

## KPF and Skanska Unveil New Design for 17xM in Washington D.C.

*Designed by KPF and developed by Skanska, the office tower is set apart from its peers with a dynamic, angular form that maximizes views and interior flexibility*

**New York, New York – September 21, 2020,** Kohn Pedersen Fox (KPF) and Skanska are pleased to unveil the design of [17xM](#), a striking new office development in Washington D.C.’s central business district. The 11-story, 330,000-square-foot, mixed-use development features office and retail space and is located adjacent to the National Geographic headquarters on one of the few remaining ground-up construction opportunities in northwest D.C. Designed with a tenant-centric, data-driven approach, 17xM will feature a seamless user experience while providing a unique flexible tenant offering.

Global developer, Skanska, tasked KPF as architect, and consultants at ARUP and Siemens to curate 17xM’s creative, connected environment and top-tier amenities package to accommodate tenant needs well into the future. The building represents Skanska’s eighth development in the greater Washington area.

“We are excited to collaborate with Skanska to forgo the usual D.C. office building approach and design a project whose form and articulation simultaneously improve the workplace and enhance the public realm, integrating inside and outside to make both public corner and private office a true ‘place’,” said Elie Gamburg, KPF Design Director.

The design for 17xM refashions the typical D.C. office block by utilizing a dynamic form to dramatically increase the number of perimeter offices achievable per floor, enclosed by an articulated façade that pushes the boundaries of sustainability and craft. Skanska led the building’s angular, two bar plan with a close analysis of the site, seeking ways to maximize the windowline. By creating meaningful pockets of public space, the project delivers an inviting urban experience while pulling back in key areas from the street wall to offer visual relief and mark an entry. The western façade offers lower floor tenants a private outdoor terrace, while a penthouse-level amenity floor offers shared conference and event facilities, as well as an expansive roof deck. Ensuring a streamlined door-to-door experience, the design incorporates a private layby drop off for tenants and guests. This also supports the reduction of overall traffic in and around the downtown corridor.

“The design of 17xM prioritizes convenience, flexibility, and smart building technologies to accommodate the demands of today’s workforce and into the future,” said Mark Carroll, Executive Vice President of Commercial Development Operations for Skanska in Washington D.C. “Working alongside the world’s most inventive architects, designers and engineers will ensure Skanska continues to develop best-in-class workplaces at premier locations that create a better experience for our tenants.”

Targeting LEED® Gold and Wired Certification, the project’s façade features a dynamic interplay of horizontal cells and vertical sun-screens, both optimized to maximize the insulating value of the wall, daylight penetration for offices, and solar control. Other sustainable components include a green roof to assist in storm water control, high efficiency MEP systems, and local, recycled, and natural construction materials.



Located at 1700M Street NW, 17xM places tenants at the epicenter of Washington D.C.'s central business district, which is home to roughly 3,000 diverse companies including top law firms, lobbyists, museums and research institutes, and six national parks. The premier location provides tenants with ample access to outdoor space and neighborhood conveniences. The transit-oriented development is also proximate to Connecticut Avenue and K Street, and is within walking distance from the Farragut North, Farragut West and McPherson Square Metro Stations. Randy Harrell, Jill Goubeaux, Joe Coleman, Colin Fay and Lara Nealon of CBRE are representing Skanska in the office leasing.

### **About Kohn Pedersen Fox Associates (KPF)**

Kohn Pedersen Fox Associates (KPF) is one of the world's preeminent architecture firms, providing architecture, interior, programming and master planning services for clients that include some of the most forward-thinking developers, corporations, entrepreneurs, and institutions in the United States and around the world. The firm's extensive portfolio spans more than 40 countries and includes a wide range of projects from office and residential buildings to civic and cultural spaces to educational facilities. Driven by individual design solutions, rather than a predetermined style, KPF's mission is to create buildings and places of the utmost quality and contextual sensitivity, providing a valuable impact on the cities they inhabit.

As a global practice with a far-reaching impact, KPF endeavors to design lasting architectural solutions that mitigate their lifecycle impact on environmental resources and that protect and enhance the wellbeing of the communities they serve. For that reason, the firm has joined AIA, RIBA, and many of its peers in a joint effort to develop the capabilities to design and deliver carbon-neutral buildings by 2030.

17xM expands KPF's growing portfolio of recent and current work in the Washington D.C. area, including **1000 Maine**, a carefully-crafted trophy office building completed last year on The Wharf, D.C.'s new waterfront district, **1900 N Street**, a gateway to D.C.'s central business district that rises above its surroundings, and **200 F Street**, KPF's office building within the **Capitol Crossing** development, which reconnects the Capitol Hill and East End neighborhoods. Other major commissions in D.C. include the AIA National award-winning **World Bank Headquarters**, the **Dulles Airport Aerotrain Station**, and the **Peterson Institute for International Economics**, among others. In nearby Arlington, Virginia, **2000 Bell Street** infuses new life into National Landing, a longstanding commercial neighborhood and Amazon's new headquarters, by combining dynamic interplays of form and materiality, hierarchy and scale.

**Website:** [www.kpf.com](http://www.kpf.com) | **Instagram:** [@kohnpedersenfox](https://www.instagram.com/kohnpedersenfox) | **Twitter:** [@kohnpedersenfox](https://twitter.com/kohnpedersenfox) | **Facebook:** [@kohnpedersenfox](https://www.facebook.com/kohnpedersenfox)

### **About Skanska**

Skanska is one of the world's leading construction and development companies. In the U.S., Skanska's core operations include building construction, civil infrastructure and developing self-financed commercial properties, which together generated \$7.6 billion in revenue in 2019. As a developer in the U.S., Skanska has invested a total of \$2.7 billion in commercial and multi-family projects. With U.S. headquarters in New York City, Skanska has offices in 28 metro areas with 7,900 employees nationwide.



Skanska is an industry-leading innovator in both safety and project execution, and offers competitive solutions for both traditional and complex assignments to help build a more sustainable future for our customers and communities. Global revenue of parent company Skanska AB, headquartered in Stockholm and listed on the Stockholm Stock Exchange, totaled approximately \$18.7 billion in 2019.

Skanska has invested substantially in the development of the Washington D.C. region to deliver sustainable new buildings that add value to their surrounding communities. Skanska's current developments in the area include **2112 Penn**, an 11-story, 240,000-square-foot, LEED Gold certified, Class-A office building on Pennsylvania Avenue; **Heming**, a 410-unit, luxury multi-family development in Tysons, VA, with 38,000 square-feet of ground-floor restaurant and retail space; **3901 North Fairfax Drive**, a rare opportunity for a ground-up, Metro-accessible, Class-A office building in the Rosslyn-Ballston Corridor. Skanska is also responsible for the delivery of **99M**, a 234,000-square-foot, Class-A office building located in the Capitol Riverfront neighborhood; **RESA**, a 326-unit luxury residential apartment building in the NoMa neighborhood; **1776 Wilson Blvd**, Arlington's first LEED Platinum building; and 733 10th Street, NW, a 171,000 square-foot office building.

In the Greater Washington area, Skanska built the **First Street Tunnel** and the headquarters facility for the District of Columbia Water and Sewer Authority (D.C. Water). The firm is also responsible for the reconstruction of the **11th Street Bridge** and adjacent interchanges, infrastructure that helped spur new development such as 99M in the Capitol Riverfront neighborhood. This and previous releases can also be found at [www.usa.skanska.com](http://www.usa.skanska.com).

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