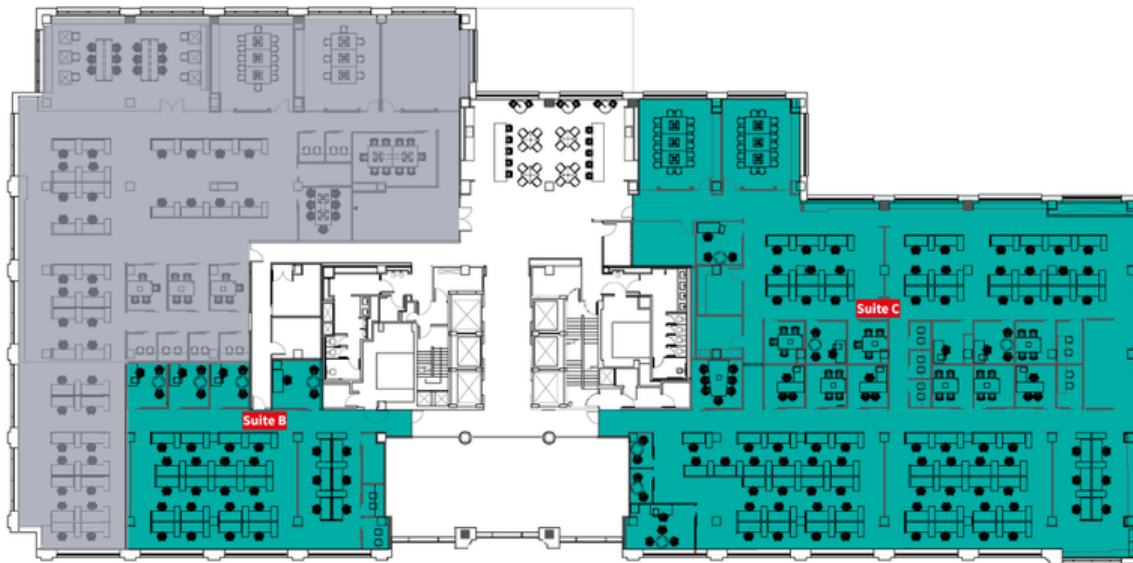


For sublease

Partial 2nd Floor Suites
2445 M St NW
Washington, DC 20037

Floorplan

Suite B (2,154 SF) and Suite C (10,513 SF) are available for sublease.



Suite Details:

- **Suite B**
 - Potential for 1 Conference Room
 - 4 Private Offices
 - 34 Work Stations
 - Access to large kitchen/pantry/game room
 - Fully furnished, move-in-ready
- **Suite C**
 - 2 Large Boardrooms
 - 1 Medium Conference Room
 - 75 Work Stations
 - 7 Private Offices
 - 6 AV Huddle Rooms
 - Excellent 2nd story views of garden/courtyard
 - Access to large kitchen/pantry/game room
 - Fully furnished, move-in-ready

2445 M St NW Washington, DC 20037

Property details

- 2,154 SF and 10,513 SF subleases available on 2nd floor
- Multiple Meeting Rooms
- Secure Bicycle Storage
- Two-Story Fitness Center
- On-site Parking Garage
- Two-story Rooftop Lounge & Terrace
- Ground-level Courtyard

This nine-story building features 300,000 square feet of Class-A space. Large windows on four sides provide spaces with natural light and stunning views of Rock Creek Park. Recent renovations to 2445 M Street included modernizing the entryway, renovations to the fully equipped gym, and significant enhancements to tenant amenities, such as the rooftop lounge and terrace.



Location Overview

2445 M Street offers easy access for drivers, Metro riders, bikers, and pedestrians. The property is less than a half mile from the Foggy Bottom-GW Metro Station and a half mile from Dupont Circle. Additionally, its proximity to Rock Creek Parkway, Whitehurst Freeway, Pennsylvania Avenue, and Interstate 66 makes it one of the most vehicularly accessible buildings in D.C. Dedicated bike lanes on both M and L Streets, along with the Capital Bikeshare stations make for a bike-friendly commute.



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