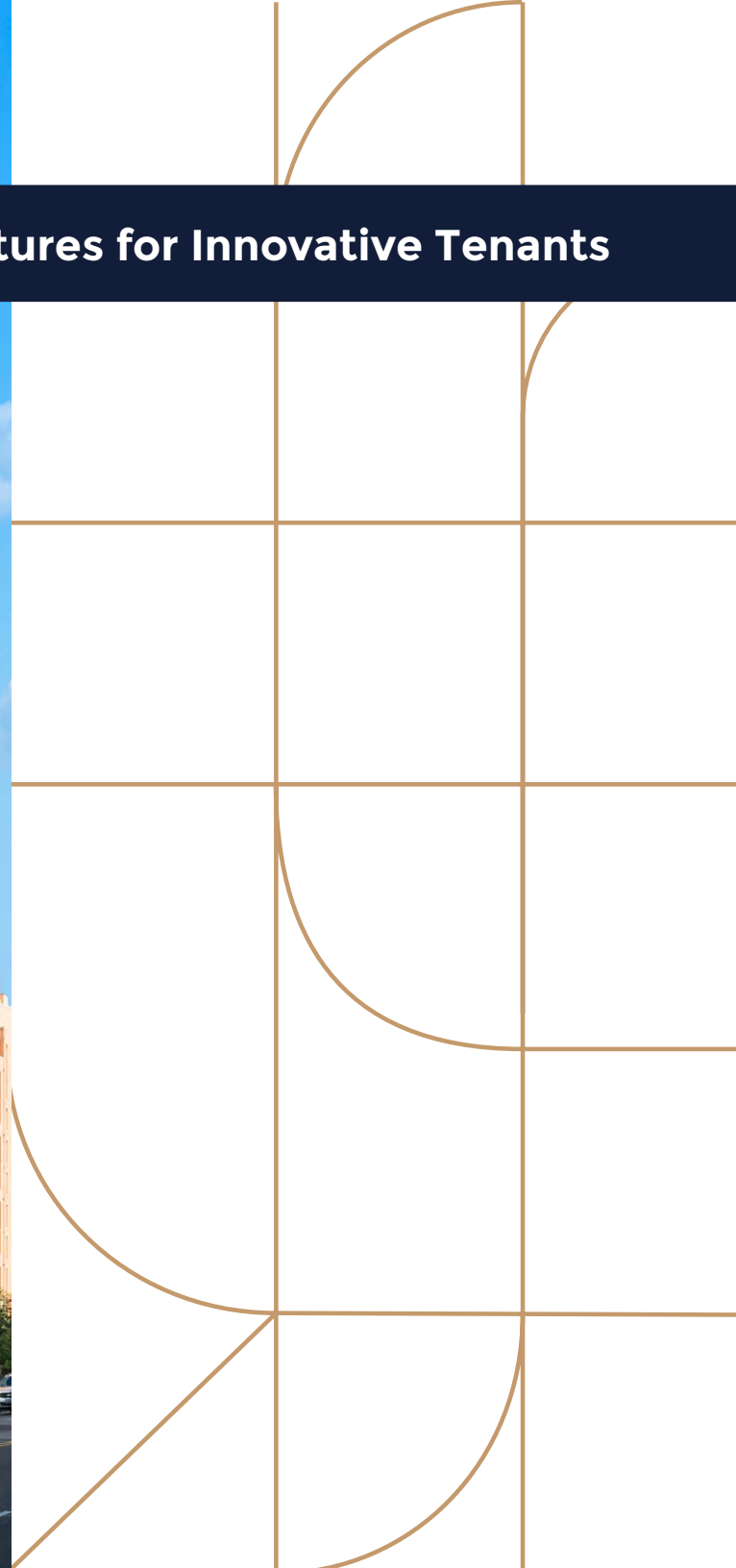




45
MASS. AVE.

Cutting Edge Design & Features for Innovative Tenants



A New Vision Has Delivered

NEW TENANT LOUNGE & CONFERENCE FACILITY

- Directly Accessible from Lobby
- Conference seating for up to 70 People
- Adjacent Outdoor Space for Private Events & Parties
- 12' to 24' Ceilings

NEW ROOFTOP TERRACE

- Built-In Bar & Cabanas
- TVs & Bluetooth Audio System
- Multiple Seating Arrangements
- Reservable for Private Events & Parties
- Exclusively Commissioned Mural Artwork

NEW FITNESS CENTER

- Second Floor Location with Street Facing Window Line
- New Equipment
- Spacious Work-Out Areas for Cardio, Weights & Studio Functions



LOBBY

An elegant execution of classic lines and modern elements. Layered materials and refined details tailor the new main lobby experience.

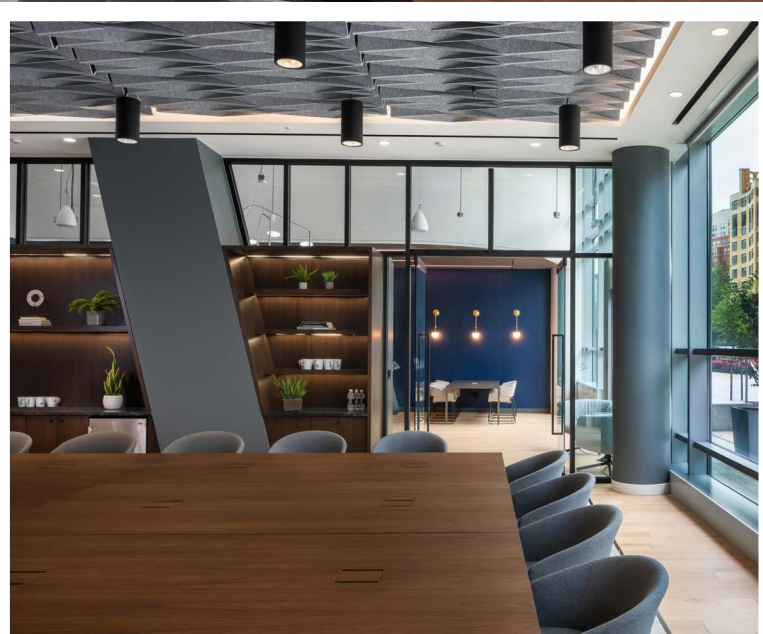


CONFERENCE & LOUNGE

Brand new, large scale conference amenity offering natural light with the ability to accommodate up to 70 people. Accessible through both the main building lobby and private entrance along Massachusetts Ave.



Lounge & Event Space



Conference Room

FIRST FLOOR CONFERENCE AMENITY

12' to 24' Finished Ceiling Height

Indoor/Outdoor Functionality

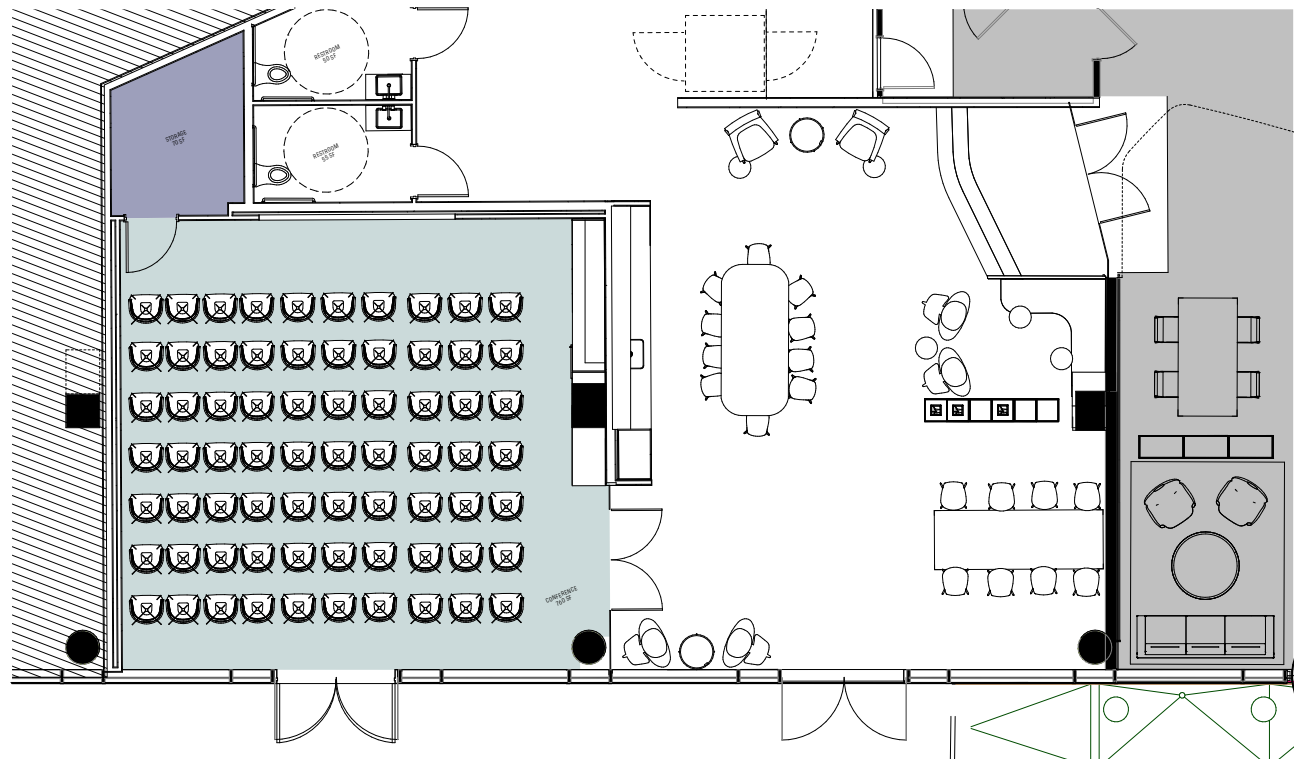
Pantry & Restrooms

Flexible Seating & Furniture Arrangements

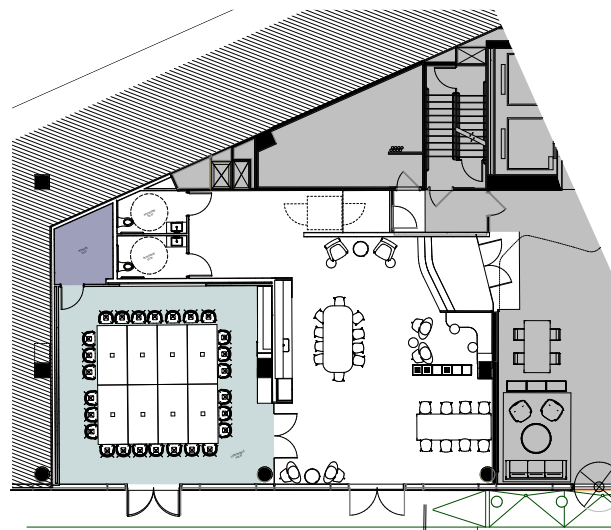
Exclusive to Building Tenants

Adjacent to, and Accessible from, the Main Building Lobby & Exterior Terrace

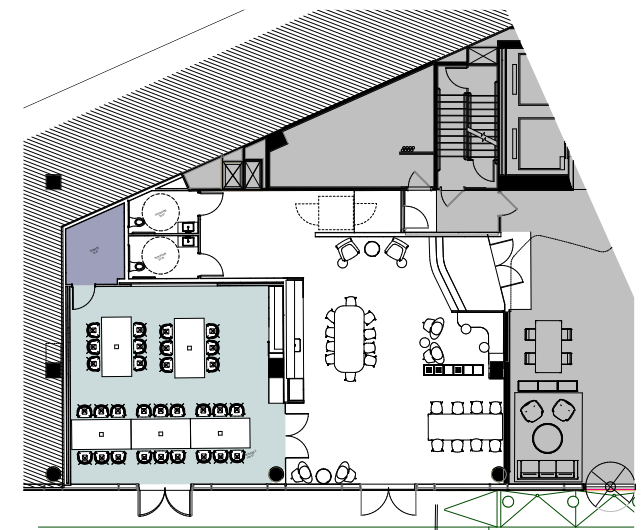
Private Outdoor Patio



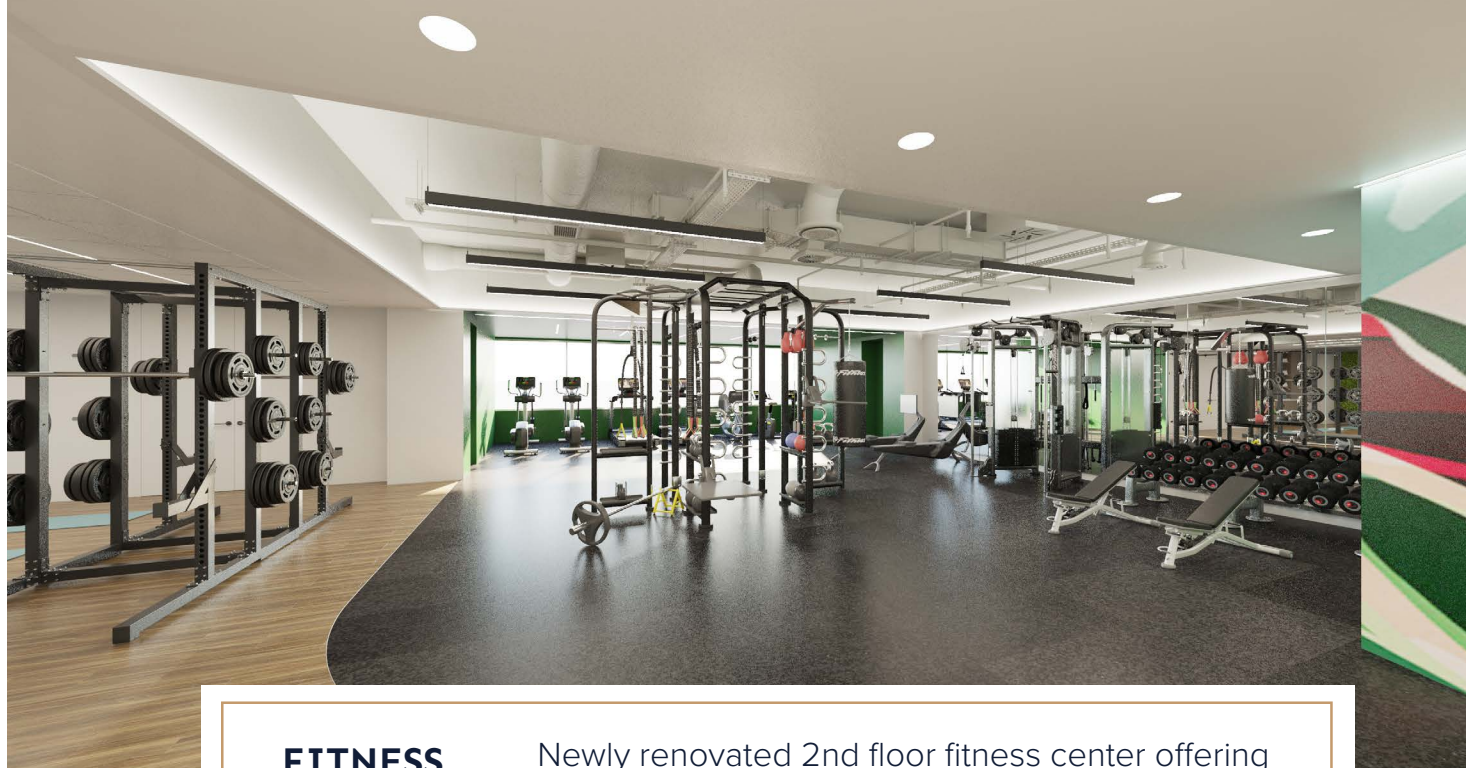
TOTAL NUMBER OF CHAIRS: 70



TOTAL NUMBER OF CHAIRS: 26

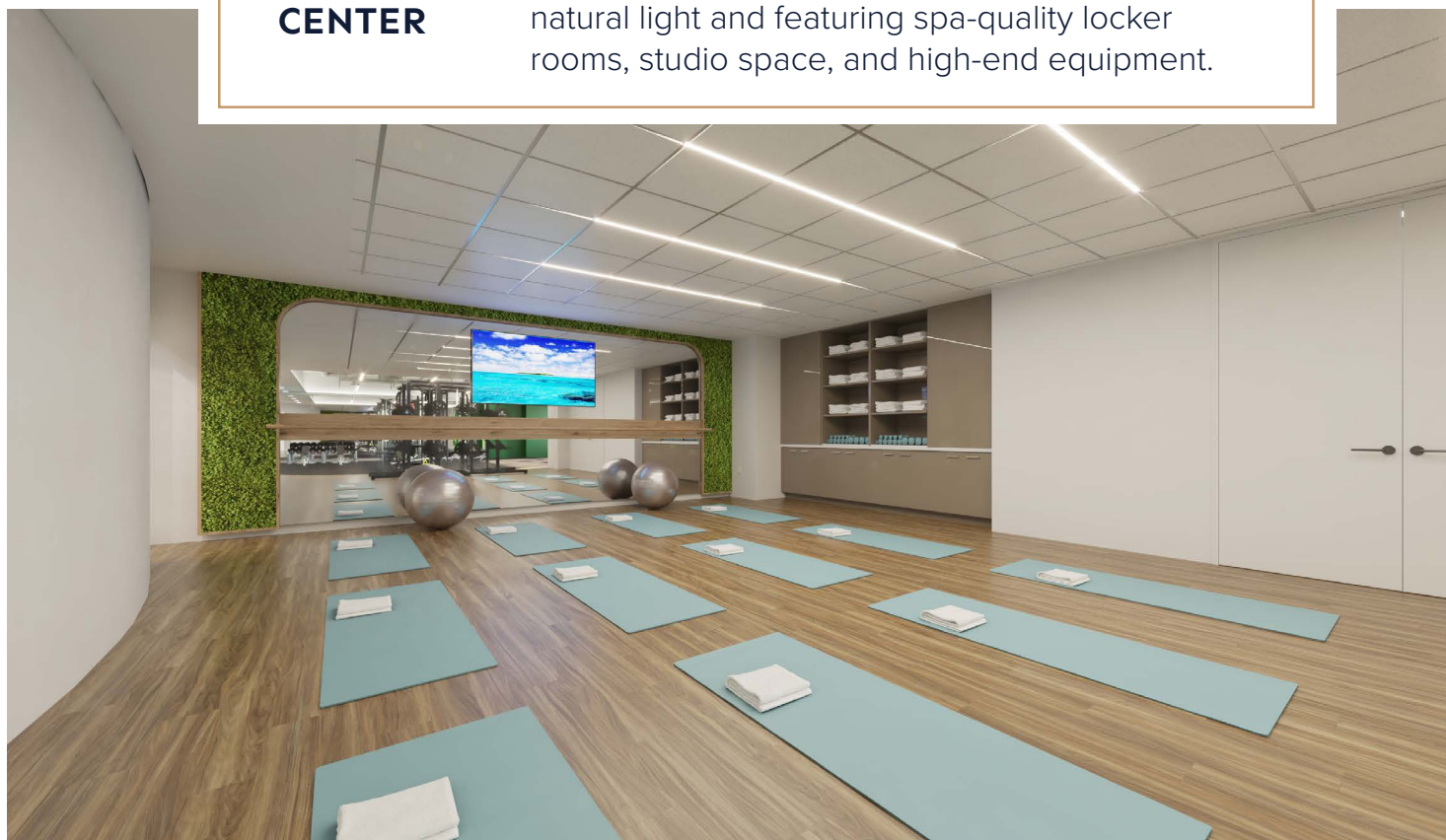


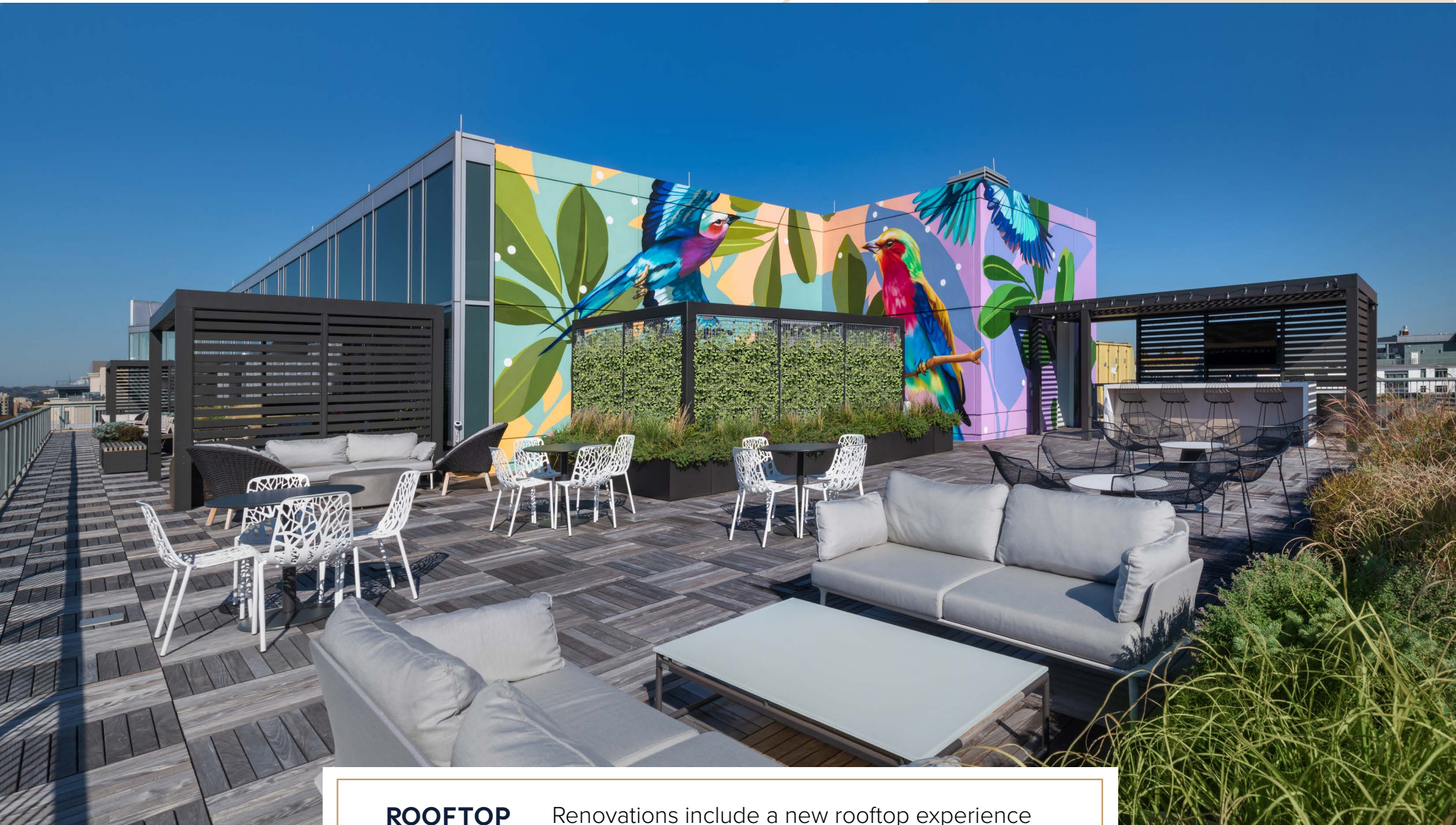
TOTAL NUMBER OF CHAIRS: 30



FITNESS CENTER

Newly renovated 2nd floor fitness center offering natural light and featuring spa-quality locker rooms, studio space, and high-end equipment.





ROOFTOP TERRACE

Renovations include a new rooftop experience including an exclusively commissioned art installation, built-in bar, and shaded cabanas.

ROOFTOP VIEW LOOKING SOUTHEAST



ROOFTOP VIEW LOOKING SOUTHWEST





Vibrant Lobby Level

Tenant Lounge

NEIGHBORHOOD

METRO ACCESS



Mt Vernon Sq/
Convention Center **M**

Convention Center

455
MASS. AVE.

395

Gallery Pl/
Chinatown **M**

Capital One
Arena

M Judiciary Sq

M Union Station

Washington
Union Station

National Mall

Capitol Hill

NEIGHBORHOOD AMENITIES

KEY

-  FOOD / DRINK
-  FITNESS
-  CONVENIENCE
-  HOTELS

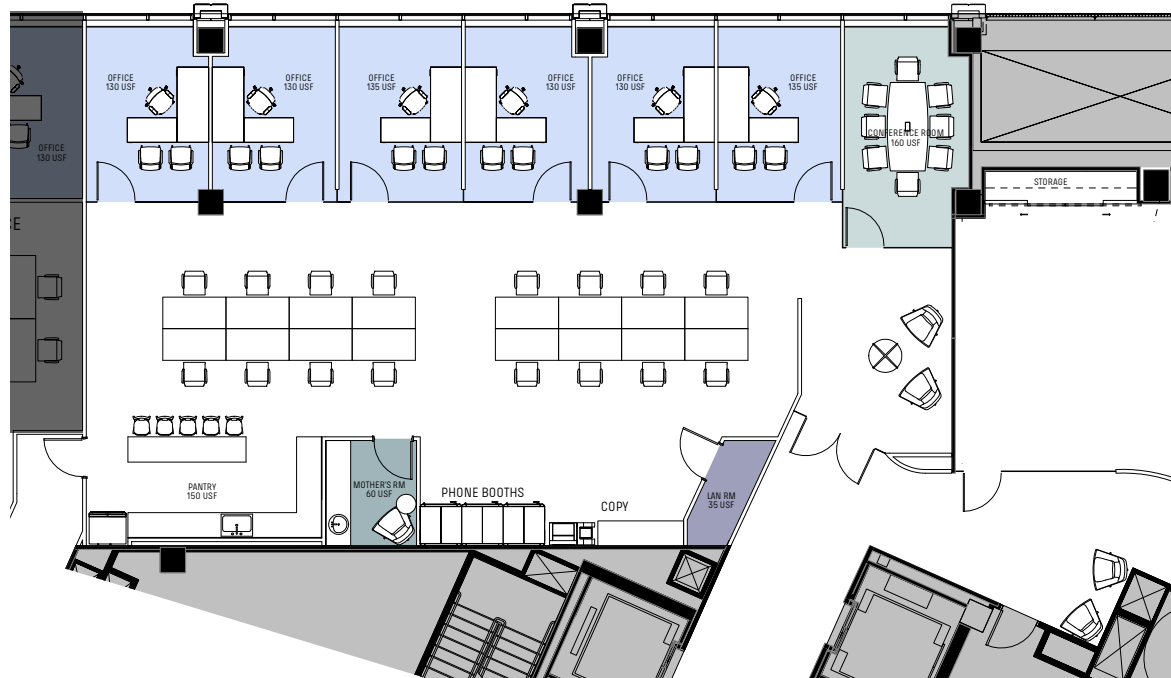


AVAILABILITY

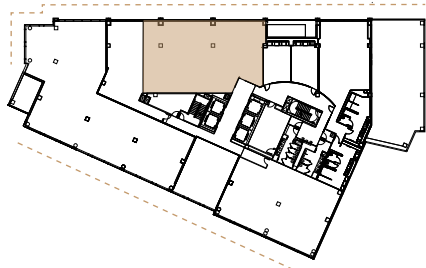
2ND FLOOR | SUITE 200 | 3,658 RSF

Spec Suite | Available Now

EYE STREET NW



WINDOW LINE



SCAN / CLICK

VIEW 360°
TOUR

2ND FLOOR | SPEC SUITE 200



RECEPTION & CONFERENCE AREA



MOTHERS ROOM & KITCHEN AREA



OPEN OFFICE AREA



OFFICE WITH VIEWS OVERLOOKING EYE ST.



EYE STREET NW

MASSACHUSETTS AVENUE NW

WINDOW LINE

5TH FLOOR HYPOTHETICAL SPACE PLAN | 23,694 RSF

Single Tenant Hypothetical Plan | Available Now

EYE STREET NW



WINDOW LINE

6TH FLOOR | 23,694 RSF

Shell Condition | Available Now



WINDOW LINE



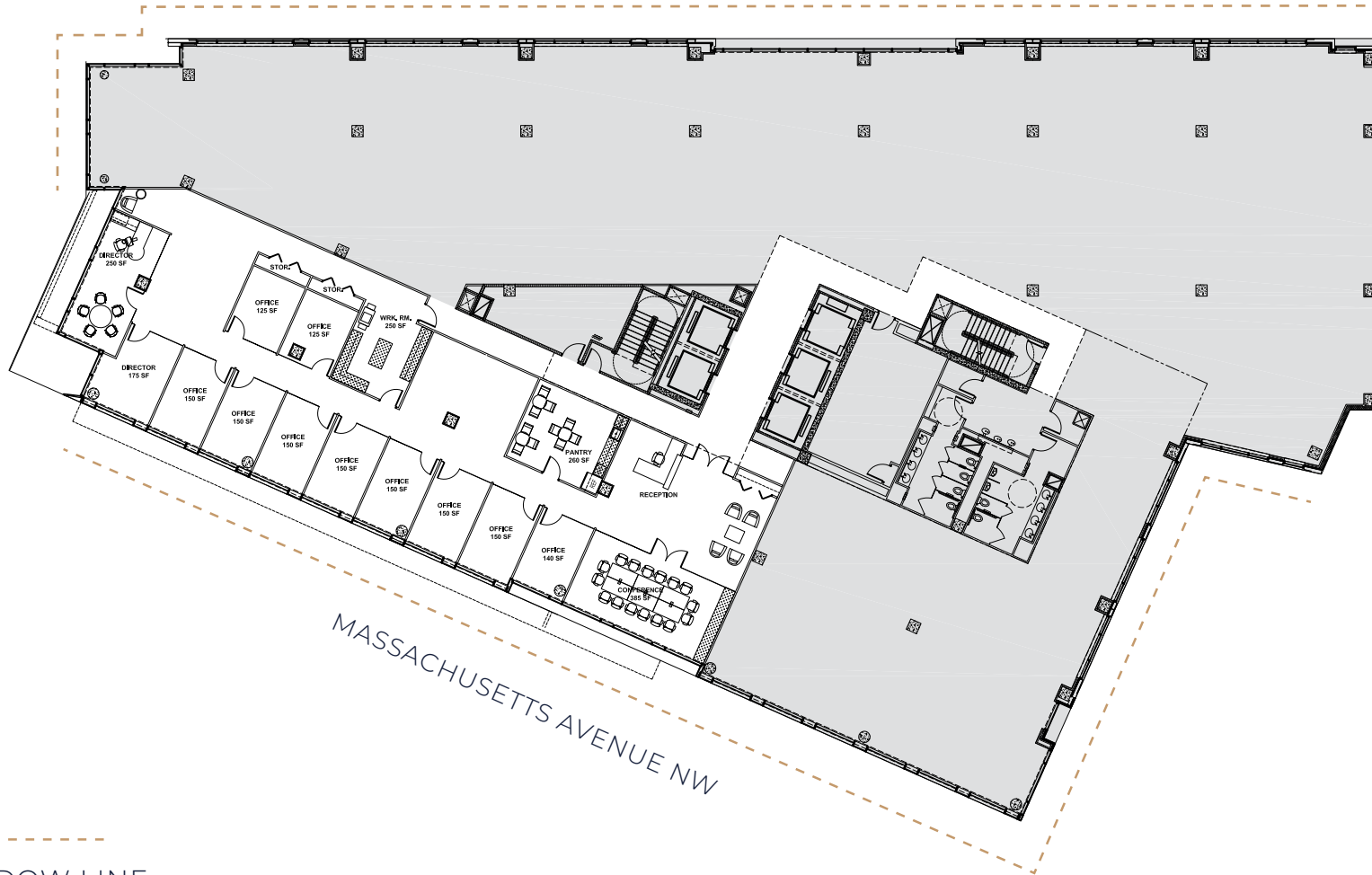
SCAN / CLICK

VIEW 360°
TOUR

7TH FLOOR | SUITE 770 | 6,347 RSF

As-Built Condition | Available Now

EYE STREET NW



WINDOW LINE

455

MASS. AVE.

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