



For sublease

Partial 2nd Floor Suites
2445 M St NW
Washington, DC 20037

Floorplan

Suite B (2,154 SF) and Suite C (10,513 SF) are available for sublease.



Suite Details:

- **Suite B**
 - Potential for 1 Conference Room
 - 4 Private Offices
 - 34 Work Stations
 - Access to large kitchen/pantry/game room
 - Town Hall Kitchen with free coffee
 - Fully furnished, move-in-ready
- **Suite C**
 - 2 Large Boardrooms
 - 1 Medium Conference Room
 - 75 Work Stations
 - 7 Private Offices
 - 6 AV Huddle Rooms
 - Excellent 2nd story views of garden/courtyard
 - Access to large kitchen/pantry/game room
 - Town Hall Kitchen with free coffee
 - Fully furnished, move-in-ready

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Property details

- 2,154 SF and 10,513 SF subleases available on 2nd floor
- Multiple Meeting Rooms
- Secure Bicycle Storage
- Two-Story Fitness Center
- On-site Parking Garage
- Two-story Rooftop Lounge & Terrace
- Ground-level Courtyard

This nine-story building features 300,000 square feet of Class-A space. Large windows on four sides provide spaces with natural light and stunning views of Rock Creek Park. Recent renovations to 2445 M Street included modernizing the entryway, renovations to the fully equipped gym, and significant enhancements to tenant amenities, such as the rooftop lounge and terrace.



Location Overview

2445 M Street offers easy access for drivers, Metro riders, bikers, and pedestrians. The property is less than a half mile from the Foggy Bottom-GW Metro Station and a half mile from Dupont Circle. Additionally, its proximity to Rock Creek Parkway, Whitehurst Freeway, Pennsylvania Avenue, and Interstate 66 makes it one of the most vehicularly accessible buildings in D.C. Dedicated bike lanes on both M and L Streets, along with the Capital Bikeshare stations make for a bike-friendly commute.



Nate Krill
Senior Managing Director
Nate.Krill@jll.com
+1 703 371 2077

Anna Shaffer
Managing Director
Anna.Shaffer@jll.com
+1 202 719 5736

Jones Lang LaSalle Brokerage, Inc.
1800 Tysons Boulevard, Suite 400
Tysons, Virginia 22102
Main +1 703 485 8800