

24  
45

M

WASHINGTON D.C.



# WELCOME TO THE RE-ENERGIZED 2445 M STREET

This West End gem has gone through a complete transformation executed by Beacon Capital Partners. We want our tenants to be inspired do their best work, with flexible workspaces and stunning new amenities from ground floor to rooftop.

Step inside and see for yourself.

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**BEACON**  
CAPITAL PARTNERS

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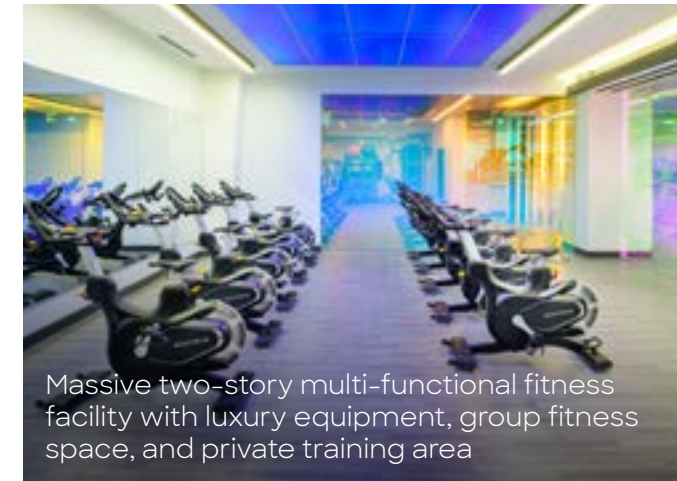
Height	9 STORIES
Size	299,404 SF
Floorplates	26,307-39,785 SF

Amenities

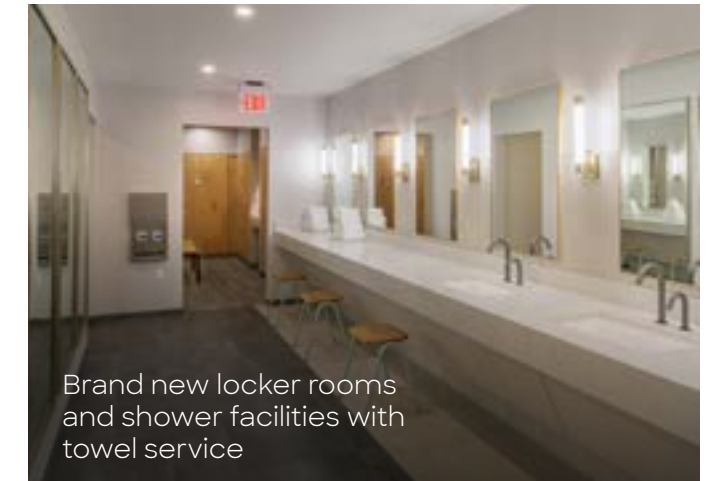
-  Conference Center
-  Secure Bicycle Storage
-  On-site Café (Coming Soon)
-  Two-story Fitness Center
-  On-site Parking Garage
-  Two-story Rooftop Lounge & Terrace
-  Ground-level Courtyard



Renovated entryway with an inviting new lobby experience



Massive two-story multi-functional fitness facility with luxury equipment, group fitness space, and private training area



Brand new locker rooms and shower facilities with towel service

# COMPLETELY TRANSFORMED FOR AN EVOLVING WORKFORCE



An 80-person classroom and multiple meeting rooms with flexible configurations



9<sup>th</sup> Floor Lounge and Pantry



Open Collaboration Areas and Quiet Call Rooms

# MEET ME AT 2445 M

Our market-leading conference and lounge facilities features state-of-the art technology and flexible spaces designed to accommodate a wide range of functions.



Brand new two-story rooftop lounge and terrace with comfortable seating and collaboration areas, incredible views, and a putting green.

# A BREATH OF FRESH AIR

2445 M provides instant access to multiple energizing outdoor spaces from ground floor to rooftop. Take lunch outside, catch up on emails with a view, and find new inspiration away from the desk.



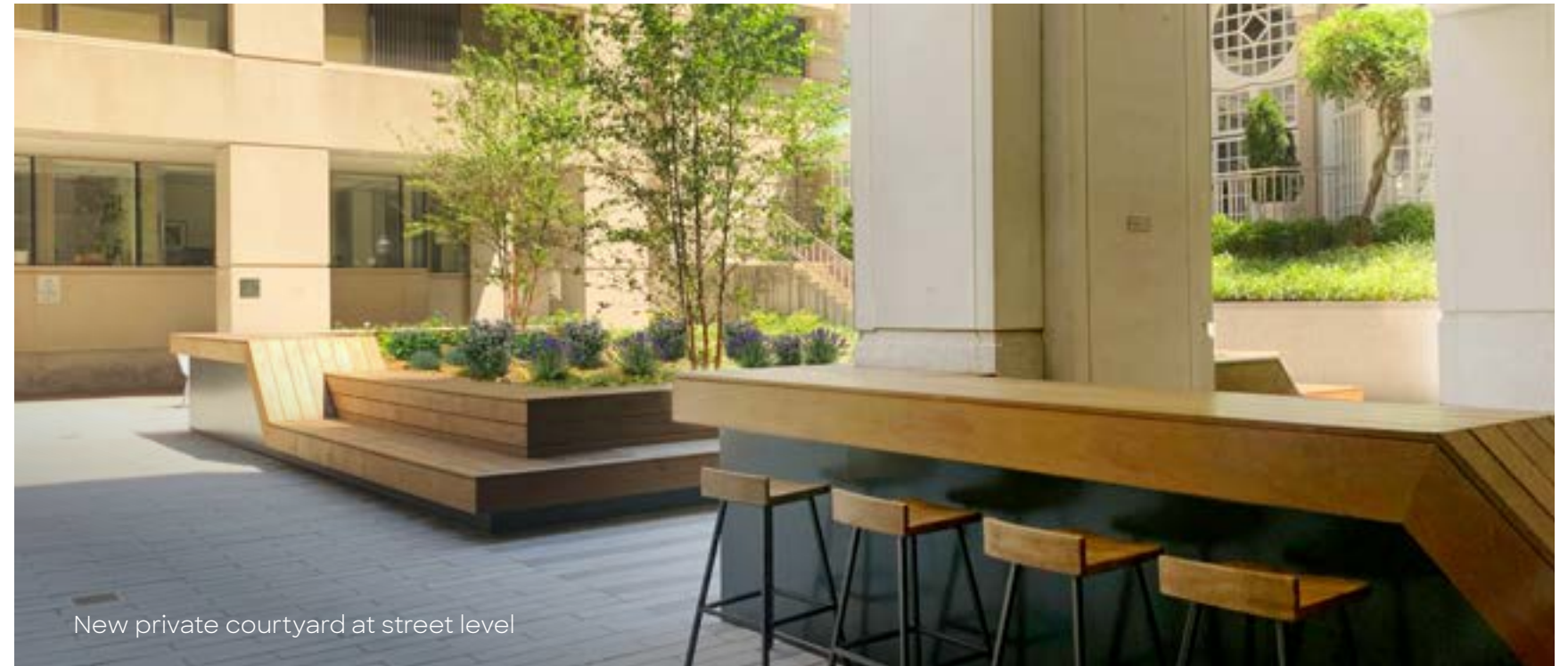
Brand new rooftop putting green



Large windows on 4 sides for energizing natural light



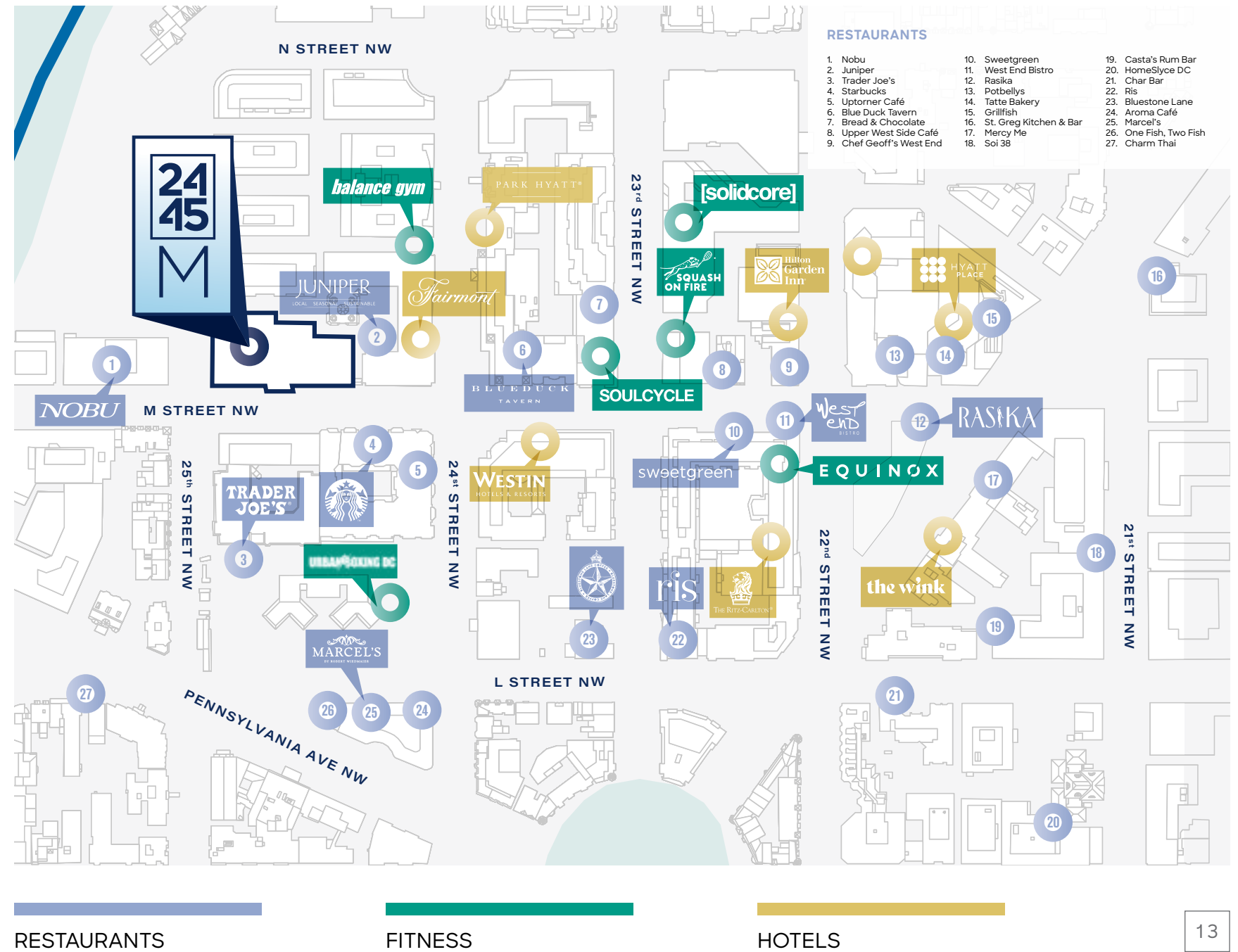
Rock Creek Park, located directly across the street and featuring 1,700 acres of greenspace and walking trails



New private courtyard at street level

# IN THE HEART OF THE WEST END

This energized mixed-use neighborhood is one of D.C.'s best kept secrets, bridging the gap between DuPont Circle, Georgetown, and Foggy Bottom and featuring some of the city's best restaurants, hotels, nightlife, fitness, and recreation.



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Located just a seven minute walk from the Foggy Bottom GWU Metro Station, 2445 M offers easy access for drivers, Metro riders, pedestrians, and cyclists, with dedicated bike lanes, SPIN scooter charging stations, and Capital Bikeshare stations available on both M and L Streets.

On-site parking and proximity to Rock Creek Parkway, Whitehurst Freeway, Pennsylvania Avenue, and Interstate 66 make 2445 M one of the most vehicle-accessible buildings in D.C.



# FROM HERE TO ANYWHERE



# ELEVATED WORKPLACE WELLNESS

2445 M has implemented building-wide safety measures and enhancements to welcome our tenants back to the office with confidence.



**Social Distancing** guidelines and floor decals displayed in all common areas

**Adjusted Layout** of furniture in public spaces and amenities to maximize social distancing

**Elevator Occupancy** limited to 4 per car with provided floor decals

**Increased Cleaning** procedures with high-touch areas regularly sanitized, additional janitorial staff, and a professional remediation firm for deep cleaning

**Pre-Registration of Visitors** now required



**FIND  
WHERE  
YOU BELONG**

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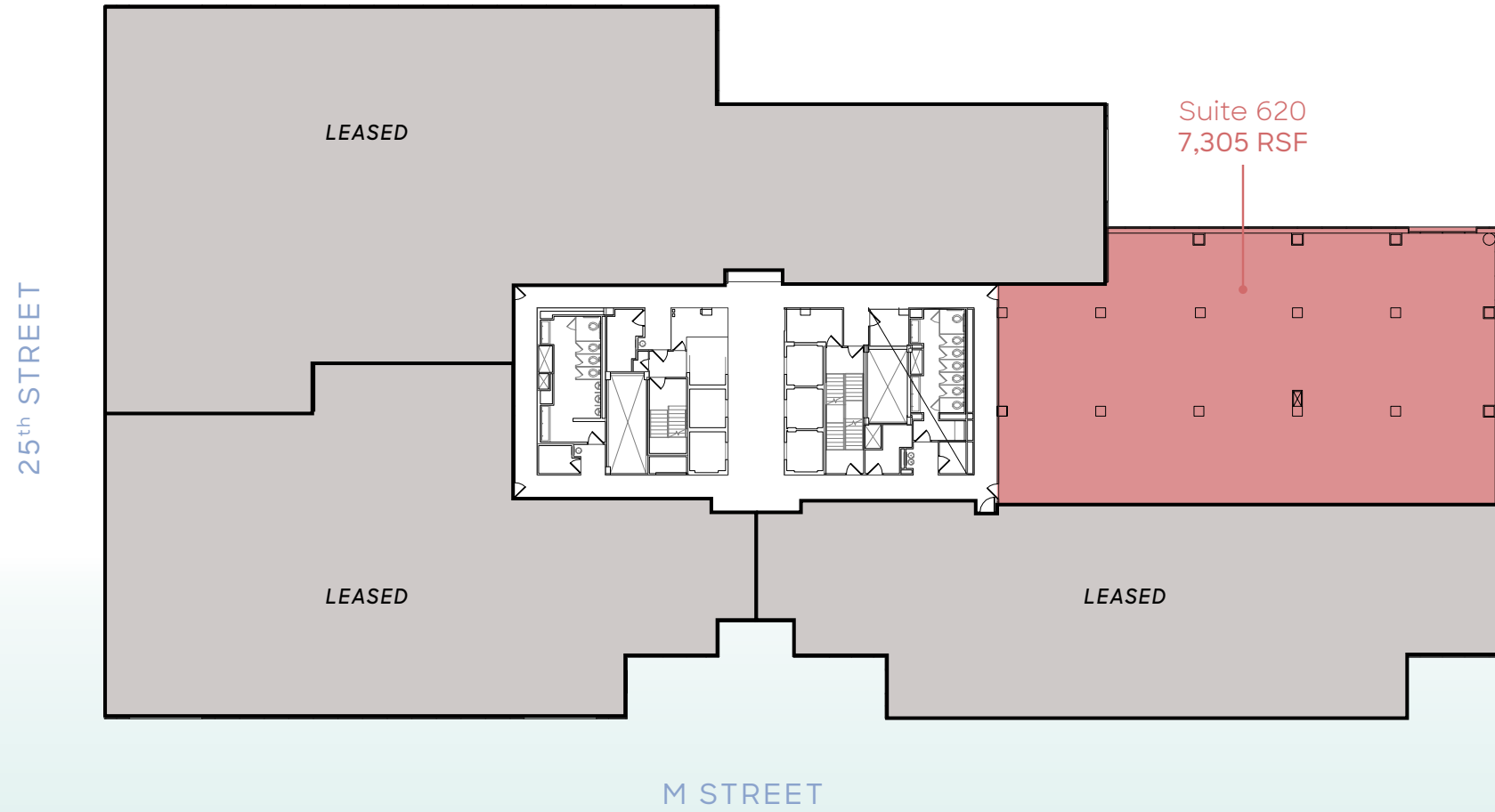
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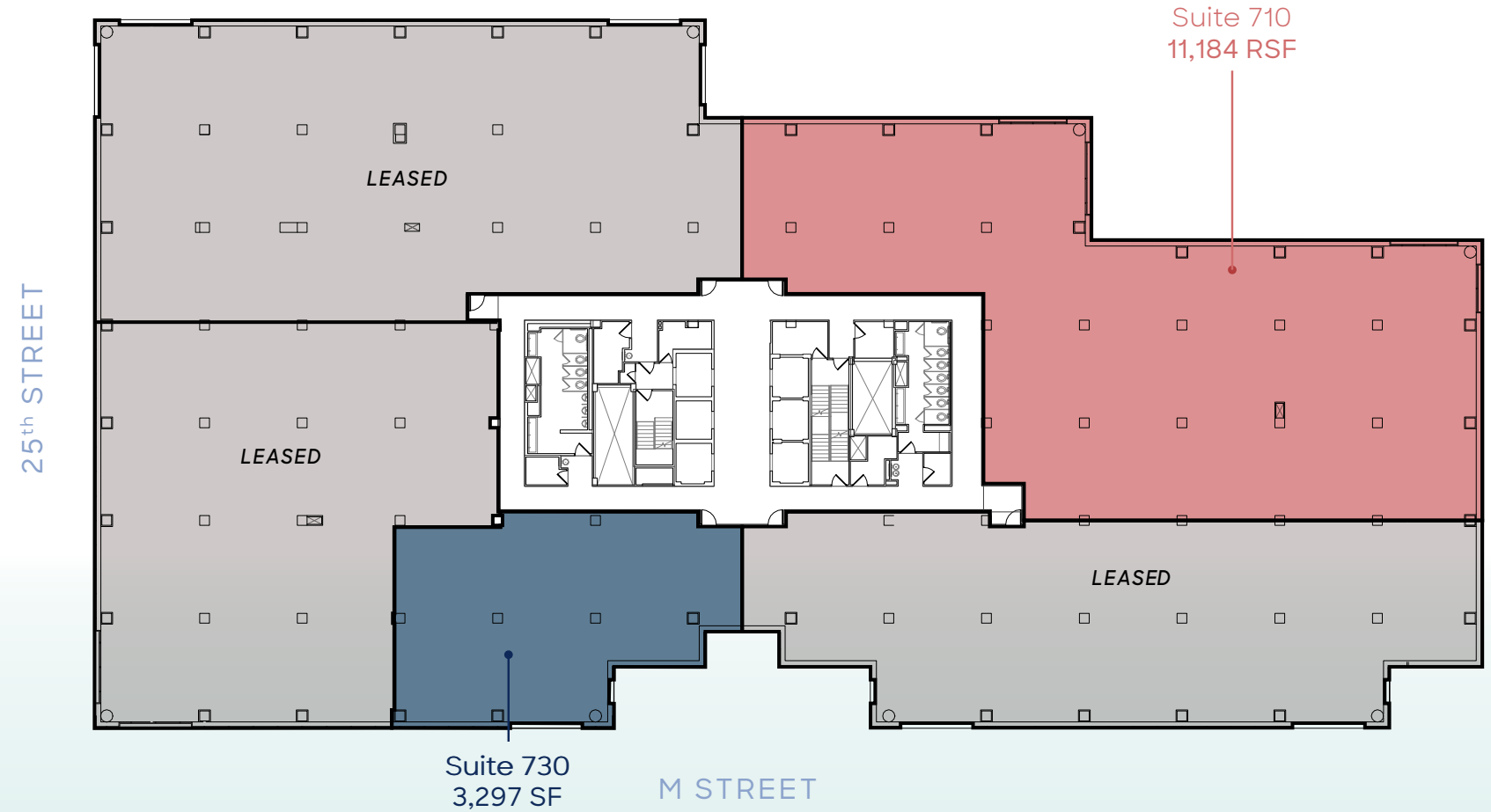
# 6<sup>th</sup> FLOOR

Approximately 7,305 RSF | Shell Condition



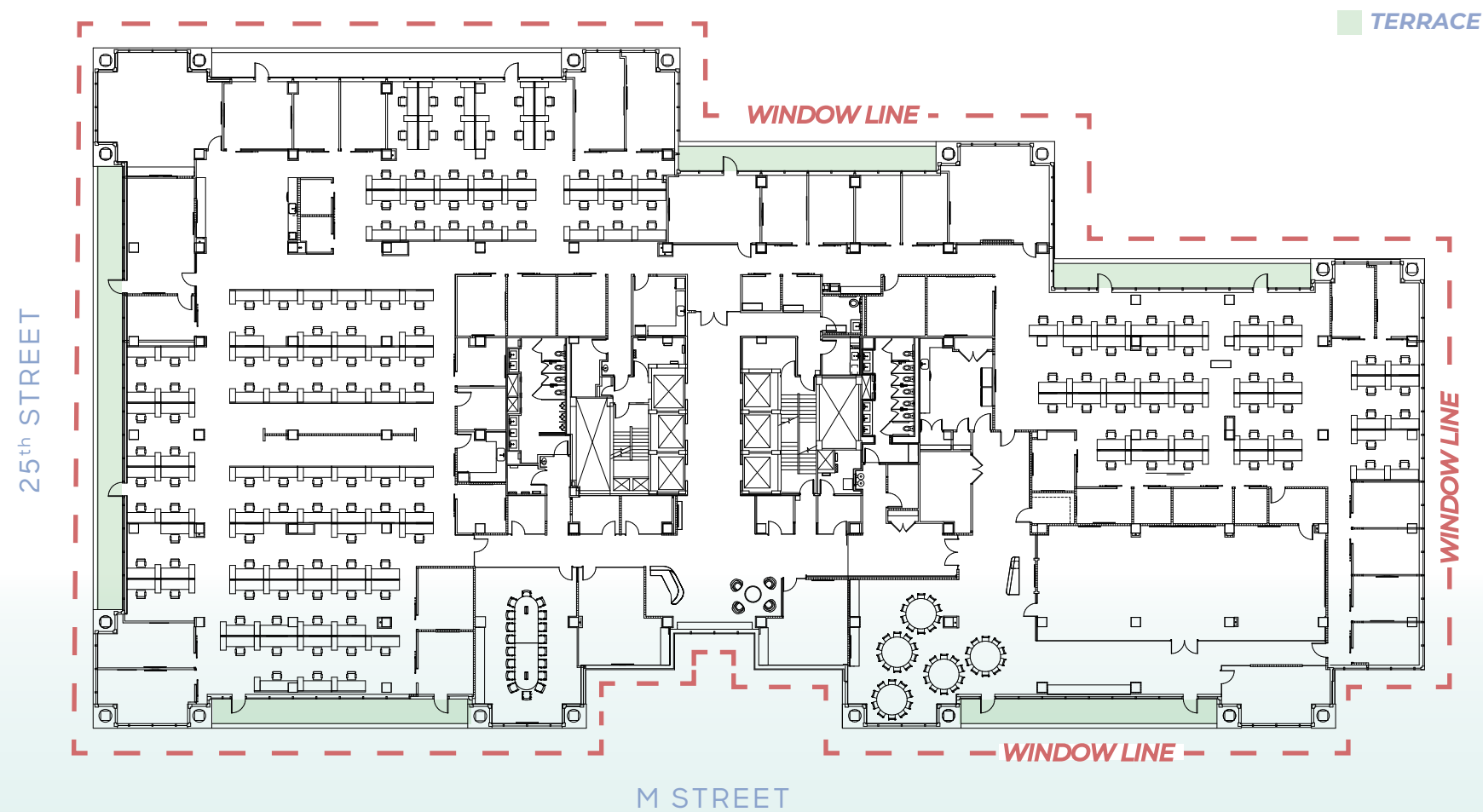
# 7<sup>th</sup> FLOOR

Approximately 14,481 RSF Total | Shell Condition



# 8<sup>th</sup> FLOOR

Approximately 38,627 RSF Total | High-End Spec Suite



Contact us to  
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**BEACON**  
CAPITAL PARTNERS



Beacon Capital Partners is a tenant-focused private real estate investment firm with a 70-year legacy of successful real estate development, ownership, and management.

70+  
Year Legacy

\$13B+  
Equity Raised

150+  
Properties

88 MSF  
Valued at over \$38 Billion



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