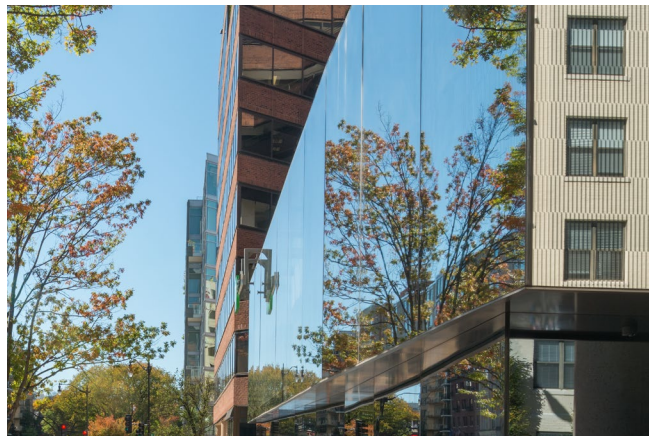


1200 New Hampshire Avenue, NW | Washington, DC



**1200 New Hampshire Avenue,
NW, Washington, DC**

280,000 Square Feet

**Commercial
Interior Design**

The outdated storefront and windswept plaza of this eight-story, 1970s building in the District's West End were transformed to provide a more open and welcoming experience. Dark glass and brick spandrels were replaced with a jewel-like glass triangle and canopy to terminate a strong visual axis at a critical shift in the street grid, to enhance the retail space and to provide barrier-free access with new grade transitions. A new green roof retains storm water run-off and provides an enhanced view for upper floor tenants. Since the changes, the building owner has achieved retail rents approaching \$100 per rentable square foot.

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