

AVAILABLE SPACE

R B PROPERTIES, INC.
As of August 17, 2009

WATERFRONT CENTER

1000 - 1010 Wisconsin Ave, NW Washington, DC 20007

Floor	Suite #	SF Available	Smallest	Contig.	Asking Rates	Date Available	Service Type	Condition	Build-Out	Notes
Office Space:										
1st	100	8,600	3,800	8,600	\$26 - \$33	VACANT	NNN	as-is	yes	Retail/Office, Wisconsin Ave and K Street frontage with high ceilings. River views.
2nd	205	2,650	2,650	2,650	\$31 - \$34	VACANT	FS	as-is	yes	Retail/office use - 3-4 offices, large conference area, kitchenette, reception area, high ceilings, amazing river views
TH	220	1,006	1,006	1,006	\$31 - \$33	3/1/2010	net util.	as-is	yes	2-3 offices with large reception area, located historic warehouse, exposed brick
2nd	260	1,000	1,000	1,000	\$16 - \$19	VACANT	FS	as-is	yes	Good for office or storage use, no windows, 2 offices
3rd	307	1,838	1,000	1,838	\$29 - \$31	VACANT	FS	as-is	yes	High ceilings, floor to ceiling windows, some open area, some offices, nice views
3rd	310	980	980	980	\$29 - \$31	11/1/2009	FS	as-is	yes	High ceilings, some open area, some offices, nice views
5th	560	2,102	900	2,102	\$33 - \$35	12/1/2009	FS	as-is	yes	High ceilings, some open area, some offices, great views

Building Notes:

- * 4 sides of windows, many balconies
- * 9-story building overlooking Potomac River
- * Views of Kennedy Center and Rosslyn
- * Large parking garage
- * Historic warehouse with exposed wood beams and brick walls
- * Offering brokers 4% commission for any new leases (non-renewals) signed by September 30, 2009