



SENTINEL

90K

SQUARE



413,000 square foot Class A office building ■ 11,363 square feet available



SENTINEL 90K SQUARE

12-story/412,661 square foot,
corner office tower

Meets advanced security and force protection needs, with blast-resistant glass, space for a host of secure access control measures, and progressive-collapse structural design.

Luminous presence along K Street - one of the Nation's most acclaimed business corridors

Proximate to major amenity centers including Union Station, Constitution Square, H Street Corridor, and the future 80,000 plus square feet of retail at Storey Park

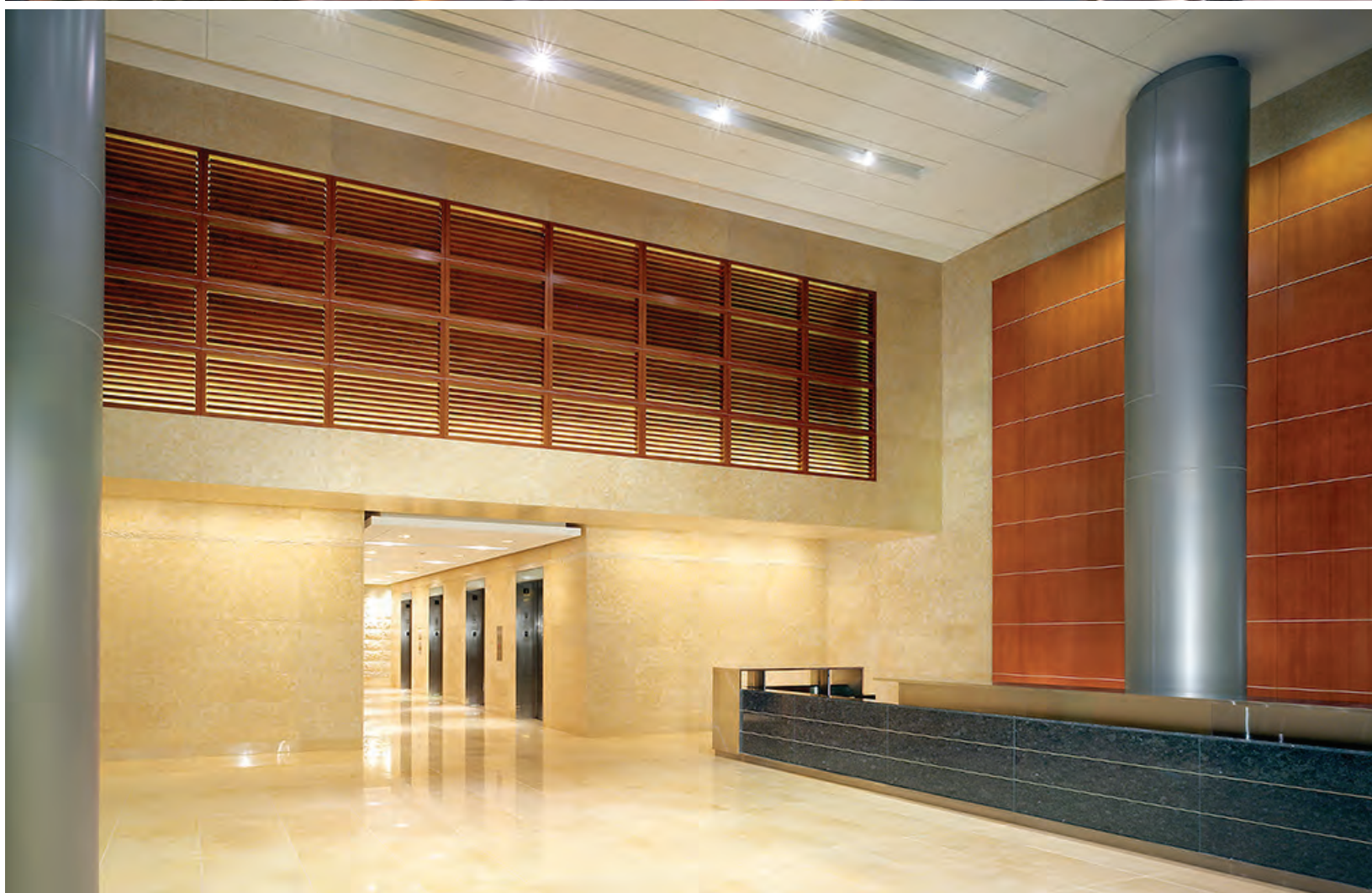
Delivered in late 2010, 90 K Street meets the government's advanced security and force-protection needs while integrating first class finishes

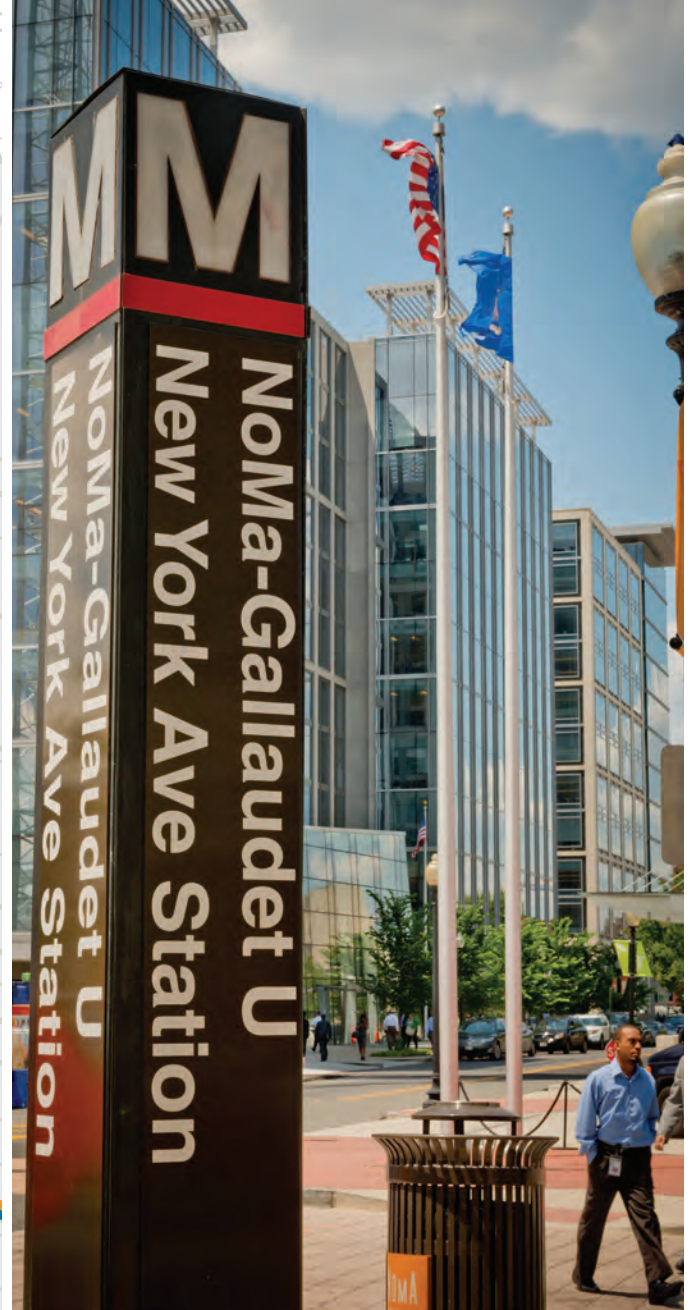
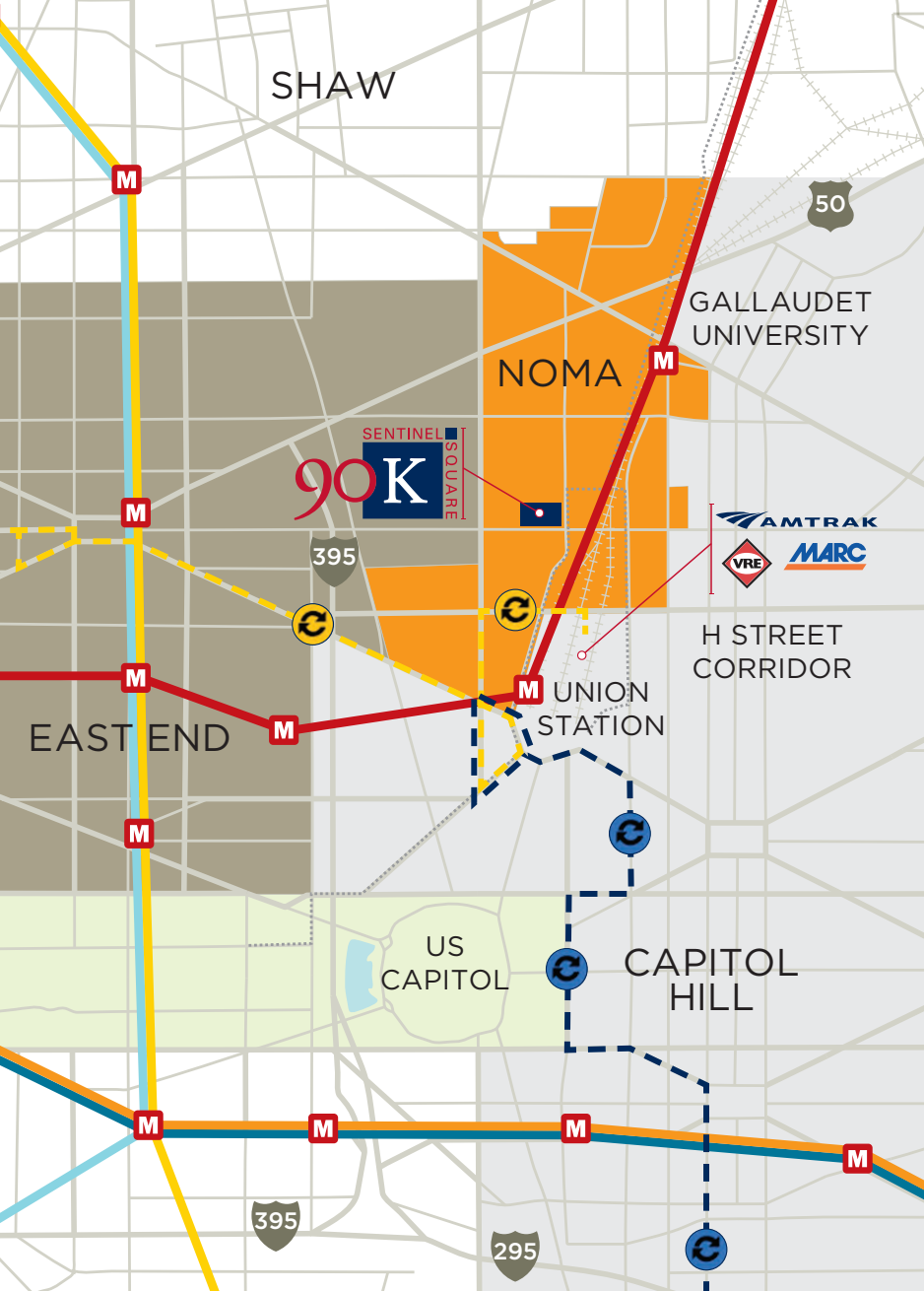
LEED Gold certified and designed to achieve a superior Energy Star designation by way of its energy-efficient systems

Exceptional work environment created by flexible floor plates and abundant natural light

One and a half blocks from Union Station, Washington's principal commuter hub

90 K Street, NE
Washington, DC





ACCESS

Tenants of 90 K Street at Sentinel Square will enjoy a host of options for a streamlined commute, including the availability of three levels of below-grade parking. The popular Metropolitan Branch Trail is close by; while Union Station, just three blocks away, provides quick access to VRE, MARC, Amtrak, Metro, Metrobus, Greyhound, or the Circulator. Tenants can rent a bike at the Union Station Bikestation or Capital Bikeshare, and jump on the 8-mile Metropolitan Branch Trail. Several major thoroughfares are in proximity to the site (I-395, I-295 and Route 50 (New York Avenue) and Reagan International Airport is just a few minutes away.

 circulator



NoMa: DC'S CONNECTED NEIGHBORHOOD

Explore this exciting neighborhood just north of Union Station. Enjoy free neighborhood WiFi, learn about NoMa's unique history, watch the trains, and dine at a variety of restaurants and cafés or stop by the 120 shops at Union Station. With two Metro stations, 3,200 new residents, 40,000 office workers, and DC's largest Harris Teeter, NoMa is DC's fastest growing and most connected neighborhood.

DINING

1. A Deli
2. Art And Soul
- 3 & 4. Au Bon Pain
5. Batter Bowl Bakery
6. Boundary Road
7. Bistro Bis
8. Burger King
- 9 & 10. Café Phillips
11. Constitution Café
12. Ebenezers Coffeehouse
13. Ethiopian Restaurant
14. Ferc Cafeteria
15. Five Guys
16. Full Yum
17. Goodies Deli
18. Indigo
19. Johnny's Half Shell
20. A. Litteri Italian Deli
21. Lucky's Café
22. Mcdonald's
23. Mint
24. Moe's South-West Grill
25. New York Pizzeria
26. Oasis Market
27. Potbelly
28. Quizno's
29. Railway Newstand & Deli
30. Roti Medit. Grill
- 31, 32 & 33. Starbucks
34. Station Cafe
- 35 & 36. Subway
37. Sunrise Café
38. Td Burger
39. The Big Board
40. The Dubliner
41. The Irish Times
42. The Perfect Pita
43. Todd Gray's Watershed
44. Toscana Café
45. Truorleans Restaurant
46. Tynan Coffee & Tea
47. Union Market
48. Union Station Restaurants
49. Uptown Cafe
50. Wendy's
51. West Wing Cafe
52. ZZ Pizza & Kabob

64. Cricket Wireless
65. Crown Gas Station
- 66 CVS
67. Dominion Electric Supply
68. Exxon Gas Station
69. Federal Express
70. Fiddleheads Salon
71. Georgetown Valet Dry Cleaning
72. Giant Food
73. Grainger Industrial Supply
74. Harris Teeter
75. Herson Glass
76. Kaiser Permanente
77. Metro Immediate & Primary Care

78. U.S. Post Office
79. Suntrust Bank
80. TD Bank
81. Tony's Auto Repair
82. The Station Stop Dry Cleaning
83. Treasury Dept Federal Credit Union
84. U-Haul
85. Union Station Shops
86. Unity Healthcare
87. Unleashed By Petco
88. Wachovia Bank
89. Walmart
90. Wells Fargo

LIVE

91. 2 M Street
92. 77 H Street
93. Elevation Dc (2014)
94. Avalon First + M
95. Camden Noma
96. Flats 130 at Constitution Square
97. Landmark Lofts
98. Lorie Grand at Union Place
99. Senate Square
100. Trilogy Noma
101. The Washington Ctr.

CAB STANDS

102. Hilton Garden Inn
103. Courtyard by Marriott
104. Union Station

TRAVELING

105. Noma-Gallaudet U Metro
106. Union Station (Metro/Vre/ Marc/ Amtrak/ Greyhound/ Bus/ Circulator/ Taxi/ Car Rental/ Public Parking)

BIKING

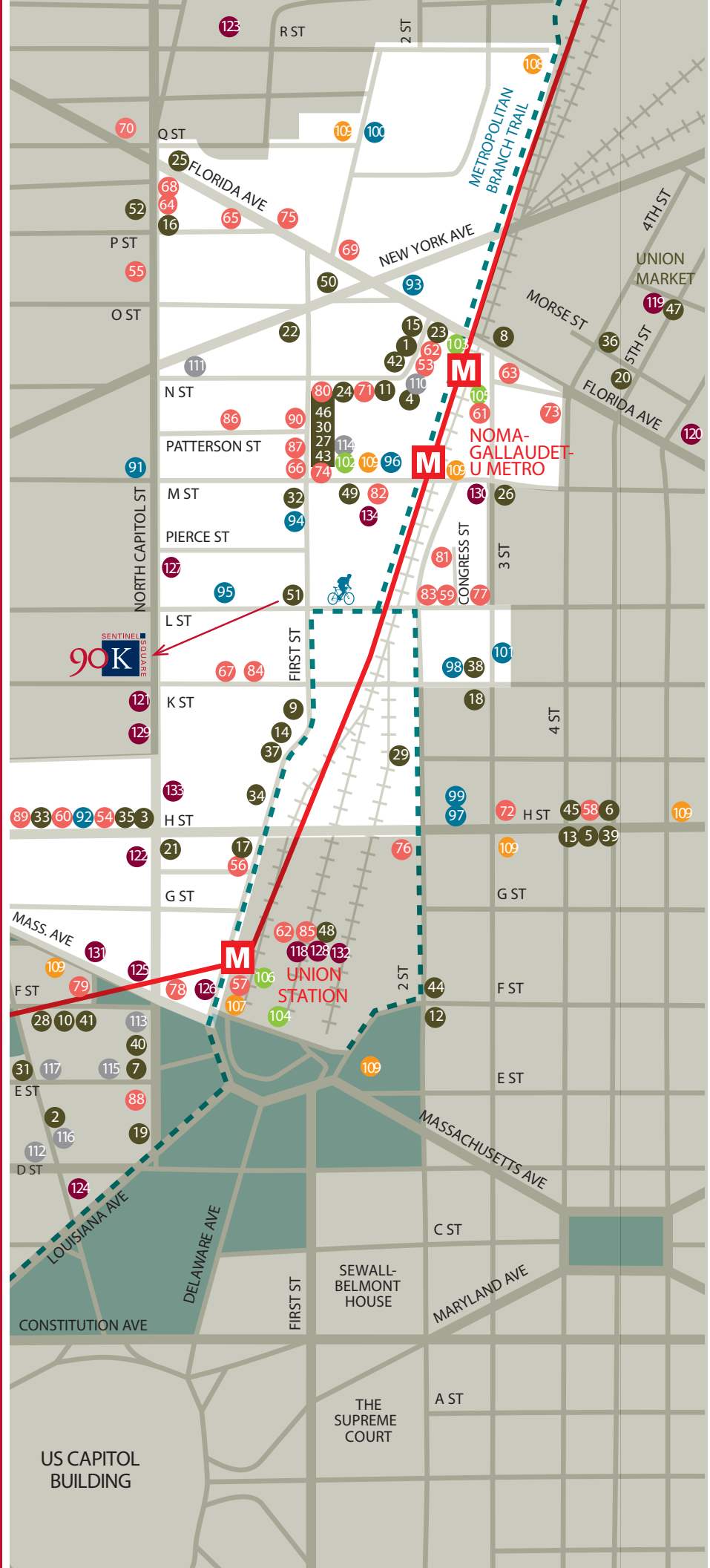
107. Union Station Bike Station
108. Metropolitan Branch Trail
109. Capital Bikeshare

HOTELS

110. Courtyard by Marriott
111. Hyatt Place
112. Hyatt Regency
113. Phoenix Park Hotel
114. The Hilton Garden Inn
115. The Hotel George
116. The Liaison Capital Hill
117. The Washington Court Hotel

POINTS OF INTEREST

118. A. Phillip Randolph Memorial
119. DC Farmers' Market
120. Gallaudet University
121. Gonzaga College High School
122. Government Printing Office & Museum
123. Mckinley Technology High School
124. National Japanese American Memorial
125. National Guard Memorial Museum
126. National Postal Museum
127. NPR Headquarters
128. Sightseeing Tours
129. St. Aloysius Church
130. Uline Arena
131. Central Union Mission
132. Union Station
133. University of the District of Columbia Community College
134. Woodies Dept Store Warehouse (Now Eeoc HQ)



BUILDING FEATURES

FEATURE	DETAILS						
Speed to Occupancy	90 K Street is available for commencement of TI's immediately						
Design Efficiency	Large, efficient floor plates of 36,000 RSF						
Floors and Floor Load	Floor loading per code with increased loading capability for special purpose areas						
Federal Security Compliance	Fully compliant with current federal security standards - Designed to meet DoD ATFP security standards, setbacks. - Designed to meet ISC Level IV standards						
Finished Ceiling Heights	2nd Floor-12th Floor- 8'4"						
Slab-to-Slab Heights	P3 Level to P2 Level: 13'-6" P2 Level to P1 Level : 9'-0" P1 Level to P2 Level : 11'-0" 1st Floor to 2nd Floor: 14'-0" Lobby Level: 24'-8" Retail Areas: 13'-6" 2nd Floor thru 11th Floors: 10'-8" 12th Floor to PH Level: 11'-5" PH Level to PH Roof: 18'-6" Slab Thickness: 8" Dropdown Thickness : 4"						
Column Spacing	Column Spacing is 30'						
Metrorail Accessibility	Proximity to Metro (two blocks): Union Station Metrorail & New York Avenue/NoMA Metrorail stations- Redline						
Availability	<table border="0"> <tr> <td>Office</td> <td></td> </tr> <tr> <td>2nd floor</td> <td>5,363 sf available</td> </tr> <tr> <td>6th floor</td> <td>5,401 sf available</td> </tr> </table>	Office		2nd floor	5,363 sf available	6th floor	5,401 sf available
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2nd floor	5,363 sf available						
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Additional Features	On-site retail, approximately 10,000 SF Energy Star Labeled, LEED Certified - Gold, LEED Registered						

Current Tenancy



U.S. Customs and Border Protection



SECURITY STANDARDS CHECKLIST

Security Standards

- ✓ DOD Unified Facilities Criteria (UFC) Standards
- ✓ ISC Level IV Standards

Structural/Architectural Design

- ✓ Perimeter barriers capable of stopping vehicles (landscaping, bollards, trenches, walls)
- ✓ Progressive collapse avoidance
- ✓ Blast resistance
- ✓ Glazing of windows and doors
- ✓ Loading docks, receiving and shipping area: 50 feet from utility rooms, mains, lobbies
- ✓ Loading docks, receiving and shipping areas: enhanced with blast proof walls
- ✓ Stairwells do not discharge into lobbies, loading docks or mail room areas
- ✓ No building overhangs

Entry/Interior Security

- ✓ Employee and visitor identification procedures
- ✓ Visitor control/screening area
- ✓ X-ray, man-gates and magnetometers at public access points
- ✓ Access control to utility/roof areas
- ✓ Compliance with NFPA 101 fire life safety standards
- ✓ Emergency power to critical systems (fire protection, alarm systems, computing, etc.)
- ✓ Established occupant emergency plans
- ✓ Signage advising of security procedures
- ✓ CCTV monitoring with sufficient lighting at entrances/circulation areas



Unobstructed Space

- ✓ Unobstructed space within 10 meters of buildings (concealment)
- ✓ Trash containers
- ✓ Electrical and mechanical equipment on roof

Mechanical/Electrical/Plumbing Design

- ✓ New building in-takes on 4th floor or higher
- ✓ Utility feeders, critical building systems/ components located at least 50 feet from loading docks, lobbies, parking areas
- ✓ Utilities installed and distributed so as to mitigate damage due to explosion
- ✓ Intrusion detection system
- ✓ Interior water supply looped and sectionalized
- ✓ Redundant communication systems
- ✓ Significant distance between emergency and normal electric panels, conduits and switchgear
- ✓ Mailroom areas contain separate, dedicated air ventilation and exhaust systems
- ✓ Emergency air distribution shutoff
- ✓ Mass notification system



 COTTONWOOD

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