



Building Specifications
901 4th Street, NW

Floor Sizes:	1 st Floor Retail 9 above grade office floors – typical floor approximately 13,900 rentable square feet
Building Total:	Approximately 121,000 rentable square feet including ground floor space.
Ceiling Height:	11'-6" slab-to-slab with 9' finished ceilings on floors 2 through 8 12'-6" slab-to-slab with 10' finished ceilings on floors 9 and 10
Column Spacing and Windows:	30' x 40' typical on 4 th Street and Eye Street sides of the building Floor to ceiling glass curtainwall system on 4 th Street and Eye Street elevations. Punched window system on north elevation and courtyard elevation with typical sill height windows within precast façade to meet Urban Institute's needs
Floor Load Capacity:	100 pounds per square foot Floor load capacity can be increased in designated areas.
HVAC System:	Variable Air Volume (VAV)
Electrical System:	8 watts per square foot (tenant) 2 watts per square foot (lighting) High voltage – 460/265 volts Low voltage – 208/120 volts
Fire and Life Safety System:	Fully sprinklered building with state-of-the-art fire alarm systems for a high rise building with fire control room.
Elevators:	4 passenger elevators with one elevator acting as swing elevator for freight and passenger use 2 shuttle elevators serving the lobby and all garage levels
Roof Deck:	Event/reception area
Parking:	3 levels of below grade parking Ratio – 1 per 1,800 rentable square feet Parking garage access via Eye Street between 3 rd & 4 th Streets, NW
Loading Dock:	Loading access via driveway between 3 rd & 4 th Streets, NW
Developer / Owners:	Quadrangle Development Corporation and The Wilkes Company