



99M Street

202.513.6700 | 99MSTREET.COM

Lincoln

JEMAL
EQUITIES



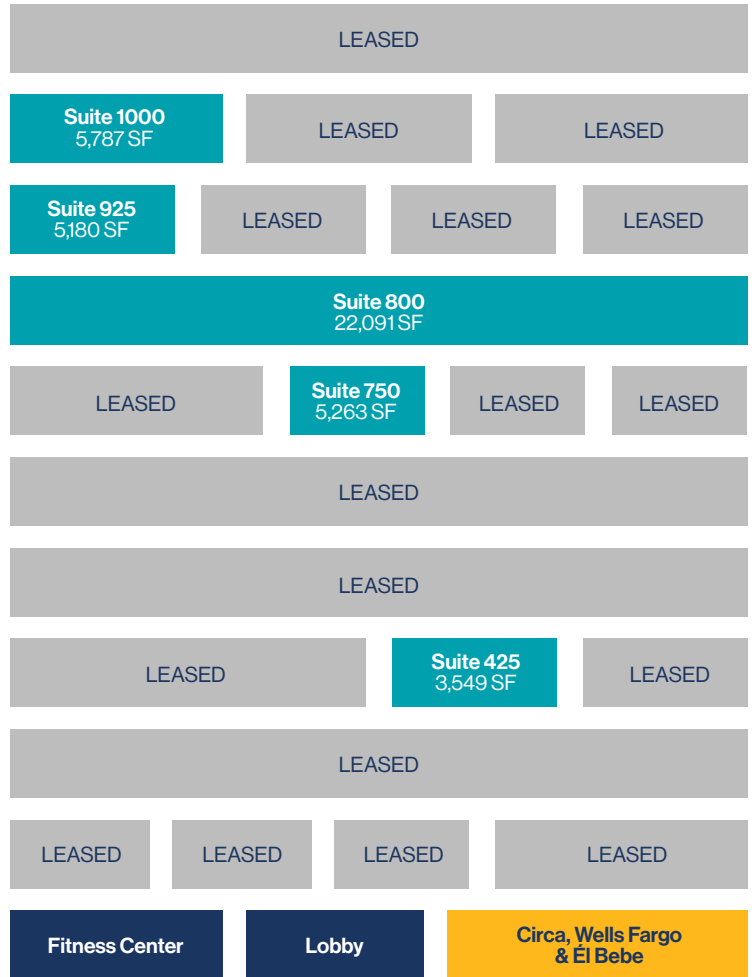
A top-tier property committed to experience & sustainability.

The Building

- 220,000 SF, 11-story trophy office with 11,000 SF retail
- 22,143 RSF floor plates
- 8'11" ceilings & 30' x 45' bays
- On-site Circa, Wells Fargo & Éi Bebe
- 4,750 SF rooftop terrace with event & meeting space
- 4,300 SF fitness center with locker rooms & towel service
- 1/1,500 parking with four below-grade levels, EV charging & bike storage
- Green roof

The Location

- Walkable to numerous dining & retail amenities
- Near five parks & Riverwalk Trail
- By Navy Yard–Ballpark Metro (Green Line) with easy access to I-395 & I-295
- One block to Nationals Park, five blocks to Capitol Hill & two miles to Ronald Reagan National Airport

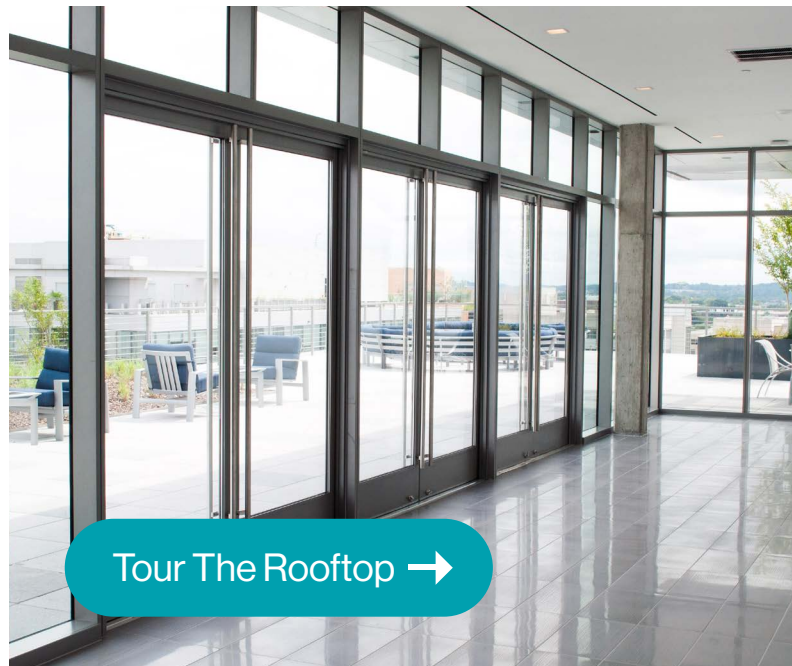
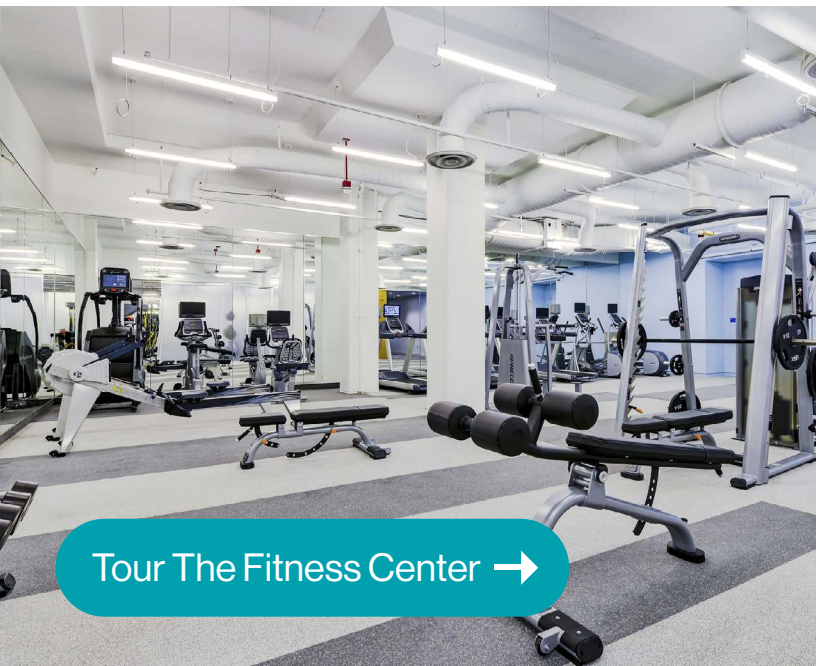


Leasing information: 202.513.6700

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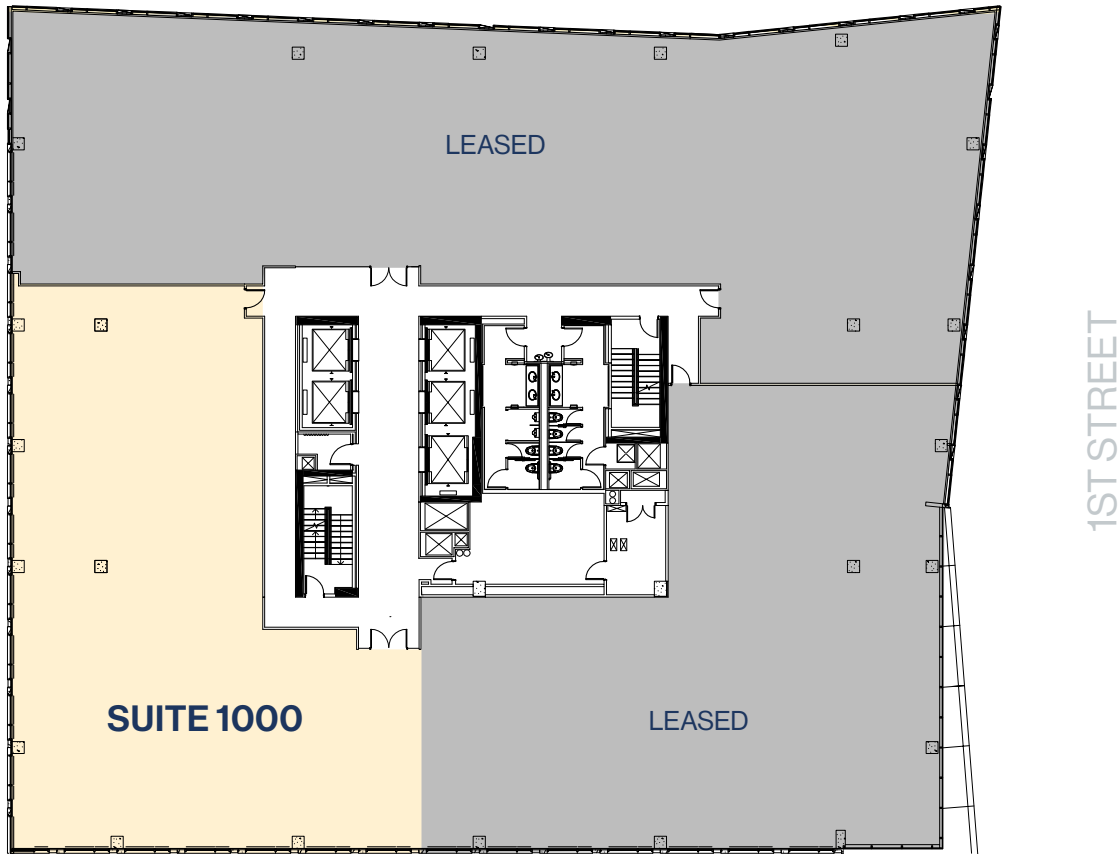
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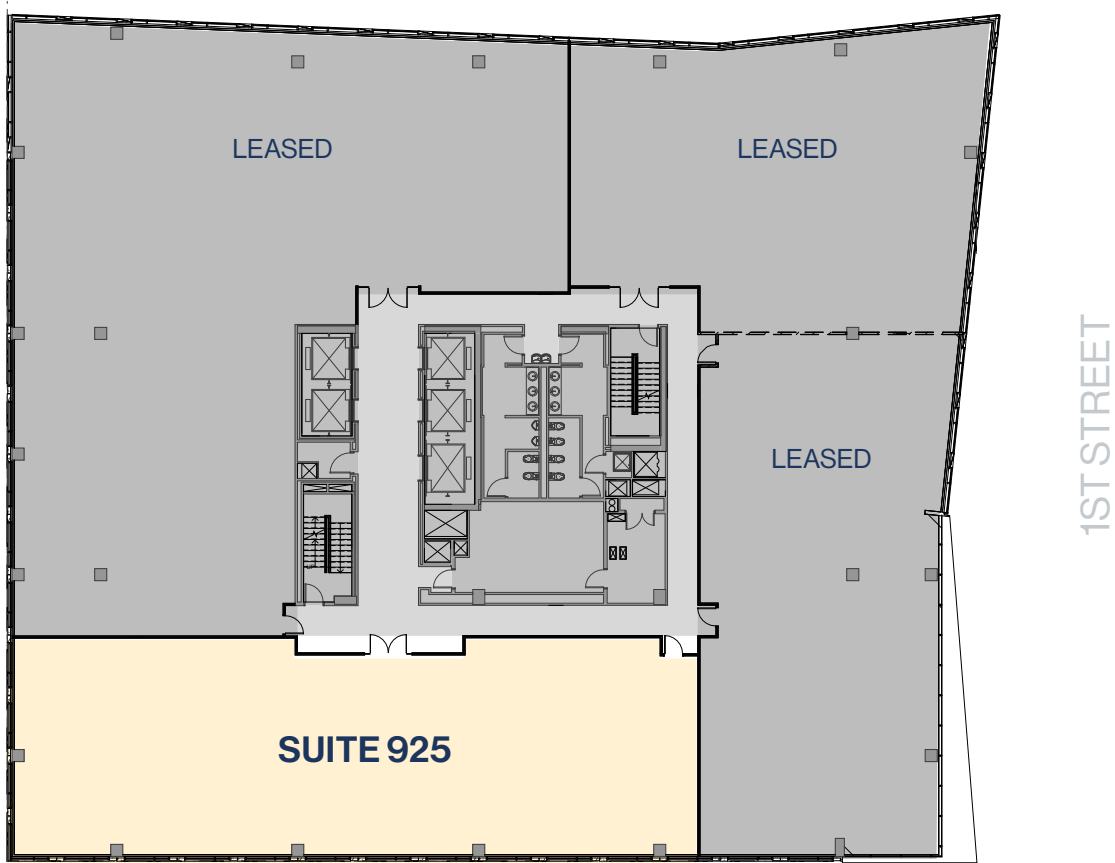
M STREET



Space	Size	Description	Virtual Tour
Suite 1000	5,787 SF	Available immediately in shell condition.	View Here

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M STREET



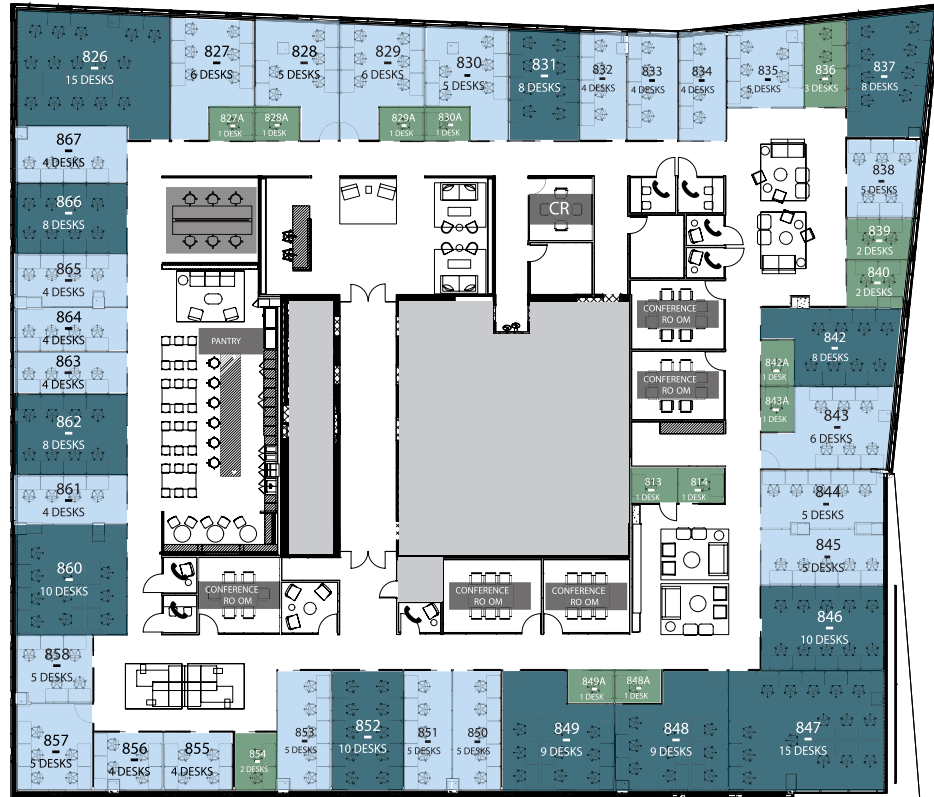
Space	Size	Description
Suite 925	5,180	Available immediately in shell condition.

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M STREET

- Private desks (6)
- Private phone booths (7)
- Conference rooms (7)
- Communal seating
- Shared kitchen & pantry
- Reception & mail room
- Print & scan station
- Restrooms

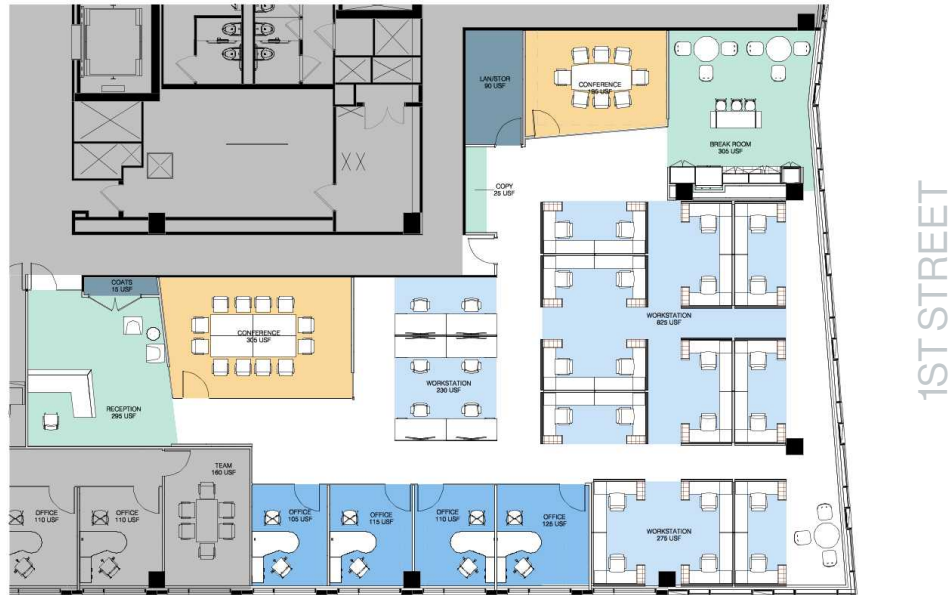
- SMALL OFFICE
1-3 DESKS
- MEDIUM OFFICE
4-6 DESKS
- LARGE OFFICE
7-10 DESKS
- PRIVATE DESKS
6 DESKS



1ST STREET

Space	Size	Description	Virtual Tour
Suite 800	22,091 SF	Available immediately	View Here

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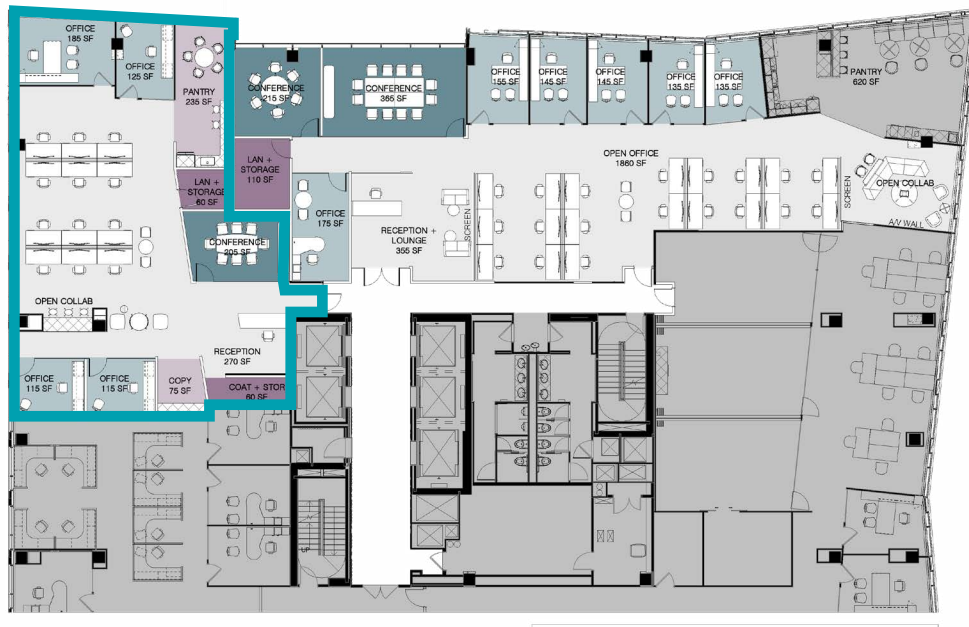
SUITE 750

Space	Size	Description
Suite 750	5,263 SF	Space features two conference rooms, four offices and 28 workstations. Available April 2027.

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**SPEC SUITE
425**

M STREET



1ST STREET

Space	Size	Description	Virtual Tour
Spec Suite 425	3,549 SF	Newly delivered high-end spec suite available July 1, 2026.	View Here

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