

1350 I "Eye" Street NW Downtown Washington, DC Office Sublease Opportunity



Smart Growth
AMERICA

Come join Smart Growth America (SGA) in a high-quality office at 1350 I "Eye" Street NW, next to Franklin Square and the McPherson Square Metro station. SGA is seeking subletters to share space within the office and can offer both cubicles and private offices, with high-quality shared meeting spaces available in both the office and the building. SGA is seeking commitments of at least one year or up to 9 years and will prioritize organizations interested in a higher number of deskspaces.

SGA is a national non-profit organization advancing policy change in transportation and land use to create thriving, well-connected communities. The office is already home to multiple organizations active in advocacy related to the built environment. SGA is open to discussion around the number and configuration of offices or desk spaces to sublease. SGA would also be open to discussing creative approaches for a sub-lease, such as sharing space on alternative days in the office through a hybrid schedule.

Office spaces, all with hybrid sit/stand desks, available for sub-lease include:

- High-quality individual office suitable for 1 or 2 work stations with a view of Franklin Park;
- Interior offices ideal for 1 or 2 work stations;
- Cubicle-style desks in an open work area.

Shared office common spaces, which would be usable by a sub-leasing organization, include:

- One large, high-quality meeting room with a view and hybrid technology, which can seat 15-30 people (15 at table seating, about 30 with additional bench seating);
- Bookable meeting rooms with seating for 4-10, suitable for hybrid meetings and call boxes;
- High-quality kitchen including fridge, counter space, kitchen storage space, and table seating;
- Informal seating and huddle meeting areas, including couches;
- Print and office supply room and accompanying shared storage;
- Wellness room.

Shared amenities in the building accessible to all tenants include:

- Excellent access to public transportation, located less than one block from the Blue, Orange, and Silver Metro lines, three blocks from the Red Metro line, and served by 10+ bus routes;
- High-quality lobby & ground floor tenants' lounge with couch seating, tables, booths, and free coffee;
- A bookable basement conference center that includes space for larger meetings (small cleaning fee required) as well as huddle rooms;
- Gym and showers, parking (additional fee), and secure bike storage room.

Offices and meeting rooms



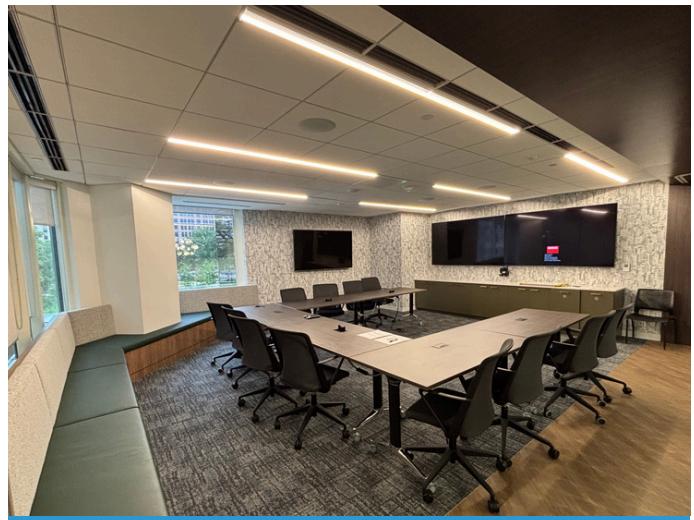
Park-view office example



Interior office example



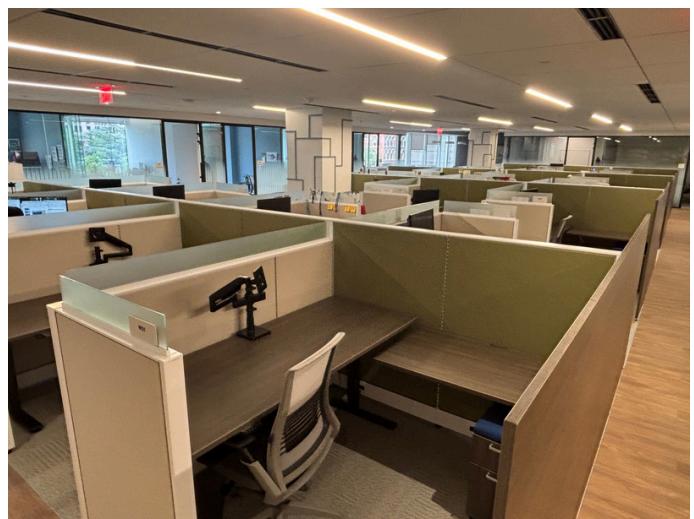
Conference room



Large conference room

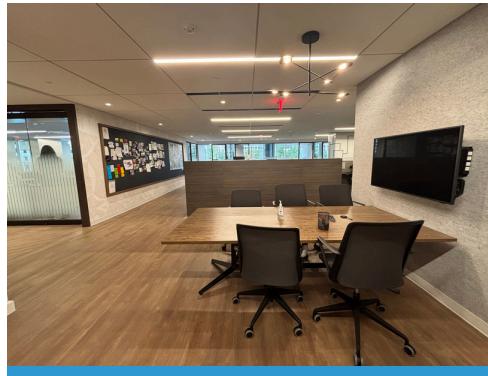


Focus room

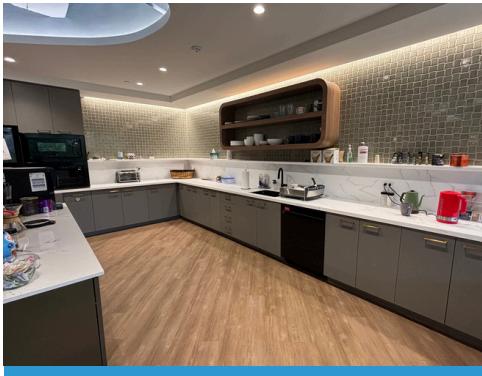


Typical interior workstation

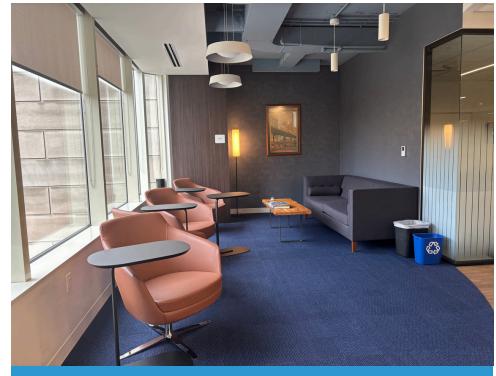
Common areas and shared spaces



Common meeting area



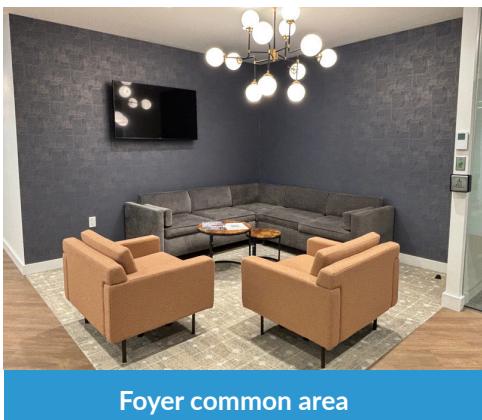
Kitchen



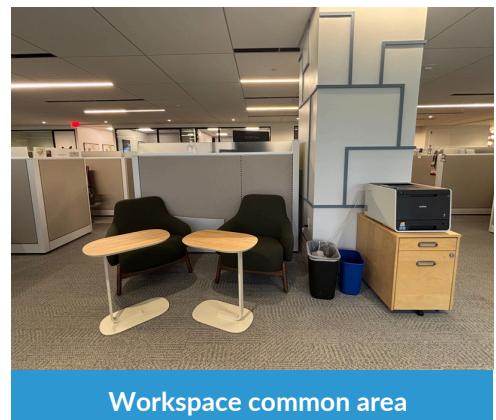
Park-view common area



Kitchen common area



Foyer common area



Workspace common area

Estimated monthly costs

SGA will calculate the exact monthly costs based on the proposed sub-leased square footage. The estimates below include examples of different office space configurations. The monthly cost includes the office/desk space and access to meeting rooms, common spaces, and building amenities, calculated as a shared percentage.

Sub-lease arrangement including access to shared amenities & meeting space	Estimated monthly cost	Estimated annual cost
Two offices, 12 cubicles	\$15,771.42	\$189,257.04
One office, 6 cubicles	\$7,885.71	\$94,628.52
4 cubicles	\$4,231.45	\$50,777.40

Contact

SGA welcomes queries about the space. To learn more or tour, please reach out to Katharine Burgess, VP of Programs and Operations at kburgess@smartgrowthamerica.org.