



SENTINEL SQUARE

PHASE I COMPLETED 2010

PHASE II COMPLETED 2013

691,478 SF CLASS-A OFFICE

ARCHITECT: SMITHGROUPJJR

CONTRACTOR: CLARK CONSTRUCTION

Trammell Crow Company's challenge was to design an office building which would appeal equally to the private sector and public sector tenant. From the moment Trammell Crow Company started its search for land in the burgeoning NoMa neighborhood, it set a goal to find the parcel of land which would best allow it to replicate the "speculative, high-security, Class-A office" concept it had pioneered with its Patriots Plaza project in SW. This parcel will offer 1.3 million square foot development to be built in four phases.

Phase I of Sentinel Square, designed by SmithGroup, is a 413,000 sf, 12-story building consisting of individually glazed units, curtainwall, precast concrete, stainless steel metal panels, and black granite. Inside, a two-story lobby will boast Jerusalem Gold granite from Israel, oveder millwork panels and metal panel column covers. Sentinel Square Phase I has three below-grade levels with 317 parking spaces.

Sentinel Square II, also designed by SmithGroupJJR, is a 279,000 sf, 12-story building with four below-grade levels with 220 parking spaces. It's finishes mirror and complement that of Sentinel Square I. A shared courtyard and landscaping, including granite tree planters, flower beds, decorative metal railings, and an irrigation system, unifies this building with Sentinel Square I and the two additional buildings to be developed on the site.

As designed, Sentinel Square has a high level of appeal to the GSA as it presents an opportunity for GSA to consolidate occupying entities into fully government occupied leased facilities, thereby providing security, technologic and operating efficiencies not otherwise available in the current roster of leased facilities.

Sentinel Square I is LEED® Gold and Sentinel Square II is LEED® Silver.