

# 1875 K

WASHINGTON, D.C.



**CARR**  
PROPERTIES

# BUILDING OVERVIEW

- 12-Floors
- 190,000 Total SF
- Corner Visibility & Access to K Street Corridor
- Built in 2002
- LEED Gold
- 5 High-Speed Elevators
- Slab-to-Slab: 11'3"

1875 k street, nw



# 7th FLOOR SPEC SUITE



# BUILDING AMENITIES

- Bright Stone Façade
- Ornately Designed Lobby with Marble Floors & Brass Accents
- 3 Levels of Below Grade Parking
- State-of-the-Art Fitness Center & Yoga Room
- Spa-Quality Locker Rooms with Showers & Towel Service
- Rooftop Terrace with Upgraded Indoor Penthouse
- 7,300 SF of On-Site Retail: Charles Schwab Bank





VIEW VIRTUAL  
TOUR



# SUSTAINABILITY

As a leading office building owner and developer in Washington, D.C., with a growing market presence in Boston, Massachusetts, we are fully committed to developing and operating buildings in a sustainable, innovative and responsible manner.

The following initiatives reflect the comprehensive sustainability program that we have implemented at 1875 K:



## GREEN BUILDING CERTIFICATIONS:

- LEED® Gold in Existing Building Operations & Management by the U.S. Green Building Council awarded in 2015, and recertified in 2017.
- ENERGY STAR® certified since 2011, with a score of 79 as of year-end 2019.
- LEED Gold Existing Building certification in progress in 2020.



## ELECTRIC VEHICLE CHARGING STATIONS:

- The building currently has four (4) existing EV charging stations located on P1 of the garage. Use of the charging stations are provided free to 1875 K customers on a first come, first serve basis.



## ENERGY EFFICIENT TECHNOLOGIES:

- Energy efficient LED light fixtures have been installed throughout the common areas of the building, including all stairwells, restrooms, and parking garage levels.
- Carr Properties also installed a 65 kW solar photovoltaics (PV) system in 2018.



### **INDOOR AIR & WATER QUALITY:**

- Indoor air and water quality testing is performed annually by a third party.
- In 2019, we increased our air filter rating to MERV 13. This is also our air filtration rating used in new construction.
- We have installed Ultraviolet Germicidal Irradiation light fixtures in the HVAC system.
- We have implemented chemical water treatment and prevention methods to treat and control bacteria growth in cooling towers, which is managed by a third party.



### **ENERGY MANAGEMENT PLAN:**

- Carr Properties engages MACH Energy to monitor and audit real-time energy usage. This service includes surveys, data compilation, and near-peer comparison on overall building energy usage.
- Carr Properties has an in-house Green Initiatives department, which coordinates with our Engineering team to monitor and control energy usage across the entire portfolio. Based on the data, we can drive operational changes to reduce energy use and expense, improve ENERGY STAR scores, reduce greenhouse gas emissions, monitor CO2 levels, and raise awareness about energy conservation.

- As customer space generally accounts for approximately 30% of the energy consumption in office buildings, we would welcome the opportunity to discuss potential energy savings initiatives. In addition to lowering electricity bills, reducing a building's total energy consumption is the most impactful way to reduce greenhouse gases and slow climate change.



### **OTHER SUSTAINABLE INITIATIVES:**

- 1875 K is enrolled in voluntary Demand Response utility programs aimed at curtailing the building's electricity loads during times when power prices are elevated or when the grid's reliability is threatened. These programs generates annual rebates for the building.
- 1875 K is also enrolled in a voluntary Peak Demand Response utility program aimed at curtailing the building's electricity loads during times when power prices are elevated or when the grid's reliability is threatened.
- All property cleaning specifications require the use of Green Seal non-toxic certified products and High Efficiency Particulate Air (HEPA) vacuums.
- 100% of the interior of our buildings are smoke free as are the outdoor amenity areas and entrances.
- The building's transit scores highlight it's prominent location on the K Street Corridor and excellent access to public transportation: Walk (98), Transit (99) and Bike (85).

# THE LOCATION

Located in the heart of Washington, D.C.'s Central Business District, this corner property is situated less than two blocks from the Farragut North and Farragut West Metro stations, offering customers quick access to the Red, Orange, Blue, and Silver Metro lines. Surrounded by abundant restaurants, retail, and hospitality, the K Street corridor offers customers a dynamic work environment full of vibrant activity, perfect for work-life balance.

 WALK SCORE  
**98**  
WALKER'S PARADISE

 TRANSIT SCORE  
**99**  
RIDER'S PARADISE

 BIKE SCORE  
**85**  
BIKER'S PARADISE

### 3 Nearby Metro Stations

Farragut North // Farragut West // Foggy Bottom // McPherson Square



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## FOR LEASING INFORMATION

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