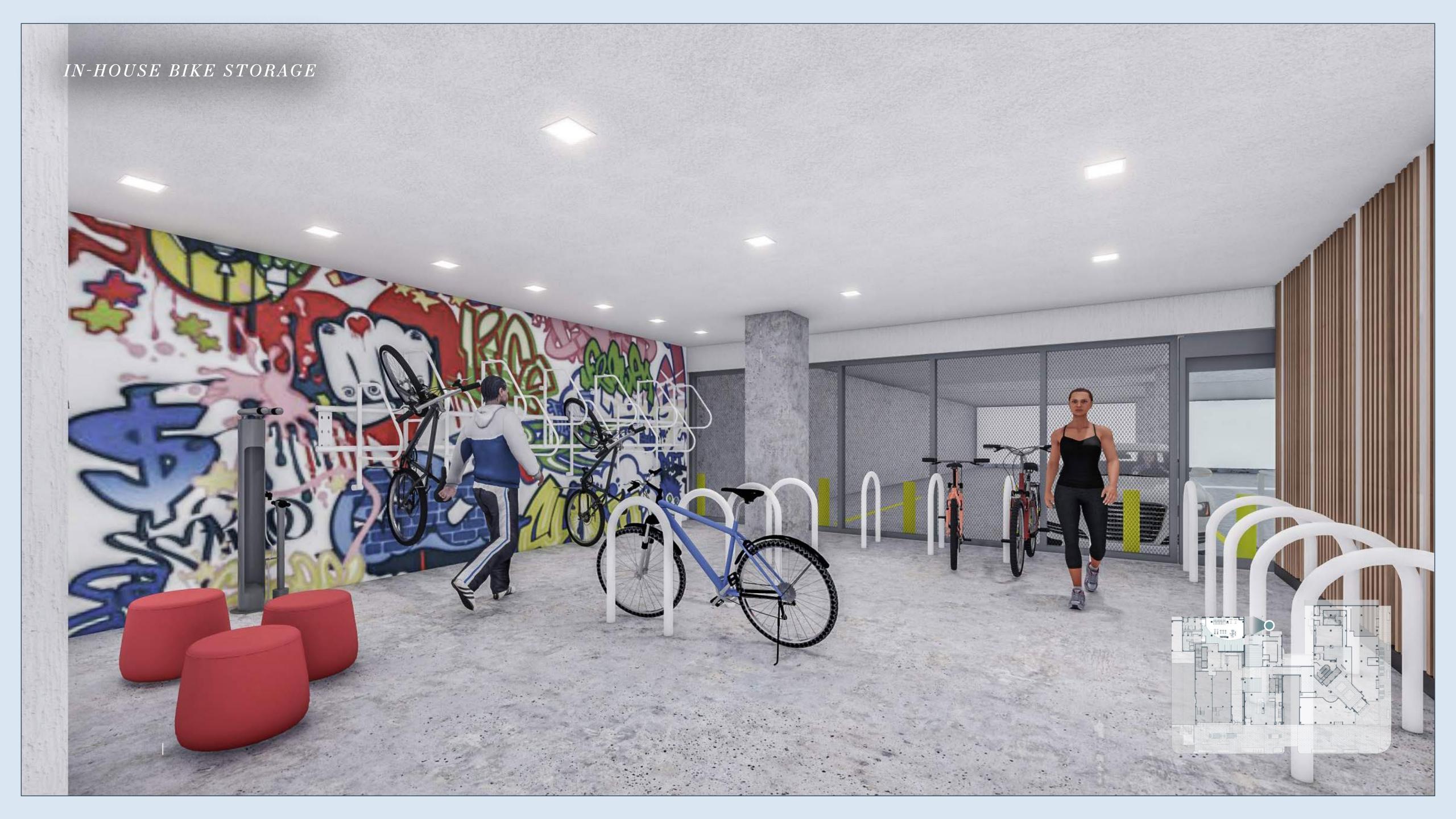


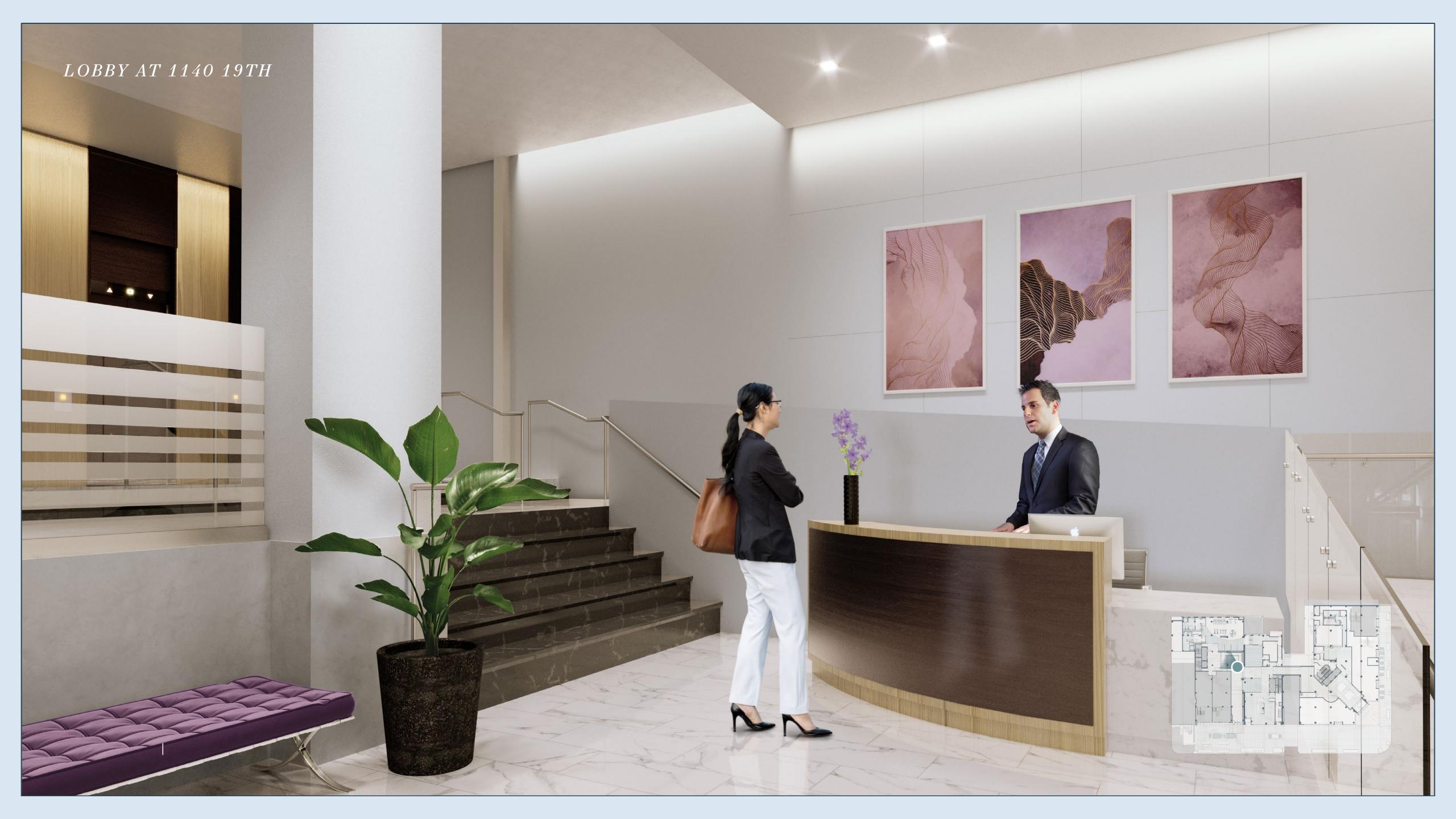












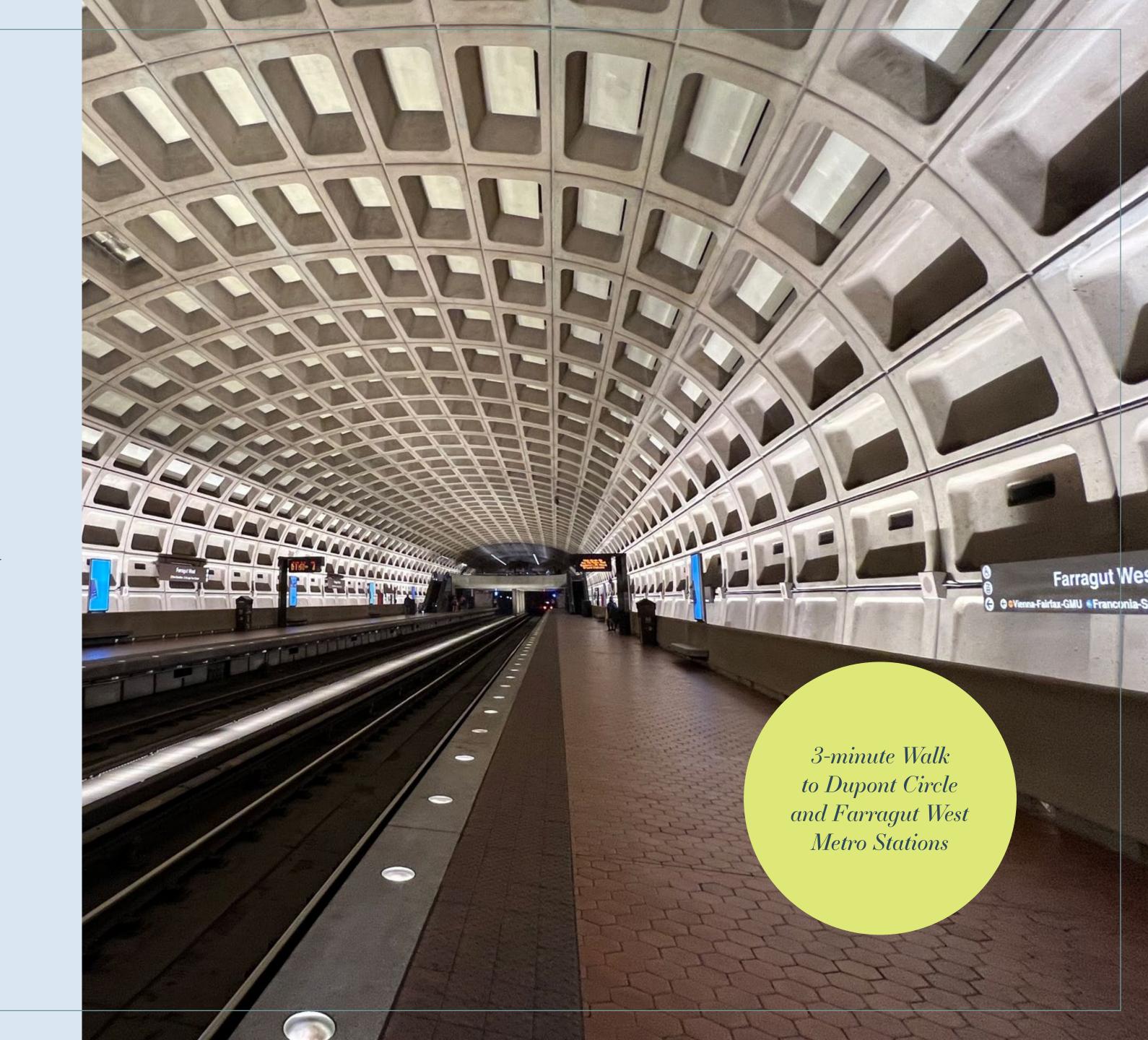






# Explore the Aura of the Neighborhood

The Row on I9th is located within the CBD — a 44-square block neighborhood that is home to more than 550 of D.C.'s best restaurants and bars, shops, attractions, and transit. Easily transition from your workday to a bustling community filled with entertainment.







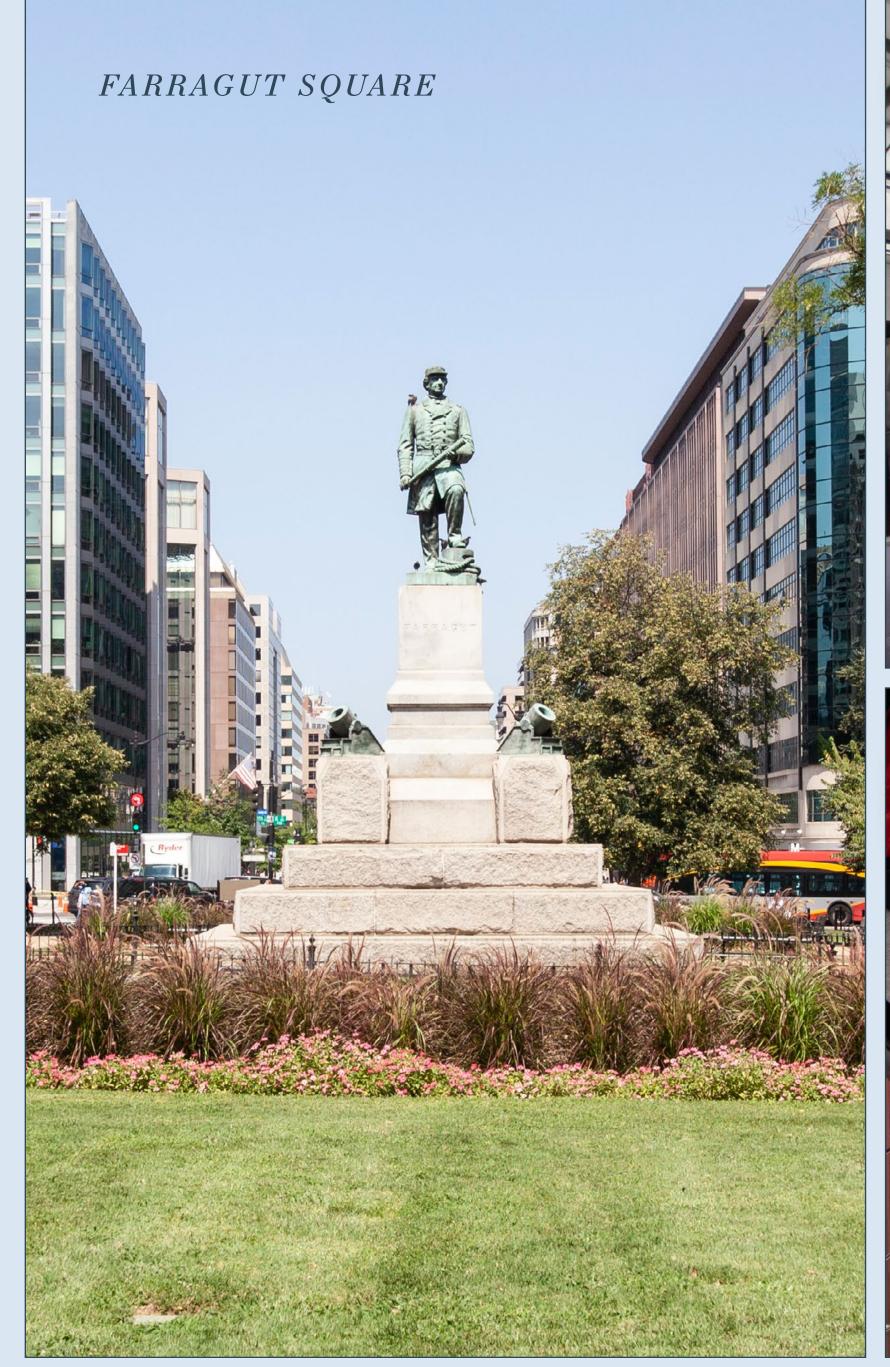
33 Salons & Day Spas

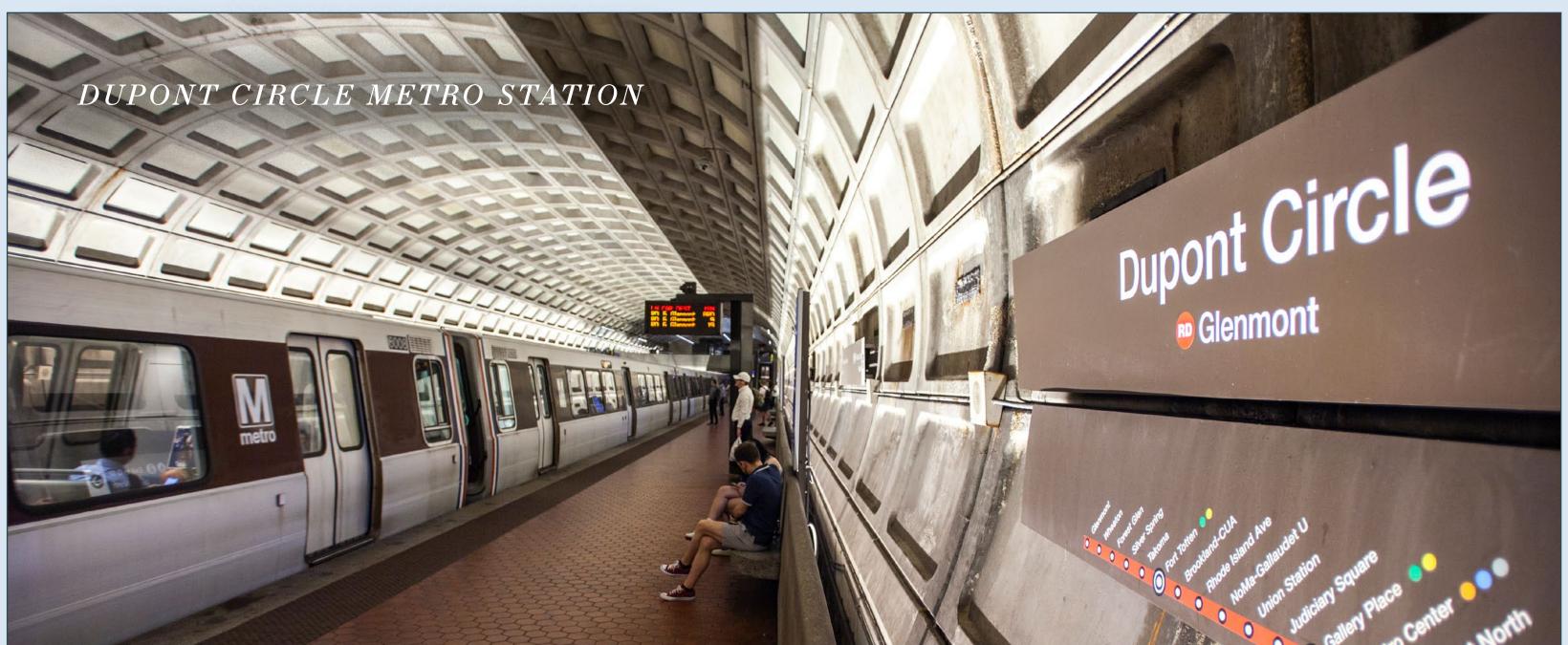
400+ Capital Bikeshares

Fitness Facilities

3 Retailers Hotels



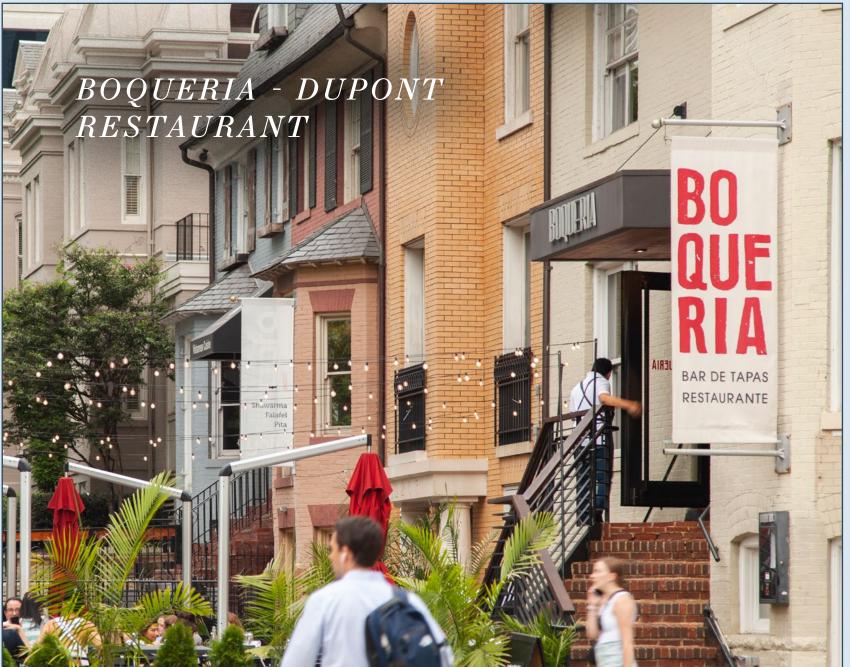


















851

Area Workers

166Keys

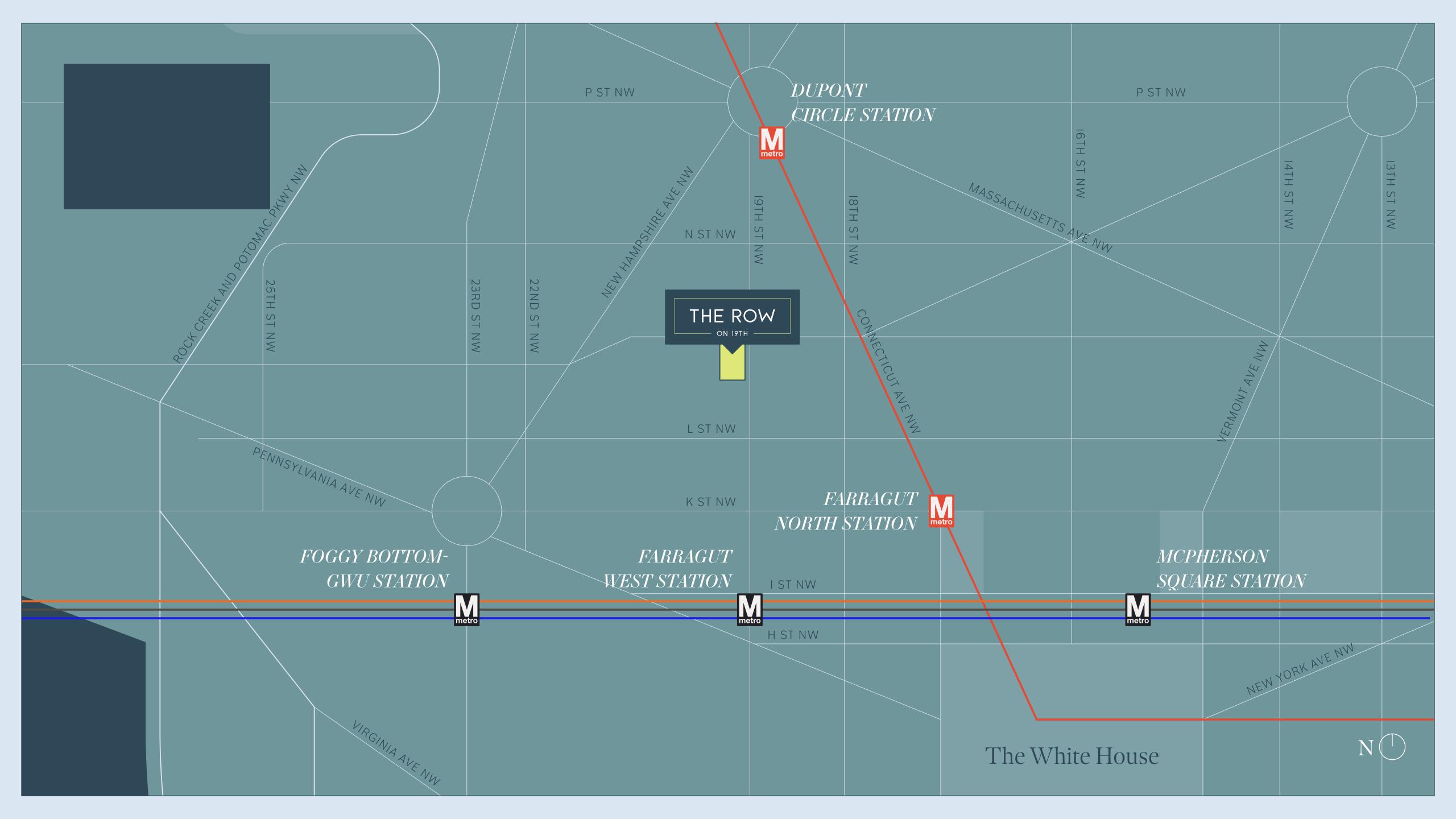
260+ Tech & Innovative Firms

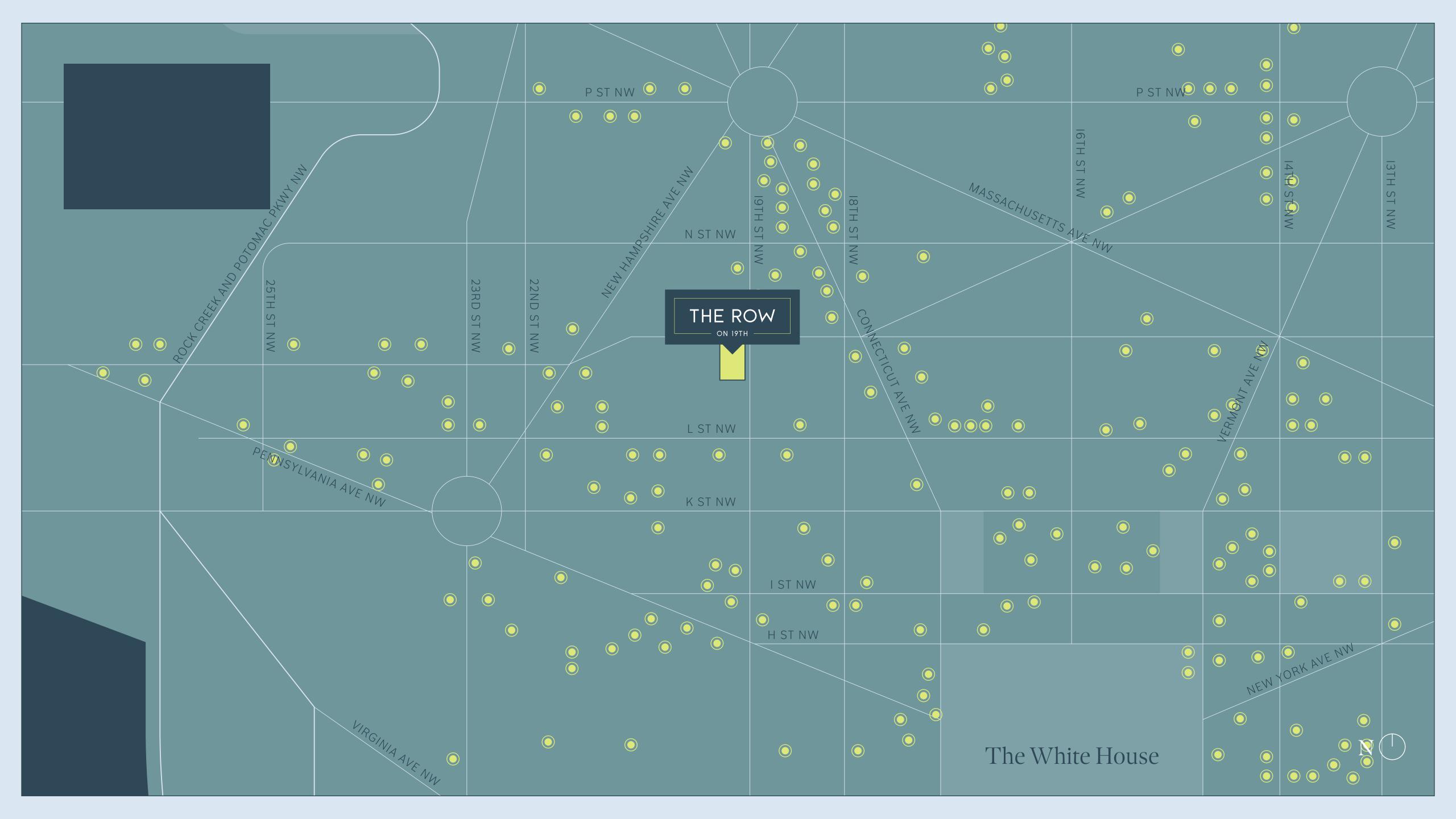
92K Daily Metro Ridership

314

Businesses

30.7 Median Age











# BUILDING SPECS & FEATURES

### RETAIL AT THE ROW ON 19TH

45'-0.5"

**Total Storefront Width** 

40'

Total Storefront Glass Width

37'-8"

Sidewalk Width

12'-0"

Planned 1900 M Retail Ceiling Height

24"x16"

Kitchen Exhaust Duct for Each of 2 Westernmost Retail Spaces on 1900 M St

40"x12"

Kitchen Exhaust Duct for the Available Retail Space on 19th

### 1140 19TH AT THE ROW

9

Floors

8'-6"

Finished Ceiling Height

~9,000 SF

Average Floor

### 1146 19TH AT THE ROW

8

Floors

8'-6"

Finished Ceiling Height

~5,900 SF

Average Floor

### 1900 M AT THE ROW

8

Floors

8'-6"

Finished Ceiling Height

~16,800 SF

Average Floor

PARKING RATIO

1/1,500 SF









OWNER / DEVELOPER

OFFICE LEASING

RETAIL LEASING

ARCHITECT

### CONTACT



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