

88 K Street

Owner99 I Street SE, LP
 Developer.....DRI Development Services, LLC
 ArchitectHOK
 Leasing.....Transwestern

Building Size

Total Rentable Office Area295,532 SF
 Total Rentable Retail Area13,778 SF
 Number of Floors12 floors
 Typical Floor Plate.....25,948 SF

Building Structure

Structural SystemThe above-grade office building structure will be poured-in-place concrete utilizing two-way post-tensioned slabs. The ground floor level, as well as the below-grade parking levels, will be two-way conventionally reinforced slabs.
 Structural Capacity.....100 lbs./square foot (meets GSA requirements)
 Column Spacing.....30' x 30'
 Finished Ceiling Height.....8'-6"
 Slab-to-Slab Height10'-6"

Elevators

Office Building.....Six passenger electric traction elevators, including one freight elevator
 Speed/Propulsion350 feet/minute
 Capacity:3,500 lbs.

HVAC

Variable Air Volume VAV terminal boxes with hot water reheat
 Perimeter: 1/600 USF
 Interior: 1/1,200 USF
 Controls Automated, direct, digitally controlled energy management system with remote monitoring capabilities
 Operating Capacity325 SF/ton
 Supplemental Cooling.....Year-round chilled water allocated at 4 tons/floor
 Fresh Air20 CFM/person (1 person/143 SF)

Electrical

Tenant Power/Lighting5.5 watts/SF, 208Y/120V
 1.5 watts/SF, 460Y/265V

Plumbing

Wet Stacks.....3 per floor

Fire and Life Safety

Fully automated sprinkler system heads in accordance with NFPA 13 at a spacing of 1/225 SF, but designed to support sprinkler head density of 1/120 SF. Fully supervised, automated life safety systems conforming to 2000 International Building Code.

Communications

Fiber optic service is available to the property via multiple providers. Vertical riser sleeves are provided at each floor telephone closet.

Access Control System

Perimeter and elevator proximity card access control system.

