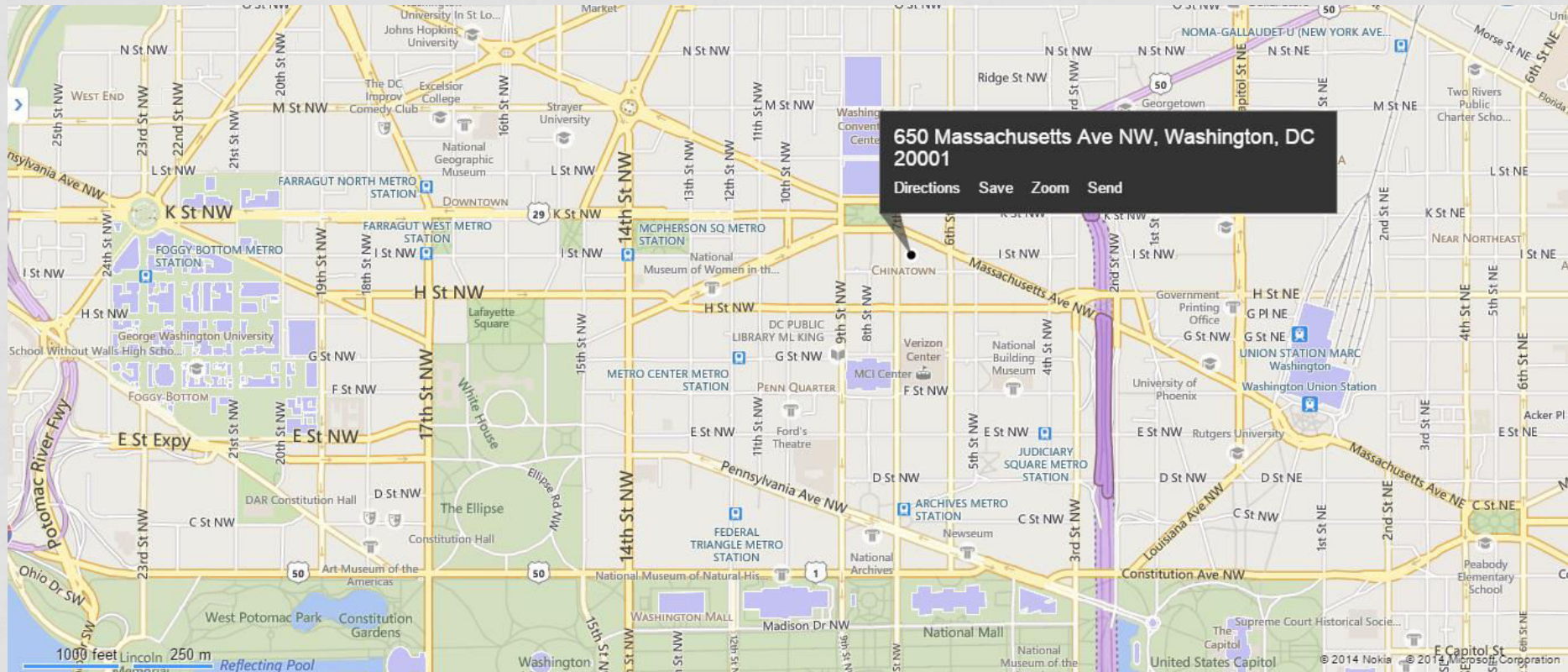


650 MASSACHUSETTS AVENUE

BUILDING OPERATIONS EXAMPLE

650 MASSACHUSETTS AVENUE



650 MASSACHUSETTS AVENUE

- 287,000sf Office
- 25,000sf Retail
- 93,000sf Parking
- Built: 1990
- 2 blocks from Chinatown Metro Station
- 8 floors Above Grade
- 3 floors Below Grade



650 MASSACHUSETTS AVENUE

- 2010: 90,000sf tenant moves out
- 2012: Georgetown School of Continuing Studies signs lease
- Most of the space is below grade
- Glass box design for entrance, with 4 story atrium inside
- 220,000sf of office space continued occupancy during the construction period



650 MASSACHUSETTS AVENUE

Major Challenges

- During Construction
 - Noise
 - Dust
 - Shut down entrances/sidewalks/roadways
 - Installation of dedicated elevator for university
- After University Opens
 - Separate entrances/security systems
 - Opposite operating hours
 - Increased public traffic to building
 - Combining new systems in university space with older, existing building systems

