
Office Concept Design

Washington, DC

PRACTICE AREA

Office, Mixed Use

CLIENT

Undisclosed

STATUS

Design Concept

SERVICES

Architecture

**PROGRAM**

300,000-sf Class A office building with 40,000-sf of ground floor retail and a 2-level 80,000-gsf below-grade parking.

DESCRIPTION

The proposed office building is positioned along a prominent intersection in Washington, DC. The 57,363-sf site is strategically anchored across from a large mixed-used redevelopment. Designed as a gateway to the revitalized historic area, its glass curvature with detailed perforated design celebrates the intersection and delivers a distinctive impression. The multiple layers reflect its surrounding context, including the nearby water. Expansive glass storefronts and elevated open air terraces promote pedestrian activity in all directions. In an effort to encourage interaction throughout adjacent neighborhoods, the building is designed to support a community center. Rooftop amenities will be available for all building tenants and the center's program users. The iconic structure is conveniently accessible via multiple modes of transportation.