

1800 K STREET NW

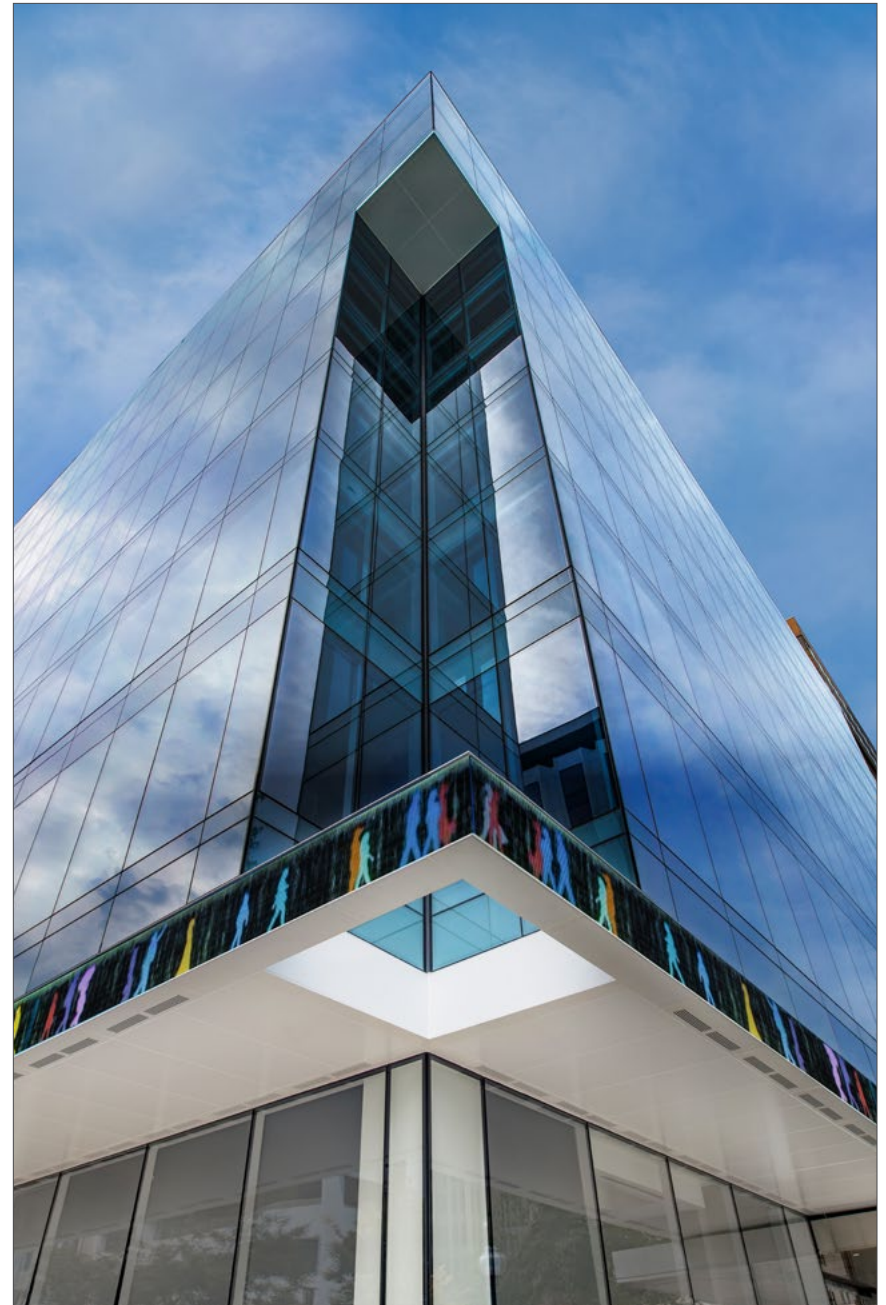
Washington, DC | Commercial Architecture

1800 K Street NW, is a 220,000 square foot, 11-story office building located in downtown Washington DC. Originally constructed in 1969, the owners sought to renovate the outdated office property to compete with recently built Class A and Trophy office buildings along the prominent K Street corridor. The extensive scope of work encompassed the replacement of the existing concrete façade with a floor-to-ceiling glass curtainwall, a modernized ADA-accessible main building lobby, upgraded mechanical systems, and the addition of building amenities to include a state-of-the-art fitness center and expansive roof terrace.

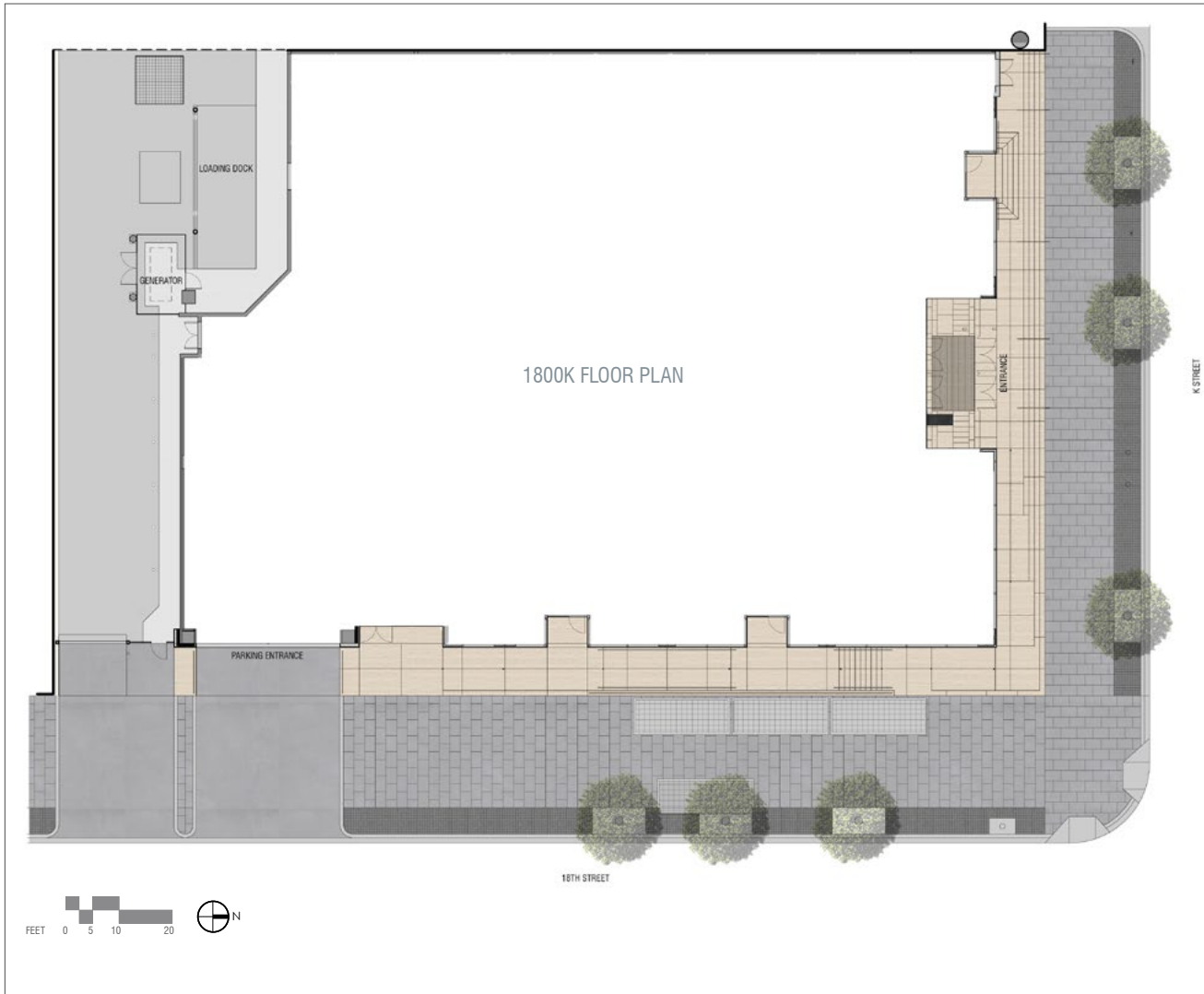
The new frameless glass façade provides uninterrupted views while improving energy efficiency. A new digital art banner runs the length of the building, projecting whimsical art and provides signage for retail tenants. At street level, physical barriers were removed to improve pedestrian access. Clad in a stone mix, steps and ramps blend together and further enhance the building's street presence.

The warm stone aesthetic carries through into the main building lobby, drawing tenants into a bright, open, and welcoming space. On the lower level, the generously sized fitness center is furnished with state-of-the-art fitness equipment and features a dedicated yoga and stretching area. Shower and locker facilities are located behind a travertine-clad wall that runs the entire length of the fitness center, prominently featuring two oversized stone mosaics.

An expansive 6,000 SF roof terrace was added, providing tenants with generous views of the monument and a variety of seating options.



1800 K STREET SITE PLAN + ELEVATIONS



Site Plan



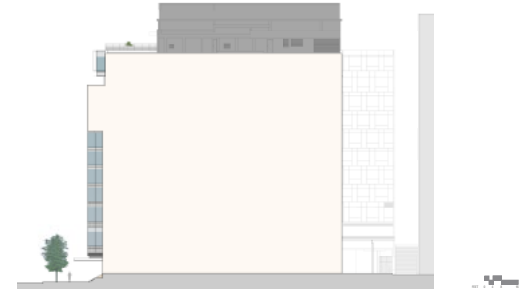
North Elevation



South Elevation



East Elevation



West Elevation

1800 K STREET BUILDING EXTERIOR



▲ *Building prior to renovation*

◀ *Building after renovation*

1800 K STREET BUILDING EXTERIOR



◀ Building after renovation showing digital art banner

▼ Building prior to renovation



1800 K STREET BUILDING EXTERIOR



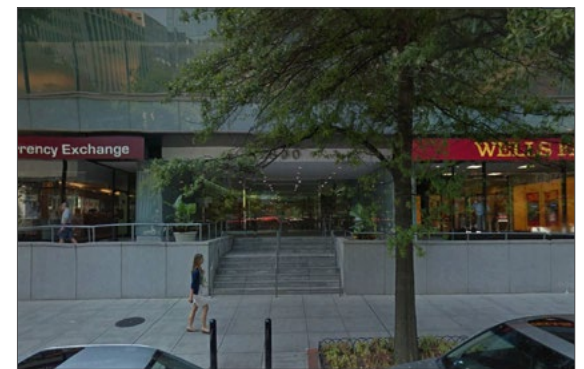
Street level view showing improved pedestrian access

1800 K STREET BUILDING ENTRY



◀ *New building entry*

▼ *Building entry prior to renovation*



1800 K STREET **BUILDING ENTRY**



1800 K STREET BUILDING LOBBY



◀ *New main building lobby*



▲ *New main building lobby*



▲ *New lower level elevator lobby*

1800 K STREET FITNESS CENTER



▲ Yoga + stretching area



▲ Stone mosaic completed over a six-month period by an Italian artisan

1800 K STREET ROOF TERRACE

