

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

AVAILABILITIES:

- 1st Floor Retail Space: 2,055 USF
- 2nd Floor: 12,837 RSF
- 3rd Floor: 13,252 RSF
- 4th Floor: 5,275 RSF
- 5th Floor: 7,272 RSF (Spec Suites A & B can be combined)
 - Tenant A: 3,560 RSF
 - Tenant B: 3,712 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:

- 4,436 sq. ft. on-site retail
- Tenant only rooftop terrace with exceptional views of Capitol Hill and the Capitol Riverfront
- Large conference room
- Fitness center
- 4 high-speed elevators
- 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



M CAPITOL SOUTH

Capitol Riverfront AMENITIES

M EASTERN MARKET

PENNSYLVANIA AVE.



● conveniences & retail

- 1. Aura Spa
- 2. Bang Salon
- 3. Bank of America
- 4. Boombox
- 5. Chase Bank
- 6. CVS
- 7. Harris Teeter
- 8. Lululemon
- 9. Orangetheory Fitness
- 10. Scissors & Scotch
- 11. Solidcore
- 12. Sprint
- 13. Suntrust Bank
- 14. Vida Fitness
- 15. Whole Foods

● hotels

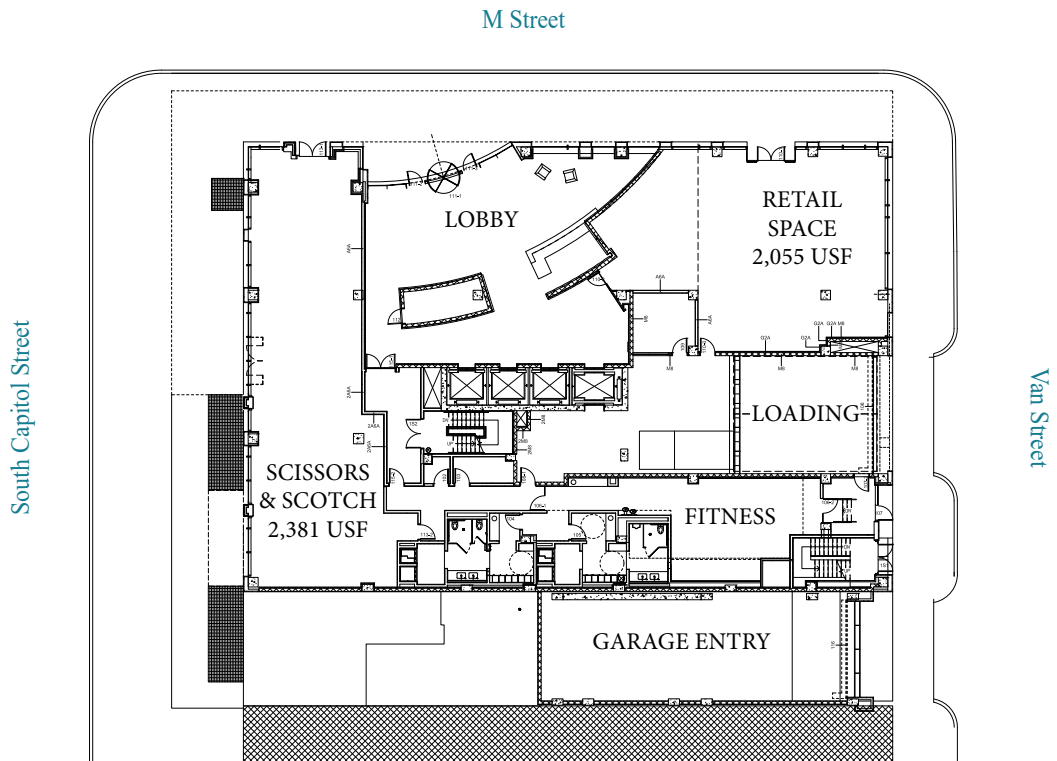
- 1. Courtyard by Marriott
- 2. Hampton Inn & Suites
- 3. Homewood Suites
- 4. Marriott Residence Inn
- 5. Thompson Boutique Hotel

● dining

- 1. 38 Espresso
- 2. Agua 301
- 3. All-Purpose Pizzeria
- 4. Atlas Brew Works
- 5. Bethesda Bagels
- 6. Bluejacket Brewery
- 7. Bluestone Lane
- 8. Bonchon
- 9. Buffalo Wild Wings
- 10. Cava
- 11. Chipotle
- 12. Chloe
- 13. Chop't
- 14. Circa
- 15. Dacha Beer Garden
- 16. Declaration Pizza
- 17. District Winery
- 18. Due South
- 19. Five Guys
- 20. Mission
- 21. Oath Pizza
- 22. Osteria Morini
- 23. Potbelly
- 24. Roti
- 25. Salt Line
- 26. Scarlet Oak
- 27. Shake Shack
- 28. Shilling Canning Co.
- 29. Starbucks
- 30. Sweetgreen
- 31. TaKorean
- 32. The Big Stick
- 33. The Gatsby
- 34. Willie's Brew & Que

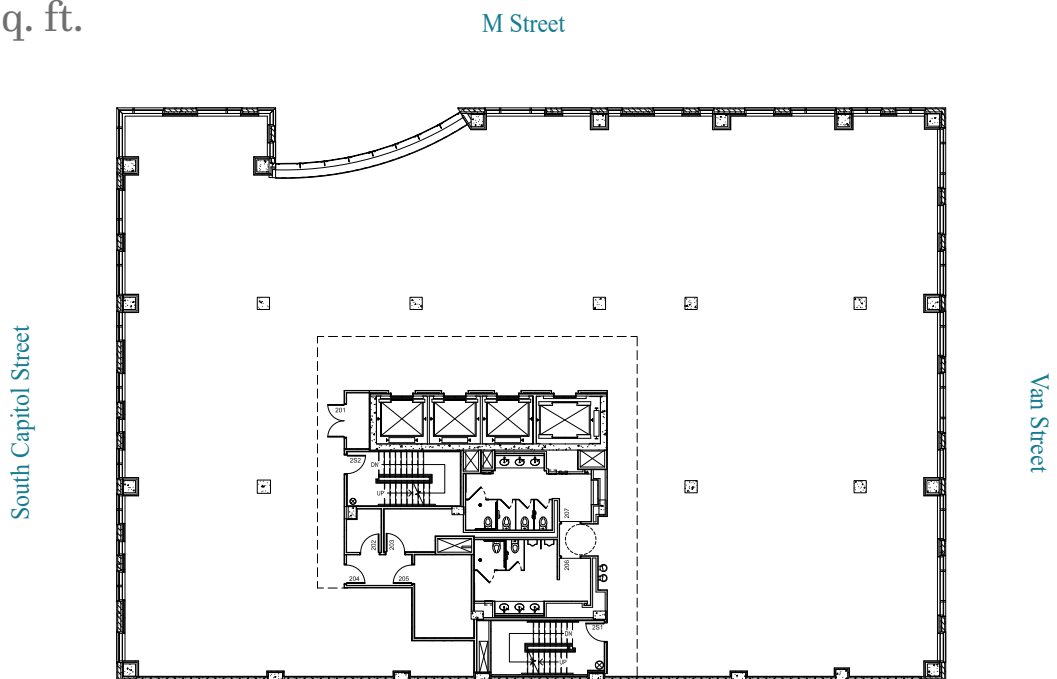
1st Floor

4,436 sq. ft.



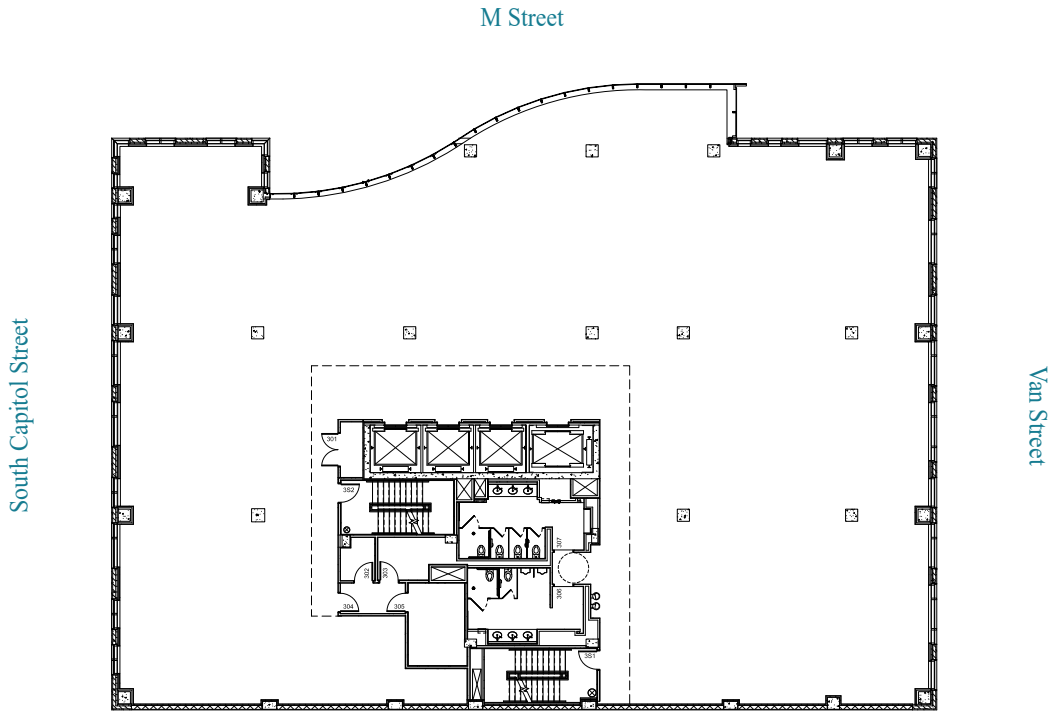
2nd Floor

12,837 sq. ft.



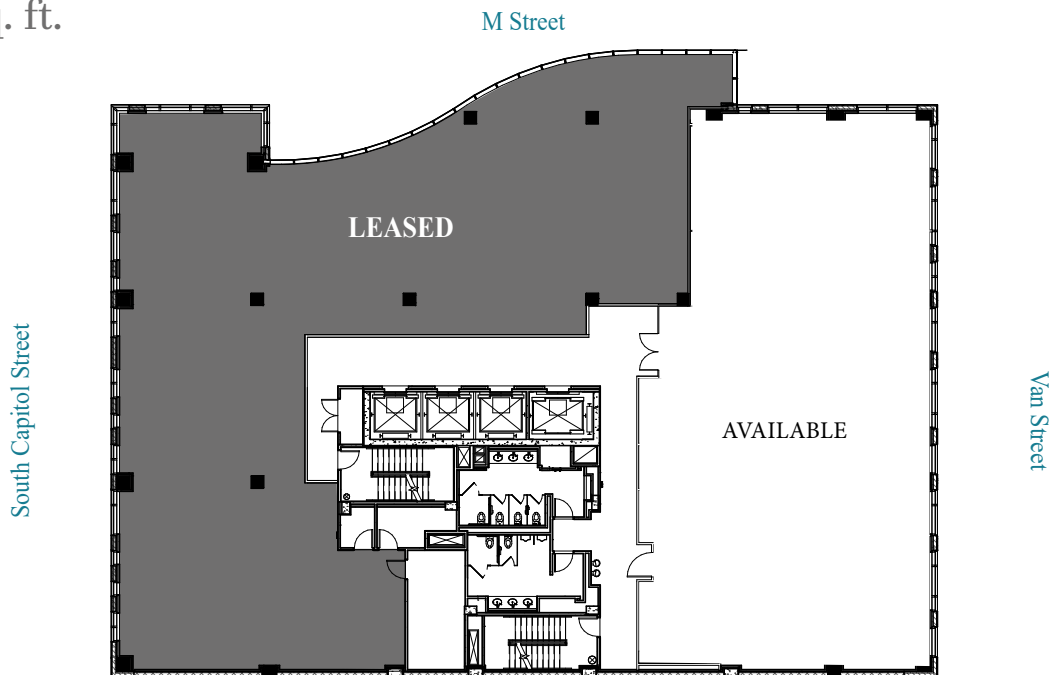
3rd Floor

13,252 sq. ft.



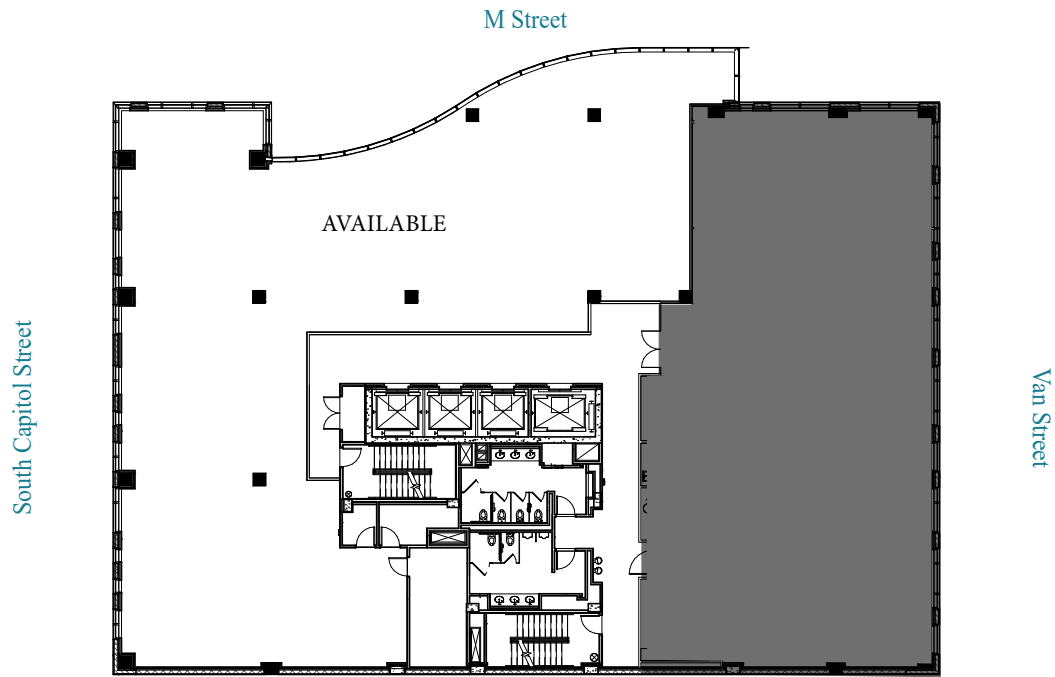
4th Floor

5,275 sq. ft.



5th Floor

7,272 sq. ft.



Tenant Rooftop Terrace



Tenant Conference Center



Facing M Street



Full Video Conferencing Capabilities

Typical Test Fit 13,252 sq. ft.

LEVEL 3 | Single Tenant - Option 1

LEGEND		
Executive Perimeter Office (230-250 SF)	3	
Perimeter Office (140 SF)	8	
Interior Office (100 SF)	7	
Workstation (6'x8')	46	
Conference		
Collaboration Area		
Support (Wellness, Storage, Pantry, LAN, etc.)		
Workstation: Office	2:5.1	
Total Staff	64	
Total RSF	13,252	
RSF/Person	207	

South Capitol Street



Van Street





LEVEL 3 | Single Tenant - Option 2

LEGEND		
	Executive Perimeter Office (230-250 SF)	3
	Perimeter Office (140 SF)	16
	Interior Office (100 SF)	7
	Workstation (6'x8')	28
	Conference	
	Collaboration Area	
	Support (Wellness, Storage, Pantry, LAN, etc.)	
Workstation: Office		1:1.1
Total Staff		54
Total RSF		13,252
RSF/Person		245



Typical Test Fit

LEVEL 3 | Multi-tenant - Varied Suite Size

LEGEND		
	Executive Perimeter Office (230-250 SF)	2
	Perimeter Office (140 SF)	0
	Interior Office (100 SF)	3
	Workstation (6'x8')	16

	TENANT A	5,490
	Workstation: Office	3:1
	Total Staff	21
	RSF/Person	262

	TENANT B	7,761
	Workstation: Office	1:1.3
	Total Staff	28
	RSF/Person	278





South Capitol Street



M Street

Van Street

LEVEL 3 | Multi-tenant -Option 2 Equal Suite Size

LEGEND		
	Executive Perimeter Office (230-250 SF)	2
	Perimeter Office (140 SF)	8
	Interior Office (100 SF)	0
	Workstation (6'x8')	16

	TENANT A	6,529
Workstation: Office	1:1.8	
Total Staff	25	
RSF/Person	262	

	TENANT B	6,722
Workstation: Office	1:1.5	
Total Staff	26	
RSF/Person	259	



Typical Test Fit

LEVEL 4

LEGEND		
	Perimeter Office (125 SF)	4
	Workstation (6'x6')	22
	Conference	
	Collaboration Area	
	Support (Wellness, Storage, Pantry, LAN, etc.)	
Workstation: Office		5:5-1
Total Staff		27
Total RSF		5,275
RSF/Person		194

South Capitol Street

M Street

Van Street



LEASED

RECEPTION

366 SF

PANTRY

103 SF

STORAGE

109 SF

FOCUS

47 SF

COPY/PRINT

69 SF

CONFERENCE

262 SF

OFFICE

122 SF

OPEN OFFICE

1,767 SF

OPEN TEAM

77 SF

SERVER

104 SF

BUILDING TELEPHONE

EL 1

EL 2

EL 3

EL 4

BUILDING FIRE ALARM

BUILDING ELECTRICAL

BUILDING MECHANICAL

WOMENS RESTROOM

MENS RESTROOM

COATS

WELL

97 SF

OFFICE

141 SF

OFFICE

134 SF

OFFICE

125 SF

Spec Suites

LEVEL 5

M Street

South Capitol Street

Van Street



LEGEND		
Perimeter Office (160 SF)	3	
Workstation (6'x8')	10	

TENANT A	3,560
Workstation: Office	3:3:1
Total Staff	13
RSF/Person	267

LEGEND		
Perimeter Office (145-185 SF)	3	
Workstation (6'x8')	13	

TENANT B	3,712
Workstation: Office	4:3:1
Total Staff	16
RSF/Person	228



For More Information

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