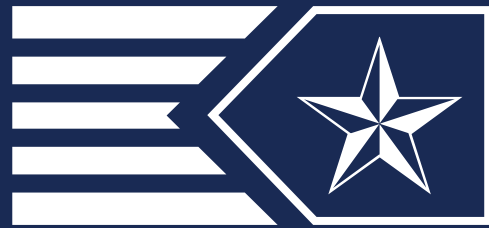


**300 M**  
AT NAVY YARD



GARFIELD INVESTMENTS

AVISON  
YOUNG



## BUILDING FEATURES

- Freestanding building with four sides of windowline
  - 30' x 30' column spacing
  - Modern VAV system
  - Tenant only fitness facility
- Brand new conference facility offering 4 separate conference rooms with the ability to accommodate 100+ people
  - Ample on-site parking
- Directly across the street from the Washington Navy Yard main gate and the Department of Transportation headquarters
  - Two blocks to Navy Yard Metro

# NEIGHBORHOOD AMENITIES & PROXIMITY TO KEY CLIENTS



# NEIGHBORHOOD AMENITIES & PROXIMITY TO KEY CLIENTS

Positioned directly across from the Washington Navy Yard's main gate and the Department of Transportation headquarters, 300 M Street combines unbeatable convenience with an energetic urban lifestyle. Surrounded by an eclectic mix of dining, shopping, and entertainment, this dynamic area offers something for every taste—making it a premier destination for both work and leisure.

### MAP KEY

- Food/Drink
- Fitness
- Hotels
- Retail

## THE WHARF

**+ MORE**

**+ MORE**

**+ MORE**

**DOT HEADQUARTERS**

**WASHINGTON NAVY YARD**





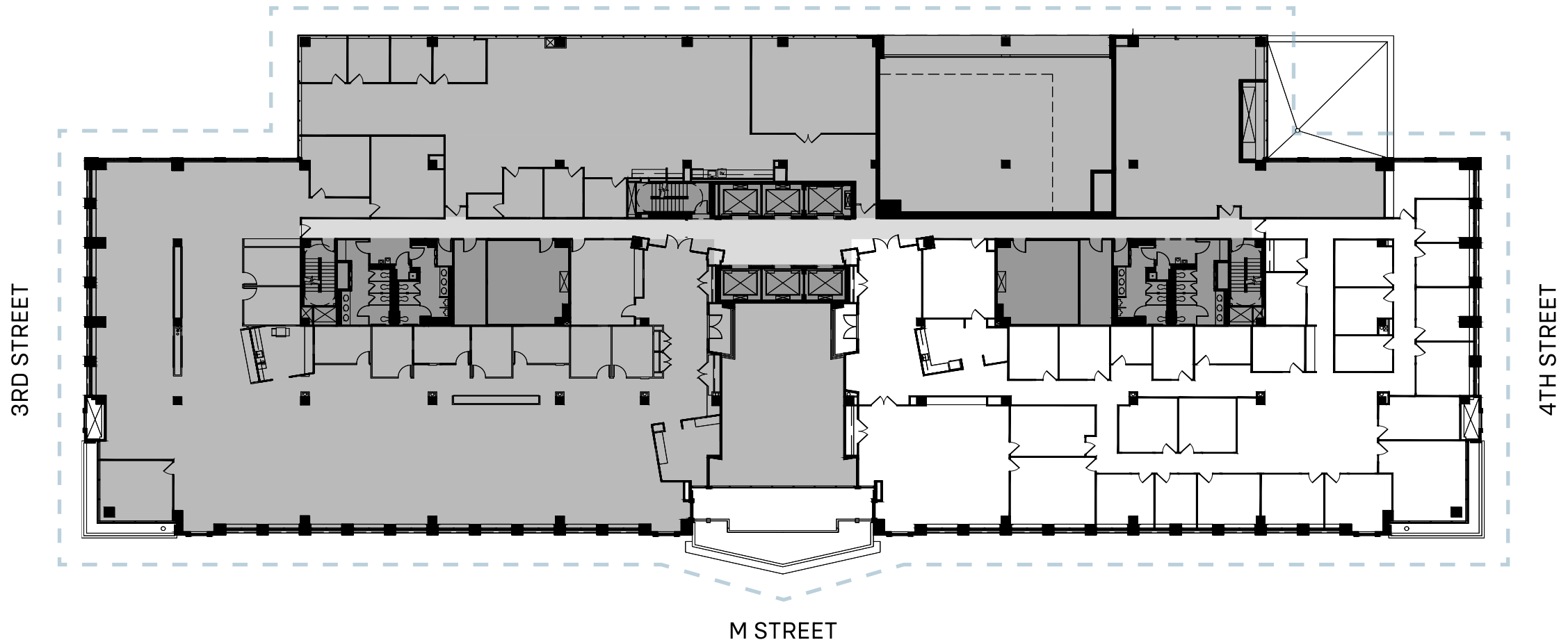
**SPACE RANGING FROM  
2,600 to 39,000 RSF**

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*AVAILABLE NOW*

# 2ND FLOOR | SUITE 200

12,350 RSF | AVAILABLE NOW



WINDOW LINE



GARFIELD INVESTMENTS

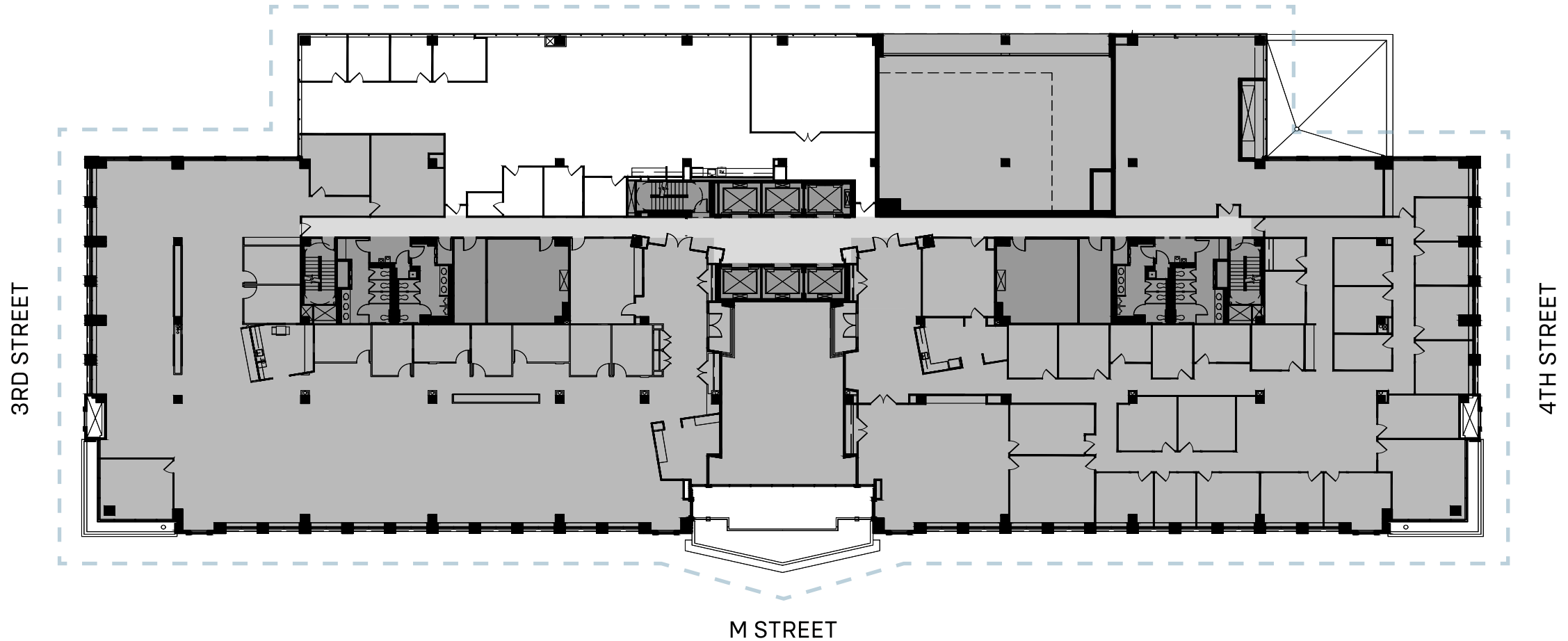
AVISON  
YOUNG

# 2ND FLOOR | SUITE 220

6,361 RSF | AVAILABLE 3.1.2027

# 300 M

AT NAVY YARD



WINDOW LINE



GARFIELD INVESTMENTS

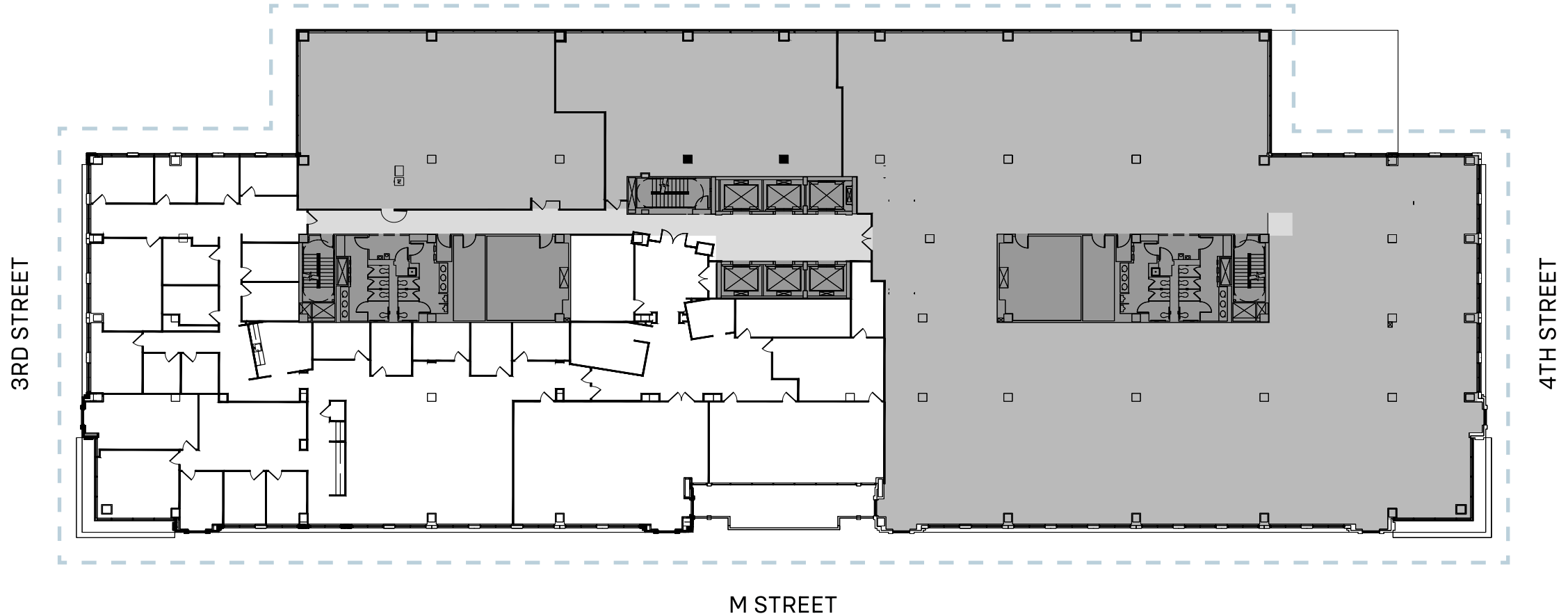
AVISON  
YOUNG

# 3RD FLOOR | SUITE 300

14,785 RSF | AVAILABLE NOW

# 300 M

AT NAVY YARD



WINDOW LINE

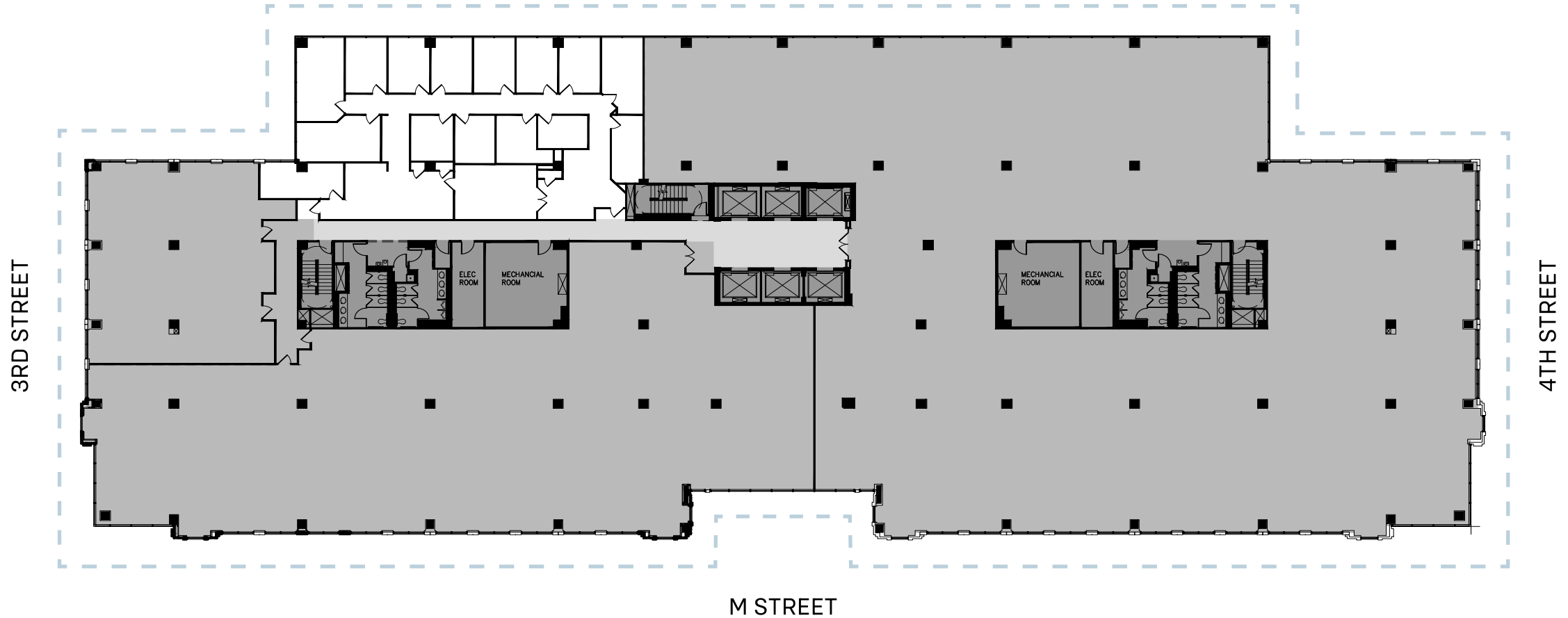


GARFIELD INVESTMENTS

AVISON  
YOUNG

# 4TH FLOOR | SUITE 420

4,684 RSF | AVAILABLE NOW



WINDOW LINE

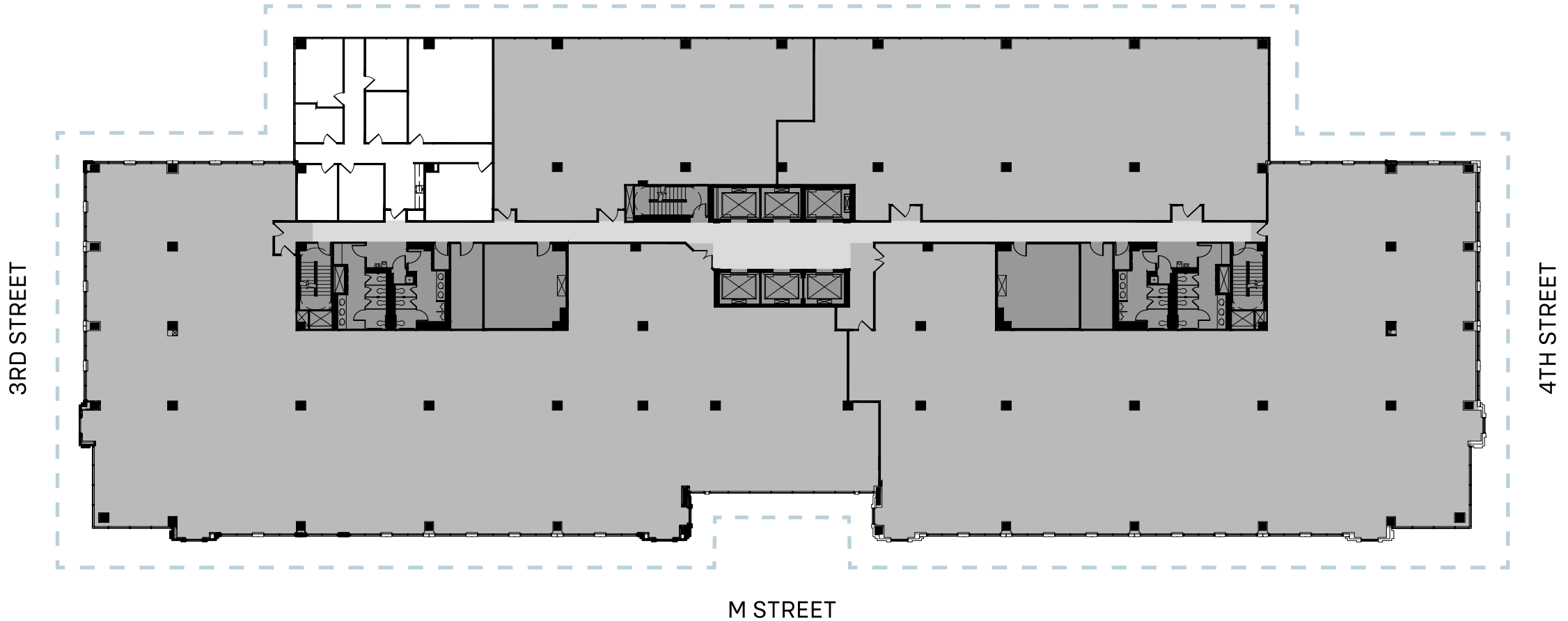


GARFIELD INVESTMENTS

AVISON  
YOUNG

# 6TH FLOOR | SUITE 620

2,627 RSF | AVAILABLE NOW



WINDOW LINE

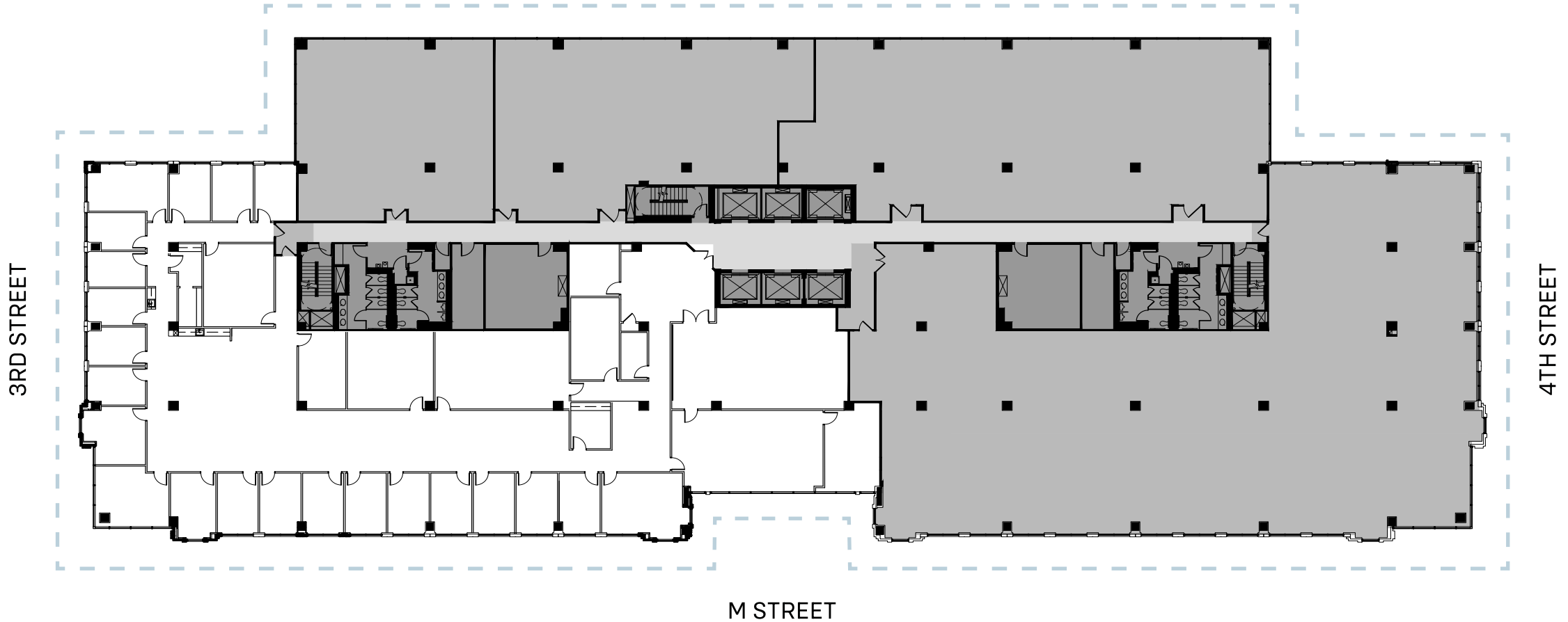


GARFIELD INVESTMENTS

AVISON  
YOUNG

# 6TH FLOOR | SUITE 640

14,645 RSF | AVAILABLE NOW



WINDOW LINE

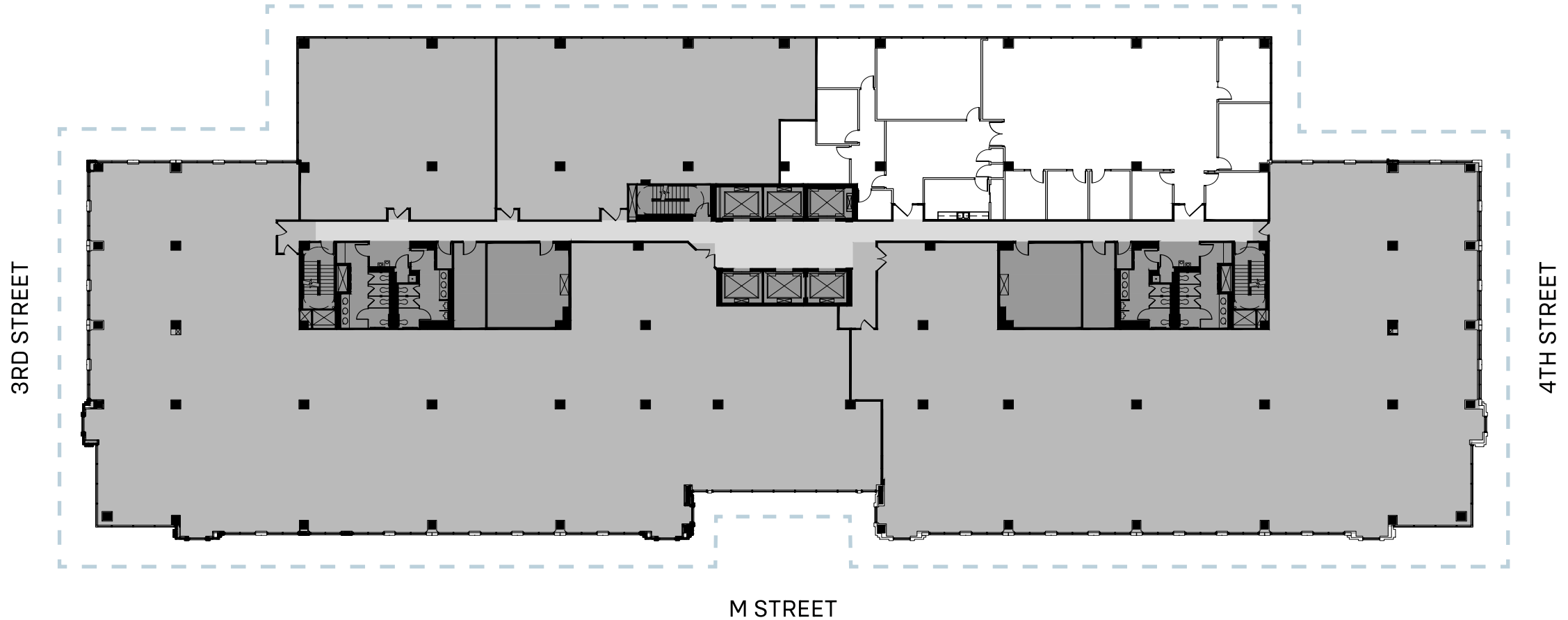


GARFIELD INVESTMENTS

AVISON  
YOUNG

# 6TH FLOOR | SUITE 650

6,081 RSF | AVAILABLE NOW

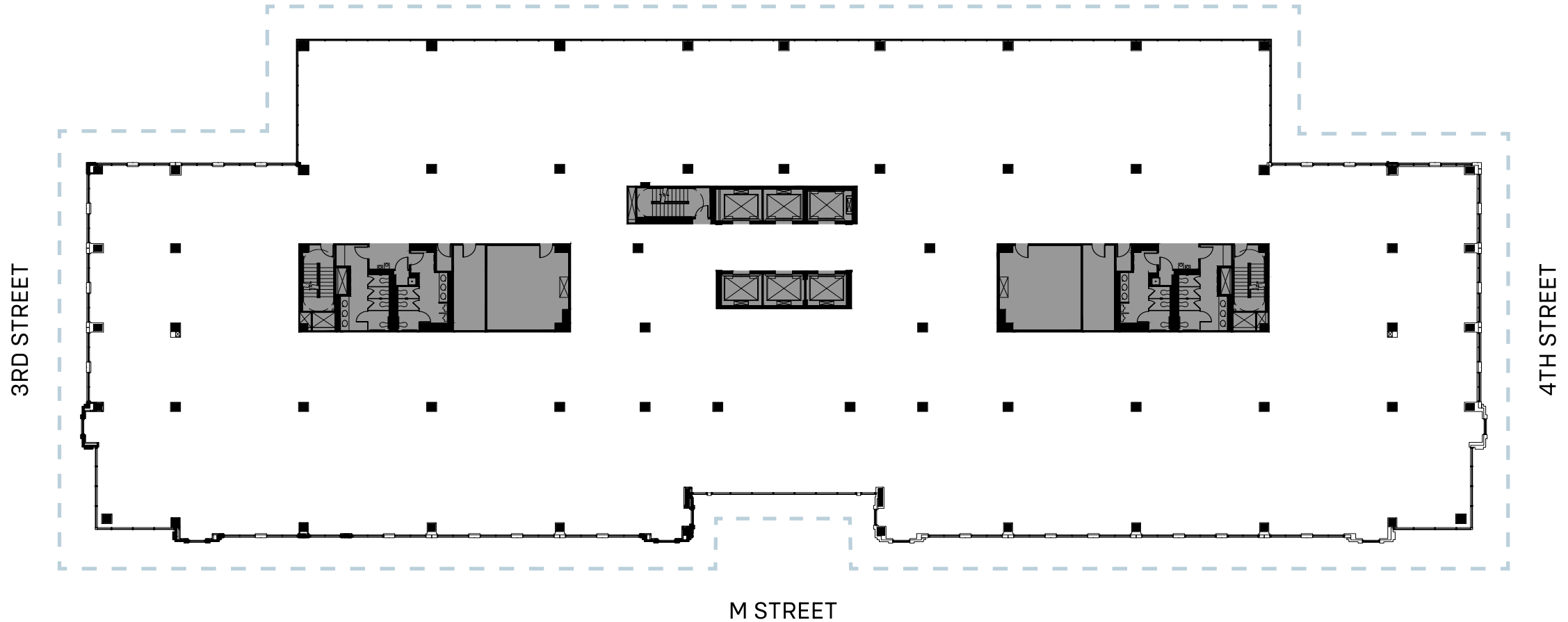


GARFIELD INVESTMENTS

AVISON  
YOUNG

# 7TH FLOOR | SUITE 700

39,430 RSF | AVAILABLE NOW



WINDOW LINE

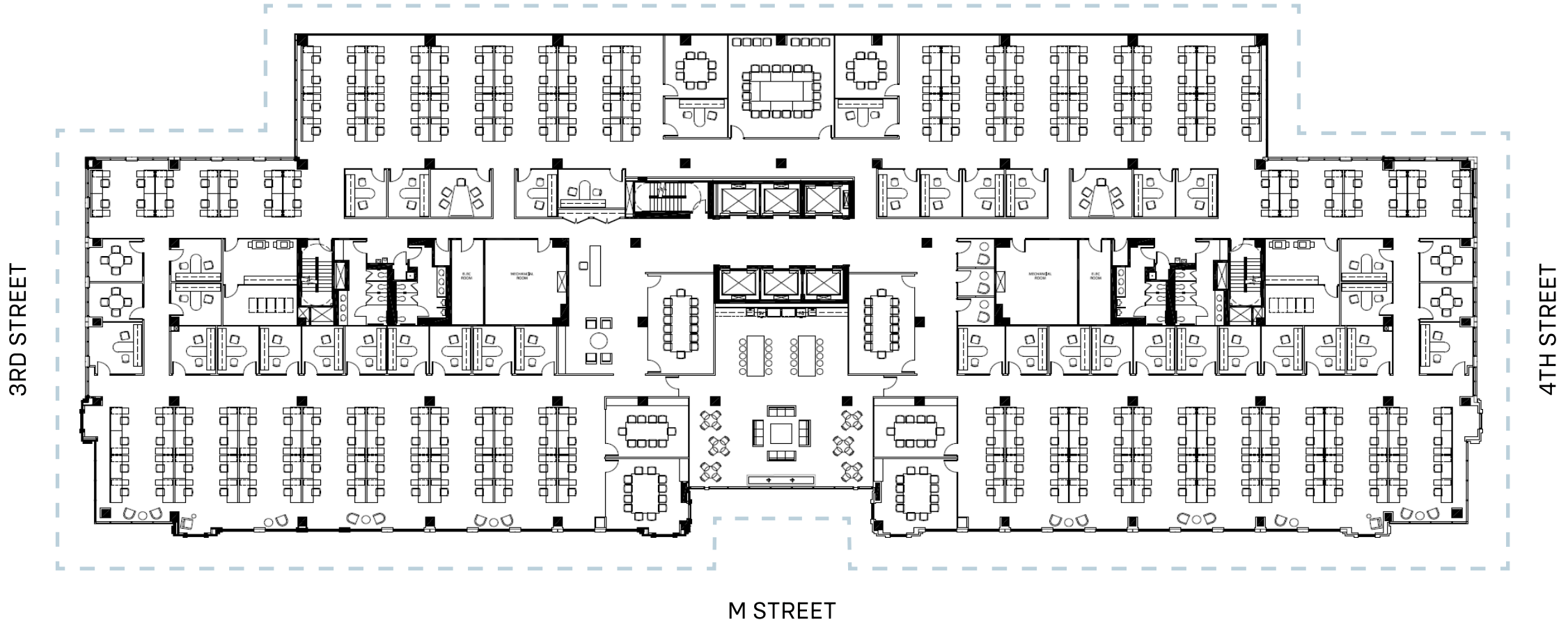


GARFIELD INVESTMENTS

AVISON  
YOUNG

# 7TH FLOOR | SUITE 700

39,430 RSF | HYPOTHETICAL TEST-FIT



WINDOW LINE



GARFIELD INVESTMENTS

AVISON  
YOUNG

# 8TH FLOOR | SUITE 810

2,228 RSF | AVAILABLE 1.1.2027

# 300 M

AT NAVY YARD



WINDOW LINE



GARFIELD INVESTMENTS

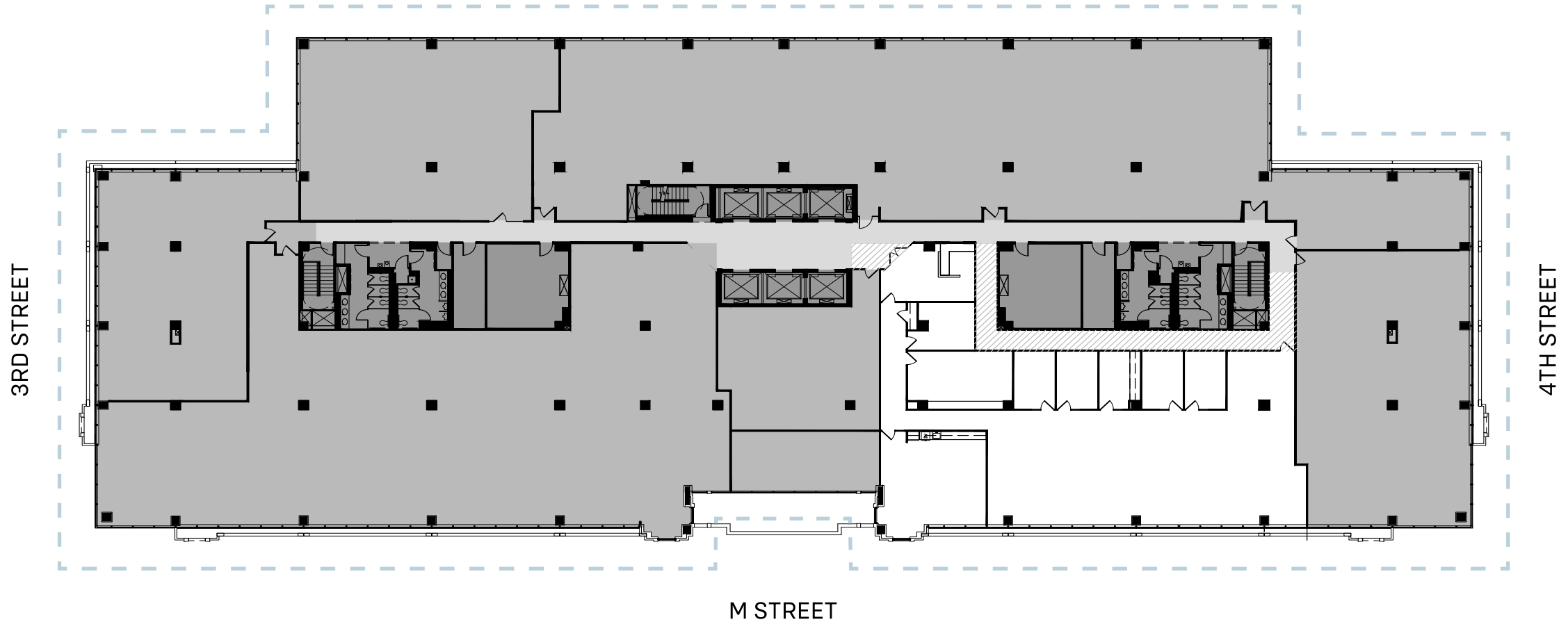
AVISON  
YOUNG

# 8TH FLOOR | SUITE 830

6,559 RSF | AVAILABLE NOW

# 300 M

AT NAVY YARD



WINDOW LINE



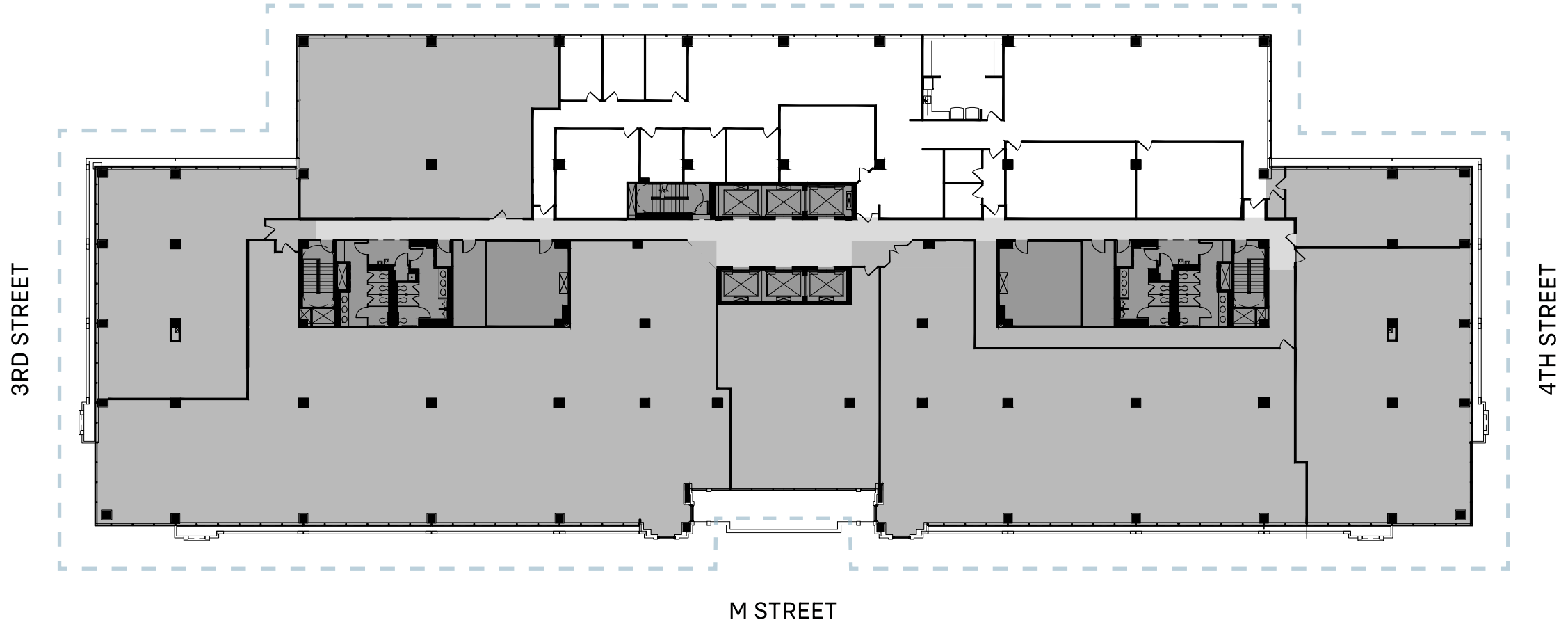
GARFIELD INVESTMENTS

AVISON  
YOUNG

# 8TH FLOOR | SUITE 850

9,083 RSF | AVAILABLE IN 60 DAYS

**300 M**   
AT NAVY YARD



WINDOW LINE  
- - - - -



GARFIELD INVESTMENTS

AVISON  
YOUNG

# 300 M

AT NAVY YARD



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GARFIELD INVESTMENTS

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