
OFFICE BUILDING EXPERIENCE



1401 New York Avenue Washington, D.C.

The renovation program for this prominently located downtown 12-story office building involved the reconstruction of the entire building's façade and the modernization of the first level retail and lobby. By developing a lightweight limestone and aluminum skin

that could be applied over the existing façade, MWAP made it possible for the majority of the renovation to take place during the regular workday with minimal disruption to the fully-occupied building's tenants.



Portrait Square ¹ Washington, D.C.

Portrait Square (formerly known as Square 429) is a high-profile development for both an existing downtown church and a new office building in the historically protected Chinatown district of Washington, D.C. The design of the 200,000-SF project

involves the incorporation of a 1929 Gothic revival classroom building inside the larger commercial building while consolidating and upgrading the church's classroom and support program.



Eilan Office Buildings 2 & 3 San Antonio, Texas

Reminiscent of buildings in a Tuscan village, the Office Buildings offer over 200,000-SF of Class-A office space. Constructed with 42 ft. clear span floor plates and post-tension slabs, the buildings provide increased usable floor space that is not interrupted by vertical

structural members. The resulting "open floor plan", by reducing restrictions created by the structural elements, provides tenant with increased flexibility of space and floor planning options.



1899 Pennsylvania Avenue, NW ¹ Washington, D.C.

Situated on one of the most important streets in Washington, D.C., 1899 Pennsylvania Avenue has spectacular views up and down this historic avenue as well as precious views of the White House from the upper floors. The project entailed the complete

demolition of the existing building down to the structural steel. Keeping the steel frame was important to dramatically reducing the construction time of the project.

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TIGR - The Institute of Genomic Research¹ Rockville, Maryland

The \$28 million project provides facilities for the expansion of research programs dealing with functional genomics as applied to human disease. The team overcame complex challenges posed by the building's large infrastructure requirements to meet

the needs of the research teams. It also re-designed the storm water management system, organized the multiple structures and provided a landscape centerpiece on the campus by creating a pond.



1899 L Street, NW Washington, D.C.

As part of the owner's long term investment strategy, a targeted design approach was initiated to improve the aesthetic appearance of this 1980s era office building. The improvements included; new signage for the retail tenants and the building, a complete

lobby renovation, new tenant lobbies, and upgrades to the bathrooms. ADA accessibility upgrades were also an essential part of this project. The largest part of this project was the main lobby renovation.



United Unions Washington, D.C.

The repositioning of the United Unions, Inc., headquarters building included redesigning the entrances, main lobby, and surrounding plaza. The building, which sits at 1750 New York Avenue NW, houses the International Association of Fire Fighters and the Sheet

Metal Workers' International Association. The renovation provides a higher profile for the revitalized Class A building, with a newly landscaped plaza and a bold new entry.



400 North Washington Street Falls Church, VA

Our scope of work consists of the refinement of concept/schematic building design for 100,000GSF of office building and parking to accommodate 219 cars, in suitable format for submission to the city of Falls Church for zoning review and approval. We anticipate

that the presentation drawings will include First Floor and Typical Tenant Floor Plans, Typical Elevations Building Entrance (concept) and Data Sheet of relevant information required by the review agency.



Park Place Two¹ Tysons Corner, Vienna, VA

At 317,000-SF, the building is 11-stories above four levels of structured parking providing 1860 parking spaces. The building responds to several constraints, including a steeply sloping site, an existing building, and the potential expansion of the adjacent

Capital Beltway. Far from being limited by these constraints, however, the design exploits them to set new standards and promote a new image for Class A office space in Tysons Corner.

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Federal Reserve Board Washington, DC

A contractor-led design/build team to upgrade the perimeter security for one of their Washington DC facilities located within a block of the White House complex. This effort required providing a comprehensive design solution that was aesthetically accept-

able to the U.S. Commission of Fine Arts, the National Capital Planning Commission and the DC Department of Transportation. We worked to detail and specify the contract documents in a way that expedited construction within budget and schedule.



Reston International Center Reston, Virginia

The Reston International Center is one of the tallest buildings in the Dulles corridor. With the exterior curtainwall failing, it provided an opportunity for the developer to re-skin the exterior of the structure. Working closely with a structural engineer we devel-

oped three schemes to re-skin the building without moving existing tenants during the construction. One scheme utilized pre-fabricated curtainwall panels, raised on site with a crane and another utilized a terracotta rain screen.



1515 Penn Center Philadelphia, Pennsylvania

Located at 1515 Market Street, directly across from City Hall, this 500,000 square foot structure is part of a three building complex designed in 1957. Our work is focused reimagining the exterior of the building, renovating the first floor and main lobby, as

well as, renovating the landscape plaza - the central open space to the complex. Project budget is expected to be in the range of three to four million dollars.



107 North West Street Alexandria, Virginia

The abandoned mid block structure was a neighborhood eye sore. The 4,350 sf one story structure had a single open space 20 feet high. The building was completely gutted and renovated with new windows, reclaimed wood floor and roof with skylights.

The building was renovated for an architects office and a photographers studio. The project won a design award from NAIOP for best renovation and a national design award from the Society of American Registered Architects.



Democratic National Headquarters¹ Washington, DC

The Democratic National Committee ("DNC") was interested in locating their headquarters to a new structure with high visibility. The site at 4th and E Streets, NW provided sufficient space and visibility from the 395 overpass. The proposed structure was seven stories

with a brick skin and precast accents. The design was developed to represent some of the values of the DNC and included a strong representation of trade labor unions and an equality of it's membership.

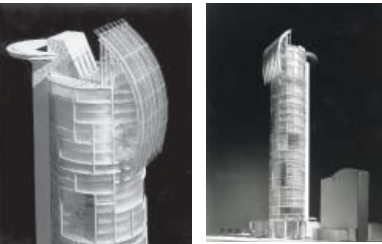
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Yin Chen Tower ¹ **Shanghai, China**

The 36-story tower, designed and built on a fast-track, is located on one of the most important sites in Shanghai - one block from the People's Park and the Shanghai Municipal People's Government and opposite the Shanghai Workers Cultural Palace. It com-

prises an entire city block, and is approximately 65,000 square meters. At the base of the tower is a multi-story retail podium with active displays on the exterior. It is one of the most striking structures on the Shanghai skyline.



Information Technology Center ¹ **Qing Dao, China**

The design was part of a competition to develop a design that reflects the concept of modernity and will become an icon for the City. Organized as a tower and base, the design reflects modern simplicity. The approximately 8,000-SM, 4 story

base houses the International Electronic Information Product Display Center and the International Information Education Exchange and Training Center. The tower has 42 office floors and approximately 52,000-SM total.

Project Credits:

¹ Indicates a project designed by Michael Winstanley, AIA AICP while the Design Director at Leo A Daly.