

SIGNAL HOUSE

1255 UNION ST NE, WASHINGTON, D.C.

CARR
PROPERTIES

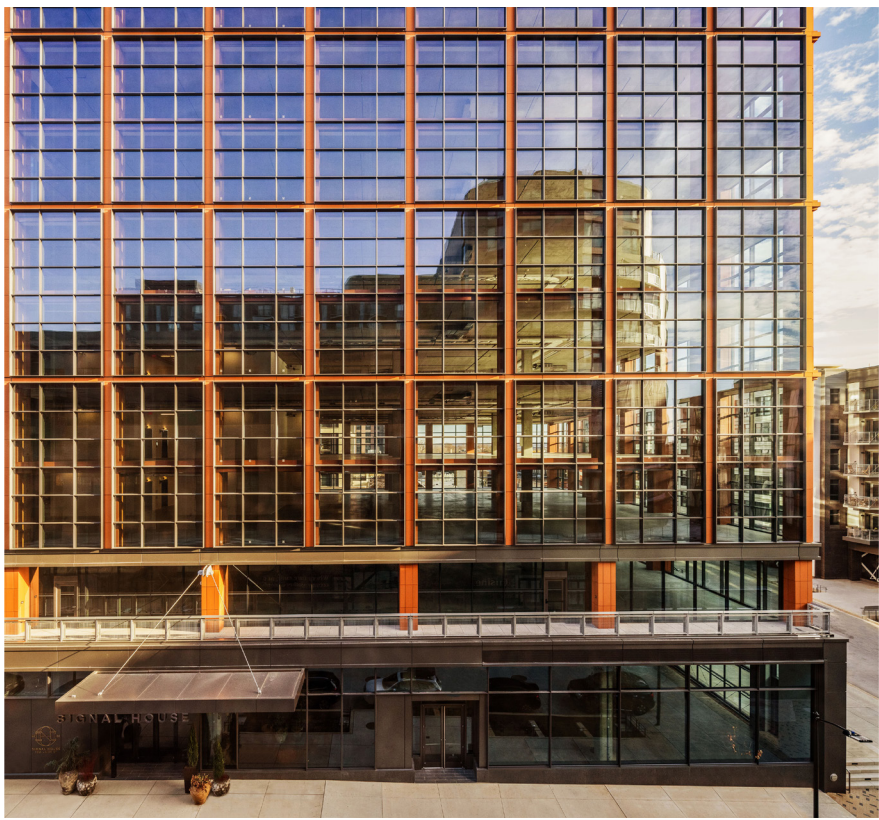
AVISON
YOUNG

THE FUTURE
OF OFFICE IS HERE





SIGNAL HOUSE
Southeast Corner



Coming Soon

— STARR —
RESTAURANTS

Unique STARR
Restaurant Group
Concept

SIGNAL HOUSE

Southwest Corner Retail



**AVAILABLE
IMMEDIATELY**

10TH FLOOR: 24,123 RSF

**9TH FLOOR W/
PRIVATE TERRACE:**
24,125 RSF

8TH FLOOR: 23,833 RSF

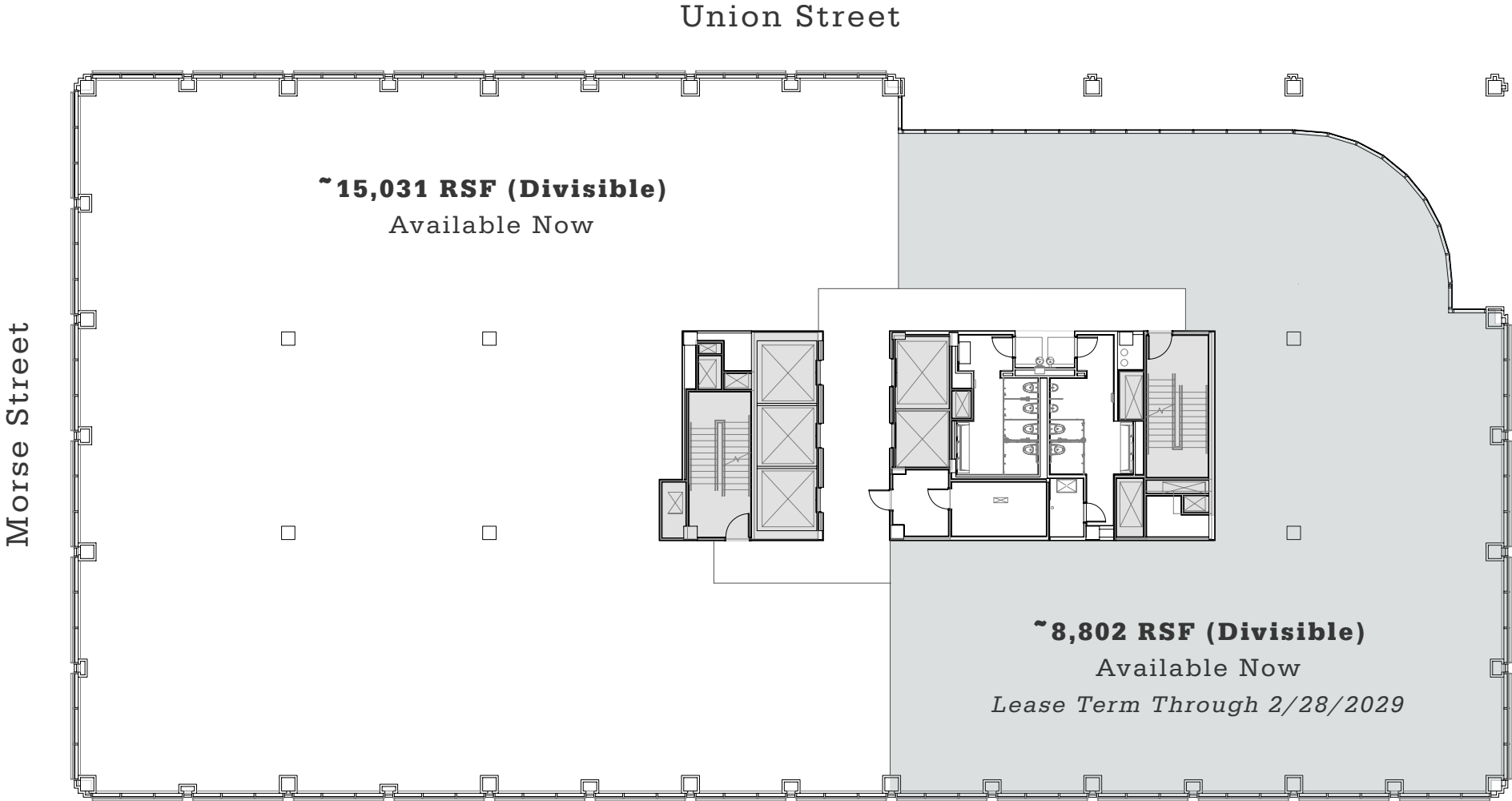
4TH FLOOR: 3,000-15,031 RSF

SIGNAL HOUSE
Elevated South

4TH FLOOR

23,833 RSF

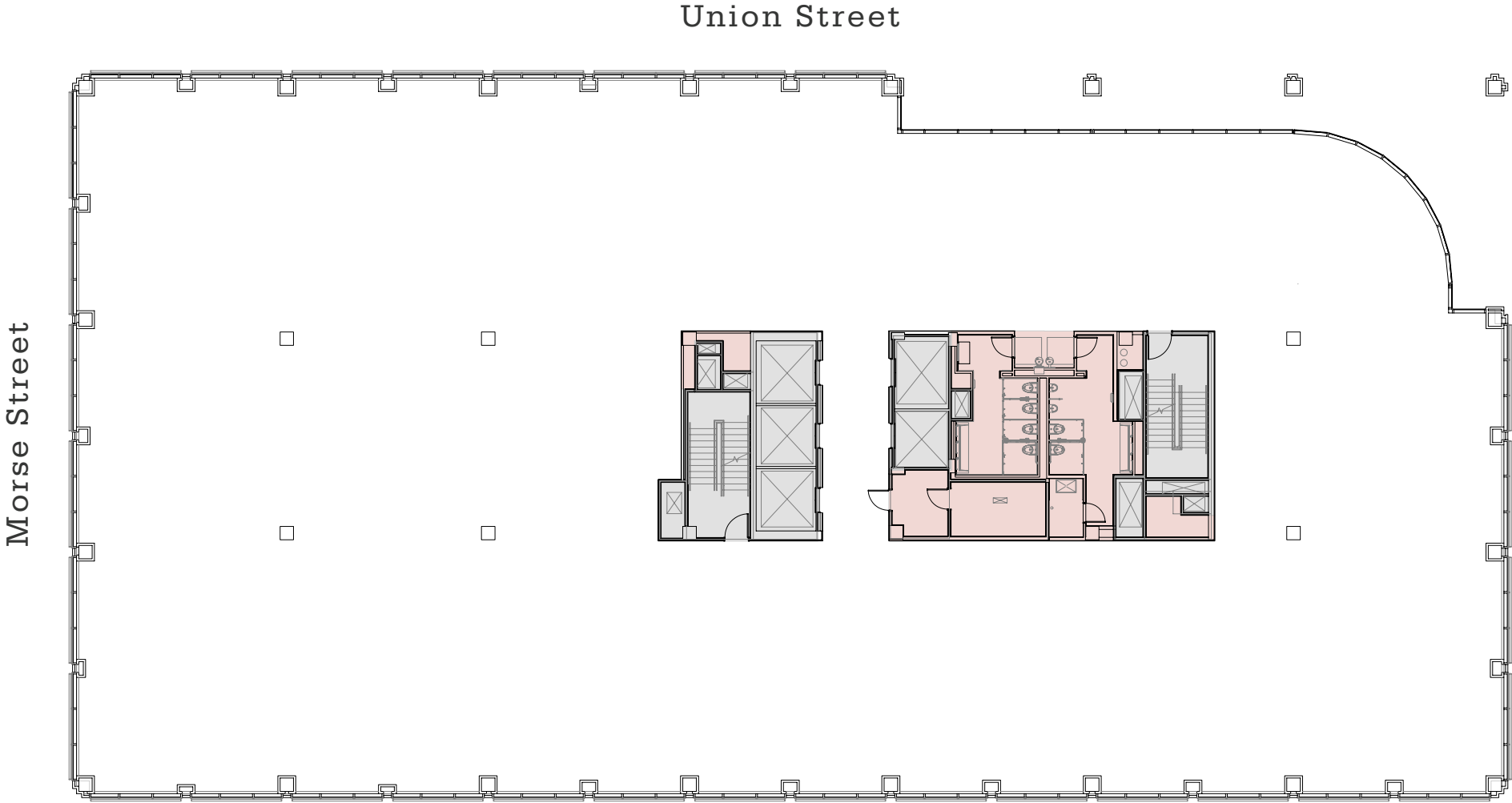
VIEW 4TH FLOOR



8TH FLOOR

23,833 RSF

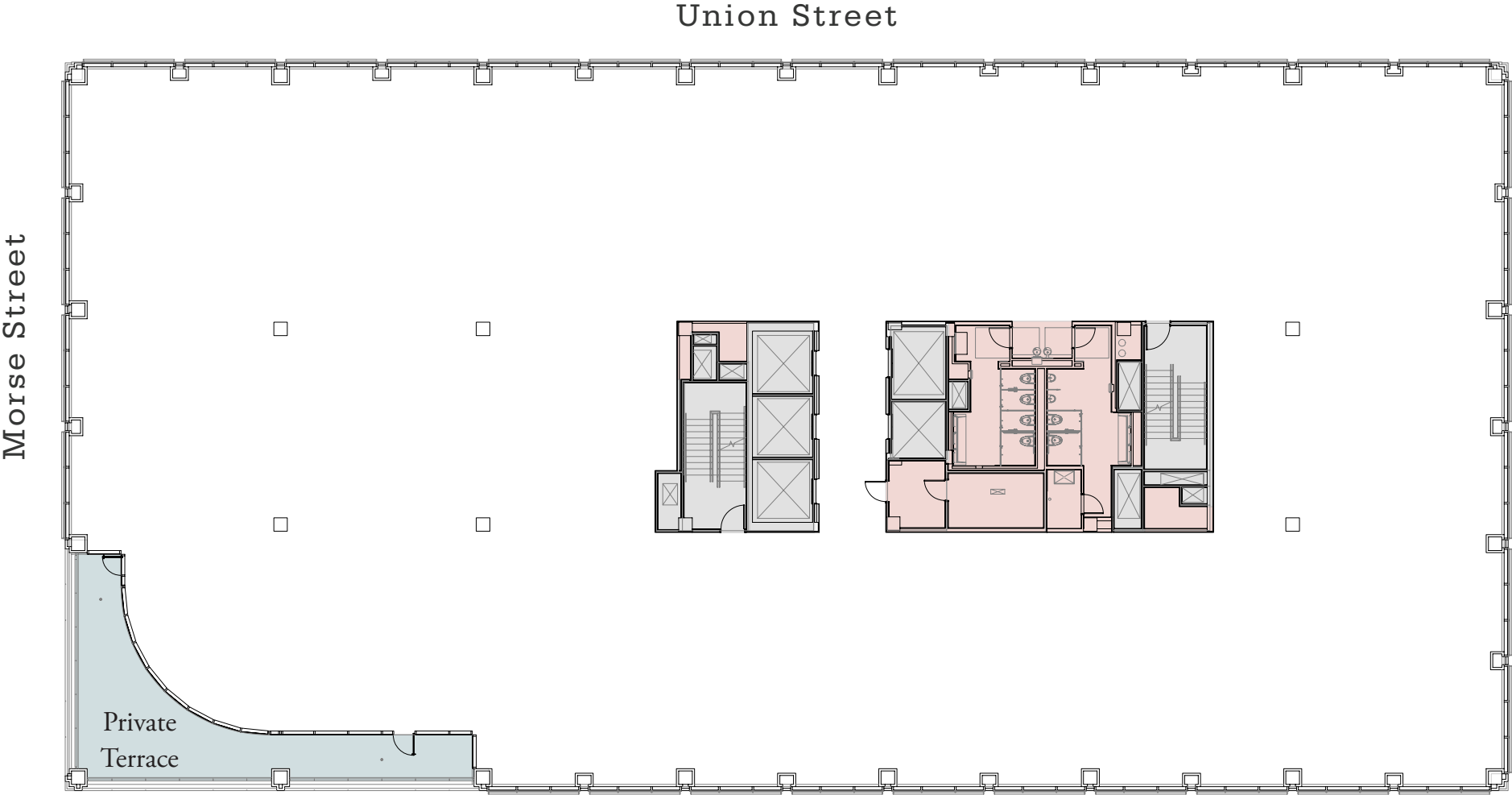
VIEW 8TH FLOOR



9TH FLOOR

VIEW 9TH FLOOR

24,125 RSF
Private 682 SF Wrapped Terrace
With Morse Street & US Capitol Views



9TH FLOOR TEST-FIT

24,125 RSF

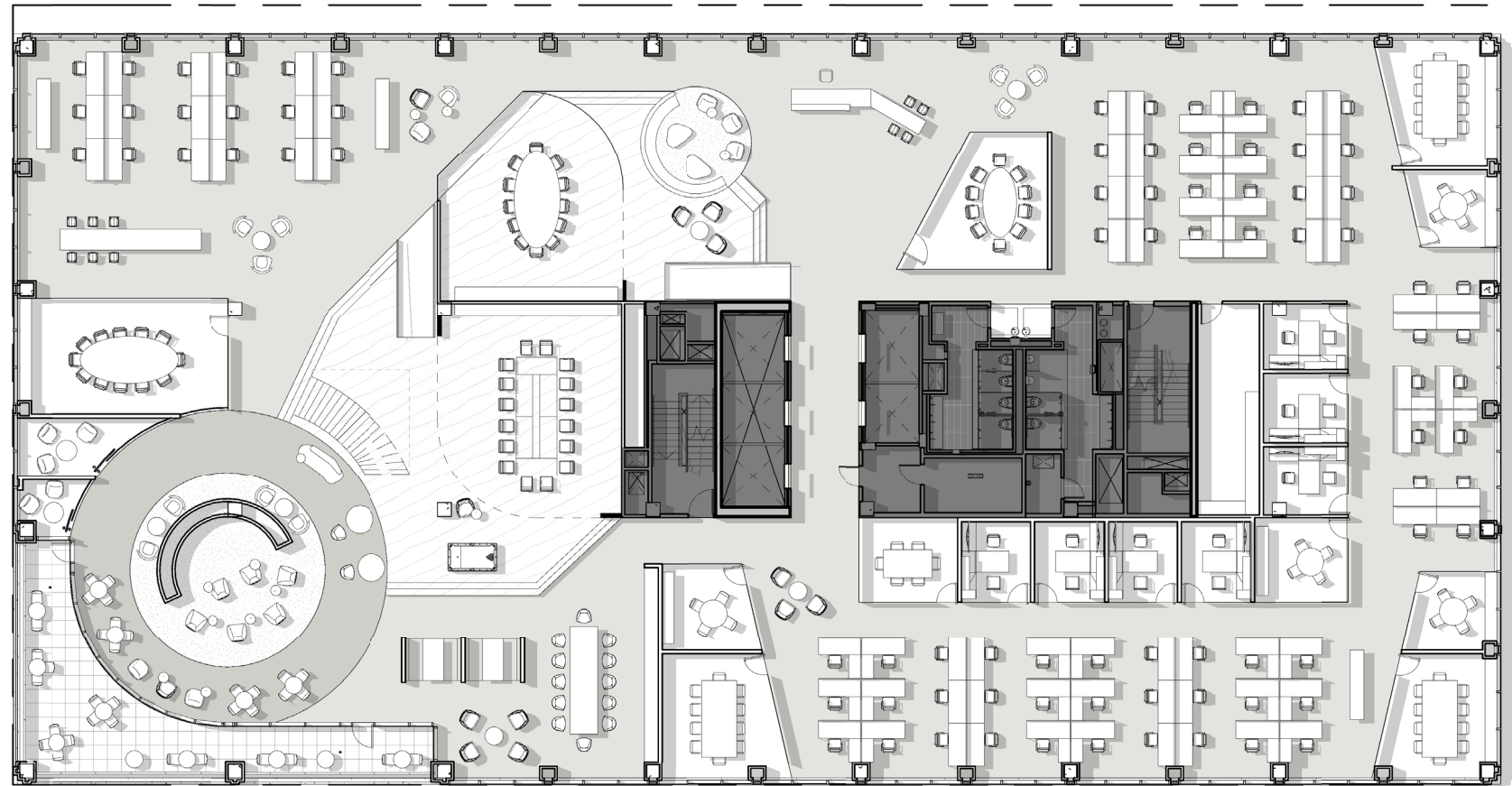
Private 682 SF Wrapped Terrace

With Morse Street & US Capitol Views

VIEW 9TH FLOOR

Union Street

Morse Street



VIRTUAL TOUR



SIGNAL HOUSE

9th Floor: Hypothetical

10TH FLOOR

24,123 RSF

VIEW 10TH FLOOR

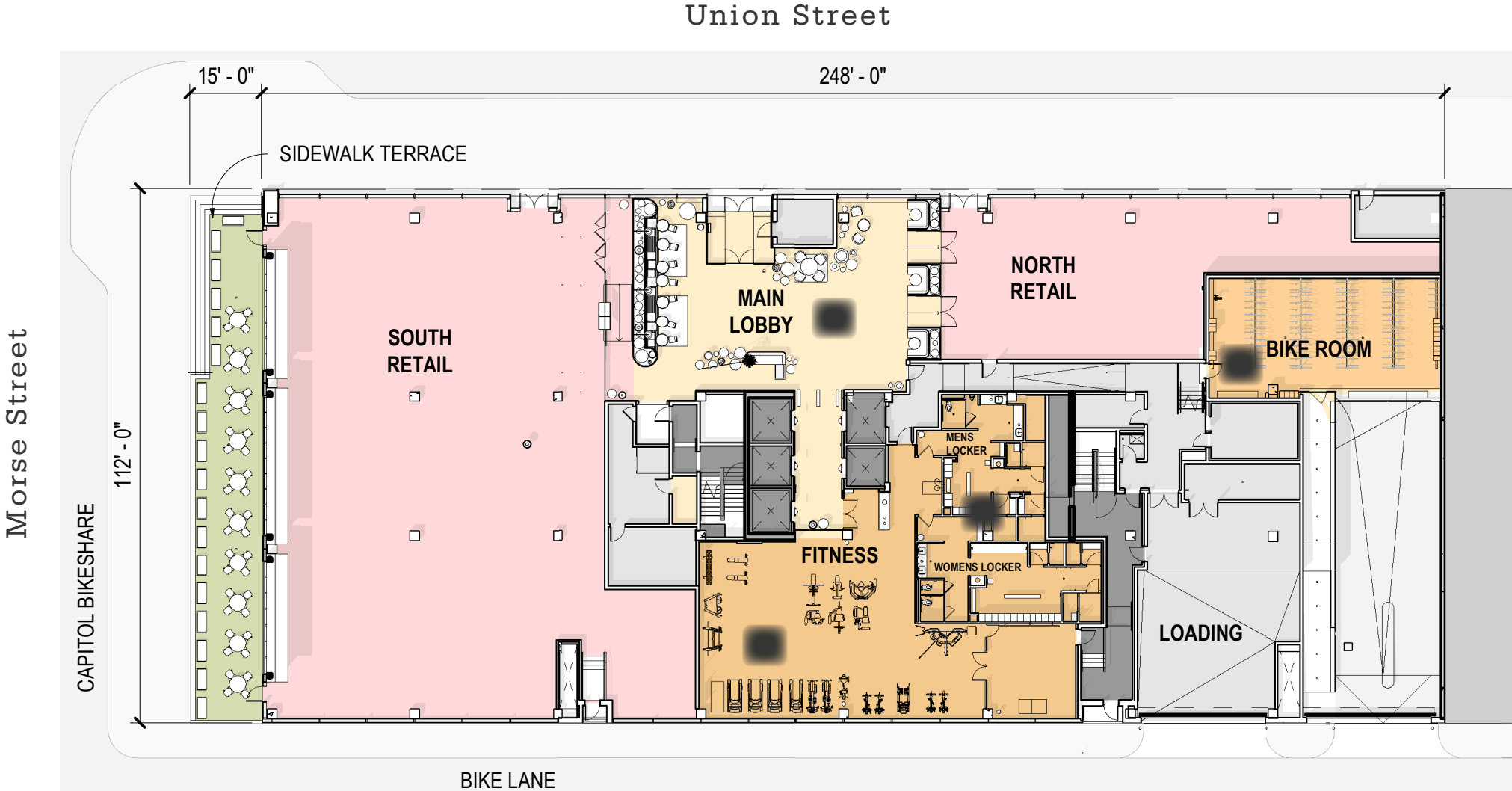
Union Street

Morse Street



**GROUND
FLOORPLAN**

11,573 SF of Retail
4,344 SF Fitness Center





SIGNAL HOUSE

Lobby: Concierge



SIGNAL HOUSE
Lobby: Concierge



SIGNAL HOUSE

Lobby: South Seating



SIGNAL HOUSE
Lobby: North Seating



SIGNAL HOUSE
Fitness Center



SIGNAL HOUSE

Fitness Center & Locker Room

THE NEXT GENERATION OF BUILDING

Focused on Your Health

SUSTAINABLE & WELLNESS FEATURES

- 11'11" slab-to-slab ceiling heights maximize natural light
- Over 12,000 SF of above-grade outdoor space
- Touchless access to all elevators and major common spaces throughout the building
- Solar array on roof (generates 62.92 MWh of electricity annually)
- Bike room with 100 spaces, lockers, repair station and access to showers
- State-of-the-art fitness center
- Female, male, and gender-inclusive locker rooms
- Meditation software and soundproofing in conference rooms
- Biophilia throughout the common spaces
- Wellness room
- Rooftop honey beehives to help increase the local bee population and support area pollination of flowers and trees

STATE-OF-THE-ART HVAC

- Efficient central Distributed Outside Air System (DOAS) designed specifically to minimize the spread of pathogens and viruses
- Central air handling unit uses 100% outside air, a rarity in the Washington, D.C. office market
- Has the ability to perform daily building air flush outs
- Consists of numerous induction units on each floor (vs one large air handling unit in traditional VAV), which creates multiple small zones of conditioning
 - Reduces the flow of recycled/contaminated air
 - Increases outside airflow to each one of the zones (30% more than traditional VAV systems)
- MERV 13 Filters
- Ultraviolet Light Fixtures (UVGI) in Penthouse Air Handlers
- Upgraded Air Circulation in Elevator Cabs

TOUCHLESS TECHNOLOGY

- Main Entrance Doors (Wave Technology)
- Fixtures in Common Restrooms
- Security Turnstiles
- Destination Dispatch Elevators
- Common Area Doors
 - Penthouse & Penthouse Terrace
 - Mail Room
 - Bike Room
 - Garage Vestibules



RATINGS & CERTIFICATIONS



**LEED GOLD
CERTIFIED**



**WALK SCORE
OF 95**



**FITWEL STAR
RATING**



**BIKE SCORE
OF 96**



**WELL
HEALTH-SAFETY
RATED**

EXPERIENCE THE
DIFFERENCE BETWEEN
WORKING LATE &
STAYING LATE

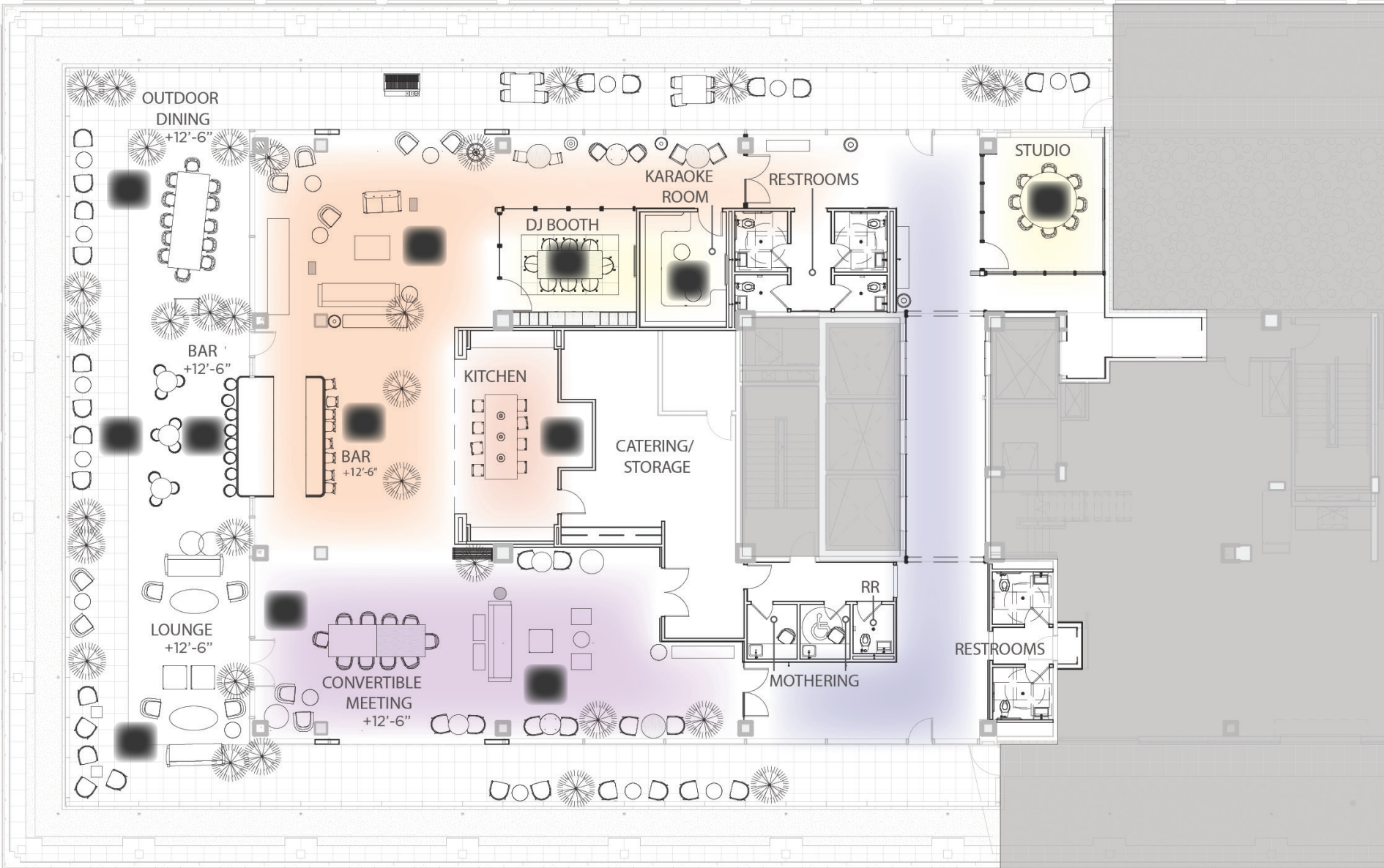


**PENTHOUSE
FLOORPLAN**

7,000 SF of Indoor Space

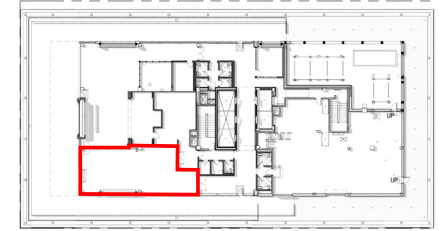
Union Street

Morse Street

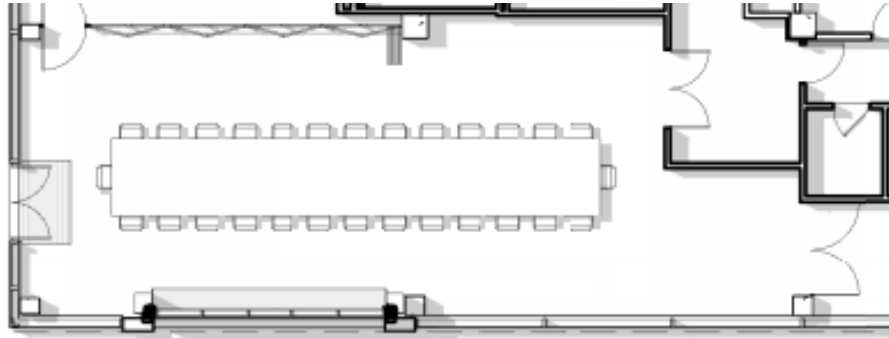


PENTHOUSE CONVERTIBLE MEETING SPACE - LAYOUT OPTIONS

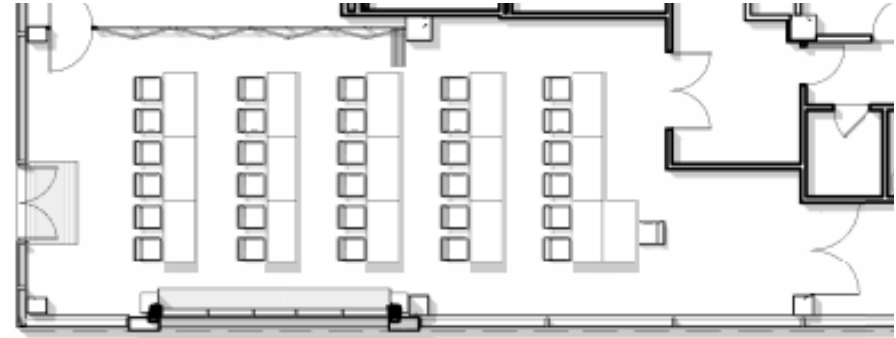
1,250 SF



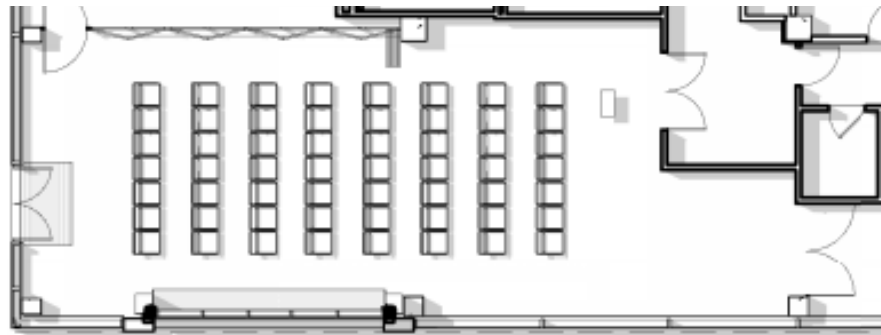
Option A: Board Room



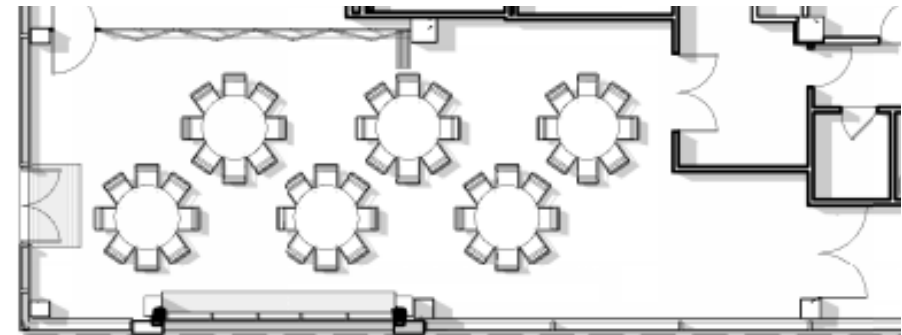
Option B: Classroom Style



Option C: Auditorium



Option D: Dining





SIGNAL HOUSE
Penthouse: DJ Booth



SIGNAL HOUSE

Penthouse: Lounge



SIGNAL HOUSE

Penthouse: Indoor-Outdoor Bar



SIGNAL HOUSE

Penthouse: Indoor-Outdoor Bar



SIGNAL HOUSE

Penthouse: Demonstration Kitchen



SIGNAL HOUSE

Penthouse: Convertible Meeting Space



SIGNAL HOUSE
Penthouse: Lounge



SIGNAL HOUSE

Penthouse: Recording Studio



SIGNAL HOUSE
Penthouse: Rooftop Terrace



SIGNAL HOUSE

Penthouse: Rooftop Terrace View



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A P P E N D I X



PENTHOUSE FLOORPLAN

7,000 SF of Indoor Space



SIGNAL HOUSE
Penthouse: DJ Booth

PENTHOUSE FLOORPLAN

7,000 SF of Indoor Space



SIGNAL HOUSE
Penthouse: Karaoke Room

PENTHOUSE FLOORPLAN

7,000 SF of Indoor Space



SIGNAL HOUSE

Penthouse: Recording Studio

PENTHOUSE FLOORPLAN

7,000 SF of Indoor Space



SIGNAL HOUSE

Penthouse: Rooftop Terrace View

PENTHOUSE FLOORPLAN

7,000 SF of Indoor Space



SIGNAL HOUSE

Penthouse: Rooftop Terrace Lounge

PENTHOUSE FLOORPLAN

7,000 SF of Indoor Space



SIGNAL HOUSE
Penthouse: Rooftop Terrace

PENTHOUSE FLOORPLAN

7,000 SF of Indoor Space



SIGNAL HOUSE
Penthouse: Lounge

PENTHOUSE FLOORPLAN

7,000 SF of Indoor Space



SIGNAL HOUSE

Penthouse: Indoor-Outdoor Bar

PENTHOUSE FLOORPLAN

7,000 SF of Indoor Space



SIGNAL HOUSE

Penthouse: Indoor-Outdoor Bar

PENTHOUSE FLOORPLAN

7,000 SF of Indoor Space



SIGNAL HOUSE

Penthouse: Demonstration Kitchen

PENTHOUSE FLOORPLAN

7,000 SF of Indoor Space



SIGNAL HOUSE
Penthouse: Lounge

PENTHOUSE FLOORPLAN

7,000 SF of Indoor Space



SIGNAL HOUSE

Penthouse: Convertible Meeting Space

GROUND FLOORPLAN

11,573 SF of Leasable Retail Space

4,344 SF Fitness Center

Morse Street



SIGNAL HOUSE
Fitness Center

GROUND FLOORPLAN

11,573 SF of Leasable Retail Space

4,344 SF Fitness Center

Morse Street



SIGNAL HOUSE
Bike Room



SIGNAL HOUSE

Fitness Center: Locker Room

GROUND FLOORPLAN

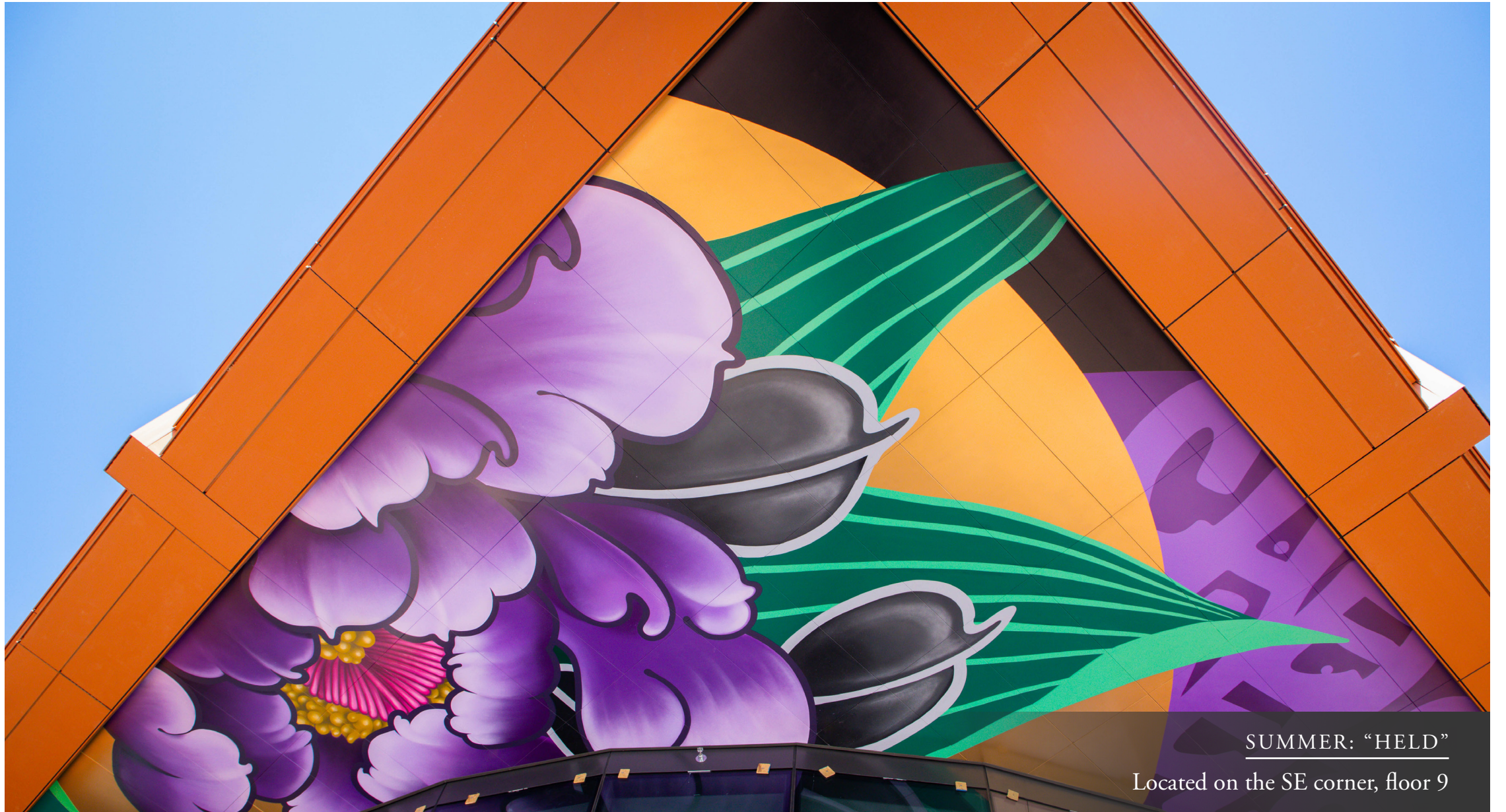
11,573 SF of Leasable Retail Space

4,344 SF Fitness Center

Morse Street



SIGNAL HOUSE
Lobby: Concierge



SUMMER: "HELD"

Located on the SE corner, floor 9



CREATIVE MULTI-CONCEPT RESTAURANTS

"We are incredibly excited to be opening another restaurant in the thriving Union Market District. The community immediately embraced St. Anselm and made us feel right at home. Signal House is an extraordinary property and will perfectly showcase a unique STARR concept. We are thrilled to be a part of the continued growth of the neighborhood and give diners something to look forward to."

– Stephen Starr, Founder & Owner of STARR Restaurant Group

[MORE INFO](#)

STARR FAVORITES

St. Anselm

PASTIS

Le Diplomate

el rey

PARC