

1401 | elevated
modern
m a s s | history





1401 Mass is centered between the downtown business district and the vibrance of the **14th Street** corridor, **Logan Circle** and **Dupont Circle**.

Adjacent to the National City Christian Church, designed by architect **John Russell Pope**, who designed the Jefferson Memorial.

Soaring ceilings paired with historic architectural details creates a distinctive **trophy office opportunity**.

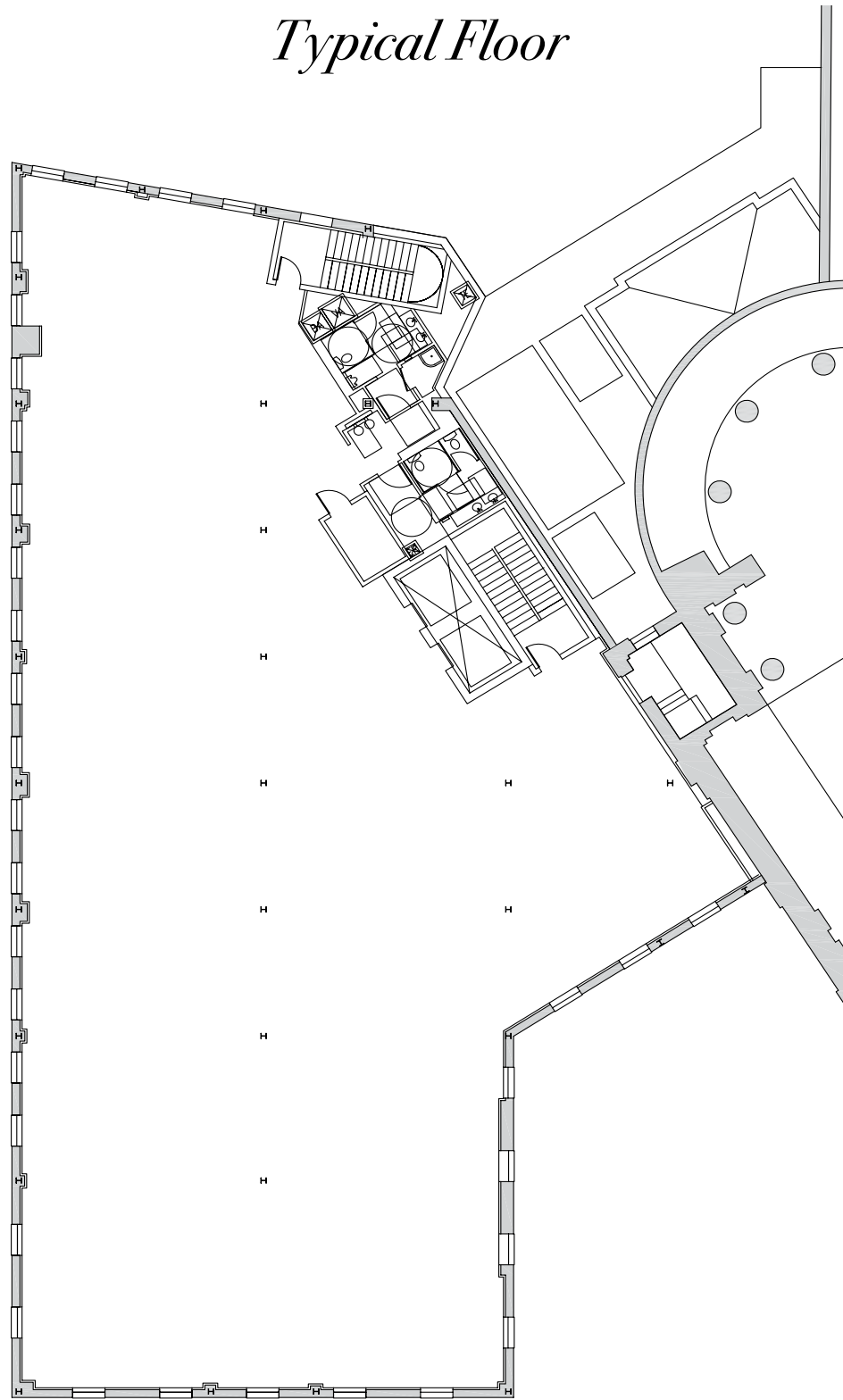
The Opportunity



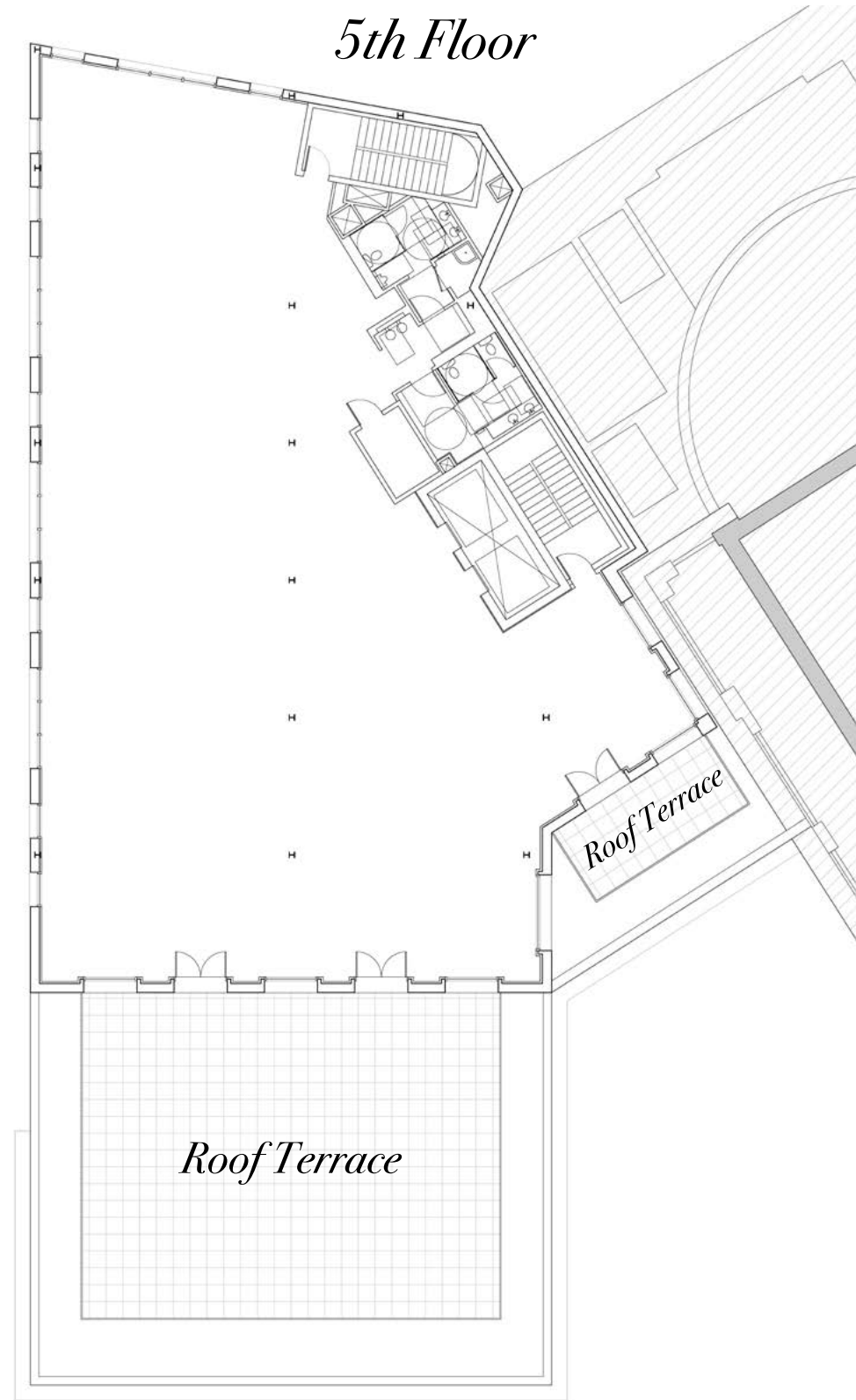
The Building

- 6-Story Class A Office Building Offering **60,000 SF**
- Delivering **Q4 2019**
- Revitalization of the **Historic Campbell Building** at 5 Thomas Circle, NW
- **New Base Building Systems,** Elevators, Lobby & Restrooms
- 2-Story Addition with **Landscaped Roof Terrace**
- **Expansive Dedicated Plaza**
- **Identity Shaping Signage** Opportunity
- **Ideal for Full Building User**

Typical Floor



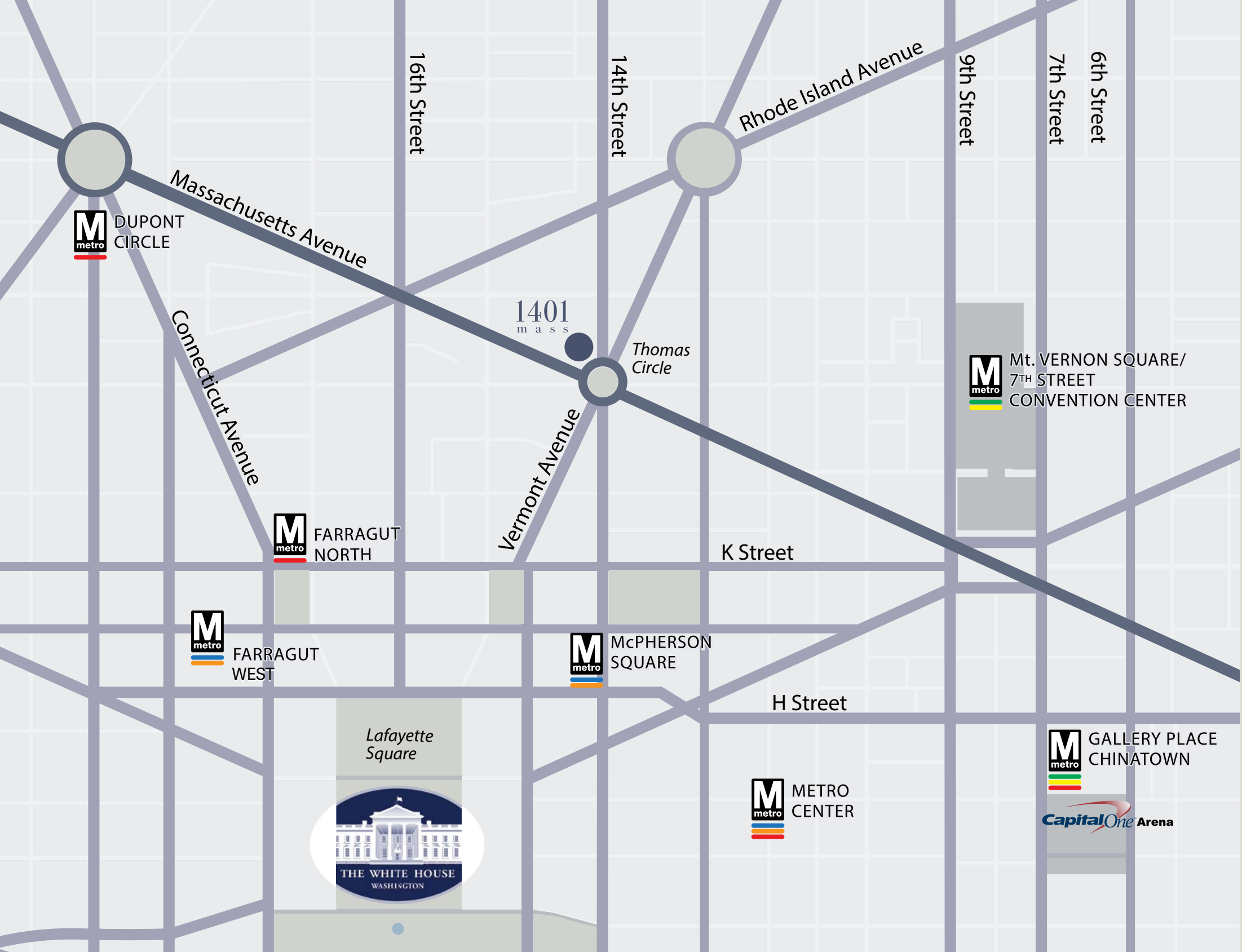
5th Floor



The building offers
efficient floors
of approximately
10,000 square feet.

The 5th floor has two
private roof terraces
totaling nearly
2,000 square feet
with expansive views of
Thomas Circle,
the Historic Sanctuary
and Washington, DC.

The Plans



The Location



96 Walkscore



Walk to 100+ Restaurants



Walking Distance to All Metro Lines



Adjacent to Capital Bikeshare



At the Intersection of Downtown & 14th Street

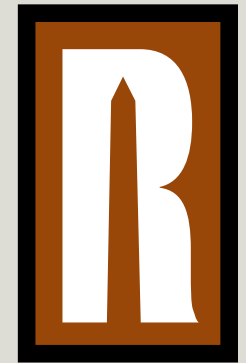
Rock Creek Property Group is a DC based real estate development and investment company. Over the past 20 years, Rock Creek has developed and invested in a diverse array of properties from apartment complexes, retail centers, and commercial office buildings to unique historic structures and boutique mixed-use projects.

Nelson Architects is an award-winning architectural firm with a deep understanding of the DC market and a reputation for the revitalization of prestigious historic architecture.

Donohoe Construction Company is one of the leading general contractors exclusively serving the Washington, DC Metro area. Founded in 1955, their vast expertise in construction of all asset types combined with a commitment to superior service and uncompromised integrity leads to continued growth and success. prestigious historic architecture.

The Team

Developer



ROCK CREEK
property group

Developers of Value®

Architect



Construction

DONOHUE
Integrity and Vision Since 1884
SPECIALTY CONSTRUCTION GROUP

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