

# 20

// MASS

## *Mass* // Emergence

20 MASSACHUSETTS AVE NW  
WASHINGTON, DC 20001



# This is *20 Mass*

## 20 MASS IS CAPITOL HILL'S NEWEST MIXED-USE DESTINATION —

Poised to offer experiences that will draw office users, travelers and patrons alike to the intersection of Mass Ave. and F St. NW upon delivery in 2023.

*Invigorating its locale with a sustained bustle that transitions from sun-up to sun-down, the new draw at 20 Mass will energize Capitol Hill's active community.*



View from Massachusetts Avenue and North Capitol Street

Under the active direction of *The RMR Group*, 20 Mass will be transformed through user-centered redevelopment to introduce:

- + 183,515 RSF of building top office space with dramatic views
- + 271-Key Luxury Royal Sonesta Washington DC Capitol Hill Hotel
- + 13,832 RSF of On-site Retail including chef-driven restaurants
- + 14,500 SF Amenities Penthouse

### BUILDING CERTIFICATIONS:





Evening view from Massachusetts Avenue

## Adjacent to *DC Destinations* that keep you moving

20 MASS IS A PROUD NEIGHBOR TO THE U.S. CAPITOL, GEORGETOWN LAW AND UNION STATION'S HISTORIC HUB FOR TRANSIT AND SHOPPING.

Offering walkable, upscale dining and direct access to world-class attractions and museums, from 20 Mass Ave there is no shortage of things to do and places to go.

***A prominent anchor in Capitol Hill's distinguished core, 20 Mass is an experiential, urban destination for what's next in DC.***

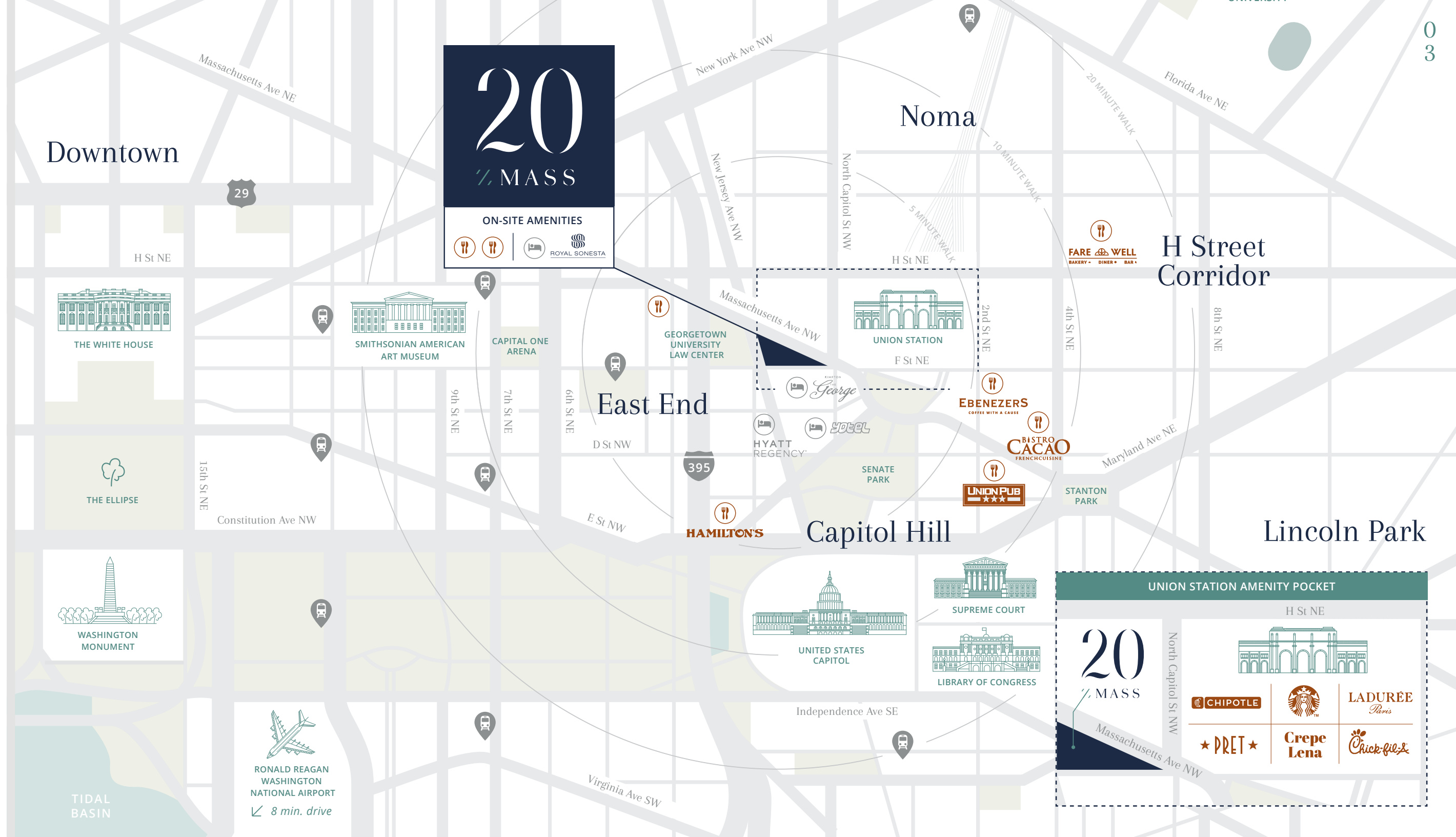
# Map Your Walks

Powerfully positioned along Massachusetts Avenue, one of DC's most notable boulevards, reach the people and places that matter within a short walk.

## Destination

## Distance

Union Station	3 min. walk
Georgetown University Law Center	3 min. walk
Buchanan Field	8 min. walk
United States Capitol	10 min. walk
Supreme Court of the US	10 min. walk





High-End, Office Interior

## A Rare *Top-Floor* Workspace in Capitol Hill

NOW PRELEASING FLOORS 7-10 AT 20 MASS

Delivering in 2023, this rare 183,515 RSF headquarters opportunity across floors seven through ten will be well suited for

an array of lobbyists, law firms, trade associations and government affairs entities with initiatives on the Hill.

20 Mass Will Offer *Distinctive Office Space* Including:

- + Designated office lobby
- + Efficient 46,000 RSF floorplates
- + Floor-to-ceiling glass lined perimeter
- + Abundant main street views
- + Up to 9' Finished Ceilings
- + 3 Destination Dispatch Elevators servicing office floors, Penthouse and lobby



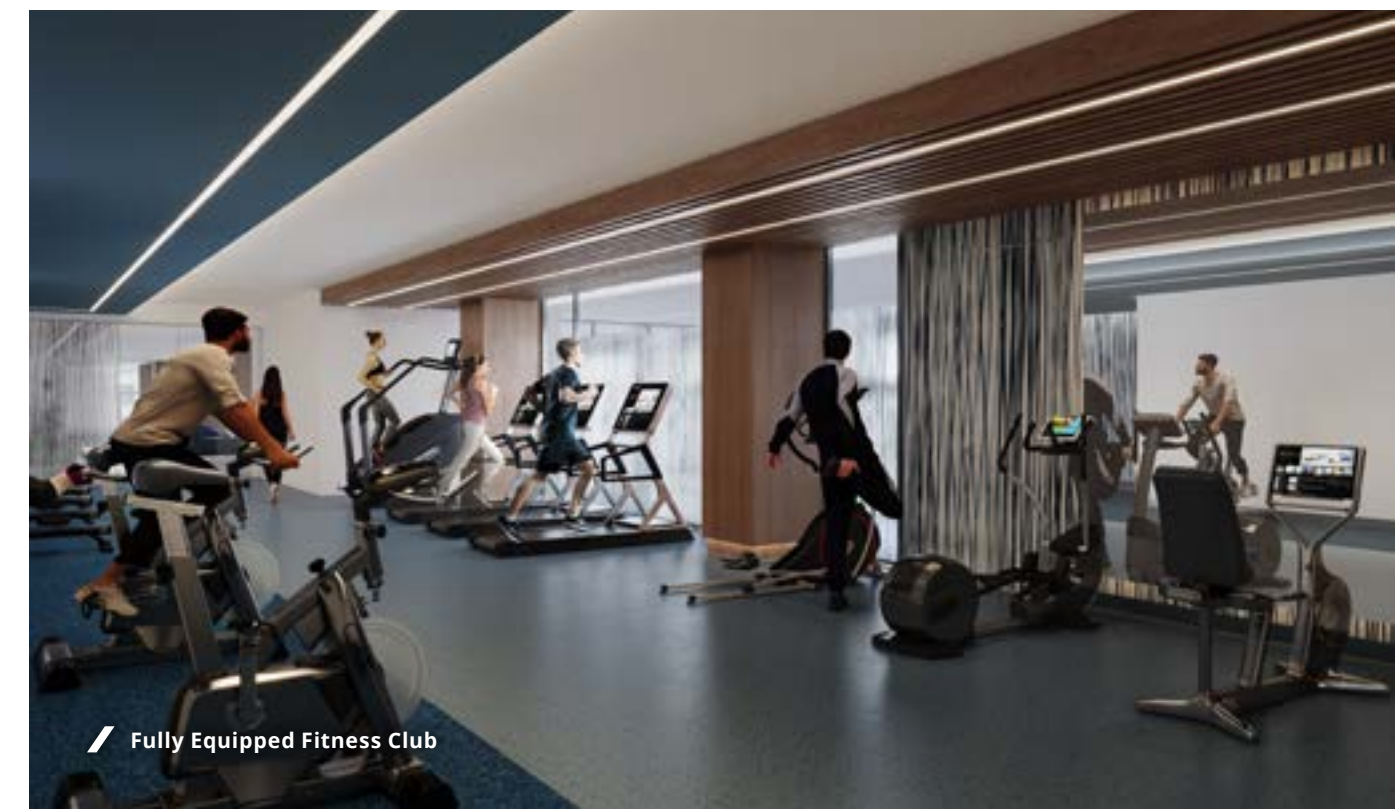
Exclusive Amenity Penthouse with City Views



View of Dedicated Office Lobby Entrance on Massachusetts Avenue



80+-Person Conference Center with State-of-The-Art Technology



Fully Equipped Fitness Club

Planned On-Site *Office Amenities*

- + 14,500 SF Amenities Penthouse
- + 80+ Seating Conference Center with state-of-the-art technology
- + Fully equipped Fitness Club with private locker rooms and yoga room
- + 1,260 SF Secured bike room
- + 13,832 SF of in-building retail



New Store Front Views from Massachusetts Avenue

# Capitol Hill's Anticipated Experiential *Retail Offering*

13,832 RSF RETAIL AVAILABILITY AT 20 MASS

Serving surrounding residents, office users and DC visitors alike, a new retail pocket is taking shape at 20 Mass.

*A flexible offering with appealing sidewalk depth is destined to attract restaurateurs, retailers and boutique coffee shops with indoor-outdoor potential that speaks for itself.*



Indoor/Outdoor Patio Potential Awaits on Massachusetts Avenue



Store Fronts Benefit from Steady Pedestrian Traffic

This flexible, experiential *retail environment* will soon feature:

- + Highly visible, ground-level store fronts
- + Expansive frontage along Massachusetts Avenue and F Street NW
- + Appealing sidewalk depth with indoor/outdoor experience potential
- + Seven-day-a-week traffic potential
- + Prime location at the convergence of Union Station, Capitol Hill's established office-scape and affluent residential communities

# Take Your *Place*

20 Mass is centrally located amongst DC's premier retail offerings.

## Surrounding Demographics

Source Esri, 2020

Within .25 Miles

2019 POPULATION	1,340
AVERAGE HH INCOME	\$165,937
HOUSEHOLDS	608
EMPLOYEES	19,932
MEDIAN AGE	30.5

Within .5 Miles

2019 POPULATION	12,101
AVERAGE HH INCOME	\$168,119
HOUSEHOLDS	6,105
EMPLOYEES	56,978
MEDIAN AGE	32.8

Within 1 Mile

2019 POPULATION	56,049
AVERAGE HH INCOME	\$172,517
HOUSEHOLDS	27,586
EMPLOYEES	163,124
MEDIAN AGE	34.3



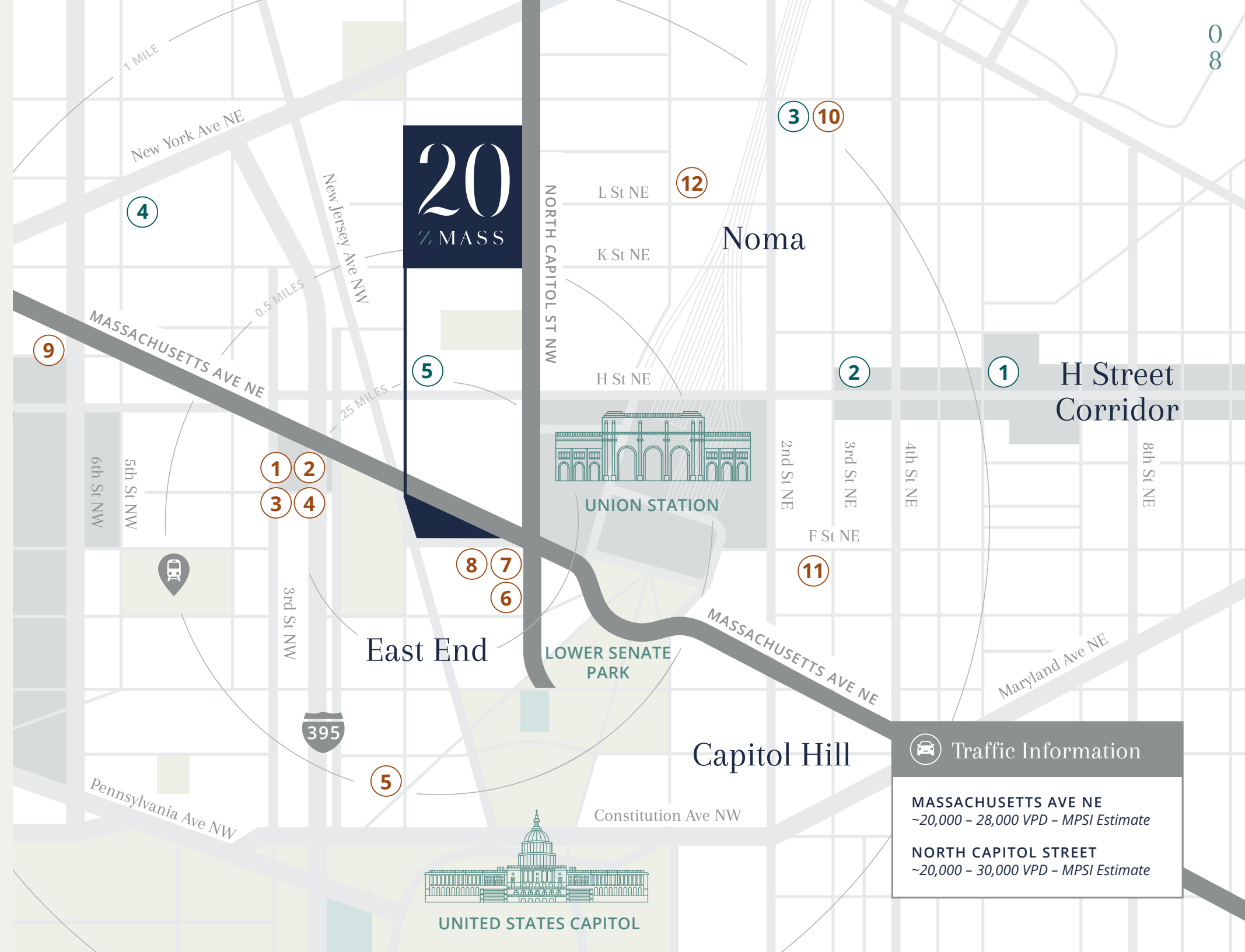
### Prominent Area Retailers

1. WHOLE FOODS
2. GIANT FOOD
3. REI CO-OP
4. SAFEWAY
5. WALMART



### Prominent Area F&B

1. MOKOTO FOOD HALL
2. L'ARDENTE
3. BAR SPERO
4. TATTE BAKERY AND CAFÉ
5. CHARLIE PALMER
6. CORNER BAKERY
7. THE DUBLINER
8. KELLY'S IRISH TIMES
9. FARMERS & DISTILLERS
10. RED BEAR BREWING
11. UNION KITCHEN
12. WUNDER GARTEN



#### Traffic Information

**MASSACHUSETTS AVE NE**  
~20,000 - 28,000 VPD - MPSI Estimate

**NORTH CAPITOL STREET**  
~20,000 - 30,000 VPD - MPSI Estimate



/// Royal Sonesta Porte-Cochère View from Massachusetts Avenue



ROYAL SONESTA

# Introducing *Royal Sonesta* at 20 Mass

## A HOTEL AS INDIVIDUAL AS ITS DC GUESTS

20 Mass is thrilled to welcome Royal Sonesta Hotel. Taking its place in Sonesta's distinctive roster of US locations including Boston, Baltimore, Chicago, Houston, New Orleans, San Francisco and St. Louis; this 271-room hotel will open Sonesta's second location in Washington DC in 2023.

*The perfect vantage point for accessing DC's world-class attractions, Royal Sonesta will invigorate 20 Mass with a sustained energy that transitions from sun-up to sun-down.*



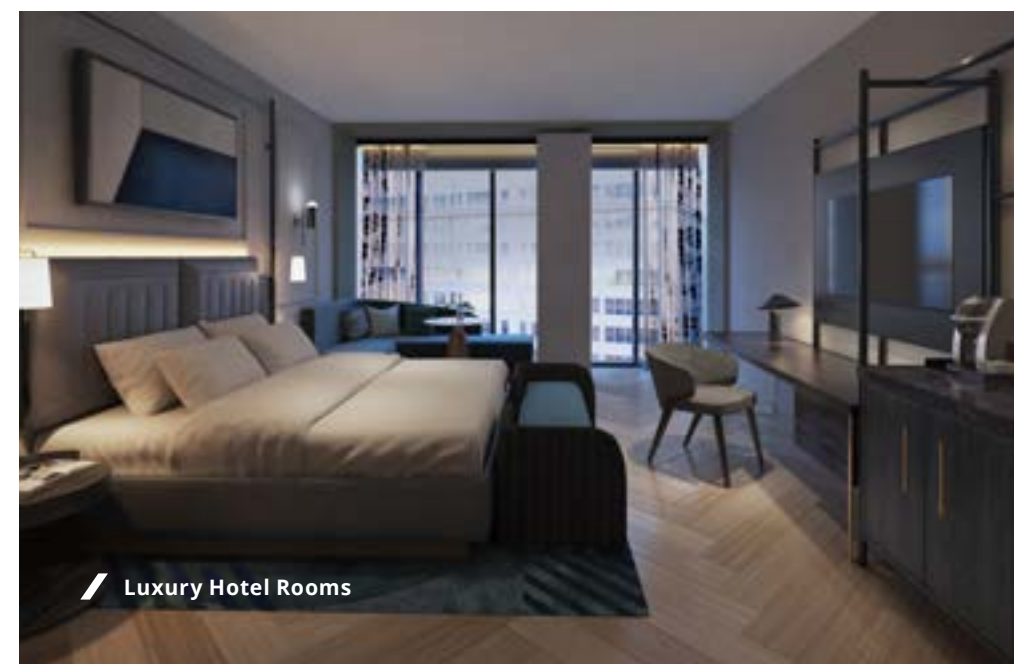
Check-In and Guest Services



Communal Gathering Spaces



High-End Restaurant



Luxury Hotel Rooms



Modern Ballroom

*Hotel Amenities* promote an indulgent, culture-filled stay:

- + Designated hotel lobby
- + 271 Artfully inspired hotel rooms across five contiguous floors
- + Generously appointed, authentic experiences
- + High-end hotel-affiliated restaurant serving locally inspired cuisine
- + Executive Penthouse conference center with ballroom and meeting rooms
- + Short walks to the U.S. Capitol, Georgetown Law and Union Station's historic hub for transit and shopping

# Fact Sheet

20 Massachusetts Ave. NW  
Washington, DC 20001

Developed and Managed by:

THE RMR GROUP

For office leasing:

AMY BOWSER  
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WILL DONOHUE  
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For retail leasing:

ANDY CORNO  
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THOMAS JACKMAN  
Thomas.Jackman@am.jll.com | +1 202 719 5624



## Ownership

Office Properties Income Trust

## Property Management

The RMR Group

## Base Building Architect

Leo A Daly

## Status

Anticipated Delivery Q3 2023

## Building Highlights

- LEED Gold
- WELL Core and Shell
- VRF DOAS Heating/Cooling System
- 2 - 400kW Natural Gas Generators
- WiFi-equipped throughout

## Building Amenities

- Penthouse Lecture-Style Meeting Rooms
- Penthouse Ballroom
- Penthouse Entertainment Space featuring expansive outdoor rooftop
- 271-Room Royal Sonesta Washington DC Capitol Hill Hotel
- Fitness Center w. Private Locker Rooms and Attached Yoga Room
- 71-Spot Bike Storage

## Exterior Features

- Curtain Wall and Floor-to-Ceiling Windows
- Landscaped Perimeter
- Vegetated Green Roof with Trellis
- Vibrant streetscape with indoor/outdoor connectivity

## Building Specifications

- 427,191 SF Mixed-Use Development
- 14,500 SF Amenities Penthouse
- 183,515 RSF Office Space
- 13,832 RSF Retail Space

## Parking

- On-site, reserved parking
- Valet service (Office, Retail, Hotel)
- EV Charging Stations — 8
- Secure Bike Storage Room — 1,260 SF, equipped with repair station

## Elevators

- 6 Passenger Elevators
  - 3 Dedicated Office
  - 3 Dedicated Hotel
- 1 Freight Elevator

## Security

- CCTV Monitoring
- Hotel Lobby — 24/7 Concierge Service
- Office Lobby — 24/7 Lobby Attendant

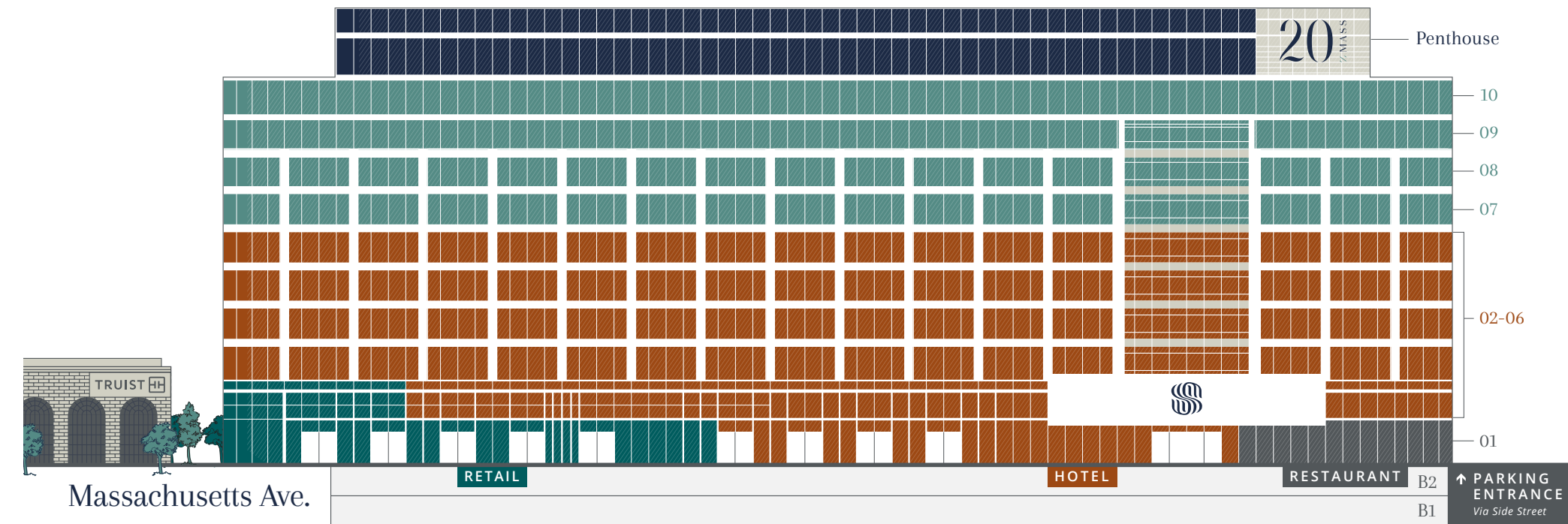
## HVAC Enhanced Air Quality

- Office features two Direct Outside Air Systems (DOAS) with MERV-13 filters
- Local floor level features MERV 8 filters
- Routine RMR Engineer equipment inspection

## Touchless Systems

- Restrooms and locker rooms equipped with touchless FF&E
- Automatic door openers

# Stacking Plan



B1-B2

ON-SITE PARKING  
Via side street

01

RETAIL + HOTEL  
13,832 RSF

02-06

ROYAL SONESTA

07

OFFICE SPACE  
45,710 RSF

08

OFFICE SPACE  
45,710 RSF

09

OFFICE SPACE  
45,666 RSF

10

OFFICE SPACE  
45,528 RSF

Penthouse

AMENITY FLOOR  
14,500 SF



20Mass.com



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