

One M *street*

Gateway to Washington's Fastest Growing Neighborhood



One M^{street}

Premier corner
location with **3** sides
of glass for maximum
natural light

1 block to the
Navy Yard-Ballpark
Metro Station

LEED Gold Core
& Shell

AVAILABLE SUITES:

- Entire 3rd Fl 13,251 RSF (divisible)
- Partial 6th Fl 3,780 RSF

BUILDING STATS:

- 118,000 sq. ft., 10-story building
- Delivered in Q1 2020
- Parking ratio of 1/1,500 RSF
- Owner occupied building

BUILDING AMENITIES:

- On-site retail includes Scissors & Scotch and Llamabar Cafe
- Tenant only rooftop terrace with exceptional views of Capitol Hill and the Capitol Riverfront
- Large conference room
- Fitness center
- 4 high-speed elevators
- 24/7 lobby attendant
- Car charging stations
- Bike storage

LOCATION:

- 1 block to the Navy Yard-Ballpark Metro Station
- Convenient access to Capitol Hill
- Immediate access to I-395 and I-295
- 1 block from Washington Nationals Ballpark
- 4 miles from Reagan National Airport

Tenant Rooftop Terrace



Tenant Fitness Center



Tenant Conference Center



Facing M Street



Full Video Conferencing Capabilities

Existing Conditions Third Floor: 13,251 SF

M Street

South Capitol Street

Van Street



SUITE 300 - 13,251 RSF

- (1) RECEPTION
- (1) WAITING AREA
- (1) CONFERENCE ROOM - 8 SEATS
- (1) CONFERENCE ROOM - 10 SEATS
- (2) CONFERENCE ROOM - 16 SEATS
- (1) PANTRY
- (6) PERIMETER OFFICES
- (4) INTERIOR OFFICES
- (2) OPEN WORK AREA - 5 SEATS
- (2) HUDDLE ROOMS
- OPEN WORK - (36) 6'X6' WORKSTATIONS
 - (7) 6'X8' WORKSTATIONS
 - (2) 2'6"X6' WORKSTATIONS
- (2) PHONE ROOMS
- (1) COFFEE
- (1) WELLNESS
- (4) STORAGE ROOM
- (1) LAN ROOM
- (3) CLOSET

TOTAL STAFF: 61

Two Tenant Test Fit: 13,251 SF

M Street

South Capitol Street

Van Street



SUITE 300 - 7,264 RSF

- (1) RECEPTION - 1 SEAT
- (1) WAITING AREA
- (1) CONFERENCE ROOM - 8 SEATS
- (1) PANTRY
- (7) PERIMETER OFFICE
- (2) INTERIOR OFFICE
- (2) WORK AREA - 5 SEATS
- (1) HUDDLE ROOM - 4 SEATS
- (2) OPEN WORK - (14) 6'X6' WORKSTATIONS
- (3) 6'X8' WORKSTATIONS
- (1) WELLNESS
- (3) STORAGE ROOM
- (1) IT/WORKROOM
- (1) CLOSET

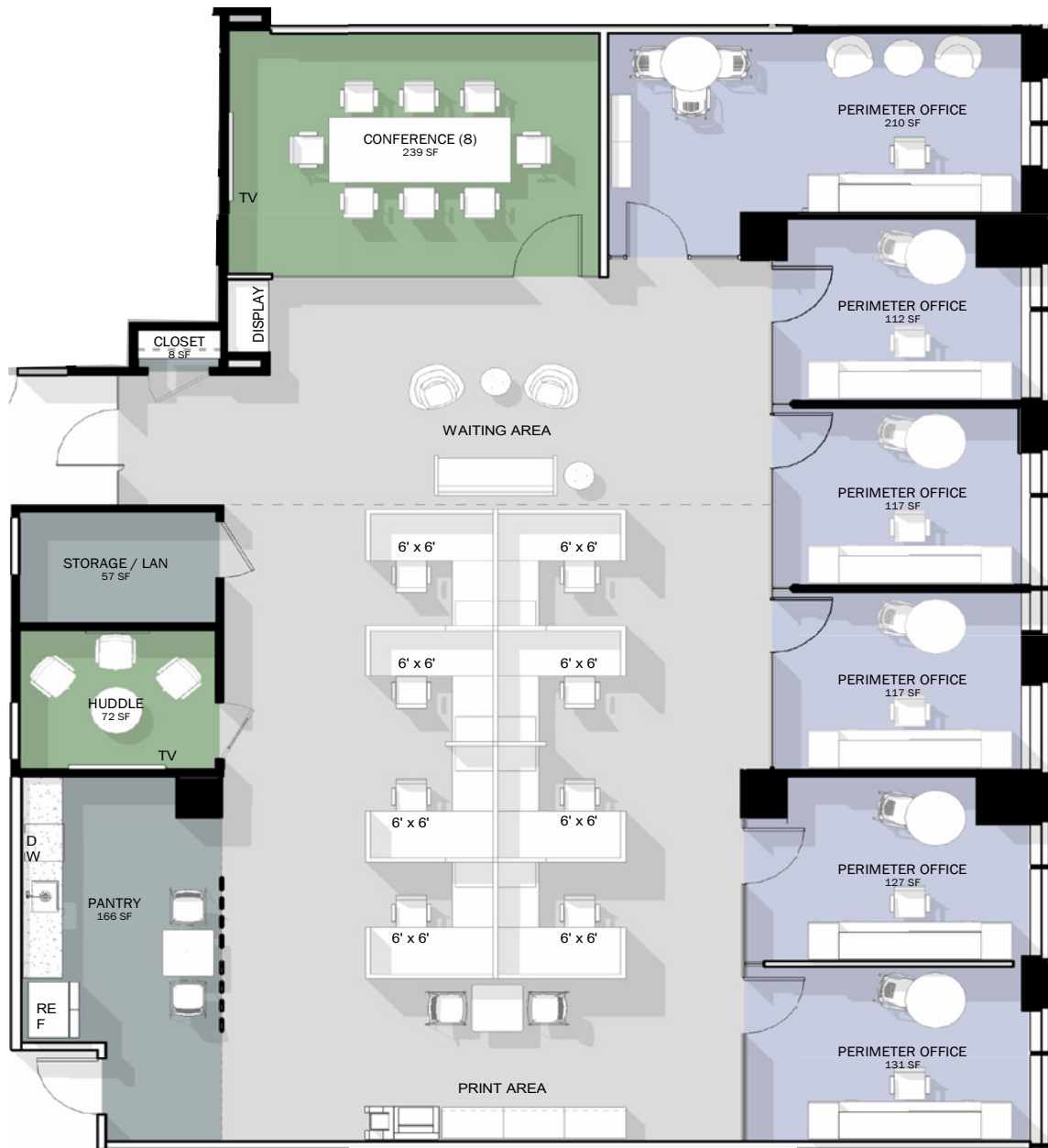
TOTAL STAFF: 32

SUITE 305 - 5,987 RSF

- (1) RECEPTION
- (1) CONFERENCE ROOM - 10 SEATS
- (1) PANTRY
- (10) PERIMETER OFFICE
- (2) INTERIOR OFFICE
- (2) HUDDLE ROOM - 4 SEATS
- (2) OPEN WORK - (8) 6'X6' WORKSTATIONS
- (2) 6'X8' WORKSTATIONS
- (2) PHONE ROOM
- (1) STORAGE ROOM
- (1) LAN ROOM
- (2) CLOSET

TOTAL STAFF: 22

Sixth Floor Spec Suite: 3,780 SF



Van Street

SUITE 610 - 3,780 RSF

- (1) RECEPTION
- (1) CONFERENCE ROOM - 12 SEATS
- (1) OPEN PANTRY
- (1) OPEN COPY
- (6) PERIMETER OFFICES
- OPEN WORK - (6) 6X8 WORKSTATIONS
- (1) STORAGE / LAN ROOM
- (1) STORAGE ROOM
- (1) COAT CLOSET
- (1) HUDDLE ROOM

TOTAL STAFF: 12



Capital Riverfront AMENITIES



● *conveniences & retail*

● *dining*

- 1. Aura Spa
- 2. Bang Salon
- 3. Bank of America
- 4. Barre3
- 5. Boombox Boxing
- 6. Chase Bank
- 7. Chelsea Cleaners
- 8. CVS
- 9. Dry
- 10. F45 Training
- 11. Harris Teeter
- 12. Lululemon
- 13. Orangetheory
- 14. Scissors & Scotch
- 15. Solidcore
- 16. Truist Bank
- 17. T-Mobile
- 18. UPS Store
- 19. Vida Fitness
- 20. Wells Cleaners
- 21. Wells Fargo
- 22. Whole Foods

- 1. Agua 301
- 2. Albi
- 3. All-Purpose Pizzeria
- 4. Al's Delicatessen
- 5. Atlas Brew Works
- 6. Base Bowl
- 7. Bethesda Bagels
- 8. Bluejacket Brewery
- 9. Bluestone Lane
- 10. Bonchon Chicken
- 11. Cava
- 12. Chipotle
- 13. Chloe
- 14. Chopt
- 15. Circa Bistro
- 16. Compass Coffee
- 17. Dacha Beer Garden
- 18. District Winery
- 19. Due South
- 20. El Bebe
- 21. Emmy Squared Pizza
- 22. Five Guys
- 23. Gatsby
- 24. Hatoba
- 25. HipCityVeg
- 26. Jackie
- 27. Jeni's Ice Cream
- 28. La Famosa
- 29. Lot 38 Espresso
- 30. Mah Ze Dahr
- 31. Mission
- 32. Nando's
- 33. Osteria Morini
- 34. Potbelly
- 35. Rasa
- 36. Scarlet Oak
- 37. Shake Shack
- 38. Shilling Canning Co.
- 39. Side Door Pizza
- 40. Slipstream
- 41. Smoke & Mirrors
- 42. Solace Outpost
- 43. Starbucks
- 44. Subway Cafe
- 45. Sukuta
- 46. Sweetgreen
- 47. TaKorean
- 48. Tap99
- 49. The Big Stick
- 50. The Brig
- 51. The Salt Line
- 52. Toastique
- 53. Walter's Sports Bar
- 54. Yellow

● *hotels*

- 1. Courtyard by Marriott
- 2. Hampton Inn & Suites
- 3. Homewood Suites
- 4. Residence Inn by Marriott
- 5. Thompson



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For More Information

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