

25M
S O U T H E A S T

THE EXCEPTION TO THE RULE





25M

UNIQUELY PHENOMENAL



At 25 M Street, the usual rules of the workplace no longer apply.
You have the freedom to work exactly the way you want.



Balance work and play

Capitol Riverfront is the fastest growing neighborhood in D.C., offering a **vibrant** mix of restaurants, retail and **innovative** office space.



Drive productivity with purposeful spaces

Virtually column-free floors maximize efficiency and **9'-0" - 14'-0" ceiling heights** flood each floor with natural light



Infuse each day with new energy

Unprecedented rooftop amenities offer space to **recharge**, collaborate or entertain



Come and go with ease

Easy access to Metro and major commuting arteries **minimizes commuting time**







UNDENIABLY DISTINCTIVE



25 M Street offers unparalleled amenities that are specifically designed to **maximize** comfort, **flexibility** and productivity during the workday. Enjoy an expansive rooftop that includes space for **entertainment**, fitness and **open-air meetings**. Workout or recharge while enjoying gorgeous views from extraordinary spaces.



6,000-square-foot
rooftop terrace



Indoor/Outdoor
fitness center



Rooftop private
event space and
conference center



Designed to a Gold
WiredScore level



WiFi enabled
top to bottom



Outdoor lounge and
breakout areas



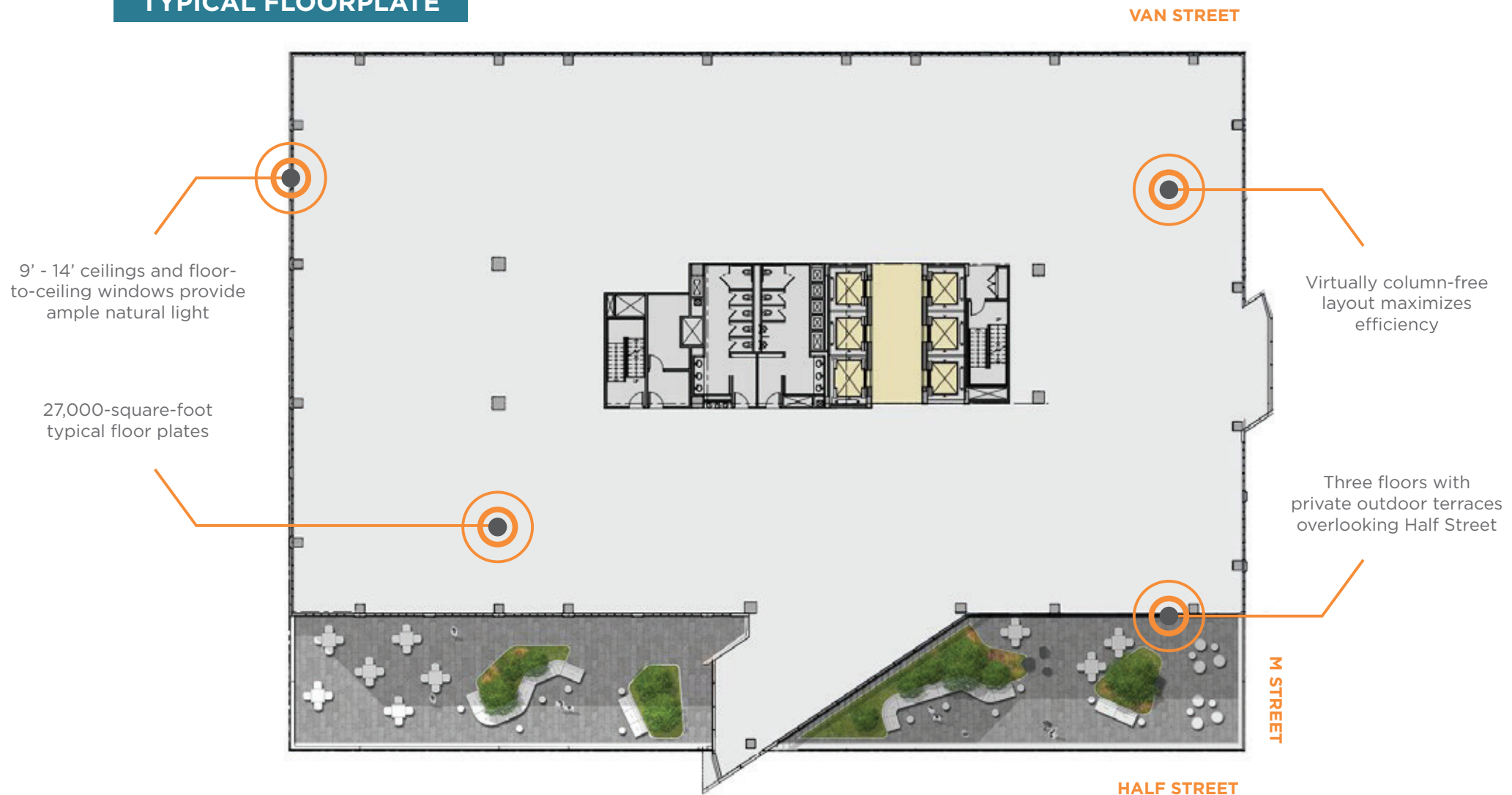
Secured bike room

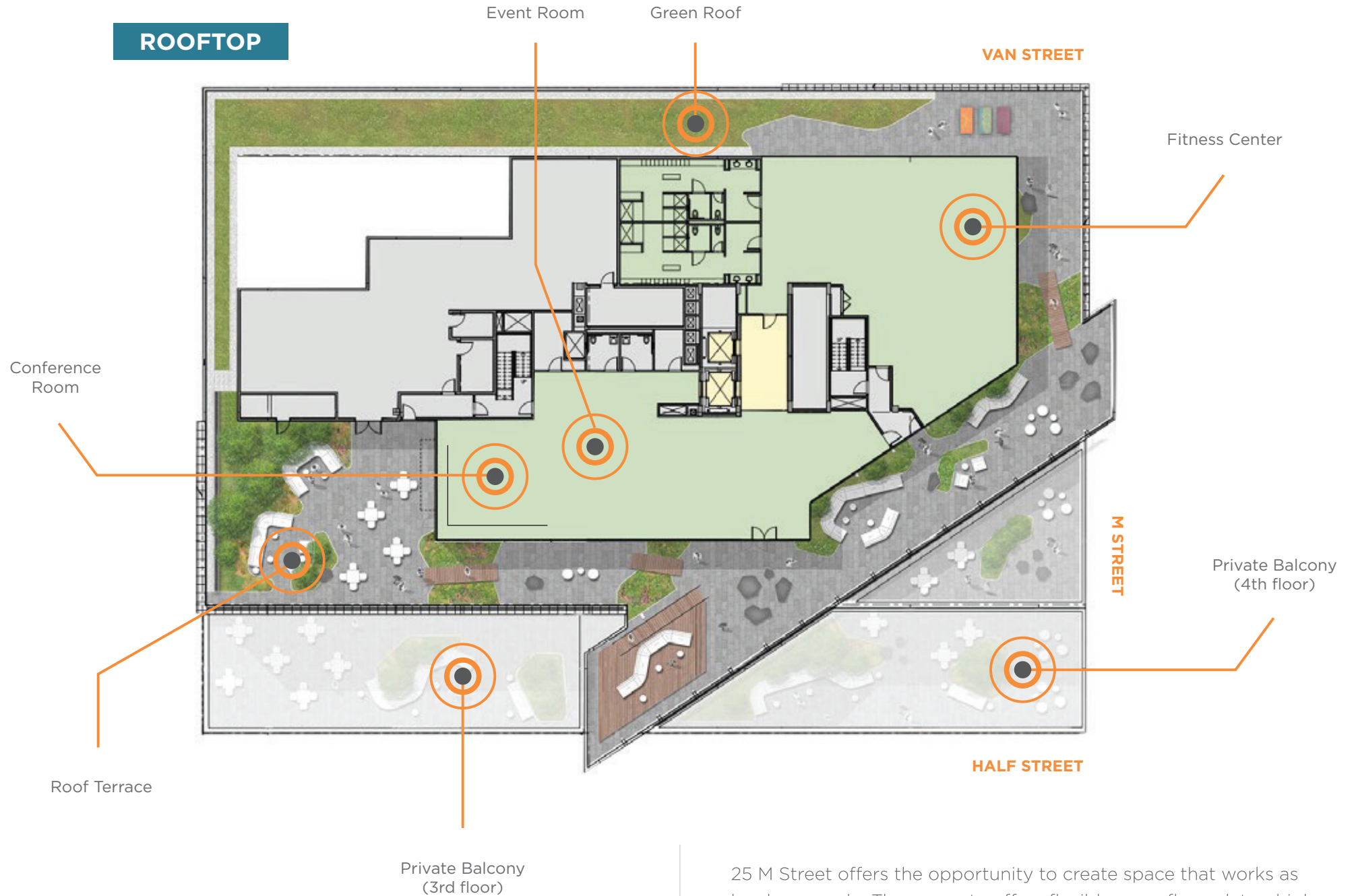


Designed LEED
Gold designation

UNQUESTIONABLY **REFINED**

TYPICAL FLOORPLATE





25 M Street offers the opportunity to create space that works as hard as you do. The property offers flexible open floor plates, high ceilings and floor-to-ceiling windows that overlook Nationals Park and the bustling Capitol Riverfront neighborhood.

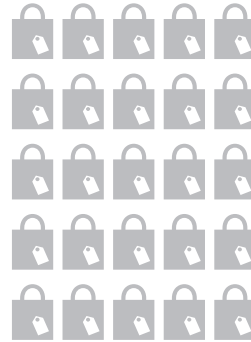
25M

UNDOUBTEDLY **VIBRANT**



The Capitol Riverfront neighborhood is attracting new residents, businesses and entertainment venues faster than any other part of Washington D.C. The Nationals call this neighborhood home, but across the Capitol Riverfront's 500-acres you'll find a whole lot more than baseball.

192K
SQUARE-FEET
OF RETAIL
UNDER CONSTRUCTION



10 ACRES
OF
PARKS

299 | EVENTS ANNUALLY

THREE
HOTELS | **372** EXISTING
HOTEL ROOMS
| **365** MORE
UNDER CONSTRUCTION

5,000 RESIDENTS

34K
DAYTIME
EMPLOYEES



38% OF
WHOM ARE
UNDER AGE 35



10 | APARTMENT
BUILDINGS
2,601 FUTURE HOUSING UNITS
IN THE ACTIVE DEVELOPMENT PIPELINE

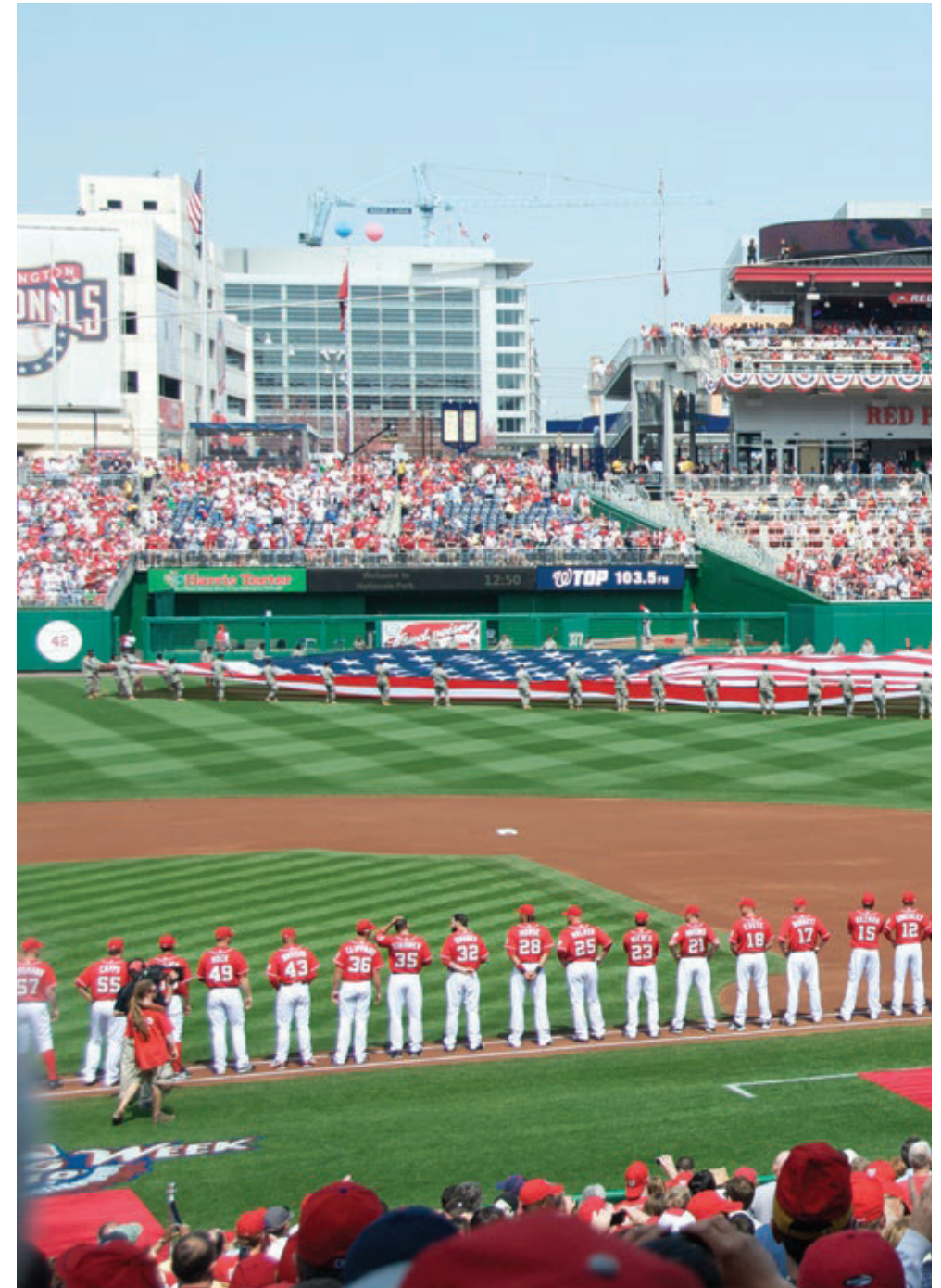
34 RESTAURANTS
& COUNTING

3
MILLION

ANNUAL
VISITORS







NEIGHBORHOOD AMENITIES



**DISTRICT
WINERY**



 **Harris Teeter**

 **Orangetheory**
FITNESS

MORINI OSTERIA
BORGESIA

SCARLET OAK

SHAKE SHACK



sweetgreen®

Takorean
Korean Taco Grill

TAYLOR
GOURMET



VIDA
FITNESS

WHALEY'S

**WHOLE
FOODS**
MARKET



WALK SCORE

87

VERY WALKABLE



TRANSIT SCORE

78

EXCELLENT TRANSIT



BIKE SCORE

90

BIKER'S PARADISE



CAPITOL BIKES



PARKS



ENTERTAINMENT



RESTAURANTS



SHOPPING



HOTELS

25M

UNEXPECTEDLY CONVENIENT



25 M Street's one-of-a-kind amenities and the Capitol Riverfront's *unmatched energy* differentiate the neighborhood from traditional D.C., even though 25 M Street sits just five blocks south of the U.S. Capitol. Enjoy *fast access* to the White House, Reagan National Airport, Union Station and other destinations throughout the area.



30 minute drive
from Bethesda

12 minute drive
from Union Station

8 minute drive
from U.S. Capitol

30 minute drive
from McLean

25M
SOUTHEAST

Convenient rush
hour commute

Steps to Metro & bus lines

20 minute drive
from Alexandria



UNMATCHED VISIBILITY

25 M Street offers a premier branding opportunity for Clients. The property is located at the corner of M and Half Streets, and sits directly across from the Navy Yard-Ballpark Metro, a station that sees an average of 10,569 riders per day.

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