

1900 N



SECTION 01

Elegantly Articulated

Raising the bar through bold design, luxury materials and an exceptional tenant amenity experience, 1900 N offers an instantly recognizable difference.



1900 N confidently balances dramatic beauty and functional efficiency for a truly outstanding working environment. With its signature red beam motif and wrap around glass façade, it combines an eye-catching aesthetic with flexible workspaces and curated amenities, making it an altogether exceptional opportunity for the forward-thinking.

At the corner of 19th and N Streets, 1900 N is an arrestingly powerful sight just a block from Metro and positioned to enjoy the best of Dupont Circle and the Central Business District.

Form Meets Function

The powerfully articulated red beams of 1900 N shape both its aesthetic and its utility. Forming a powerful truss supporting a third of the building, beams allow for a triple-height, entirely column-free lobby as well as open-plan office spaces with unimpeded views. Used at rooftop level to delineate the indoor and outdoor, the beams lend an atrium-inspired twist to a multi-area events and reception space.

- 1900 N Street NW
- 256,000 SF of trophy space
- 20,000–27,000 SF of flexible floor plates with extensive window lines
- Dramatic, column-free three-story lobby
- 11 stories of glass-wrapped façade
- Private rooftop space totaling over 8,000 SF of indoor and outdoor amenity space
- Unimpeded, panoramic views
- Secured bicycle storage with repair stand
- Above-grade, 4,000 SF state-of-the-art fitness center
- Appointed with high-end finishes throughout

SECTION 03

Powerful Simplicity

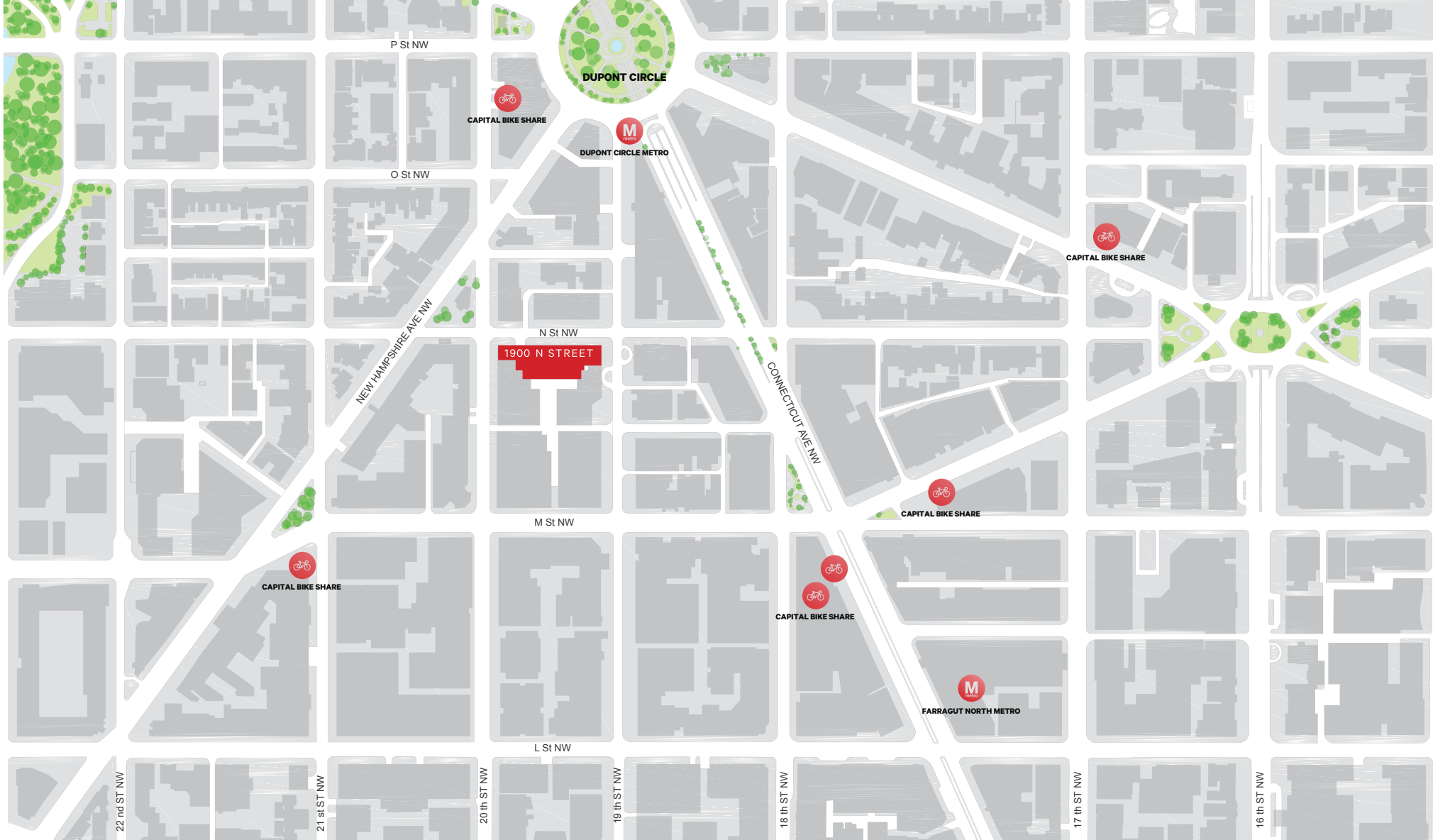
Drawing strength from the clarity of simplicity, 1900 N is the embodiment of understated confidence. Behind its sweeping 11-story glass façade, unparalleled trophy office space offers unbroken views, abundant natural light and expansive workspaces, all of which are made possible through elegantly expressed design.

Featuring tenant-centric amenities such as an expansive, windowed 2nd floor fitness center, underground parking and bike storage, and a distinctive mixed-use rooftop event space, 1900 N is the ultimate in progressive working.



Find New Ways

At the juncture of Dupont Circle and the Central Business District, 1900 N is eminently commuter-friendly. Close to Metro Red, Orange and Blue Lines and multiple bus lines, it also offers convenient proximity to bike share programs and bike lanes, as well as easy pedestrian access. Three sides of street frontage and on-site parking simplify commuting by car or bicycle.



By car

Arrival is made easy via multiple access points and on-site parking.

- 20 min. to Bethesda/NW
- 20 min. to Arlington
- 15 min. to Reagan National Airport
- 5 min. to Georgetown



By public transit

A block from Metro Red Line and 3 from Metro Orange and Blue lines.

- 8 min. to Gallery Place/Chinatown
- 12 min. to Bethesda
- 20 min to Capitol Hill
- 20 min. to the Navy Yard Ballpark



By bicycle

A block from Dupont Circle bike share and close to bike lanes.

- 5 min. to Rock Creek Park Trail
- 3 Capital Bike Shares within 2 blocks
- 2 bike shops nearby
- Bike storage and repair station on-site



PIZZERIA PARIDISO

KRISPY KREME



LE PAIN QUOTIDIEN

BARRY'S BOOTCAMP



I RICCHI

PHILZ COFFEE



MAI THAI

ALOHA POKE



TEDDY AND THE BULLY

CHOPT



SAXBYS



DISTRICT TACO

SURFSIDE



GRK FRESH

SHAKE SHACK



DONBURI

THE PALM



NOOSHI

CHICK-FIL-A



THE LITTLE BEET



SWEETGREEN

CAVA



DAILY GRILL

VAPIANO

BOQUERIA

WAWA

CHOPT

ADDITIONAL WALKABLE AMENITIES – WITHIN 10 MINUTES:

RESTAURANTS



HOTELS



FITNESS



SECTION 06

A Grand Entrance

1900 N makes a first impression that lingers. Its three-story, entirely column-free lobby is supported by the striking red beam backbone that functions akin to a suspension bridge. Spanning an entire third of the building, the columnar design facilitates a dramatic welcome of soaring ceilings and unbroken space that makes for a truly grand entrance.

The triple-height lobby flows seamlessly from the street





Main Lobby



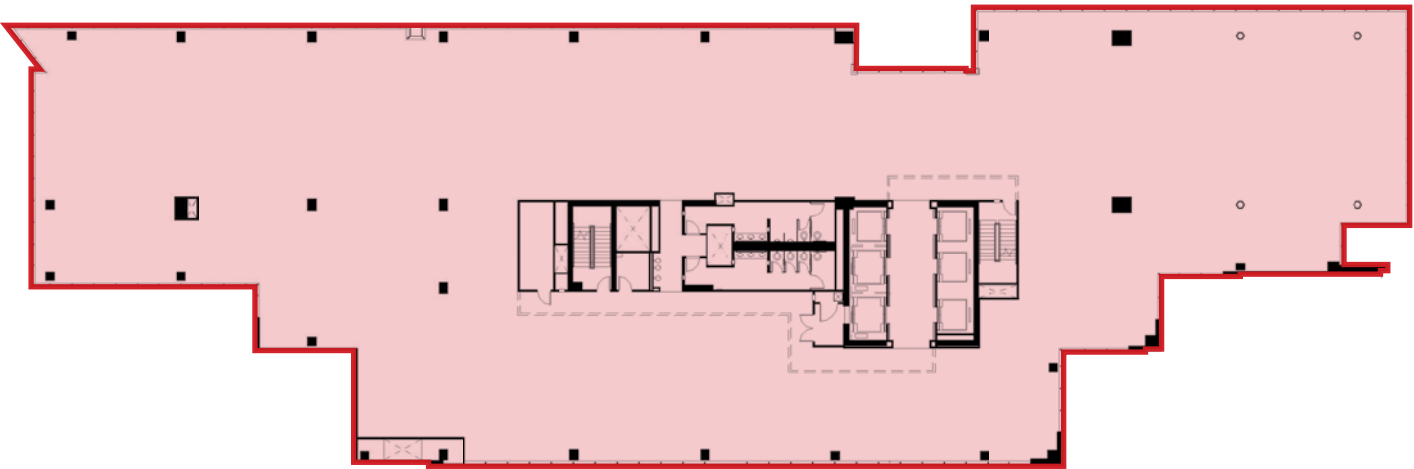
Concierge



SECTION 09

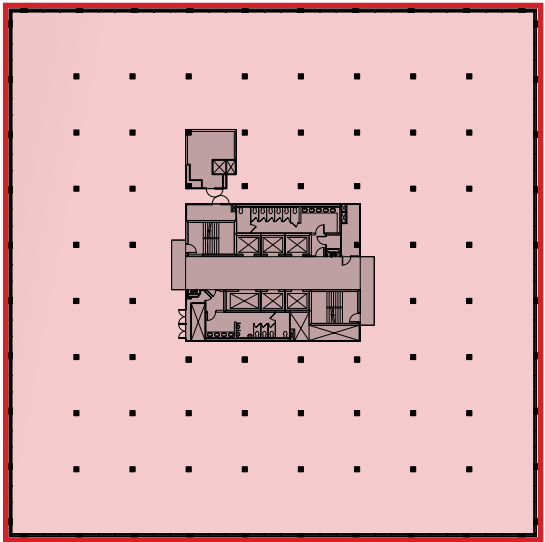
A Difference You Can See 1900 N Office Layout

- 9'-0" finished interior ceiling height
- 9'-6" finished perimeter ceiling height
- 7'-0" of vision glass with 2'-6" frit
- 5'-0" wide window module
- Shallow floor plate
- No perimeter induction units
- Efficient core configuration
- 40'x30' column spacing
- Modern vertical transportation system
- Efficient DOAS HVAC system



“Typical” DC Office Layout

- 8'-0" to 8'-6" finished ceiling height
- 5'-0" of single-paned glass with 3'-0" induction unit
- 2'-6" wide window module
- Deep floor plate with limited natural light
- 2'-6" wide window module



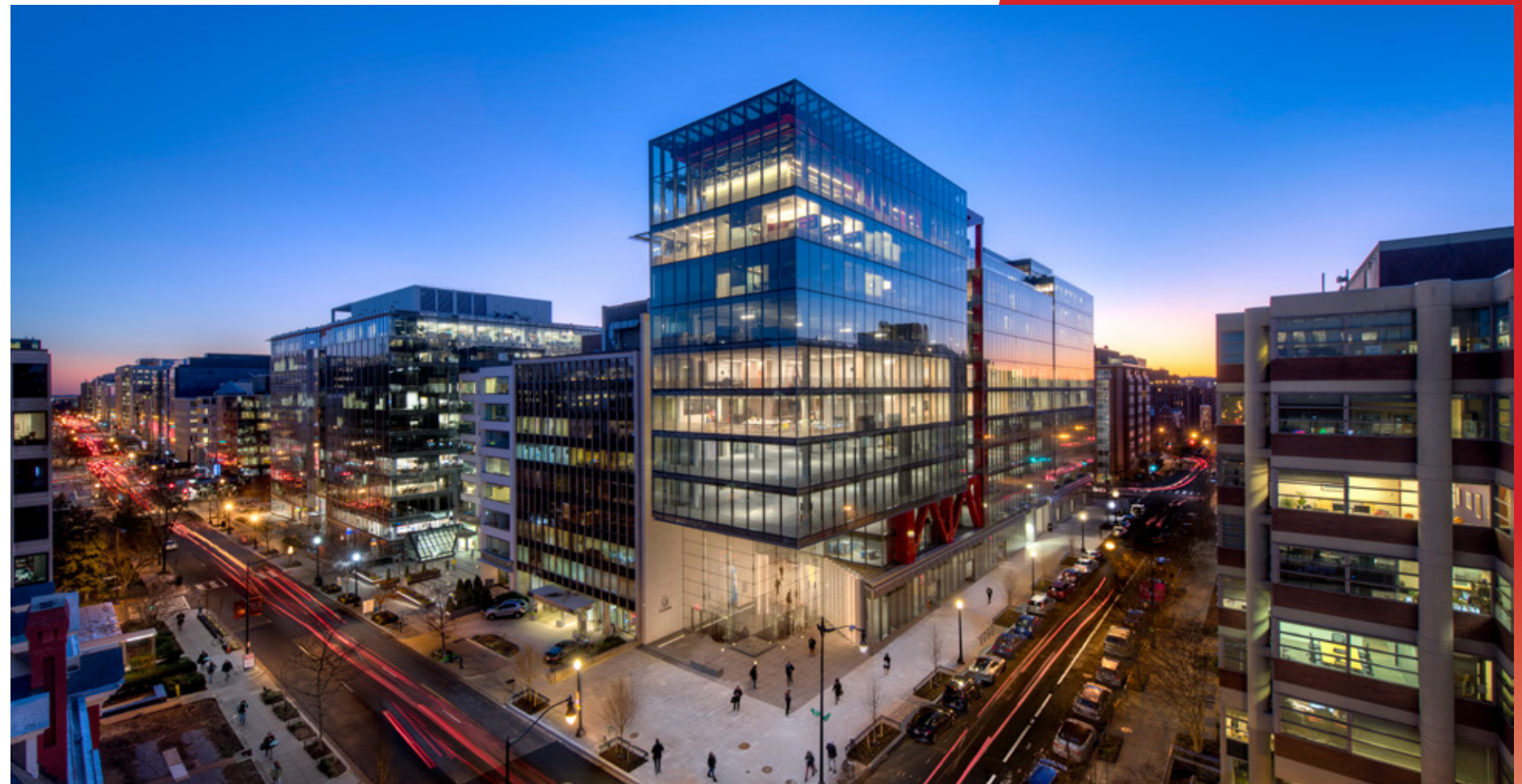
SECTION 10

Light

Rising beyond its peers and with a perimeter of floor-to-ceiling glass, 1900 N is a break from tradition.

Encircled with floor-to-ceiling glass and with a shallow core, 1900 N leverages its unique architectural beam structure to maximize natural light. Towering above its historic low-rise neighbors to take advantage of its panoramic window line, it offers views of Pocket Park to the west as well as superb views of 19th Street to the north and south.

- /// Three sides of street frontage
- /// Shallow floor plate—40' or less
- /// 40'x30' column spacing
- /// Efficient core configuration
- /// Very limited dead wall—less than 10%



Views



NE Corner, 4th Floor Looking South



NE Corner, 4th Floor Looking East



Rooftop Looking North



Rooftop Panoramic



SECTION 12

High Achievers

A First-Class Fitness Center

1900 N raises the bar on the amenity experience, providing opportunities for wellness and balance. A commercial-grade, tenant-only 4,000 SF fitness center with expansive windows, spans much of the 2nd floor, while a secured on-site bicycle room makes for active commuting and exploration of nearby attractions.



A rooftop terrace with glass nano walls capitalizes on the incredible views of 1900 N.

SECTION 13

At the Top

An Expansive Rooftop Terrace

Spanning 8,000 SF of indoor/outdoor amenity space, the rooftop area consists of three unique zones individually tailored towards events, co-working and socializing. Landscaping provides lush green spaces, while terraced areas and pathways encourage seating and circulation. A glass wall perimeter takes advantage of incredible views of the DC city scape, the National Cathedral and the surrounding greenery.

- Conference facility
- Catering kitchen
- Indoor/Outdoor meeting space
- Entertainment space
- Sliding nano walls for seamless indoor/outdoor flow
- Incredible views of the DC city scape
- Views of green and lush National Cathedral

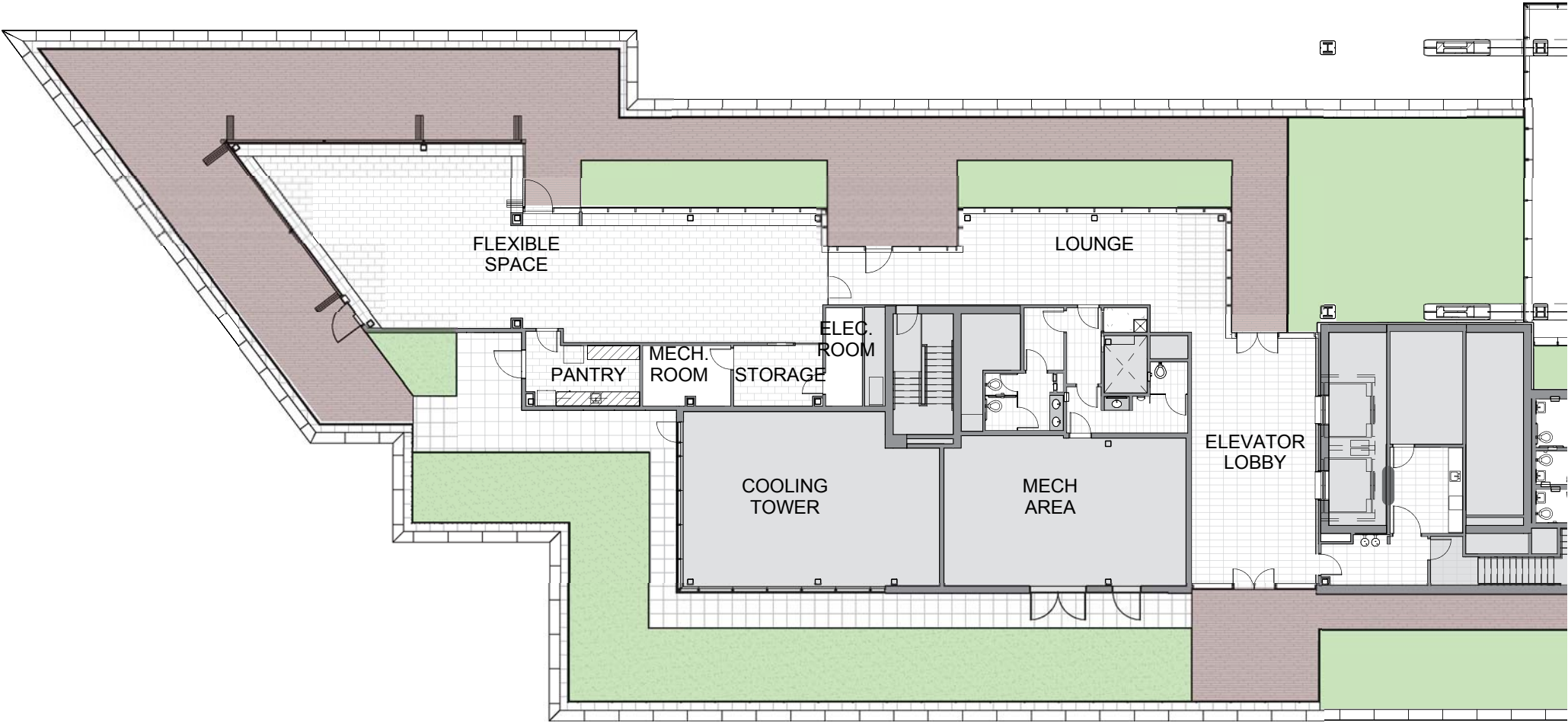


SECTION 14

An Elevated Experience



Divided into three distinct areas, the floor-spanning rooftop terrace provides multiple opportunities for working, gathering and relaxing.



SECTION 15

Rooftop Experience Concepts



SECTION 16

Windows on Washington

1900 N is wrapped with glass and thoughtfully positioned for an enviable panorama of the city's many sides — lush green parks to Washington monuments and cityscapes to National Cathedral and historic Georgetown. It offers views from every floor.



KPF Architects

Noteworthy Design

Kohn Pederson Fox Associates is a unified architectural practice focused on the design of buildings of all types and scales, in all geographic regions. The firm's projects include the world's tallest towers, longest spans, most varied programs and inventive forms. The goal that binds KPF's work is finding the smartest solution for each project.

KPF believes that the best design is the product of an open-minded search, one without preconceptions or stylistic formulae, and strives to design buildings that make contributions to the built environment that go beyond their physical footprint.

333 Wacker Drive, Chicago, Il, USA



Clifford Chance Headquarters, London, England



555 Mission Street, San Francisco, Ca, USA



SECTION 18

JBG SMITH

World-class Development

JBG SMITH is an S&P 400 company that owns, operates, invests in, and develops a dynamic portfolio of high-quality mixed-use properties in and around Washington, DC. Through an intense focus on placemaking, JBG SMITH cultivates vibrant, amenity-rich, walkable neighborhoods throughout the Capital region, including National Landing where it now serves as the exclusive developer for Amazon’s new headquarters. JBG SMITH’s operating portfolio consists of high-quality office, multifamily and retail assets, 98% of which are Metro-served and also maintains a robust future pipeline of mixed-use development opportunities. For more information on JBG SMITH please visit www.jbgsmith.com.

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