



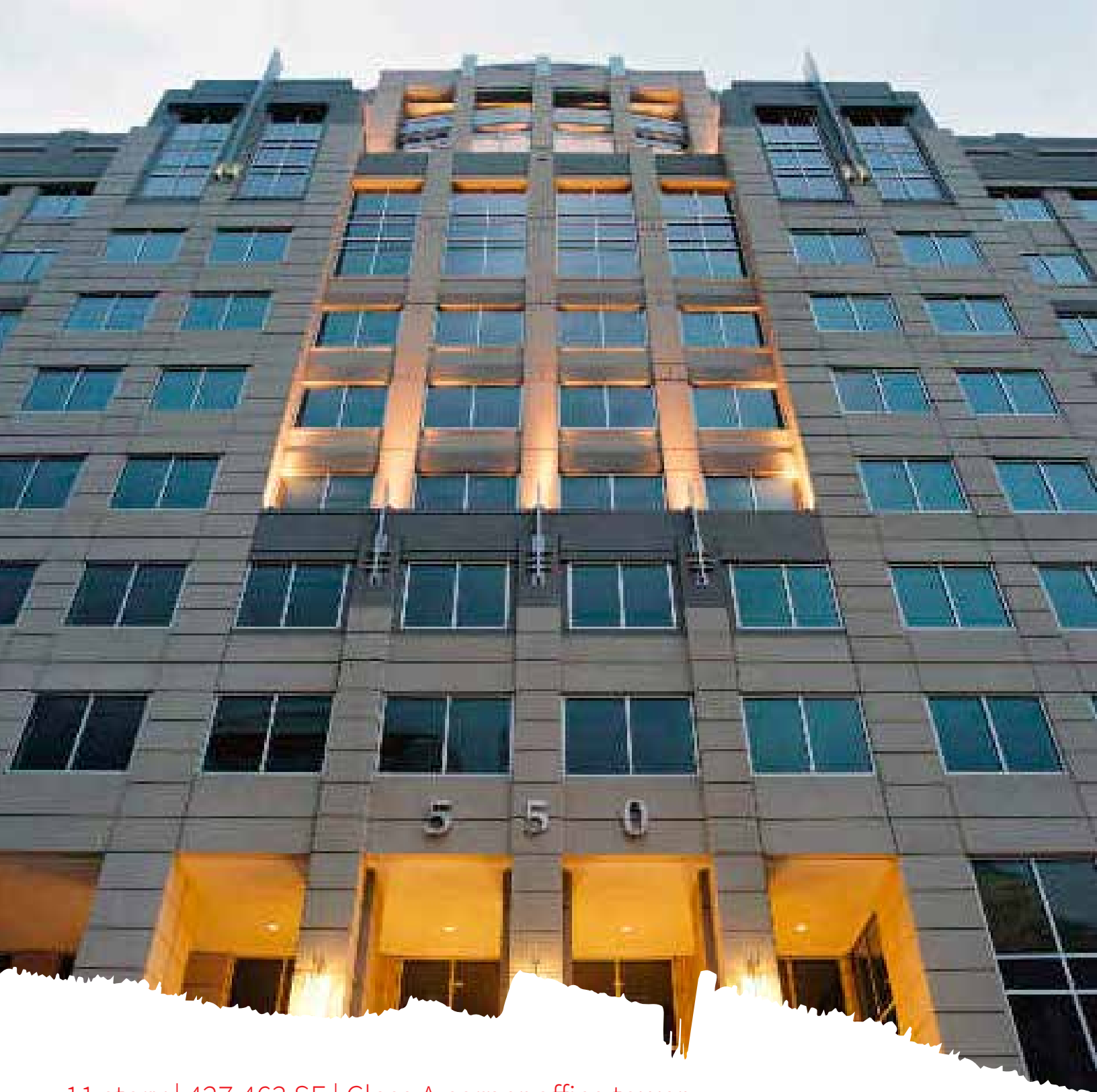
POTOMAC CENTER

South

**550 12th Street SW
Washington, DC**

429,256 s.f.
Class A office building
Up to 40,407 r.s.f. available

An ideal location for Government tenants, meets the advanced security needs of the Government with blast-resistant glass and space for a host of secure access control measures.



11 story | 427,463 SF | Class A corner office tower

Potomac Center South, located in one of the Nation's most accessible transit corridors, is an ideal location for Government tenants. At just one and a half blocks from the L'Enfant Plaza Metro Station, Washington's principal commuter metro hub, Potomac Center South is proximate to a variety of major transportation and amenity centers including the L'Enfant Plaza shopping and restaurant center and The Wharf development. Potomac Center South

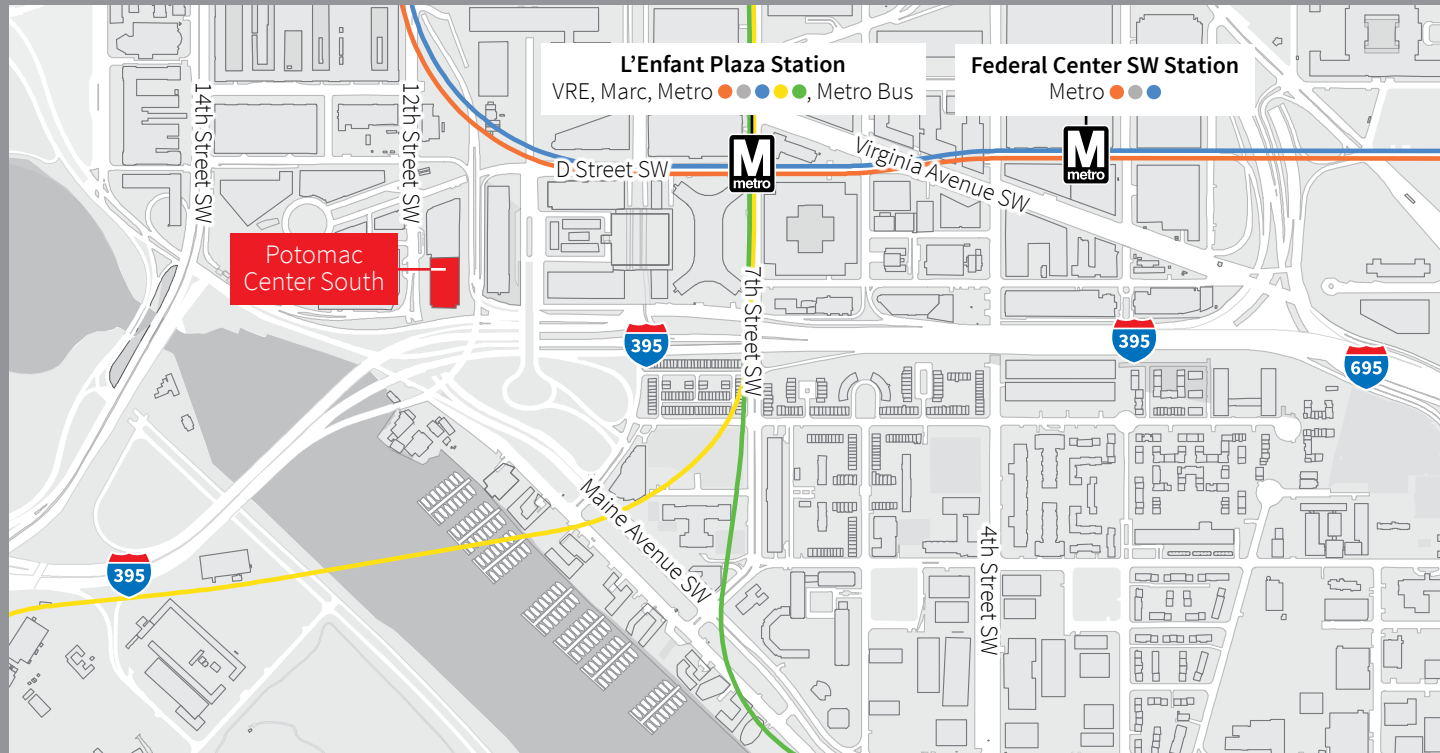
creates an exceptional work environment with flexible floor plates and abundant natural light. The building is LEED Gold O+M certified and designed to achieve a superior Energy Star designation by way of its energy-efficient systems. Additionally, the building meets, or exceeds, the advanced security requirements of the Government with blast-resistant glass and space for a host of secure access control measures.



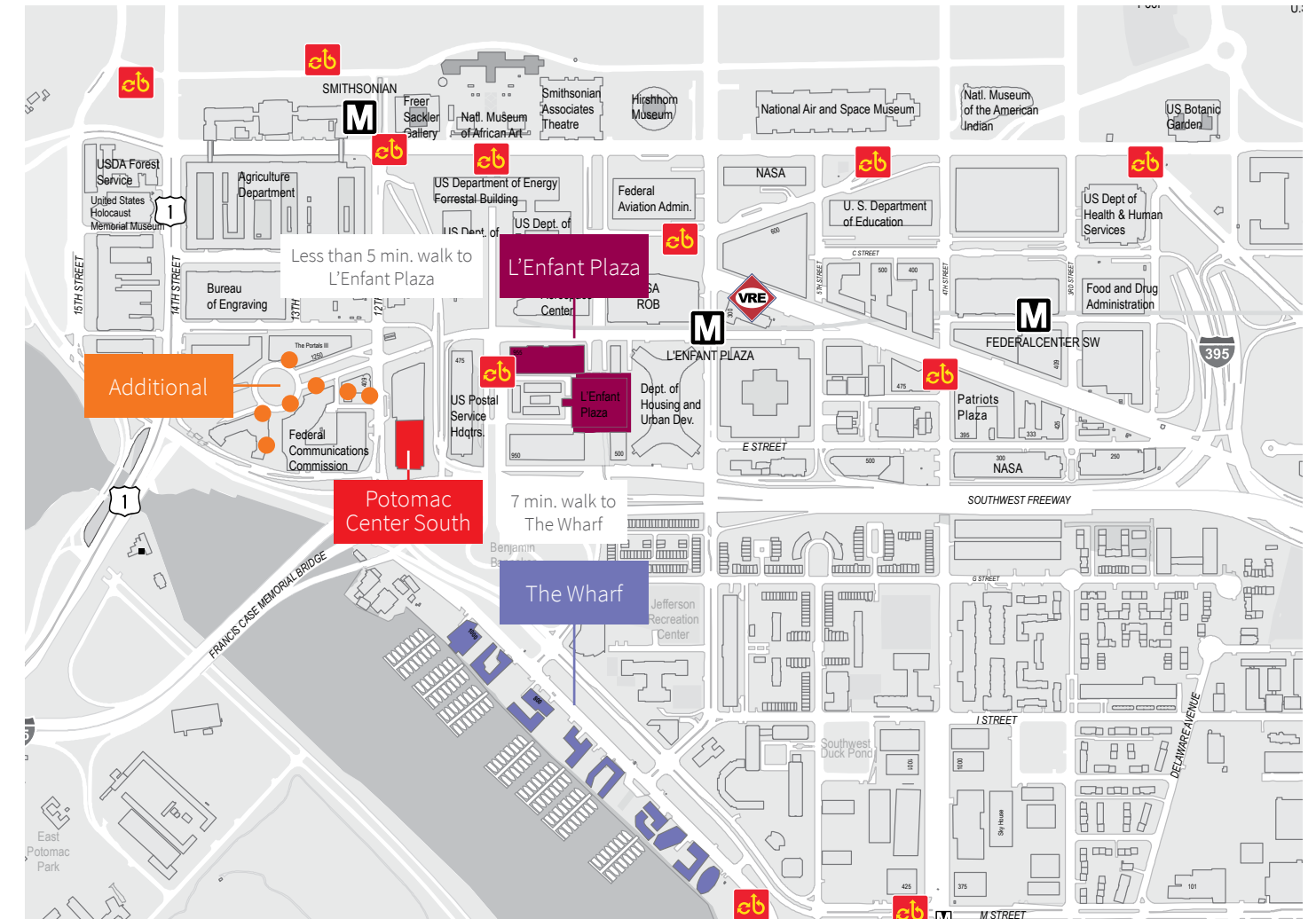
Access

Tenants of 550 12th Street, SW at Potomac Center South will enjoy a host of options for a streamlined commute, including the availability of 2 levels of below-grade parking. While the L'Enfant Plaza transit hub, just one block away, provides quick access to VRE, MARC, Metro and Metrobus – tenants can also rent a bike at Capital Bikeshare or board

the Alexandria, VA and National Harbor bound water taxi at The Wharf. Potomac Center South boasts easy access to major thoroughfares immediately adjacent to the site (I-395, I-295 and Route 50) and Reagan International Airport is just minutes away.



Amenities



L'Enfant Plaza

Modern mixed-use development with direct metro access and over 40+ shops and restaurants including:

- Moe's Southwest Grill
- Amsterdam Falafel Shop
- Subway
- Au Bon Pain
- Jamba Juice
- Five Guys
- Roti
- Naan and Beyond

The Wharf

Retail shops, boutiques, casual dining options, gourmet restaurants and seafood market, including:

- Taylor Gourmet
- Dolcezza Gelato
- Signature restuarants by Fabio Trabocchi & Mike Isabella
- Hank's on the Water & more to be announced

Additional restaurants and amenities

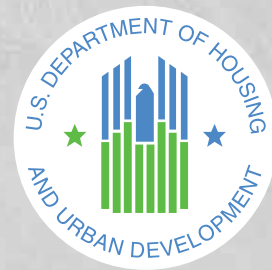
- Casual dining venues, convenience stores and a luxury hotel within a 2-minute walk:
- Mandarin Oriental Hotel
- CVS Pharmacy
- Potbelly Sandwich Works
- Starbucks Coffee
- Flippin' Pizza
- Cafe Twelve
- The National Mall
- Department of Agriculture Farmer's Market

Building features

Feature	Details
Speed to occupancy	Available space at Potomac Center South is ready for the commencement of TIs immediately
Design efficiency	Large, efficient floor plates of 37,000 SF
Floors and floor load	Floor loading per code with increased loading capability for special purpose areas
Federal security compliance	Fully compliant with current federal security standards - Designed to meet ISC Level IV standards
Finished ceiling heights	1st floor: 10' 2nd – 9th floors: 8' 10th floor: 10' 11th floor: 8'
Slab-to-slab heights	1st floor: 13' 3" 2nd – 7th floors: 9' 6" 8th floor: 10' 11" 9th floor: 12' 11" 10th floor: 17' 4 1/2" 11th floor: 12' 4 1/2"
Column Spacing	Column spacing is 20' x 20'
Metrorail accessibility	Proximity to Metro: L'Enfant Metro Station (immediate) and Smithsonian Metro Station (2 blocks)
Availability	3rd Floor: 40,407 RSF / 36,050 USF available
Additional features	Energy Star Labeled, LEED Gold O+M Certified On-site best-in-class property management by JLL Expansive views of the US Capitol, the Washington Monument, the Southwest Waterfront, Potomac River and Jefferson Memorial
Location	Conveniently located across the street from L'Enfant Plaza, including a food court with over 45 restaurants and shops Neighboring The Wharf development, a mile-long urban village with restaurants, retailers, residences, and office space
Current tenancy	U.S. Department of Education U.S. Department of Housing & Urban Development U.S. Immigrations and Customs Enforcement (in the connected Potomac Center North tower)



ICE



Security standards checklist

Security standards
<ul style="list-style-type: none"> ✓ DOD Unified Facilities (UFC) Standards ✓ Meets ISC Level IV Standards
Structural / architectural design
<ul style="list-style-type: none"> ✓ Perimeter barriers capable of stopping vehicles (landscaping, bollards, trenches, walls) ✓ Blast-resistant glazing of windows and doors ✓ Loading docks, receiving and shipping area: 50 feet from utility rooms, mains, lobbies ✓ Stairwells do not discharge into lobbies, loading docks or mail room areas ✓ No building overhangs
Entry / interior security
<ul style="list-style-type: none"> ✓ Employee and visitor identification procedures ✓ Visitor control/screening area ✓ X-ray, man-gates and magnetometers at public access points ✓ Access control to utility/roof areas ✓ Compliance with NFPA 101 fire life safety standards ✓ Emergency power to critical systems (fire protection, alarm systems, computing, etc.) ✓ Established occupant emergency plans ✓ Signage advising of security procedures ✓ CCTV monitoring with sufficient lighting at entrances/circulation areas

Unobstructed space
<ul style="list-style-type: none"> ✓ Unobstructed space within 10 meters of buildings (concealment) ✓ Trash containers ✓ Electrical and mechanical equipment on roof

Mechanical / electrical / plumbing design
<ul style="list-style-type: none"> ✓ Utility feeders, critical building systems/ components located at least 50 feet from loading docks, lobbies, parking areas ✓ Intrusion detection system ✓ Interior water supply looped and sectionalized ✓ Redundant communication systems ✓ Significant distance between emergency and normal electric panels, conduits and switchgear ✓ Mailroom areas contain separate, dedicated air ventilation and exhaust systems ✓ Emergency air distribution shutoff ✓ Mass notification system



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