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Hickok Cole Architects Completes Plans For Square 54

3.5.10 | Washington, DC | Washington, D.C.-based architecture firm **Hickok Cole Architects** has solidified plans for **Square 54**, a mixed-use office, housing and retail project situated at 2200 Pennsylvania Avenue in DC. Stretched out over a 2.66-acre site, the potentially \$250 million facility is located across the street from George Washington University and is expected to be completed later this year.

Square 54 will contain 435,000 sq.-ft. of office space, 69,000 sq.-ft. of retail, a 38,000 sq.-ft. grocery store, 333 apartments and 1,026 parking spaces. It will occupy the space previously held by George Washington University Hospital.

The complex will consist of three buildings: Square 54 Residential I (160 ft. high, with 14 floors), Square 54 Residential II (140 ft., 12 floors), and Square 54 Office (150 ft., 11 floors). Client: Boston Properties
Executive Architect: Hickok Cole Architects
Design Architect: Pelli Clarke Pelli Architects

Project Size:
Residential: 330,000 sf; 333 units
Office: 440,000 sf
Retail: 85,000 sf
Parking: 465,000 sf

Project Type: Mixed-use office, residential, and retail development with five levels of below-grade parking. Office will be LEED Silver certified.

Completion Date: 2011

Renderings: Pelli Clarke Pelli Architects

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Square 54

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