

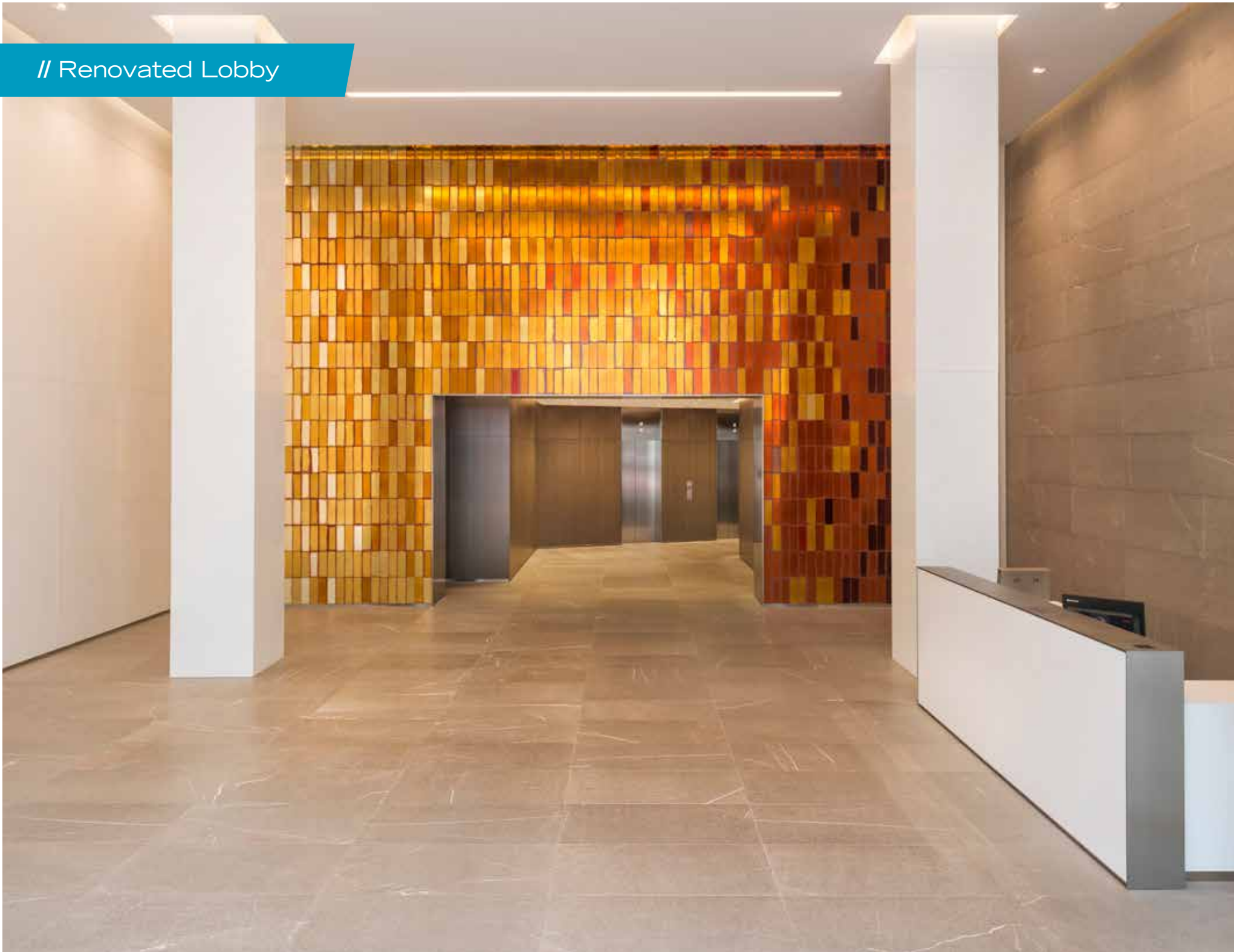
650
MASSACHUSETTS
AVENUE

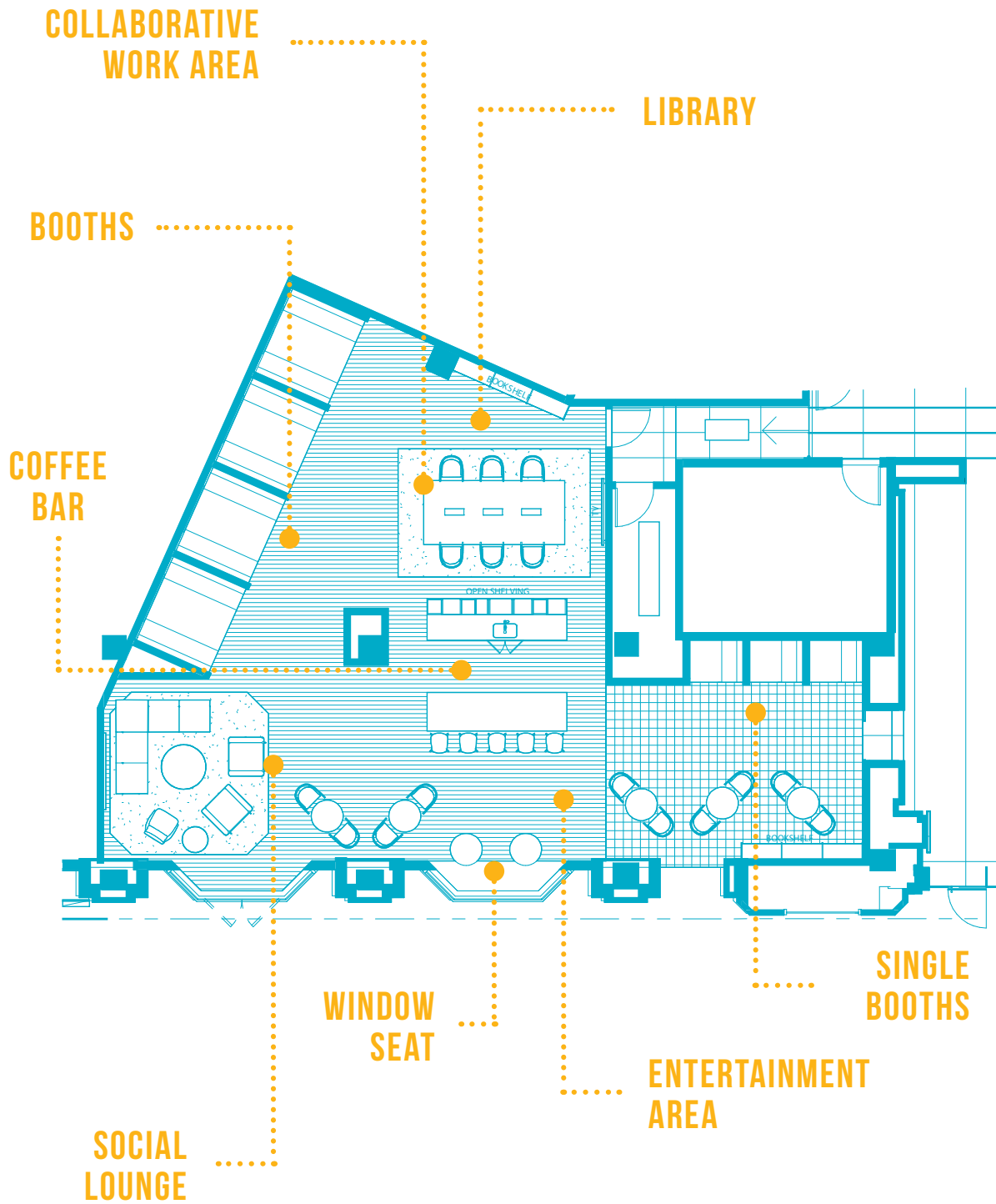


AVISON
YOUNG

Brookfield
Properties

// Renovated Lobby



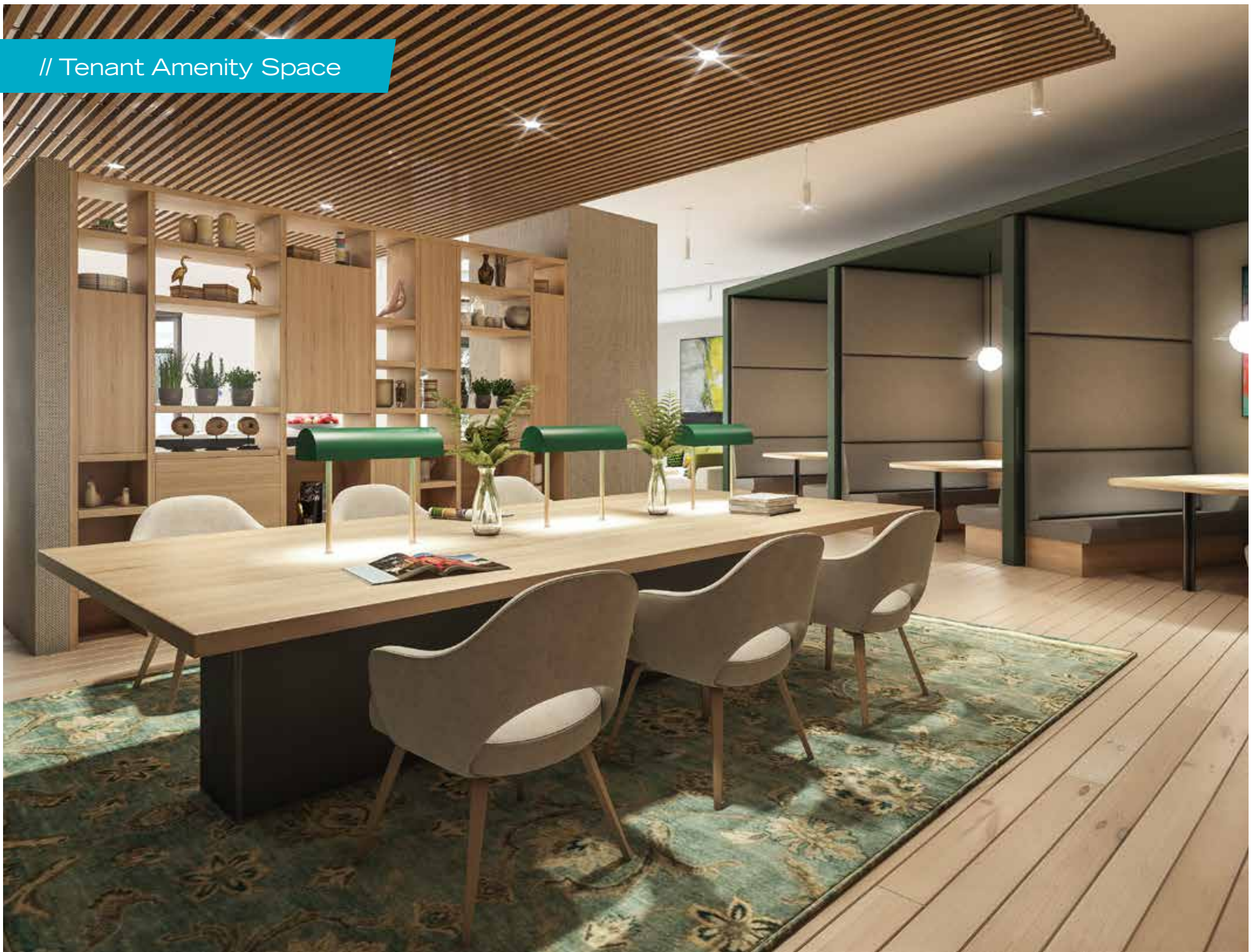


// TENANT LOUNGE / EVENT SPACE

// Tenant Amenity Space



// Tenant Amenity Space



// Bike Room

Brookfield
BIKE
rack

www.brookfield.com



// Fitness Center



// Conferencing Options

125 CAP.

AUDITORIUM

75 CAP.

OVERLOOK
RECEPTION SPACE

4

CLASSROOMS
[Cap. Range 25 - 80]

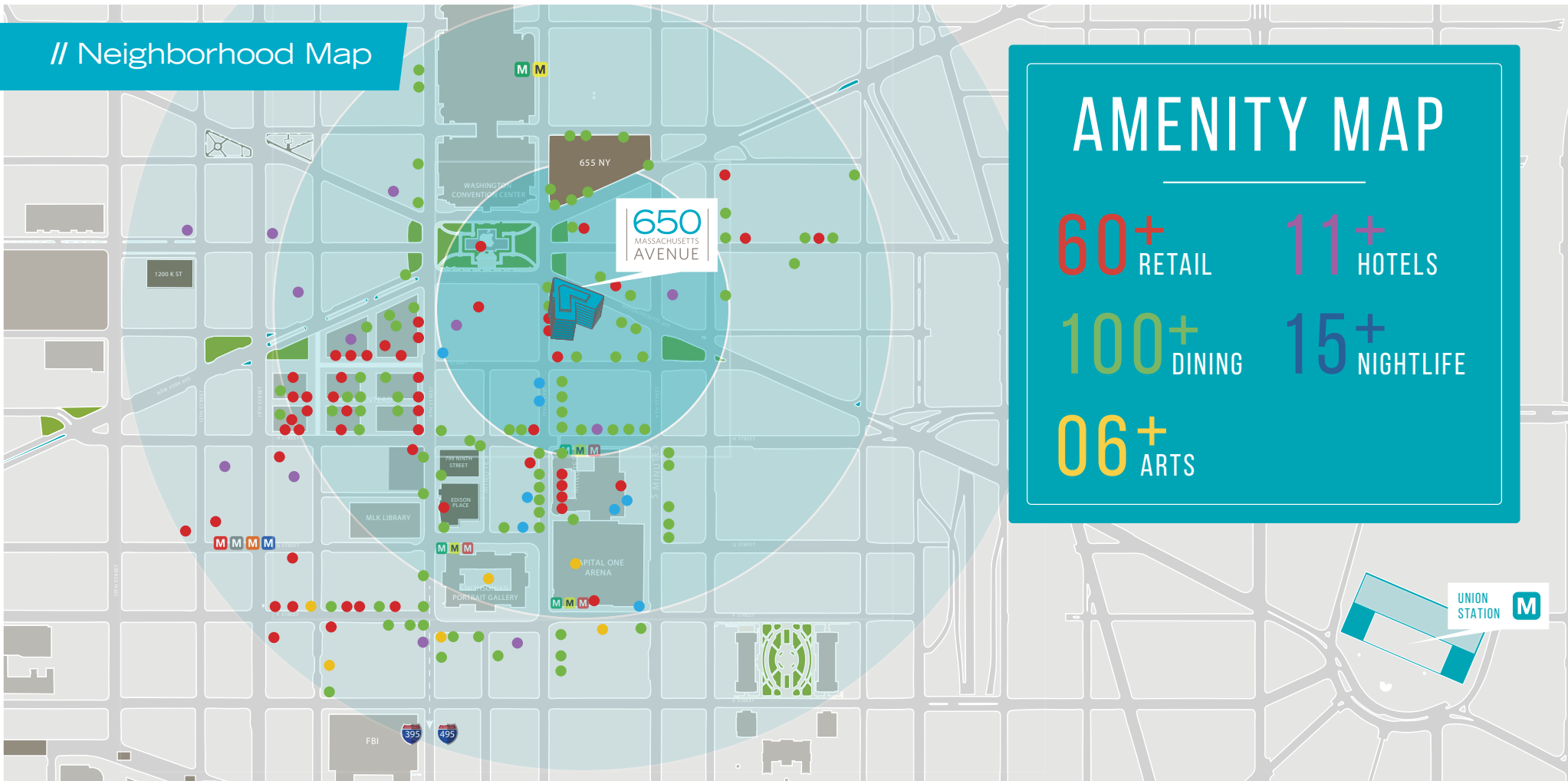
CONVENIENTLY LOCATED NEXT-DOOR IN **GEORGETOWN UNIVERSITY'S SCHOOL OF CONTINUING STUDIES**, TENANTS HAVE THE OPTION TO RENT SPACE EQUIPPED WITH STANDARD AUDIO/VISUAL EQUIPMENT.

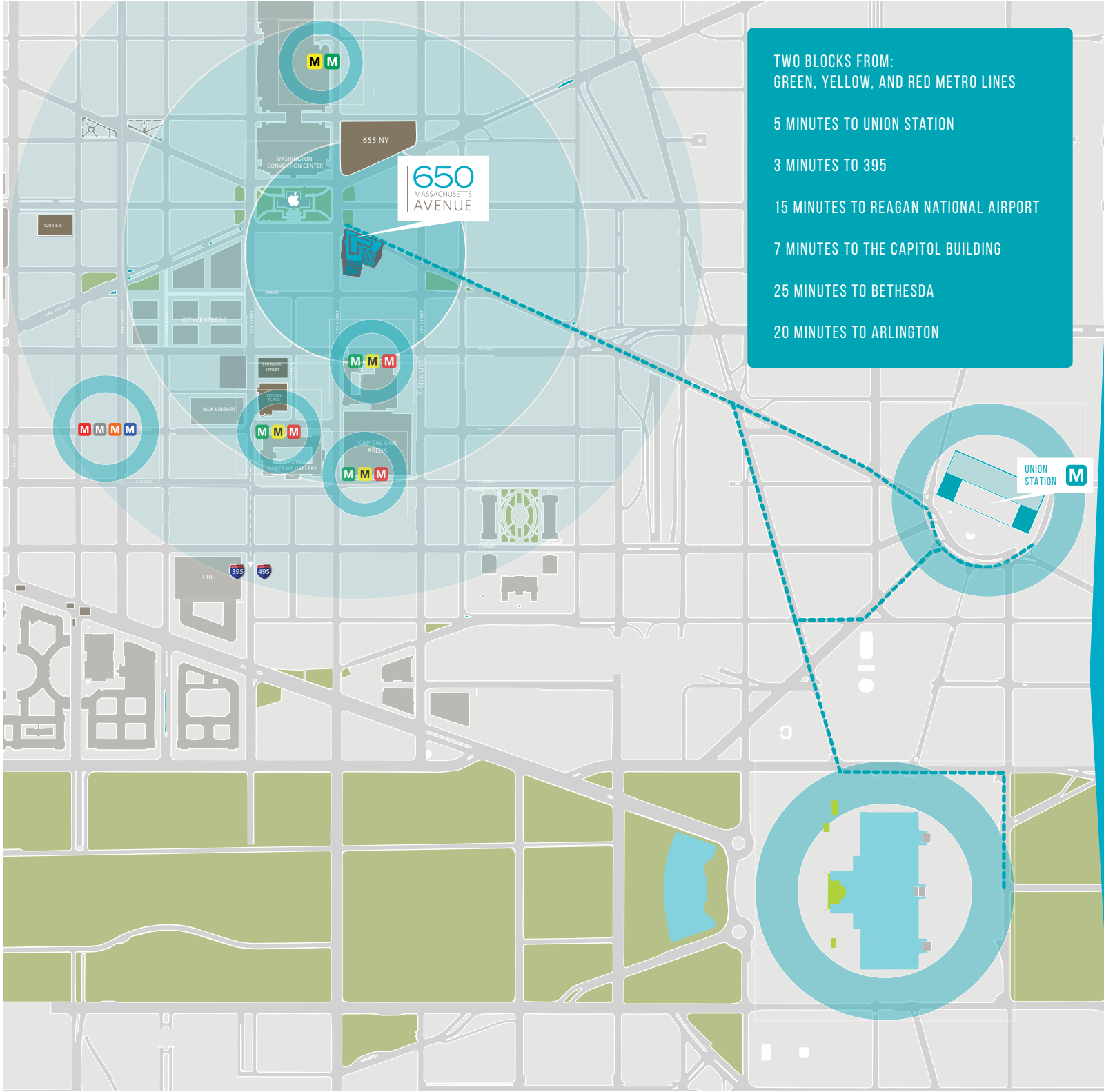
// Exceptional views of Carnegie Library



**FLAGSHIP APPLE STORE
NOW OPEN**

// Neighborhood Map





TWO BLOCKS FROM:
GREEN, YELLOW, AND RED METRO LINES

5 MINUTES TO UNION STATION

3 MINUTES TO 395

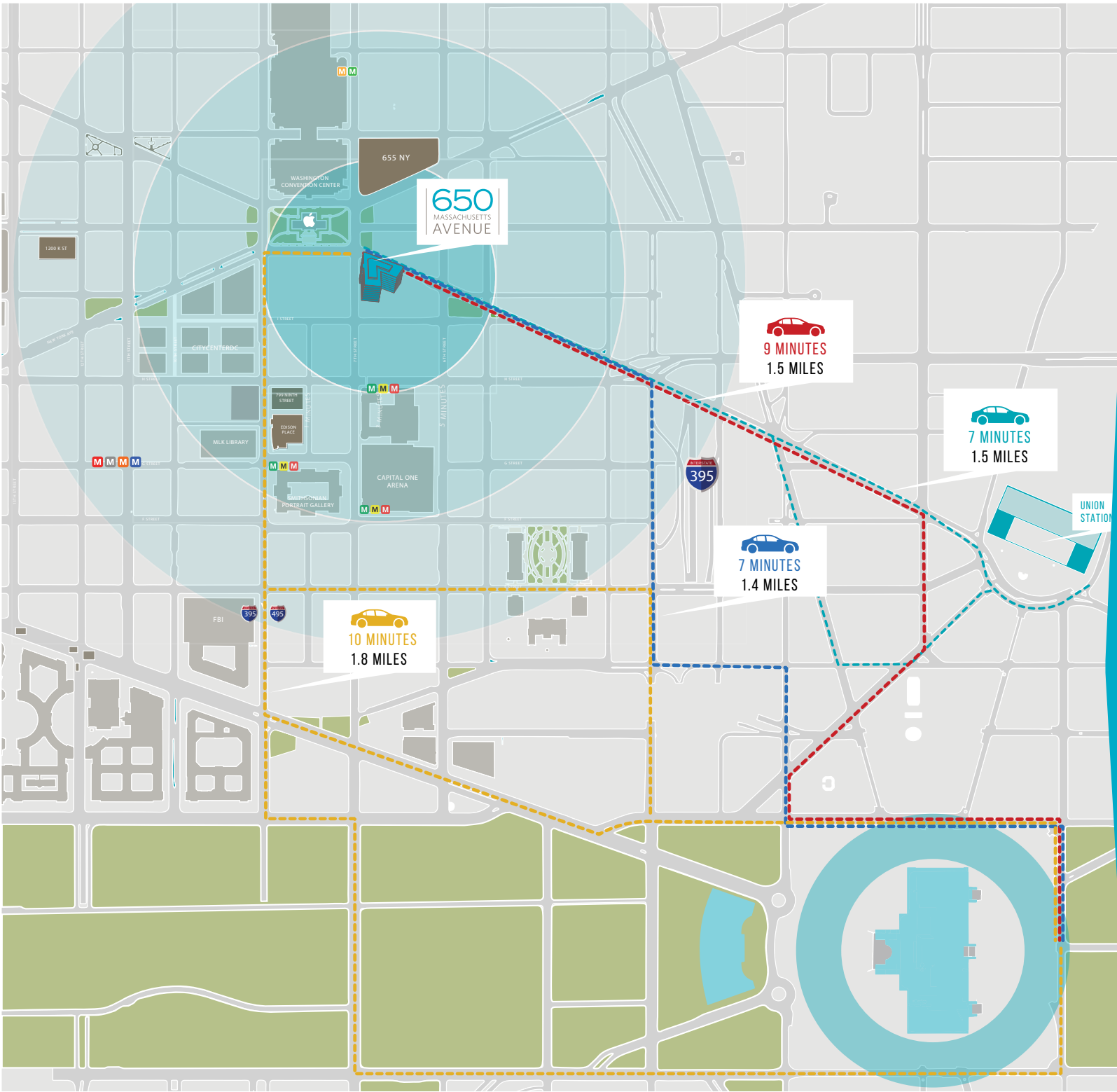
15 MINUTES TO REAGAN NATIONAL AIRPORT

7 MINUTES TO THE CAPITOL BUILDING

25 MINUTES TO BETHESDA

20 MINUTES TO ARLINGTON

// HIGH-SPEED
CONNECTIVITY



// **CAPITOL HILL**
PROXIMITY

// Your Workforce Here

SHAW/U STREET/ADMO/ COLUMBIA HEIGHTS

34,032 UNITS **2,113** UNITS

Avg Rent/Unit STUDIO 1 BED 2 BED
\$1,549 \$2,052 \$2,712

TOTAL POPULATION **187,615** **MEDIAN AGE** **35.2** **HOUSEHOLD INCOME** **\$130,148** **EDUCATION BACHELORS+** **50%**

NOMA

5,841 UNITS **4,020** UNITS

Avg Rent/Unit STUDIO 1 BED 2 BED
\$1,822 \$2,137 \$2,960

TOTAL POPULATION **63,124** **MEDIAN AGE** **36.3** **HOUSEHOLD INCOME** **\$84,809** **EDUCATION BACHELORS+** **36%**

CBD

4,317 UNITS

Avg Rent/Unit STUDIO 1 BED 2 BED
\$1,805 \$2,473 \$3,326

TOTAL POPULATION **12,576** **MEDIAN AGE** **26.2** **HOUSEHOLD INCOME** **\$108,818** **EDUCATION BACHELORS+** **47%**

GEORGETOWN

1,019 UNITS

Avg Rent/Unit STUDIO 1 BED 2 BED
\$1,738 \$2,141 \$3,323

TOTAL POPULATION **6,260** **MEDIAN AGE** **27.9** **HOUSEHOLD INCOME** **\$210,672** **EDUCATION BACHELORS+** **51%**

650 MASSACHUSETTS AVENUE

EAST END

13,700 UNITS **104** UNITS

Avg Rent/Unit STUDIO 1 BED 2 BED
\$1,821 \$2,286 \$3,254

TOTAL POPULATION **31,495** **MEDIAN AGE** **34.2** **HOUSEHOLD INCOME** **\$126,234** **EDUCATION BACHELORS+** **57%**

CAPITOL HILL

6,589 UNITS **325** UNITS

Avg Rent/Unit STUDIO 1 BED 2 BED
\$1,730 \$2,000 \$2,730

TOTAL POPULATION **39,297** **MEDIAN AGE** **36.3** **HOUSEHOLD INCOME** **\$179,416** **EDUCATION BACHELORS+** **64%**

WEST END

3,946 UNITS

Avg Rent/Unit STUDIO 1 BED 2 BED
\$1,840 \$2,616 \$4,414

TOTAL POPULATION **12,632** **MEDIAN AGE** **28.2** **HOUSEHOLD INCOME** **\$139,460** **EDUCATION BACHELORS+** **54%**

SOUTHWEST/ RIVERFRONT

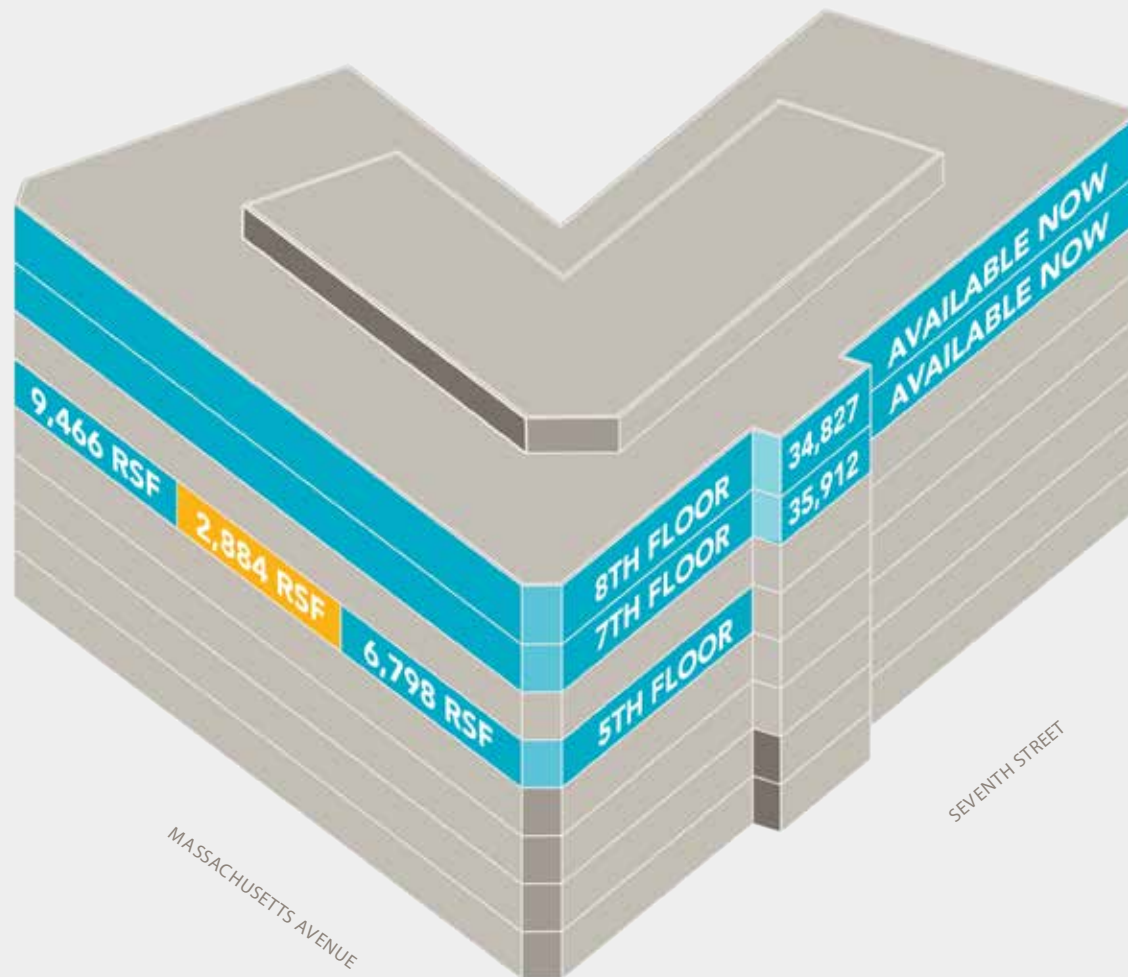
11,559 UNITS **4,609** UNITS

Avg Rent/Unit STUDIO 1 BED 2 BED
\$1,875 \$2,255 \$2,918

TOTAL POPULATION **22,353** **MEDIAN AGE** **37.6** **HOUSEHOLD INCOME** **\$105,154** **EDUCATION BACHELORS+** **58%**

WELCOME TO YOUR NEW SPACE

650
MASSACHUSETTS
AVENUE



AVISON
YOUNG

Brookfield
Properties

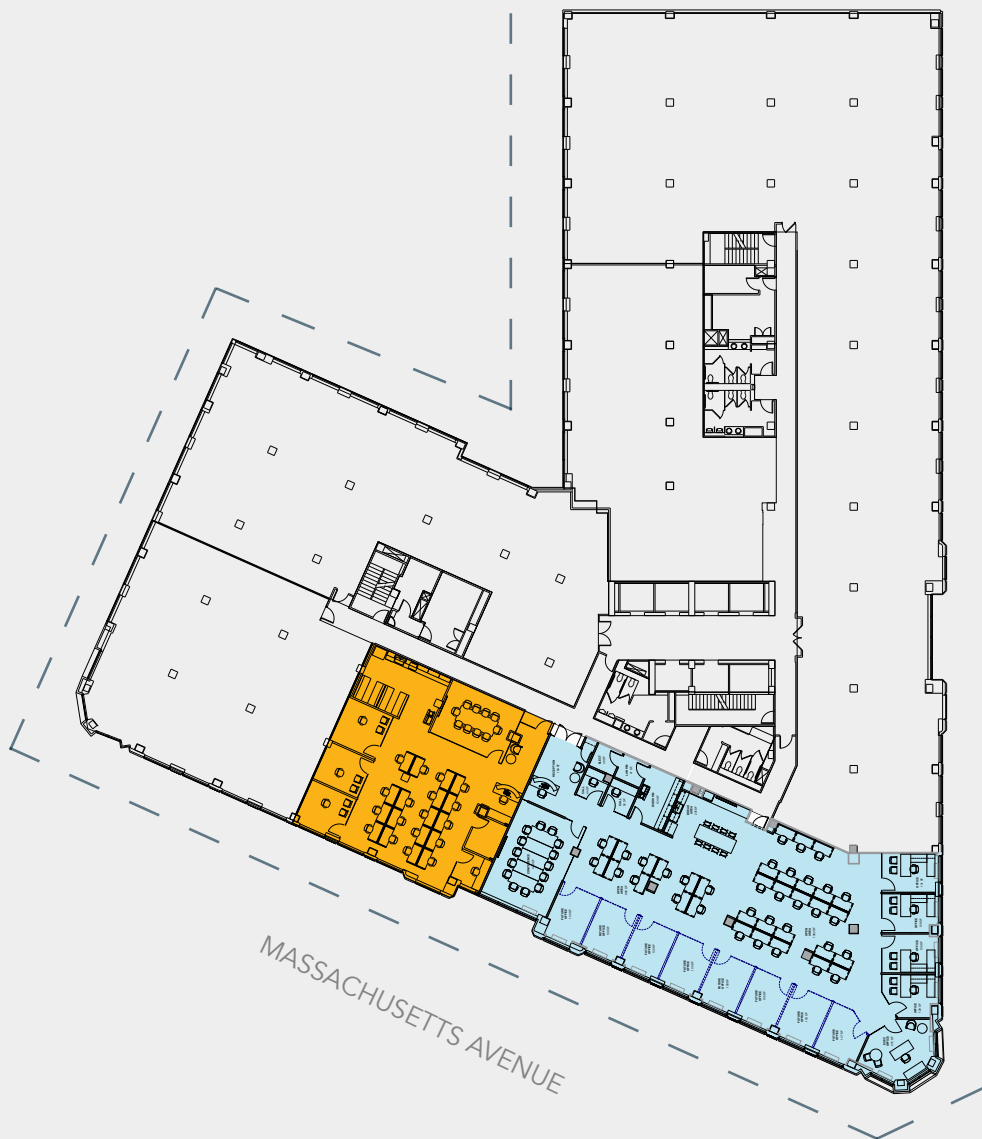
// 5th Floor Spec Suites

650
MASSACHUSETTS
AVENUE

6,798 RSF

2,884 RSF

WINDOW LINE



AVISON
YOUNG

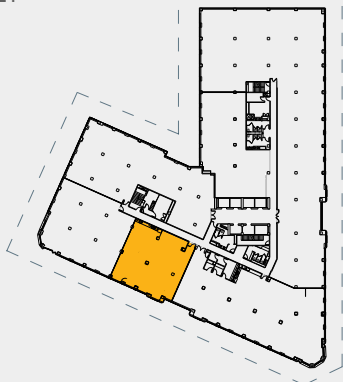
Brookfield
Properties

2,884 RSF | SPEC SUITE

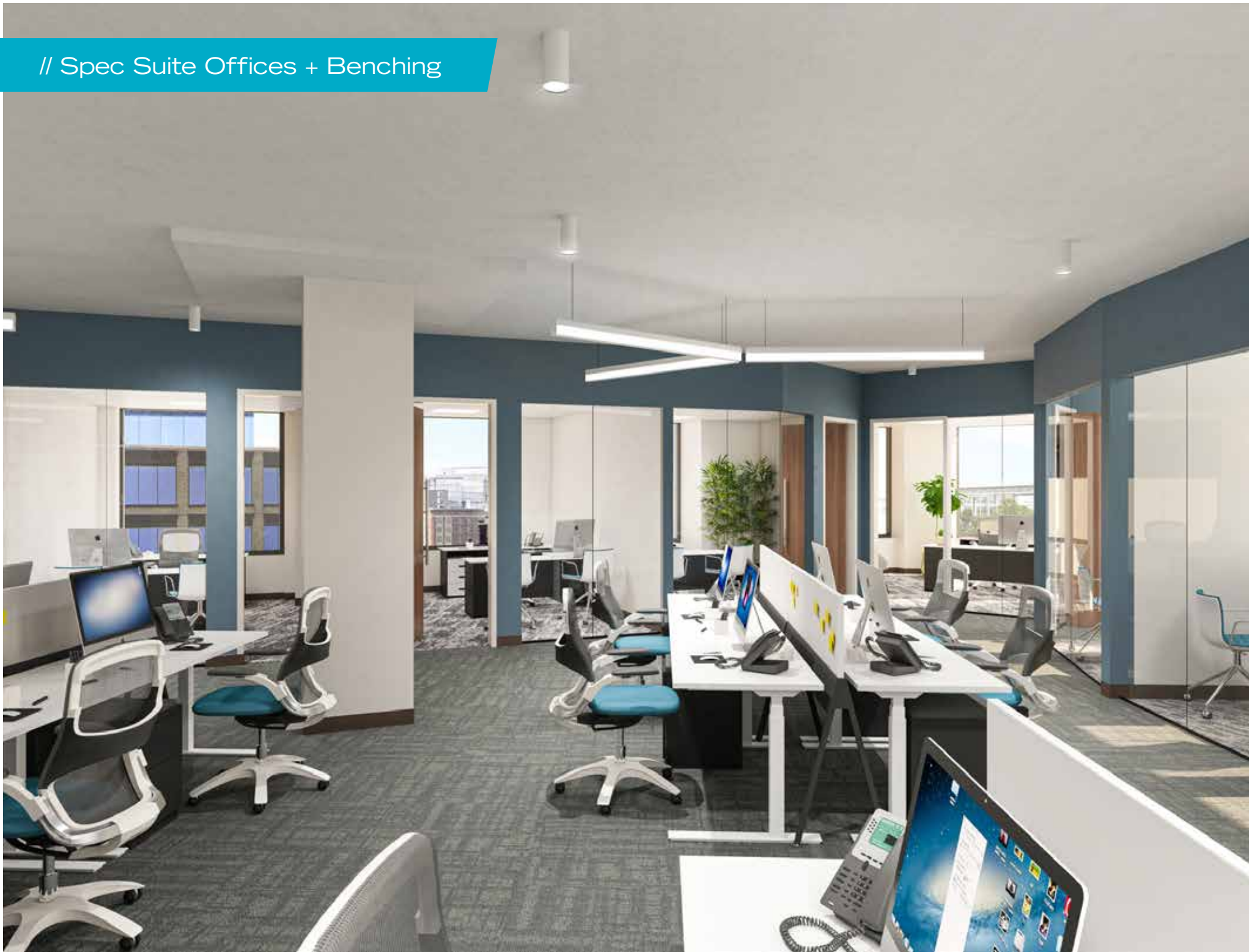
— — — — —
WINDOW LINE



KEY



// Spec Suite Offices + Benching



// Spec Suite Benching + Kitchen Area

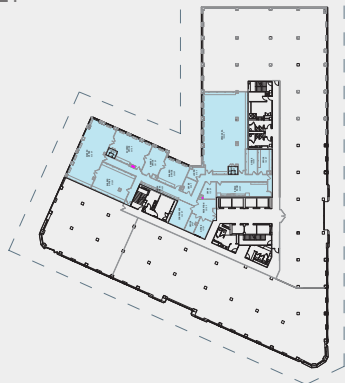


9,466 RSF | AS-BUILT PLAN

WINDOW LINE



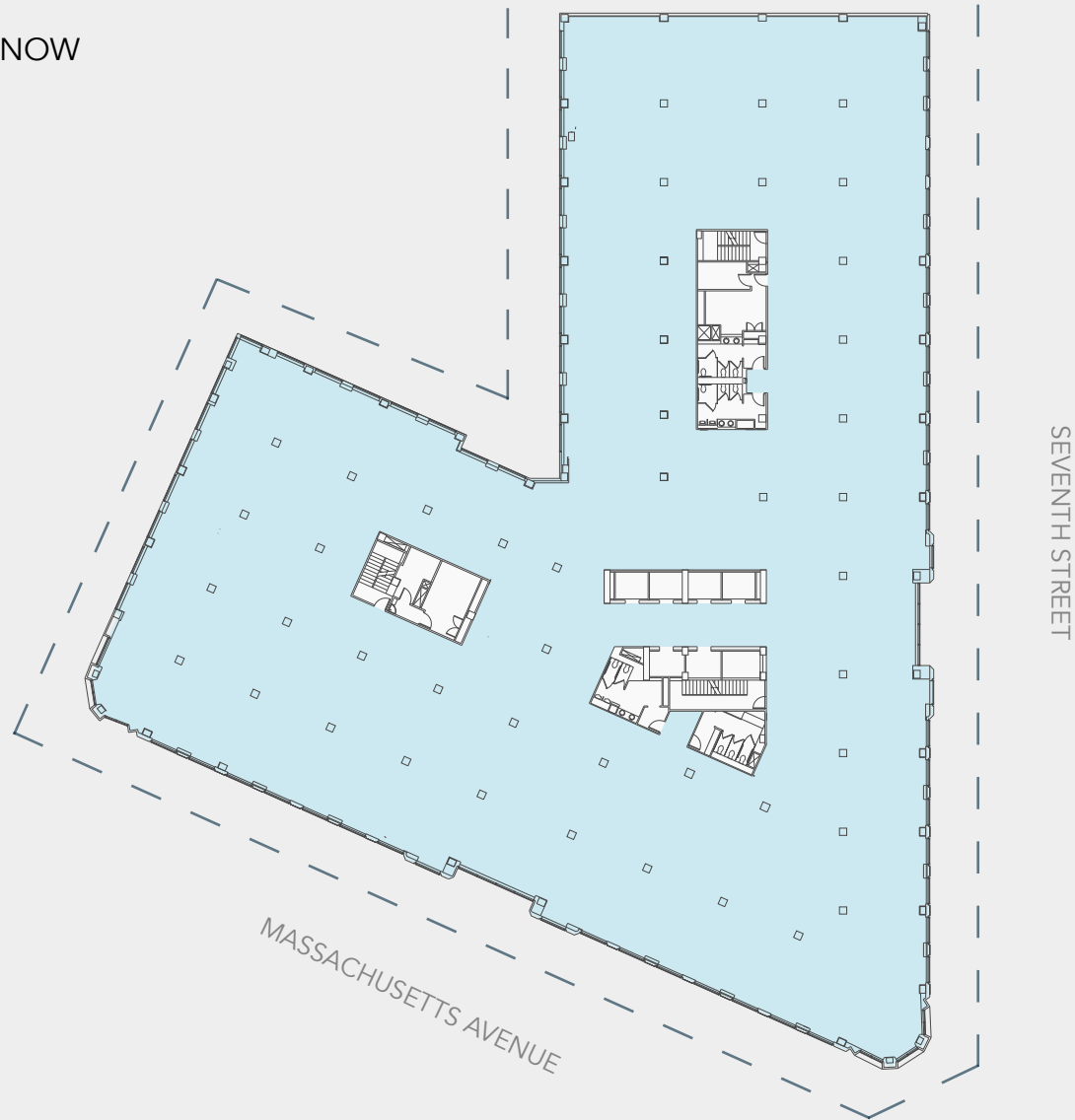
KEY



// 7th Floor

35,912 RSF AVAILABLE NOW

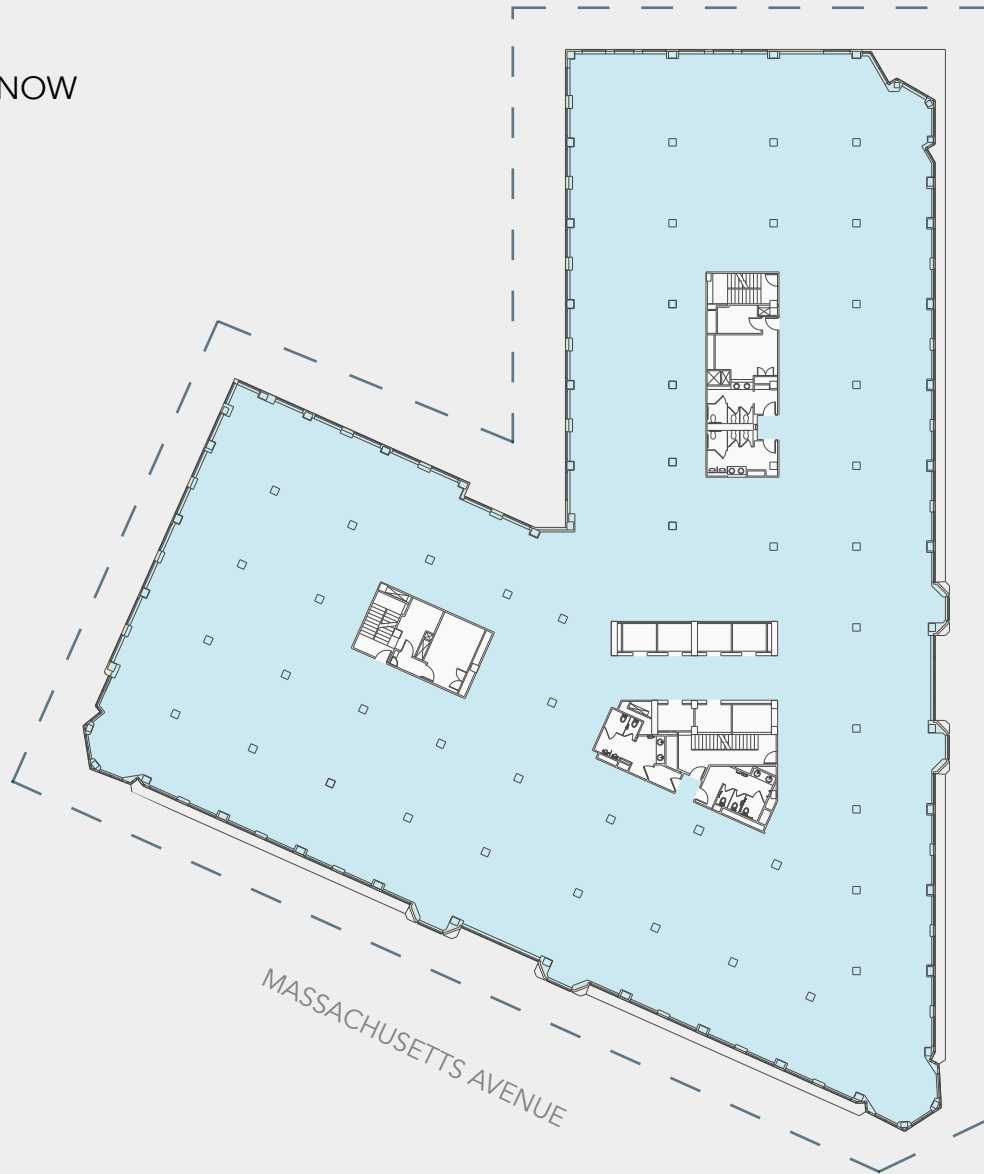
WINDOW LINE



// 8th Floor

■ 34,827 RSF AVAILABLE NOW

WINDOW LINE





650
MASSACHUSETTS
AVENUE

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