



601 13th Street NW
Washington DC

historic. iconic. homer.

A significant architectural landmark, the Homer Building was originally constructed in 1913 and is one of the most elegant structures in Washington's commercial center.



full-building height atrium

window line completely surrounding central full-building height atrium allowing access to daylight into all interior office spaces

new atrium finishes coming soon

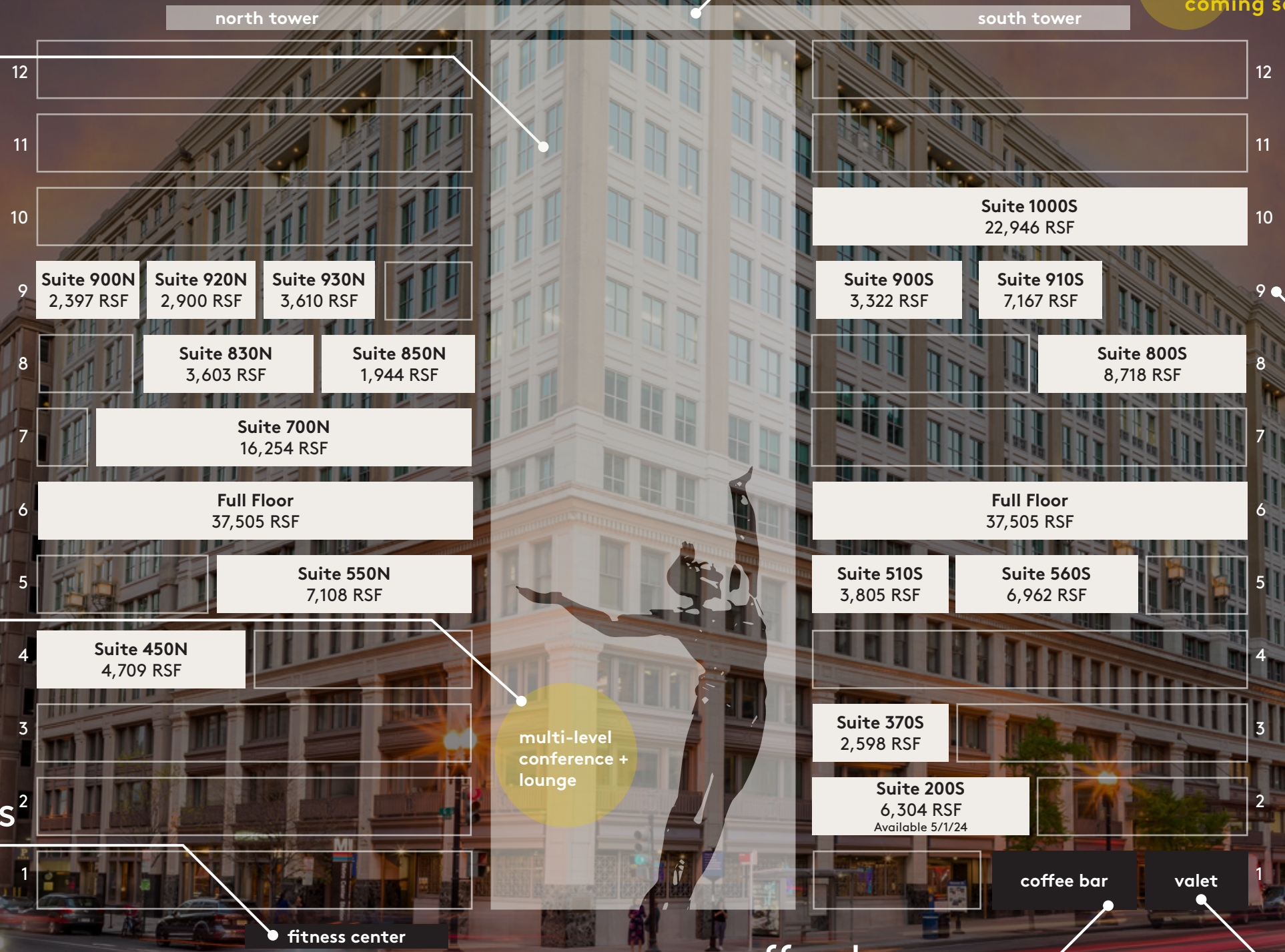
new conference + lounge

new conference + lounge amenity renovations coming soon

pickle ball & racquetball courts

+ on-site personal fitness trainers

brand new fitness center + expansion coming soon



stunning rooftop views



rooftop renovations coming soon

spec suites coming



newly renovated spec suites with modern furnishings

coffee bar

coming soon

coffee bar

valet

valet parking



iconic atrium lobby

The iconic building atrium featuring the Homer Guerry statue provides a light-filled and airy entrance and daylight to interior floors. It also functions as a grand event and activation space for the building.



stunning rooftop views

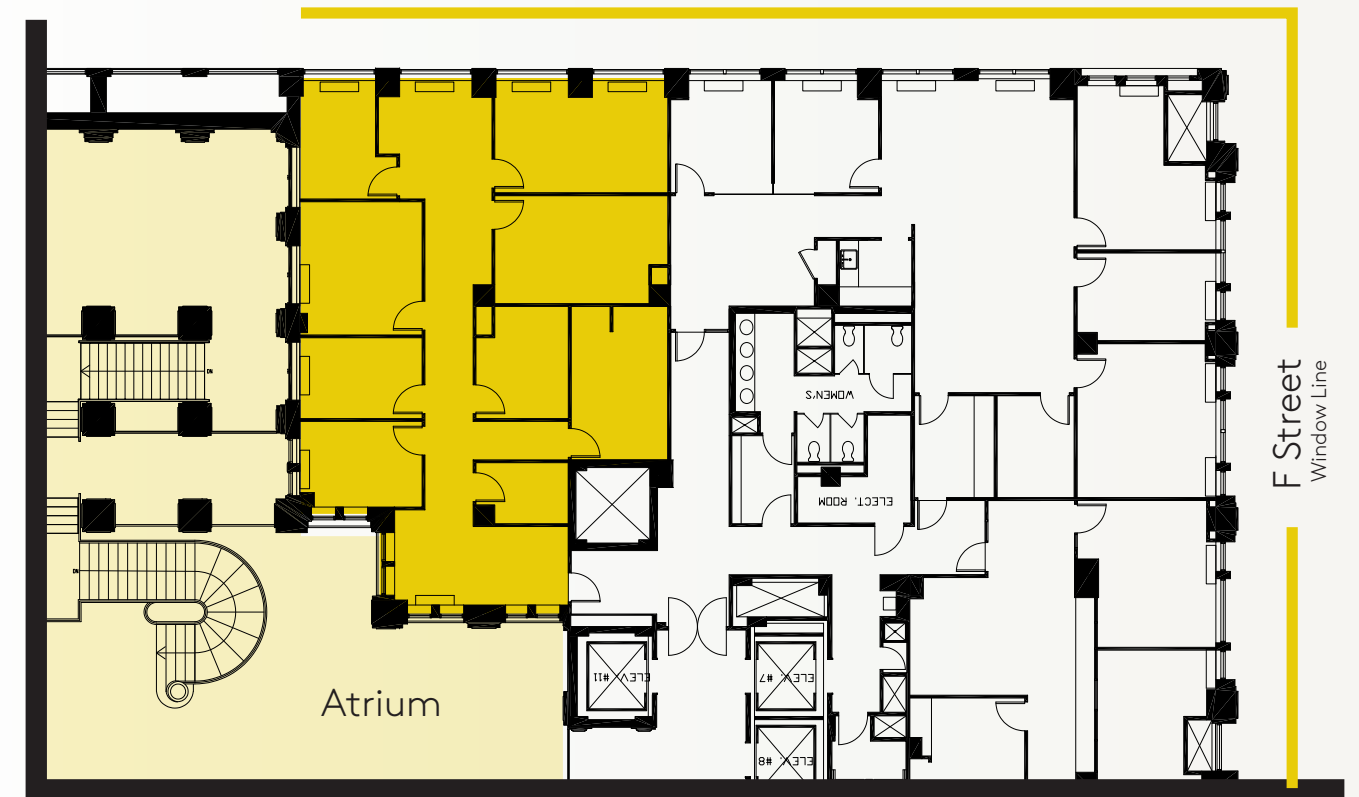
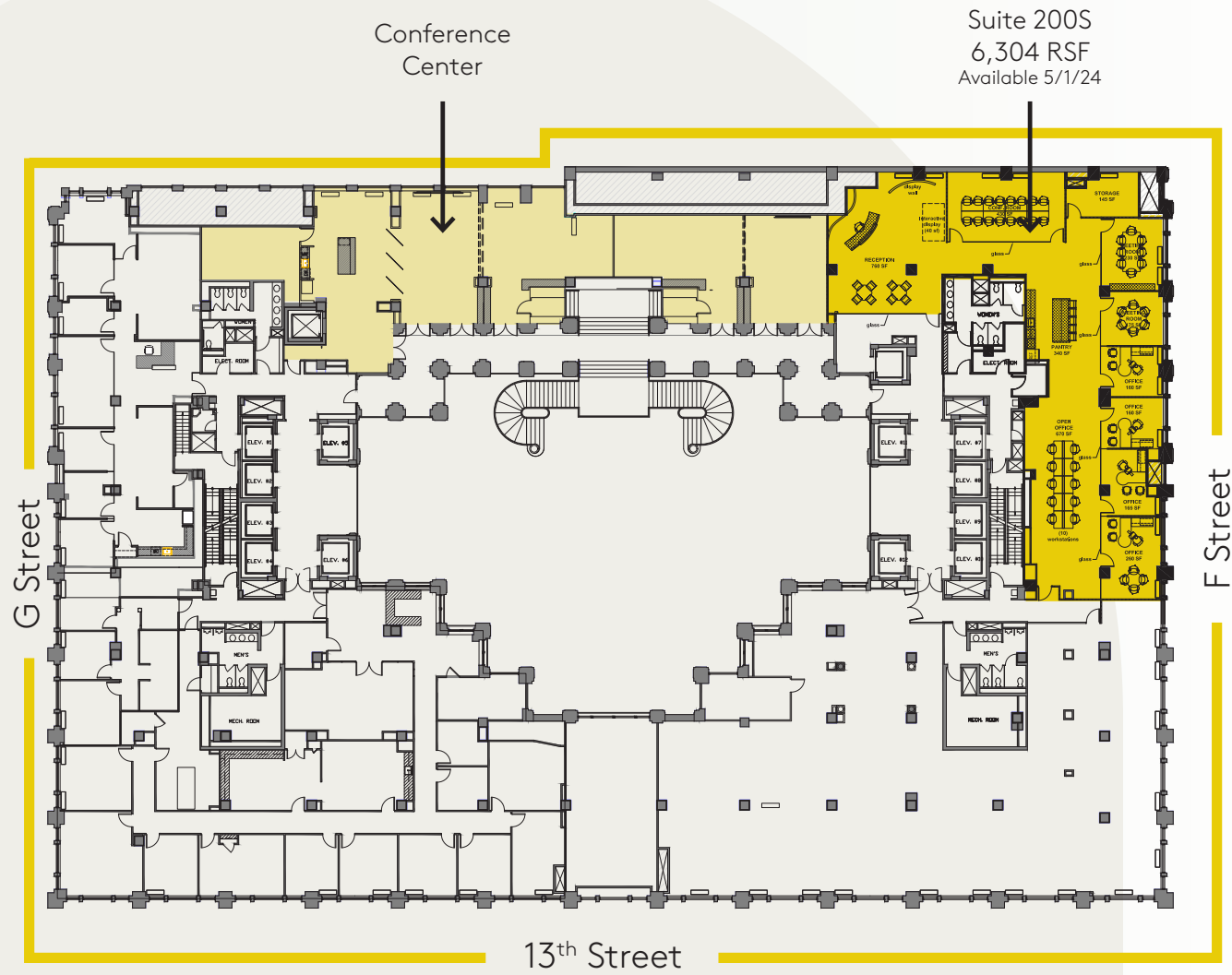


rooftop updates coming

Featuring a roof deck with rare views of the DC skyline, 601 Thirteenth Street's roof offers a great place to relax, hold meetings, or host events.

third floor

Suite 370S
2,598 RSF



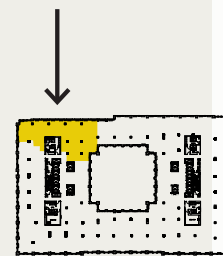
second floor

Suite 200S
6,304 RSF



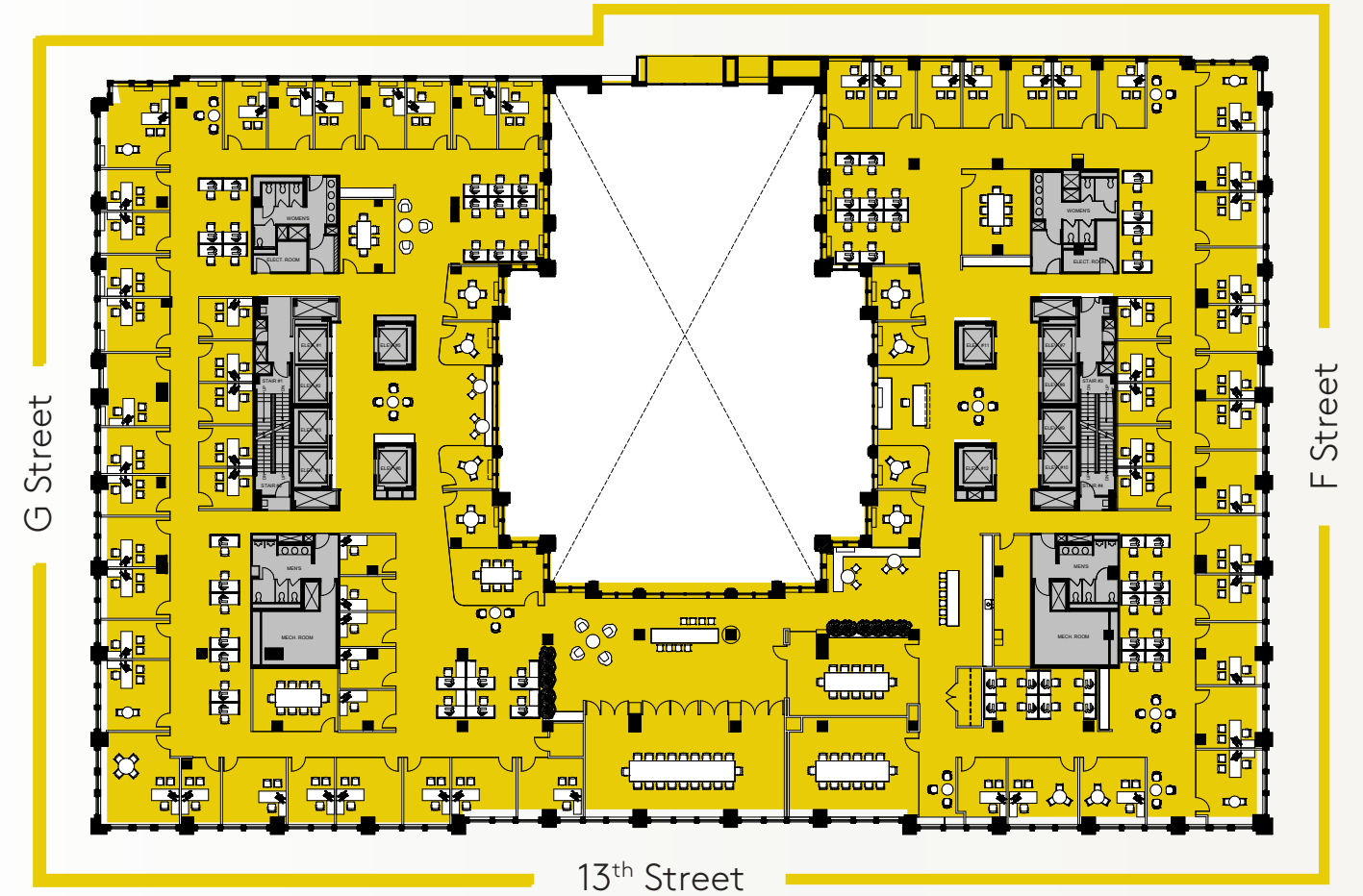
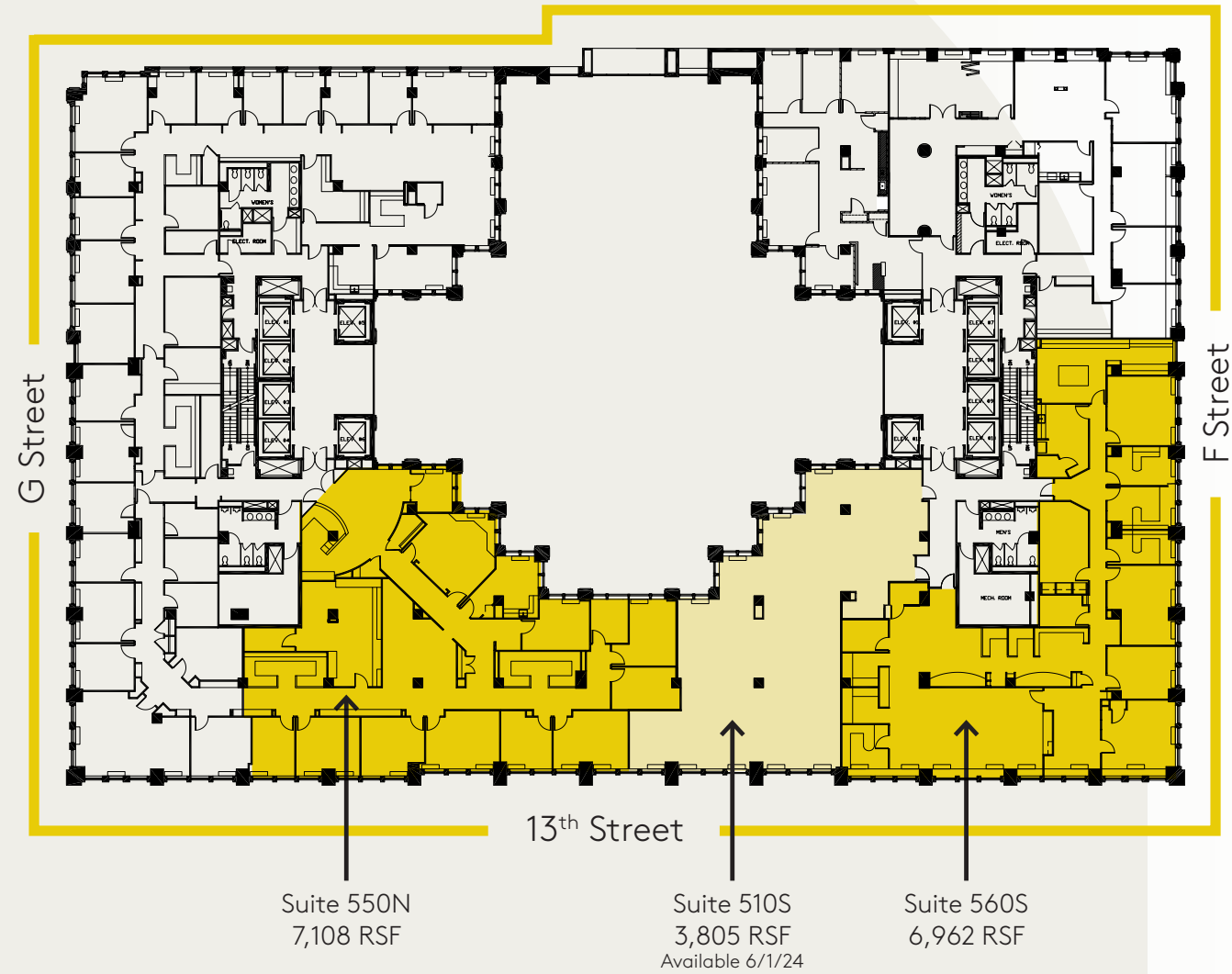
fourth floor

Suite 450N
4,709 RSF
Available 6/1/24

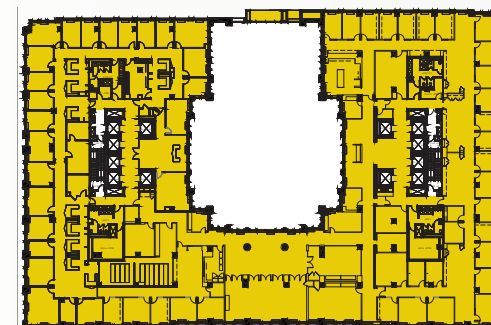


sixth floor

Full Floor
37,505 RSF



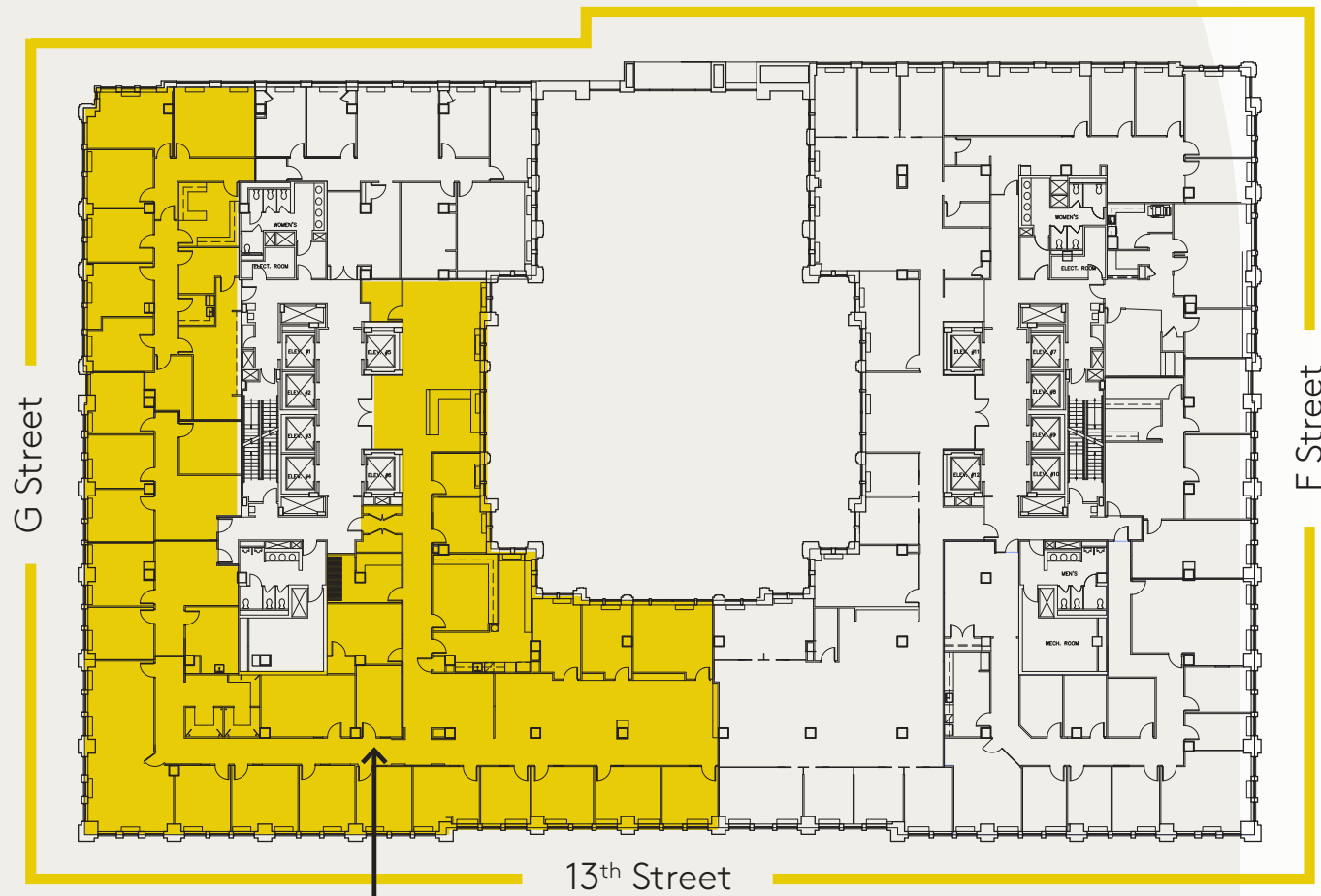
Hypothetical Test Fit



fifth
floor
17,875 RSF
Contiguous

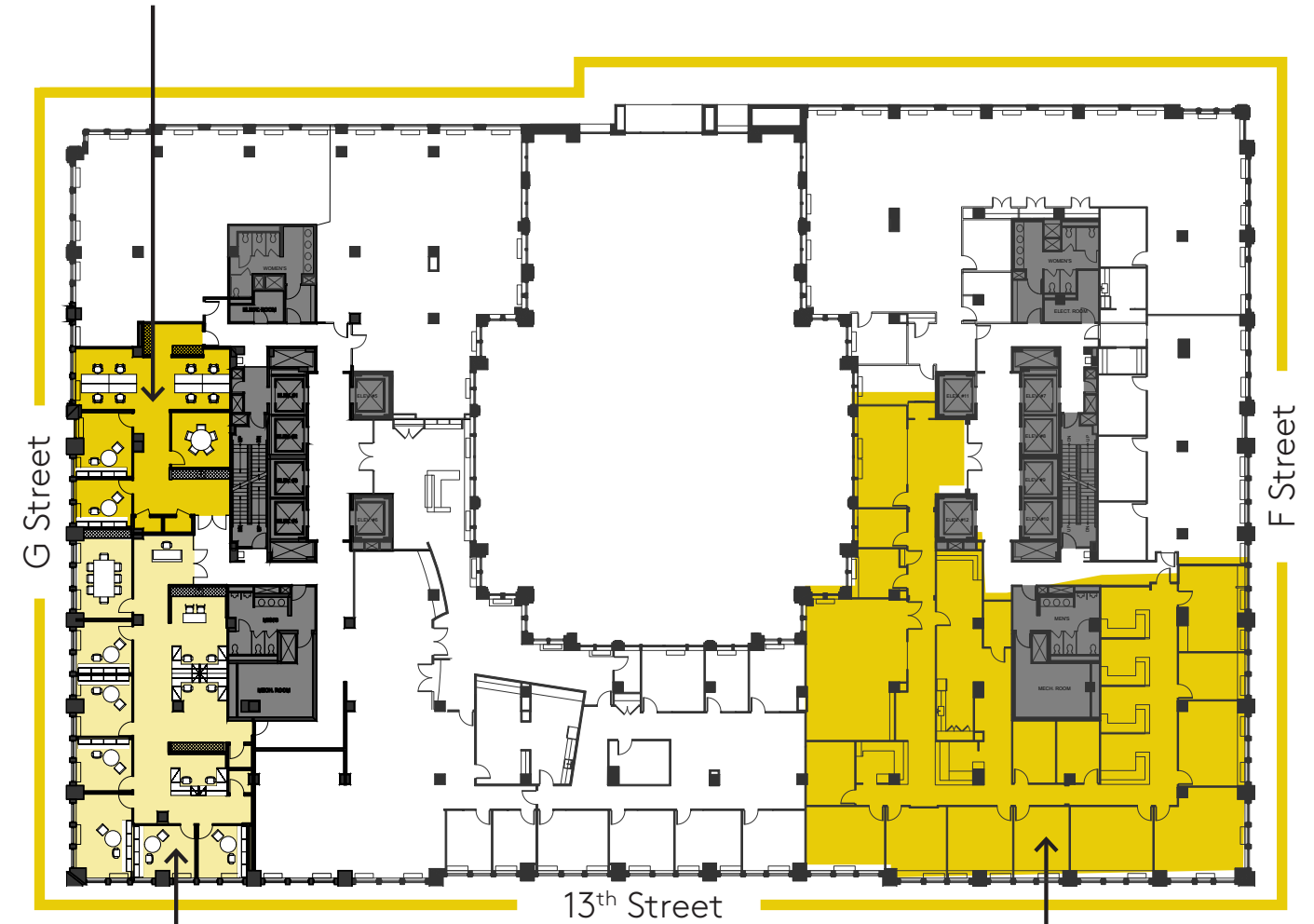
seventh floor

Suite 700N
16,254 RSF



Suite 700N
16,254 RSF

Spec Suite
Suite 850N
1,944 RSF



Spec Suite
Suite 830N
3,603 RSF

Suite 800S
8,718 RSF

eighth floor



The Guerry

at the homer building

Brand New Spec Suites
on the 9th Floor

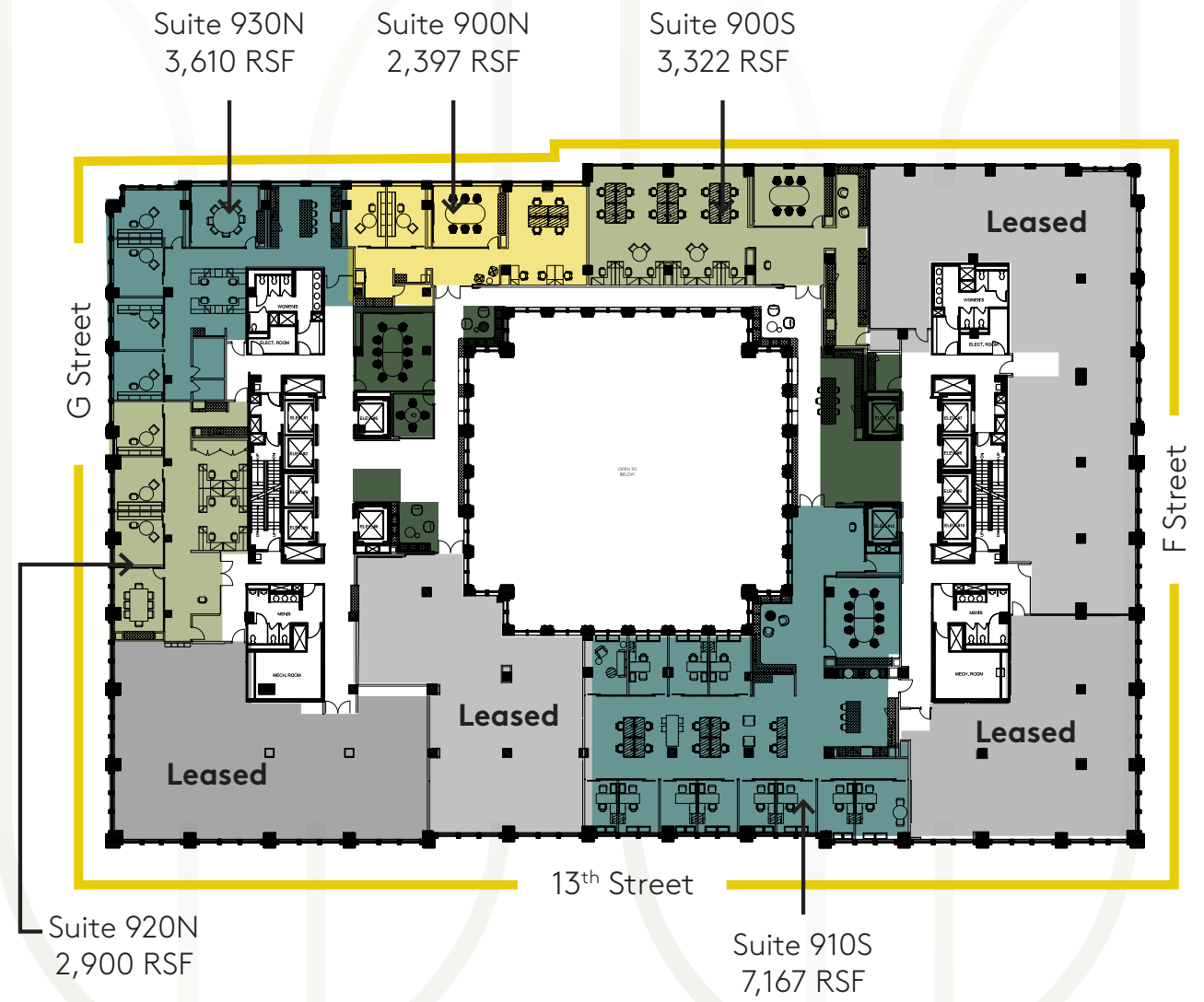
Designed by





The Guerry

9th Floor Spec Suites
 2,397 - 12,229 RSF



8th & 9th Floor Renderings

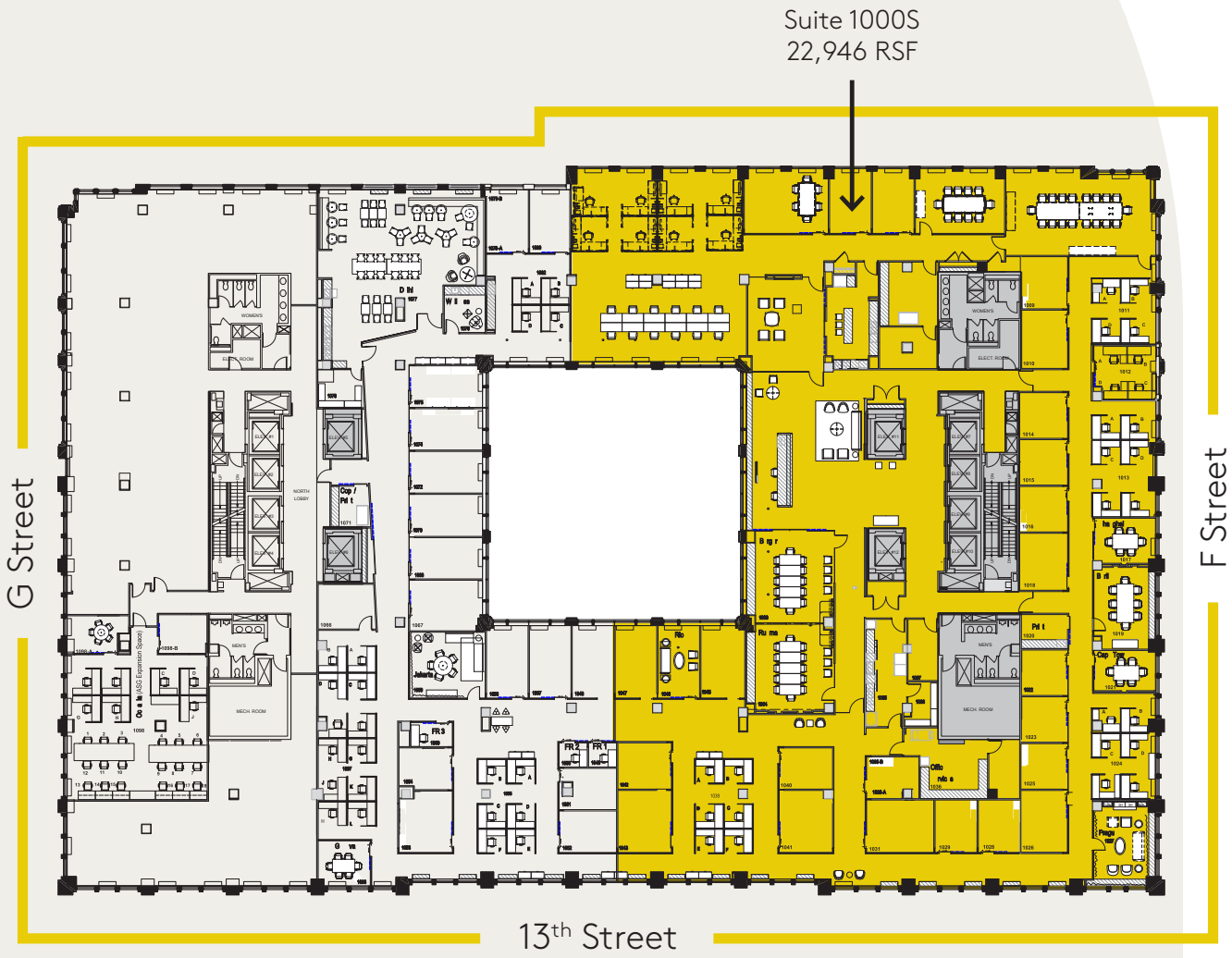


The Guerry
 at the homer building



8th & 9th Floor Renderings

tenth floor





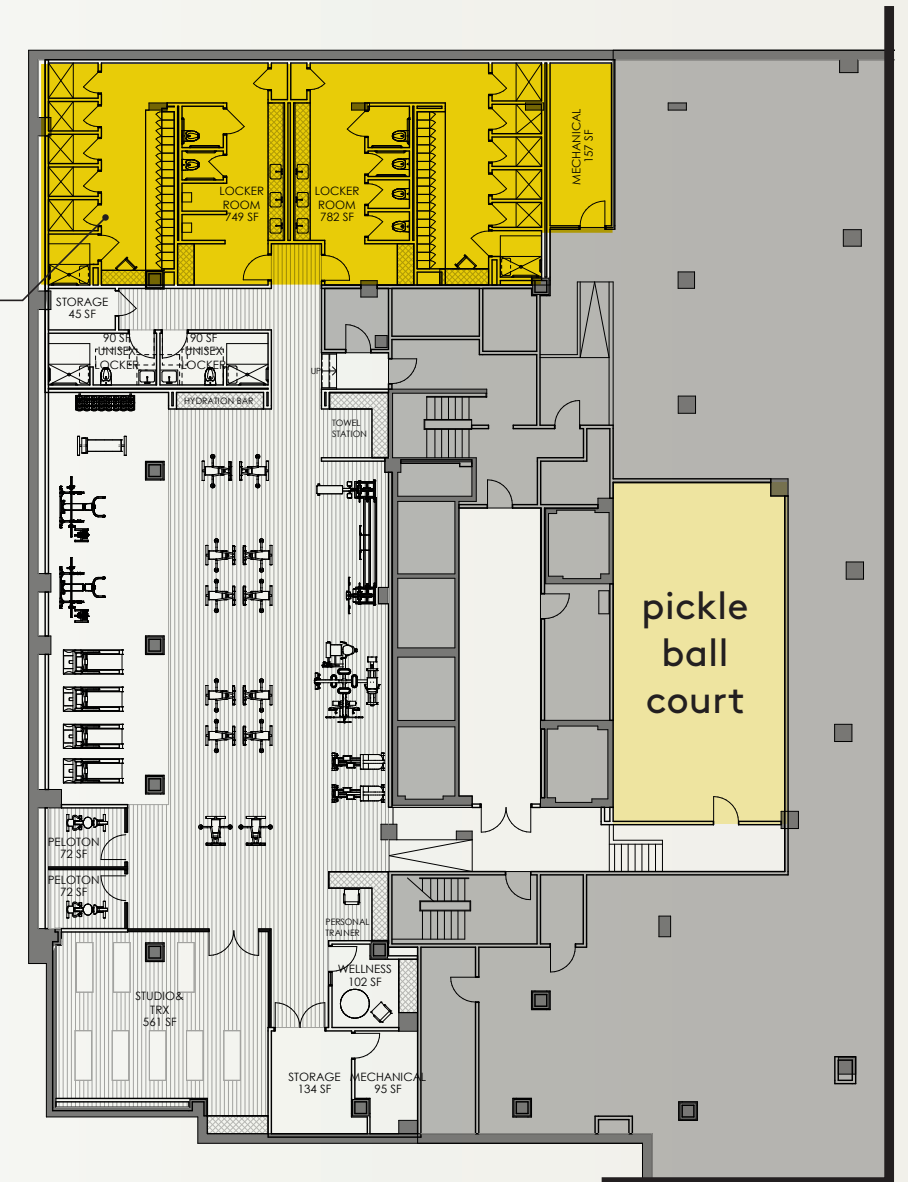
newly expanded fitness center

This exclusive fitness center features floor-to-ceiling mirrors, free weights, yoga mats, variable strength equipment, state-of-the-art Bluetooth-enabled cardio equipment, wireless internet, two Pelotons with virtual fitness class subscriptions, and an on-site personal trainer. The renovated fitness center now features a pickleball court, a supply of athletic clothes for when people forget their gear, and multiple classes a week with our trainer.



design renderings

new locker rooms
fitness center expansion



conference + lounge

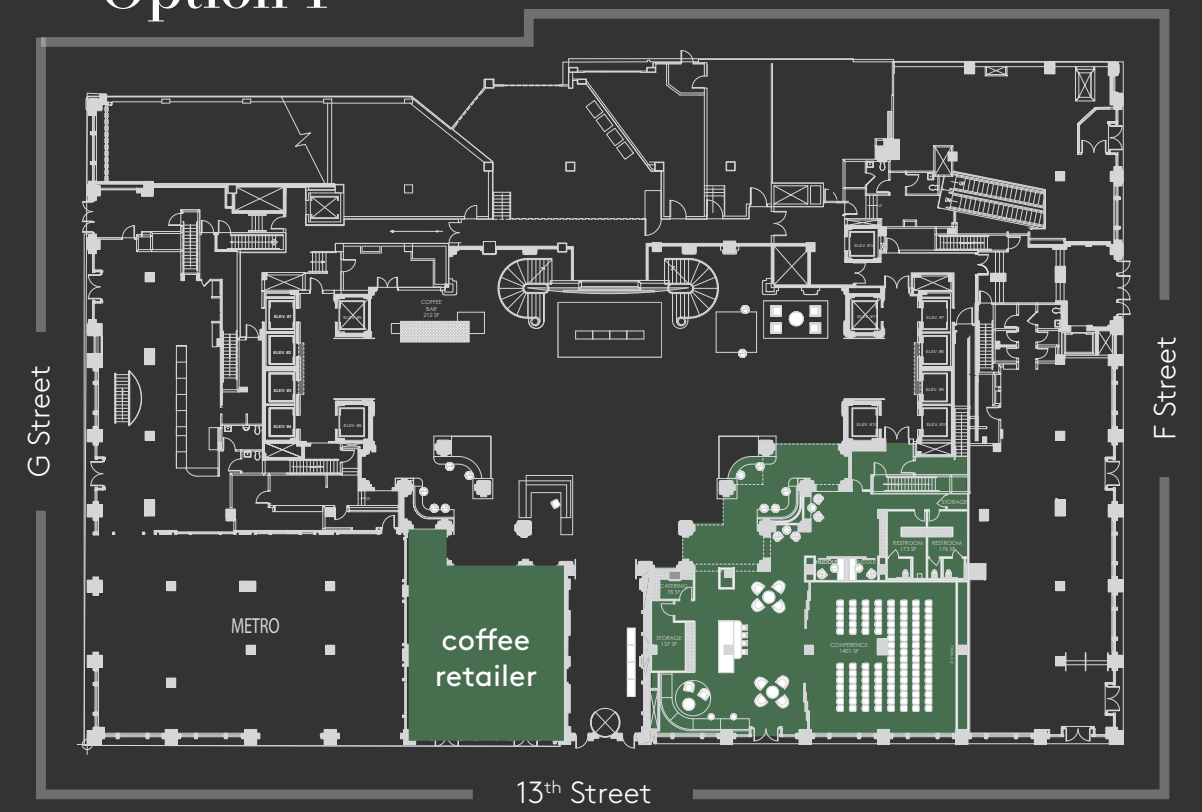
Brand New Multi-Level Conference + Lounge

The current conference center features four multi-purpose rooms, provides wireless internet, HDMI compatible flat screen monitors, and telephone and video conferencing capabilities for meetings and events.

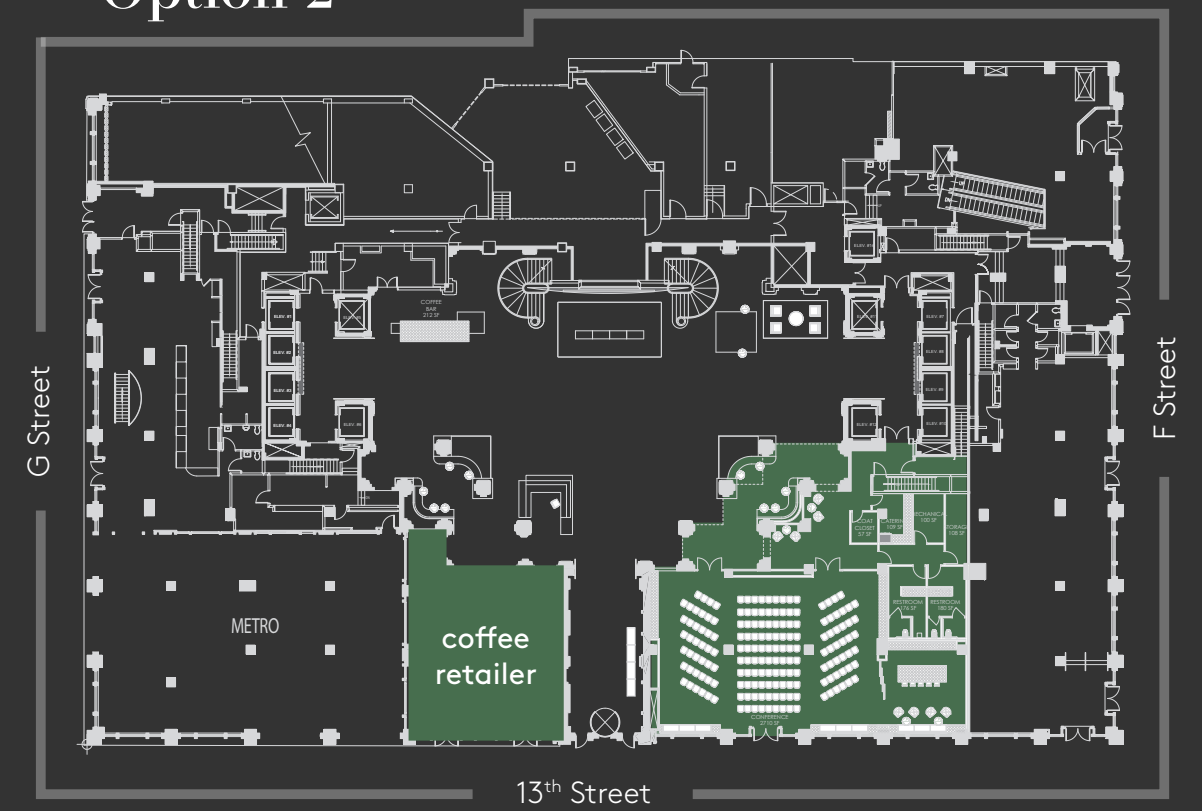


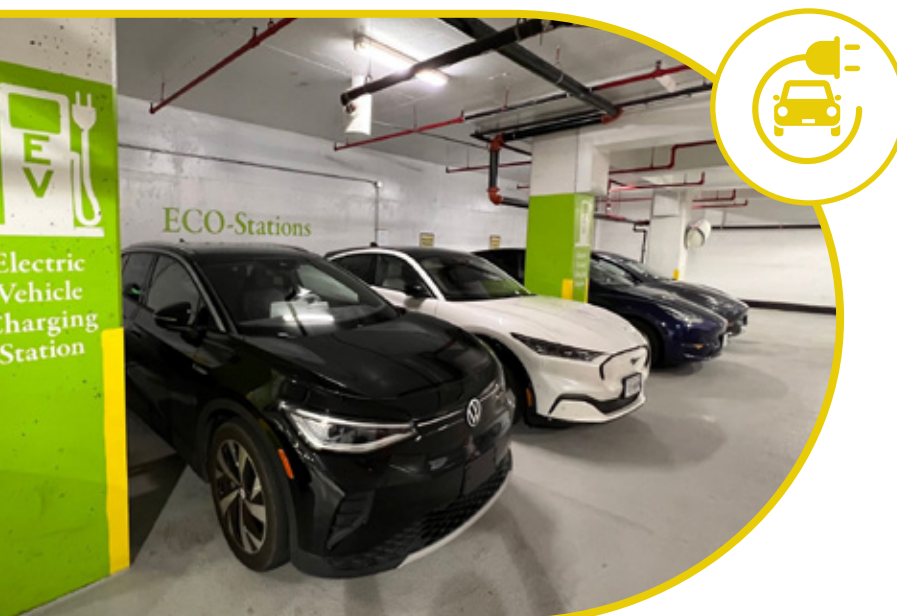


Option 1



Option 2





EV car charging stations

The garage boasts four complimentary electronic car charging stations located on the B2 level.



automated Dry cleaning lockers

Automated dry cleaning lockers, managed by Dryy, are located in the valet lobby for easy drop off and pick up.



bike storage

Bike storage, as well as a repair station, lockers, and changing room on the B3 level.

elevated parking experience

Underground parking, managed and valeted by Atlantic Services Group, is available Monday through Friday 6:00 am to 8:30 pm. Additional services include valet call down, car-washing/detailing, battery jumpstarts and lockout service.



valet parking

Valet call down conveniently located inside the main lobby



car washing / detailing on-site

elevated client experience

As landlord and property manager, respectively, Mitsui Fudosan America and Akridge agree that **sustainability, wellness, commuting, and client engagement** are crucial for offices serving high-performing professionals and prestigious clients.



100
Transit Score



85
Bike Score



99
Walking Score



The prestigious **BOMA 360 Performance Program**® validates and recognizes commercial properties that demonstrate best practices in building operations and management. Unlike other building certifications that measure only a building's energy and sustainability performance, BOMA 360 is that and much more. **The Homer Building** has been measured against current industry best practices and achieved third-party verification of excellence in building operations and management; life safety, security, and risk management; training and education for building personnel; energy management; environmental/sustainability practices; and Client relations and community involvement. **The BOMA 360 Performance Program** has given us a meaningful way to demonstrate our commitment to you and to excellence, we are thrilled to receive this important recognition on your behalf.



The Homer Building has a **Gold WiredScore** Certification. Used by leading landlords across twelve countries, WiredScore is the digital connectivity rating system for real estate. WiredScore sets the global standard for in-building connectivity. WiredScore Gold ensures that a building has the connectivity capacity for virtually any Client. **The Homer Building** has multiple points of entry with the capacity to support new carriers, and there are available floor and wall spaces for additional equipment in the main telephone room located on the B3 Level, and the riser contains the spare capacity to support new distribution cabling to Clients on each floor. This enables management to easily support the introduction of new services to the building should a Client request.



This trophy-class LEED (**Leadership In Energy And Environmental Design**) Gold office building offers a first-class work environment. The HVAC infrastructure features MERV13 filters at the main air handler unit, contributing to enhanced air quality. **The Homer Building** boasts a number of building certifications due to Akridge's commitment to sustainable best practices and focus on human comfort and wellbeing.



The Homer Building earned the **WELL Health and Safety Rating in 2022**. The WELL Health-Safety seal communicates to everyone entering that the building has adopted best practices and evidence-based measures for safety verified by a third party.



The Homer Building has earned **UL's new Verified Healthy Building Mark** for Indoor Air Quality in 2021, demonstrating the our effectiveness in ensuring healthy air and janitorial efficacy. For 2022, the property increased the rating to Indoor Air and Water by participating in an extensive audit and on-site visits, which included visual inspections and performance testing. The testing methods used by UL to verify both indoor air and water quality are aligned with industry-recognized organizations such as the Environmental Protection Agency (EPA), the National Institute for Occupational Safety and Health (NIOSH), the World Health Organization (WHO), and the American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE). Achieving this milestone demonstrates that **The Homer Building** has excellent indoor air quality and water quality.

McPherson Square

Franklin Park

Lafayette Square

The White House

5 minutes to The White House

6 minutes to The White House

4 minutes to The White House

10 minutes to The White House

8 minutes to Capitol Hill

15 minutes to Capitol Hill

7 minutes to Capitol Hill

23 minutes to Capitol Hill

on-site parking garage

on-site metro entrance

5 minutes to I-395

the homer building

NEW YORK AVENUE

14TH STREET

13TH STREET

H STREET

G STREET

BLUESTONE LANE

F STREET

F STREET

National Theatre DC

Warner Theatre

E STREET

12TH STREET

11TH STREET

10TH STREET

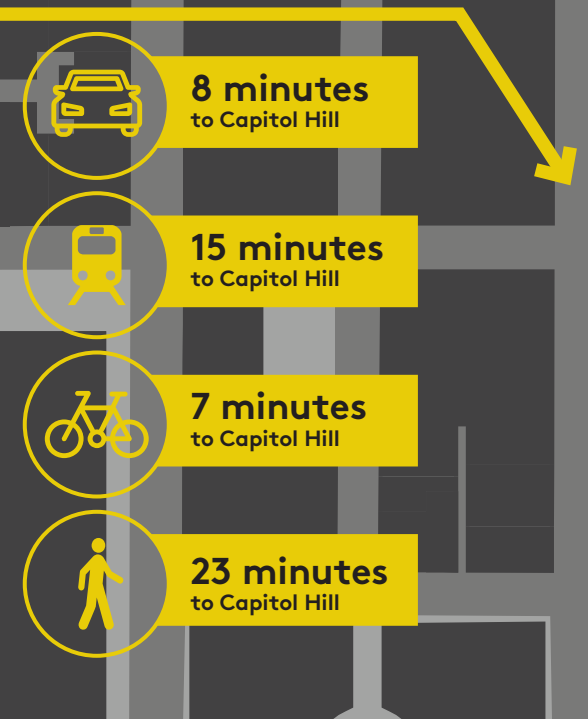
PENNSYLVANIA AVE



LE PAIN QUOTIDIEN



au bon pain
café bakery



the homer building

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Washington DC

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