



## 601 New Jersey Ave, NW

Washington, DC

### Project Summary

275,000 SF  
Nine-story Office Building  
Underground Parking

### Services Provided

Site Acquisition  
Financing  
Permits and Approvals  
Design Supervision  
Project Management  
Construction Management  
Property Management  
Disposition

### Project Timeline

Acquisition - 2000  
Completion - 2002  
Disposition - 2002

601 New Jersey Avenue is a state-of-the-art commercial office building located in Washington, DC. This nine-story freestanding office building includes a secure underground parking facility and offers a first class office environment commensurate with its proximity to the Capitol building and monumental Washington. The building was designed with a column-free floor plan using a long-span steel structure to create extremely flexible, Class A office space appropriate for a governmental headquarters facility.

The project responded successfully to the need of the federal government for prime office space in the downtown market, especially in the Capitol Hill sub market near Union Station. Eighty percent of the building's 275,000 square feet was pre-leased to the Government, under the auspices of the General Services Administration. Seven of the nine floors of the project were constructed pursuant to a design-build procurement administered by GSA on behalf of the Federal Trade Commission. The remainder of the project was leased under GSA design-build procurements to two smaller Government agencies.

In the development of this prominent urban site, Lowe successfully managed the design and construction of this project with GSA and the Federal Trade Commission. The building was sold to an institutional investor just prior to its on-time and on-budget completion in 2002.

