



## AKRIDGE REAL ESTATE SERVICES / MITSUI FUDOSAN AMERICA

1200 Seventeenth WASHINGTON, DC

**1200 SEVENTEENTH IN WASHINGTON, DC—A NEW 170,000 SF CLASS-A OFFICE BUILDING DEVELOPED BY AKRIDGE AND MITSUI FUDOSAN AMERICA—WAS PLANNED AND DESIGNED BY ZGF TO RESPOND TO THE GROWING NEED FOR MORE FLEXIBLE AND EFFICIENT WORKING ENVIRONMENTS.**

The design takes full advantage of the site's unique characteristics, which include a highly visible location fronting Rhode Island Avenue NW. The site has a completely unobstructed perimeter on all sides, and offers spectacular views of landmark buildings and urban spaces. The prominent location and site configuration also provide the opportunity for a distinctive architectural statement. It incorporates a historically inspired glazed terra cotta façade, juxtaposed against a modern glass tower that visually

connects the neighborhoods. The result is a light, dignified, contemporary property with floor-to-ceiling glass that reflects the material palette and texture of the surrounding historic environment. The two-story building lobby has a highly impactful street presence at 17th and M streets. 1200 Seventeenth includes a full complement of office building amenities, including retail, four levels of below-grade parking, fitness center, rooftop terrace, and two spec suites. Its jewel-box design includes floor-to-ceiling glass and nine-foot finished ceilings enhances the overall work environment through abundant daylight. The LEED Platinum® building is also the recipient of the 2015 Urban Land Institute Washington, Excellence in Office Development Award.







