

# SITE PLAN

1111 PENNSYLVANIA AVE NW | WASHINGTON, DC

12,317 SF ACROSS TWO FLOORS AVAILABLE



## LEASABLE AREA:

Suite 113 (ground level): 5,981 sf

Suite 20 (lower level): 6,336 sf

Suite 100A (lower level mezz.): 2,000 sf

**JURISDICTION:** Washington, DC

## CEILING HEIGHT:

12' ceiling at entrances (ground level)

10'-5" ceiling at hallways (ground/lower level)

8'-5" ceiling at classrooms (ground/lower level)

7'-5" max. / 6'-8" min. ceiling (mezzanine)

## NUMBER OF EXITS:

3 ground level, 2 lower level, 2 mezzanine level

**STOREFRONT:** Aluminum

**SPRINKLER:** Yes

**FIRE ALARM:** Yes

**GAS:** T.B.D.

**WATER:** 3/4" min. (assumed, not visible)

**ELECTRIC:** Electric services each level, size T.B.D.

**HVAC:** Split systems

## CONSTRUCTION TYPE:

IB (assumed based on observed construction)

**USE GROUP:** E (previous tenant)

## ADA TOILET ROOM:

Existing adult accessible toilet rooms are not fully compliant (toilet at ground level too far from wall, lower level toilet room accessible)

## ADDITIONAL INFO:

Handicap lift accesses mezzanine from ground level. Handicap lift access mezzanine from lower level.