777 SIXTH ST

777 SIXTH STREET, NW | WASHINGTON, DC

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MUST HAVE
AMENITIES

SIXTH ST

360° VIEW VIRTUAL TOUR

ROOFTOP TERRACE
WITH CAPITAL VIEWS

PRIVATE ROOTOP OPPORTUNITY

FITNESS CENTER

360° VIEW VIRTUAL TOUR

CONFERENCE CENTER NEWLY DELIVERED

1/1,500 SF PARKING RATIO
WITH CHARGING STATIONS

BIKE ROOM

2ND FLOOR

CONFERENCE FACILITY & MOVE-IN READY OFFICES

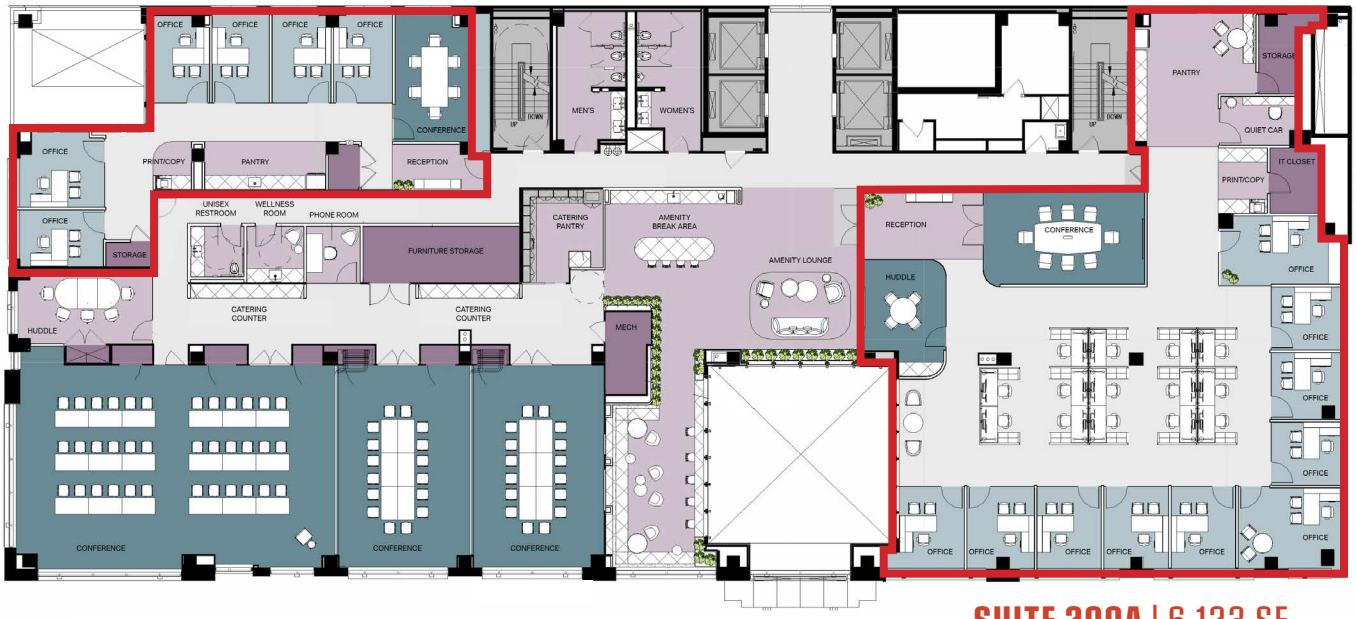
NEWLY DELIVERED

360° VIEW VIRTUAL TOUR

SPACE HIGHLIGHTS

- 180+ person capacity facility
- Newly delivered second floor conference facility & tenant lounge
- Catering pantry & soft seating area
- Two turnkey offices:
  - 200A - 6,123 SF - Available immediately
  - 200B - 2,350 SF - Available immediately

SUITE 200B | 2,350 SF



SUITE 200A | 6,123 SF

SIXTH ST NW

SIXTH ST

NEWLY DELIVERED CONFERENCE & TENANT LOUNGE

SIXTH ST

MIRO

MOVE-IN READY OFFICES

MODULAR DESIGN. ENHANCED PRODUCTIVITY.

BGO set out to deliver an office concept that would address the evolving needs of tenants. The result is MIRO–Move-In Ready Offices, with thoughtful designs created in partnership with best-in-class architecture and design firms.

LEARN MORE

TURN-KEY & TECH ENABLED: MIRO's fully furnished and fully wired designs allow for immediate occupancy.

CUSTOMIZABLE: Make your MIRO suite your own with the help of BGO's in-house design & construction team.

ROOM TO GROW: We know space needs can change fast. With MIRO, tenants have the versatility to scale accordingly.

HYBRID WORK ENABLED: MIRO meets the needs of full-time, hybrid & remote employees, with video conferencing for dispersed teams & lockers for hybrid employees' personal belongings.

BIOPHILIC DESIGN: Weaving greenery and natural light throughout every space, maximizing wellness in the workplace.

MIX OF SPACES: Some of the best ideas are sparked in those spontaneous encounters. That's why MIRO includes a mix of spaces for focus & collaborative work.

BGO PARTNERSHIP: We see our tenants as valued partners, carefully considering their unique objectives, which is why we offer complementary design and construction services. Tenants have a seat at the table with our staff of experienced designers to create exciting workspaces to fit their unique goals and requirements.

RTO by BGO

BGO supports Tenants' efforts to attract employees to Return-to-Office by creating **vibrant, amenity-rich workplaces.**

As part of this initiative, Tenants of BGO Office properties enjoy these perks across the U.S.

ACCESS TO ANY

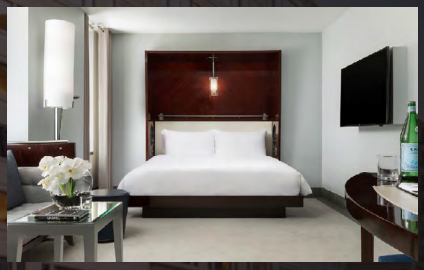
BGO OFFICE

Amenity Center

ANNUAL

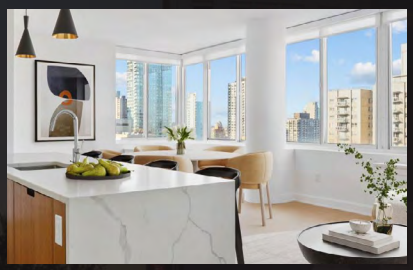
CREDIT

Towards BGO-owned Amenity Centers and BGO-owned & affiliated hotels and retailers*



$1,000

Rent credit and waived amenity fee for the first year in any BGO Residential Community



*Applicable to all new leases and renewals

777 SIXTH ST

AVAILABLE SPACE SUMMARY

AVAILABILITIES	SF	DATE AVAILABLE
9th Floor	18,931 SF	Immediately
Suite 850	5,431 SF	Immediately
7th Floor	18,931 SF	4/1/2027
MIRO - Suite 620	2,452 SF	Immediately
Suite 600	9,970 SF	4/1/2027
Suite 510	7,936 SF	Immediately
MIRO - Suite 500	8,229 SF	Immediately
Suite 200A	6,123 SF	Immediately
Suite 200B	2,350 SF	Immediately

PROPERTY HIGHLIGHTS

- Corner Class-A office with four sides of glass
- Newly delivered conference facility & tenant lounge
- MIRO (move-in ready offices)
- Expansive covered rooftop terrace with WiFi
- Luxury fitness center with locker rooms & towel service
- Convenient parking (1/1,500 SF parking ratio) with electric car charging stations & bike room
- Highly efficient floor plates 16% Core factor with 20' x 30' column spacing and 10' slab to slab
- LEED® Gold Certified, Wiredscore Gold Certified & EnergyStar Labeled ®
- Immediate access to Gallery Place, Capital One Arena and Gallery Place-Chinatown Metro Station
- New on-site, restaurant: Mezcal Cantina

SIXTH ST

9TH FLOOR AS-BUILT

WINDOW LINE

WINDOW LINE

H ST NW

WINDOW LINE

WINDOW LINE

WINDOW LINE

SIXTH ST NW

SUITE	SIZE	DESCRIPTION
9th Floor	18,931 SF	Full floor available immediately for tenant improvements.

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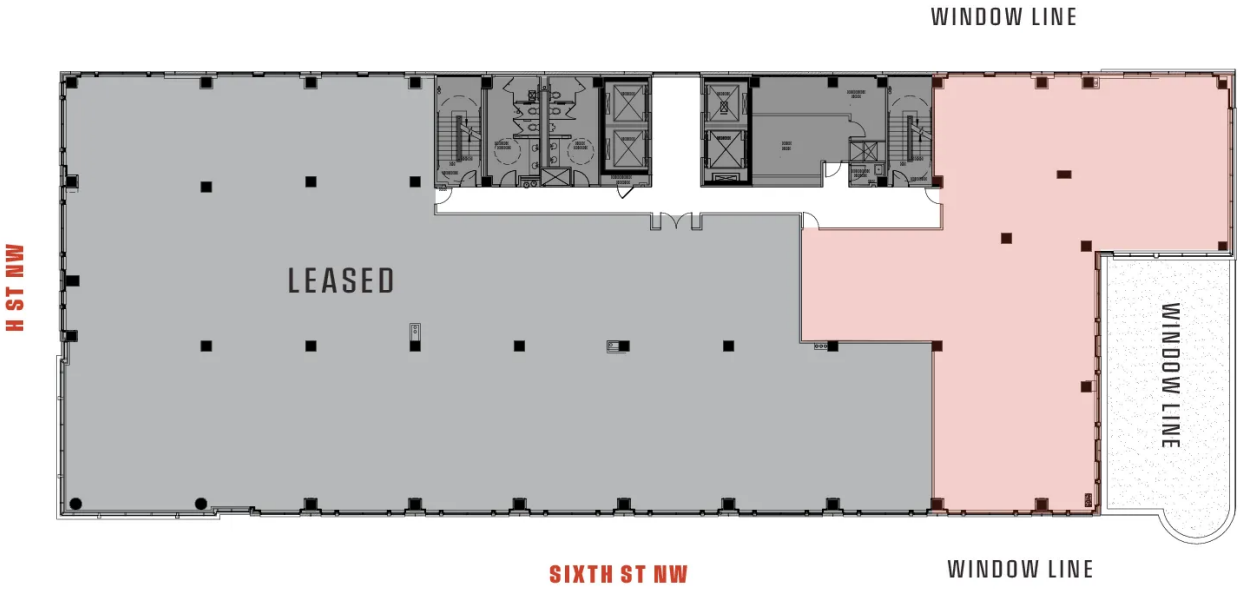
8TH FLOOR



SUITE	SIZE	DESCRIPTION
Suite 850	5,431 SF	Space is on the southeast portion of the floor with tons of windowline looking towards Capitol One Arena.

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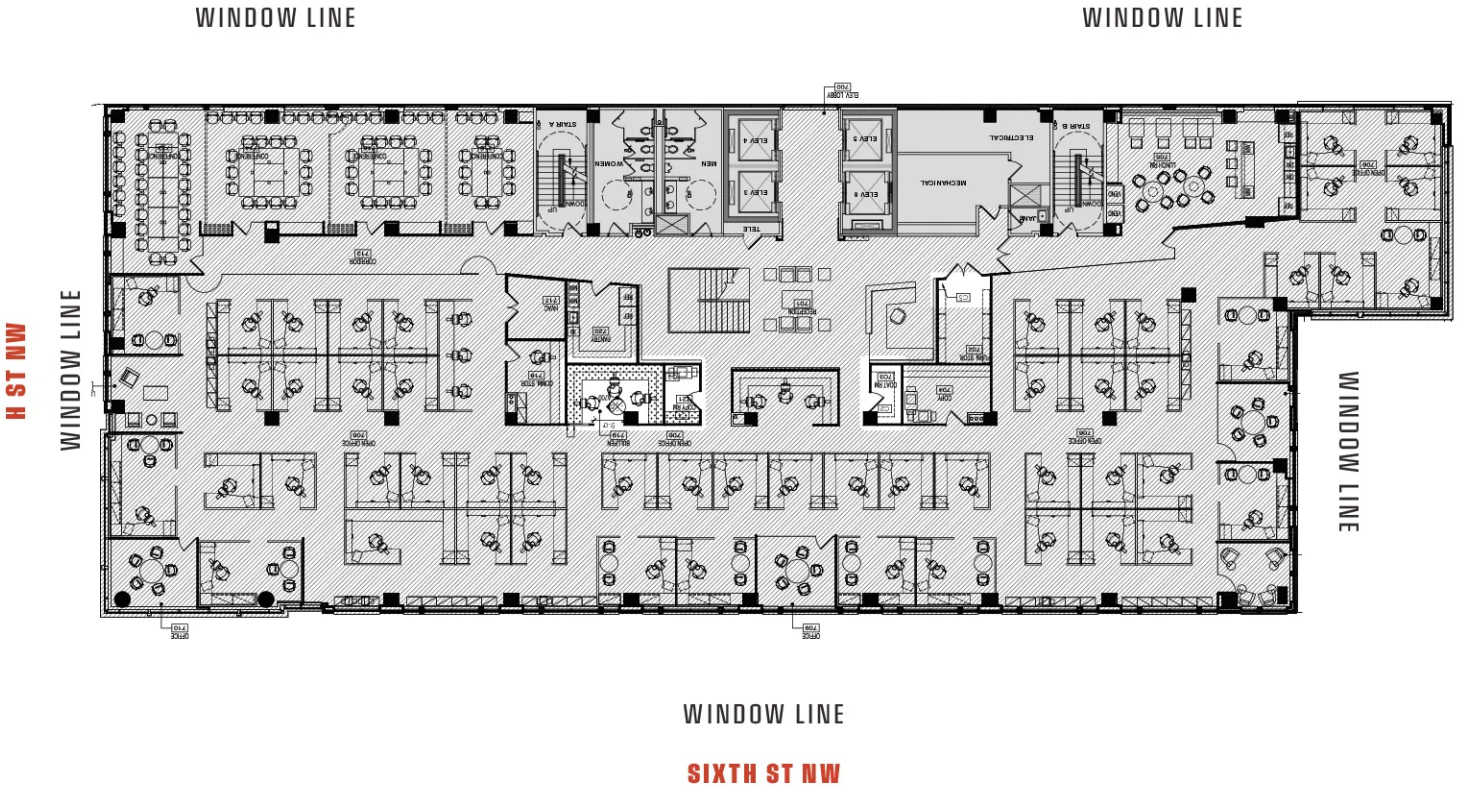
7TH FLOOR



SUITE	SIZE	DESCRIPTION
7th Floor	18,931 SF	Space available 4/1/2027. Full floor with interconnecting stair to Suite 600. Fully built out association space.

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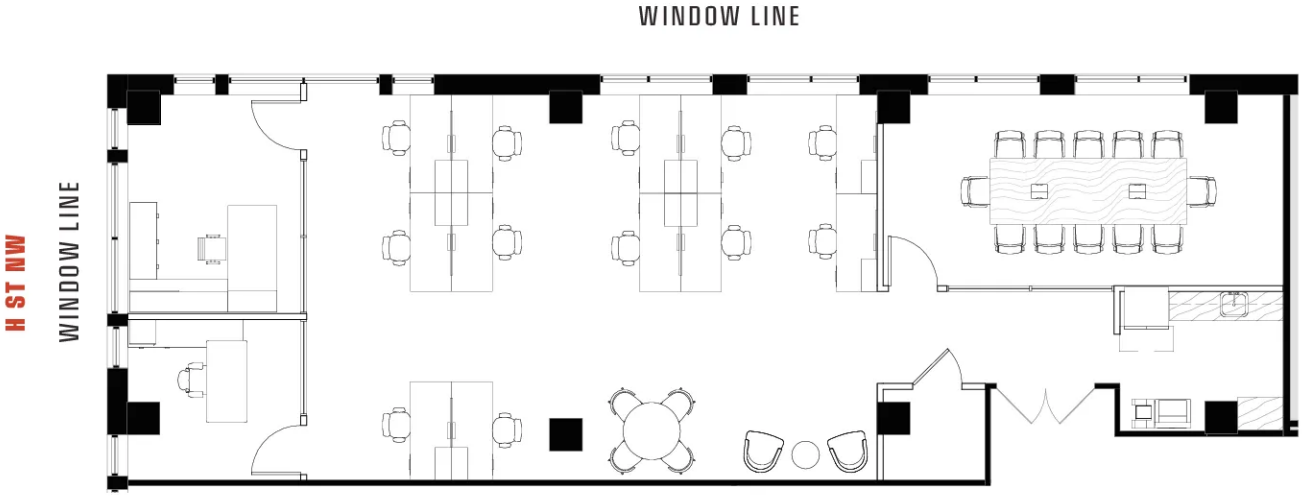
MIRO SUITE 620



SUITE	SIZE	DESCRIPTION	VIRTUAL TOUR
MIRO - Suite 620	2,452 SF	MIRO available immediately	View Here

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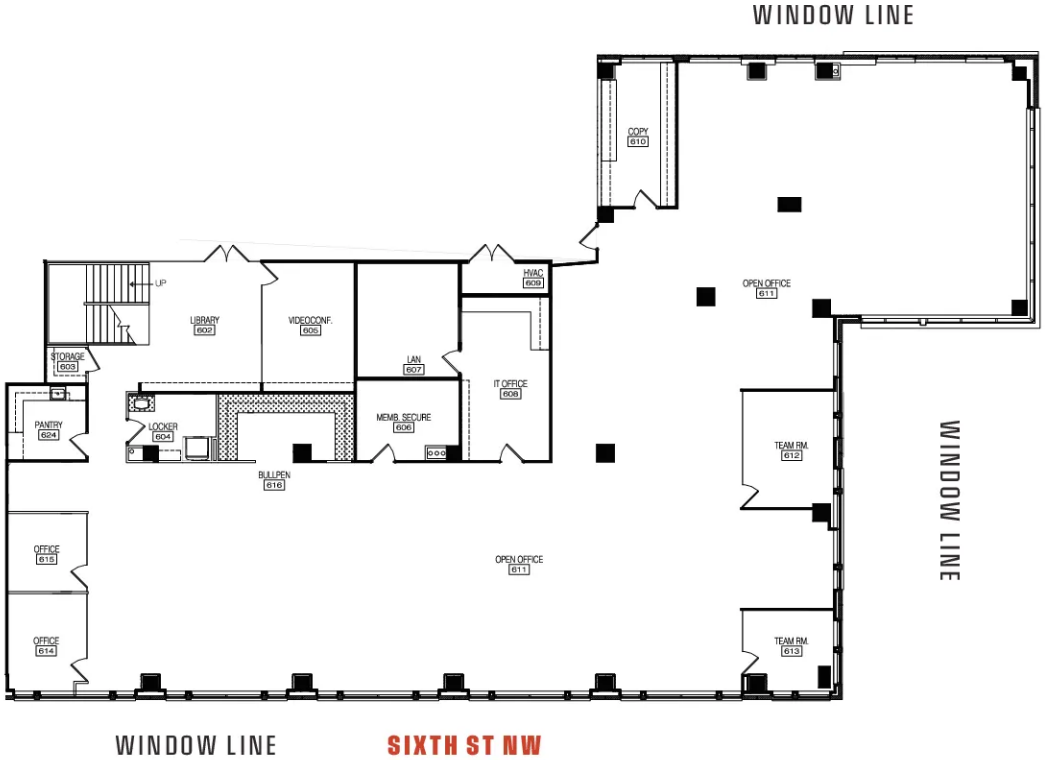
SUITE 600



SUITE	SIZE	DESCRIPTION
Suite 600	9,970 SF	Available 4/1/2027. Interconnecting stair to full floor Suite 700. Fully built out association space.

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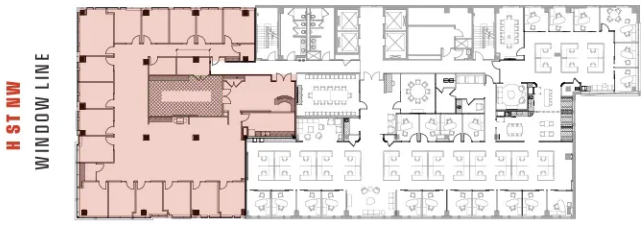
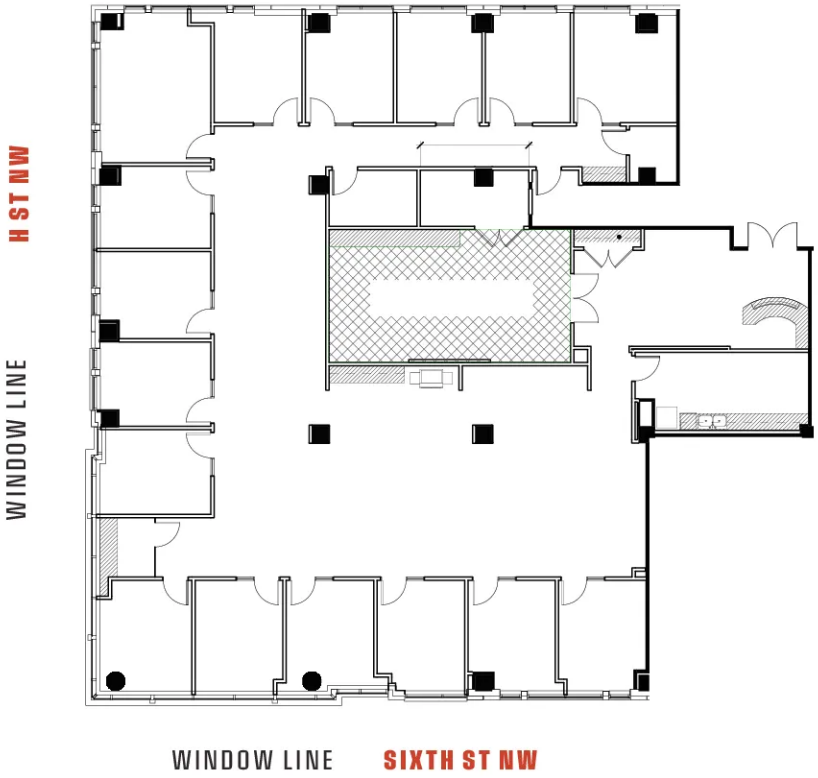
SUITE 510





SUITE	SIZE	DESCRIPTION
Suite 510	7,936 SF	Corner suite with three sides of windowline and tremendous set-backs. Second-generation, office intensive layout (16) with open area available along with kitchen and reception space.

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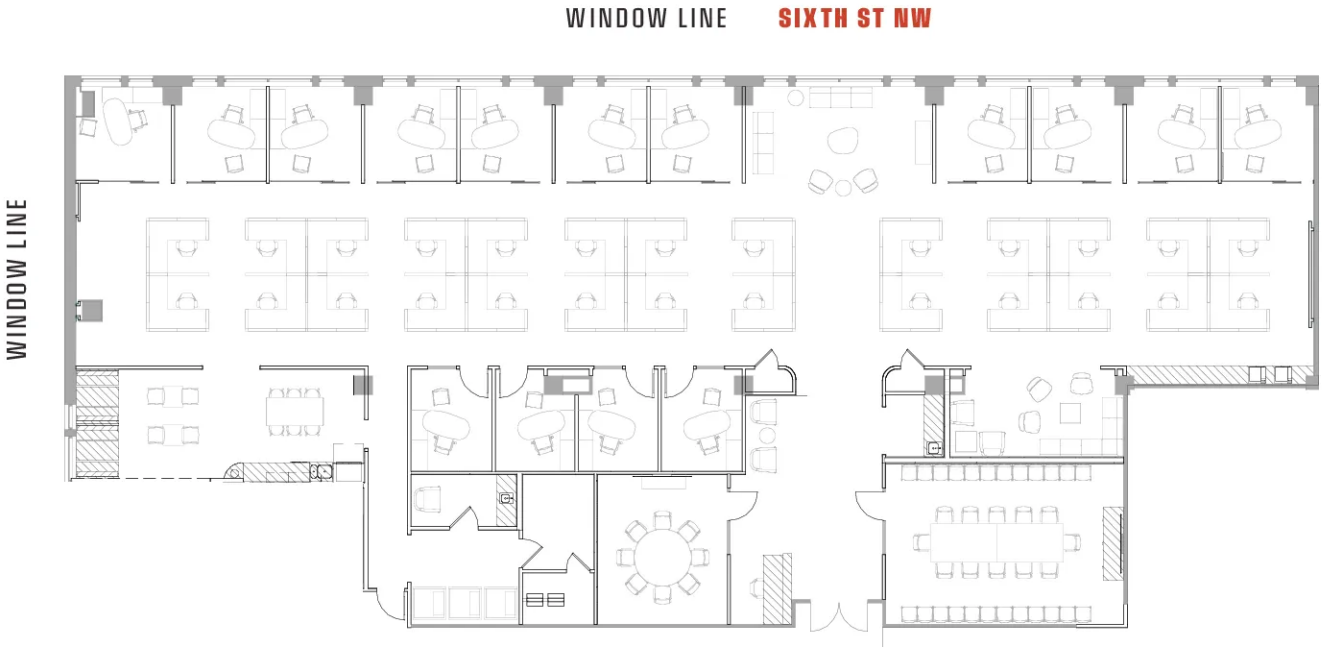
SUITE 500



SUITE	SIZE	DESCRIPTION	VIRTUAL TOUR
MIRO - Suite 500	8,229 SF	Corner front of building MIRO with direct elevator exposure. Opportunity to divide into two suites.	View Here

SIXTH ST

2ND FLOOR

SUITE	SIZE	DESCRIPTION
Suite 200A	6,123 SF	Space is in second-generation condition. Landlord able to provide turnkey buildout or allowance.
Suite 200B	2,350 SF	Space currently in shell condition.

IN GOOD COMPANY

TOP INDUSTRY LEADERS & FIRMS RIGHT NEXT DOOR

TOP ORGANIZATIONS WITHIN THREE BLOCKS OF 777 SIXTH ST

Meta
World Wide Technology — Make a new world happen
Capital One Arena
MONUMENTAL
NDI
PATH
T.RowePrice
Locke Lord
EVERSHEDS SUTHERLAND
Crowell
Arnold & Porter
VENABLE LLP
BAKER BOTTS
Robinhood
AARP
GEORGETOWN UNIVERSITY
pwc
Google
Association of American Medical Colleges — AAMC
GAO — U.S. GOVERNMENT ACCOUNTABILITY OFFICE
API — American Petroleum Institute

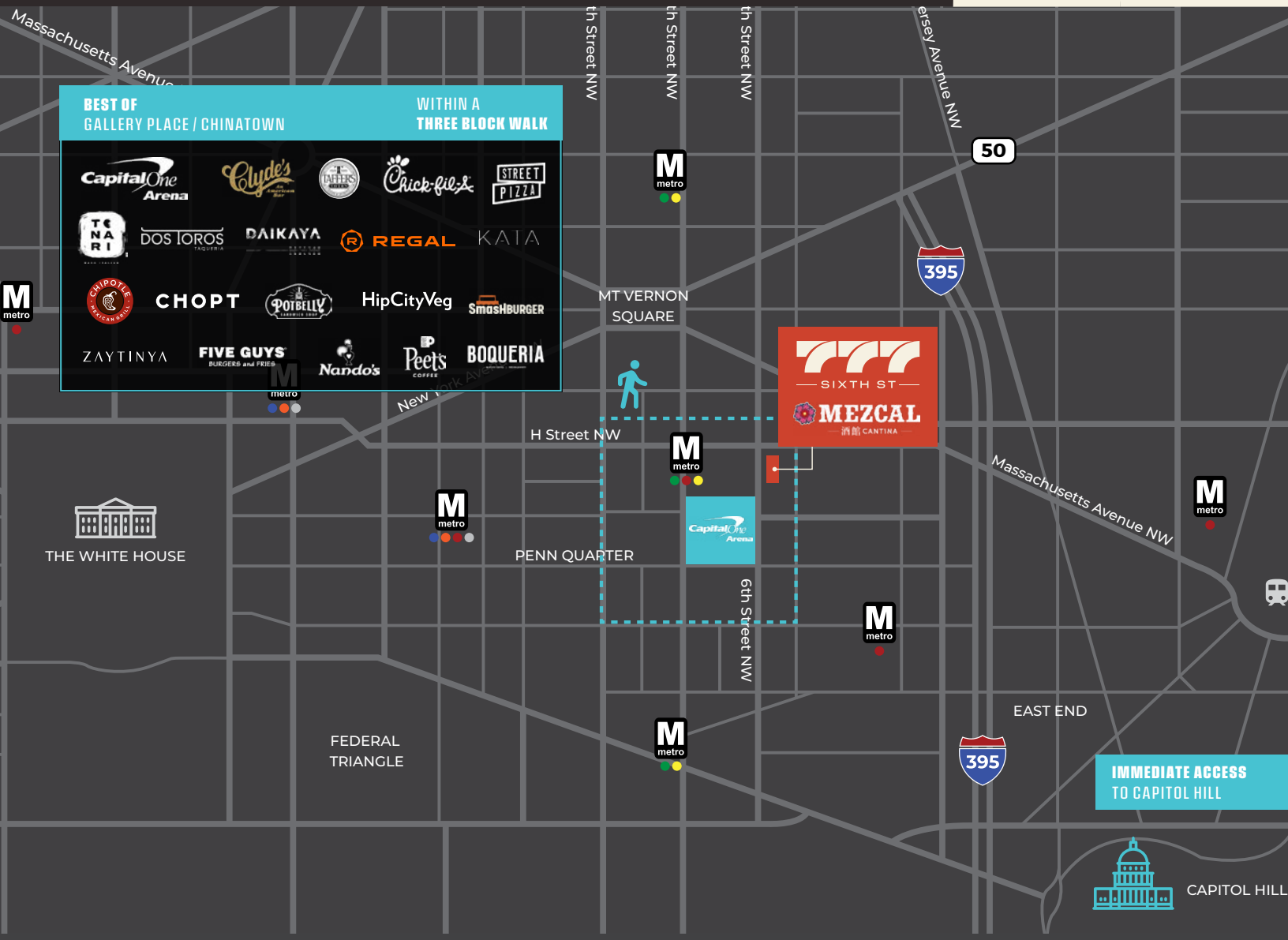
A LOCATION THAT WORKS
DAY&NIGHT

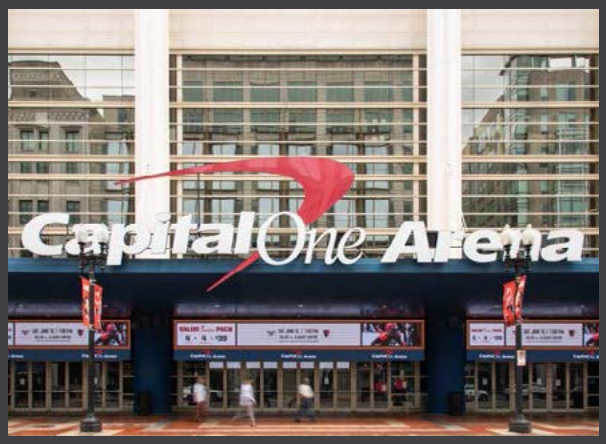
SIXTH ST

BEST OF
GALLERY PLACE / CHINATOWN

WITHIN A
THREE BLOCK WALK

Capital One Arena · Clyde's · Chick-fil-A · Street Pizza · Tonari · Dos Toros · Daikaya · Regal · Kata · Chipotle · CHOPT · Potbelly · HipCityVeg · SmashBurger · Zaytinya · Five Guys · Nando's · Peet's Coffee · Boqueria





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OWNERSHIP

BGO

BGO is a leading, global real estate investment management advisor, real estate lender, and a globally recognized provider of real estate services. BGO serves the interests of more than 750 institutional clients with expertise in the asset management of office, industrial, multi-residential, retail and hospitality property across the globe. BGO has offices in 25 cities across twelve countries with deep, local knowledge, experience, and extensive networks in the regions where we invest in and manage real estate assets on behalf of our clients in primary, secondary and co-investment markets. BGO is a part of SLC Management, the institutional alternatives and traditional asset management business of Sun Life.

For more information, please visit www.bgo.com

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