



1200 New Hampshire Ave. NW
Washington, DC

Commercial
Interior Design

Located at the Northwest corner of New Hampshire Avenue and M Street, NW, 1200 New Hampshire holds a prominent position as a transition from the Central Business District (CBD) to the West End. The existing 1978 8-story building is a typical banded window office building with dark glass and brick spandrels. An arcade along the face of the building with large diameter concrete columns and a sloped triangular plaza disengages ground floor retail from street life. A single story, double height volume glass-faced triangular addition will infill the plaza and provides neighborhood retail that engages the street. The main lobby entrance advances toward New Hampshire Avenue with canopy, new steps and a planter wall providing ADA access. Finely detailed glass, stone and metal contrast with the masonry mass of the existing building and establish an appropriate current architectural language. The green roof of the addition slows storm water run-off and provides an enhanced view for upper floor tenants. On axis with M Street as it leaves the CBD, the jewel-like addition provides a critical eye level turning element that helps to re-orient pedestrians and critical piece link to the CBD and the emerging West End retail.