



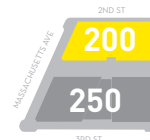
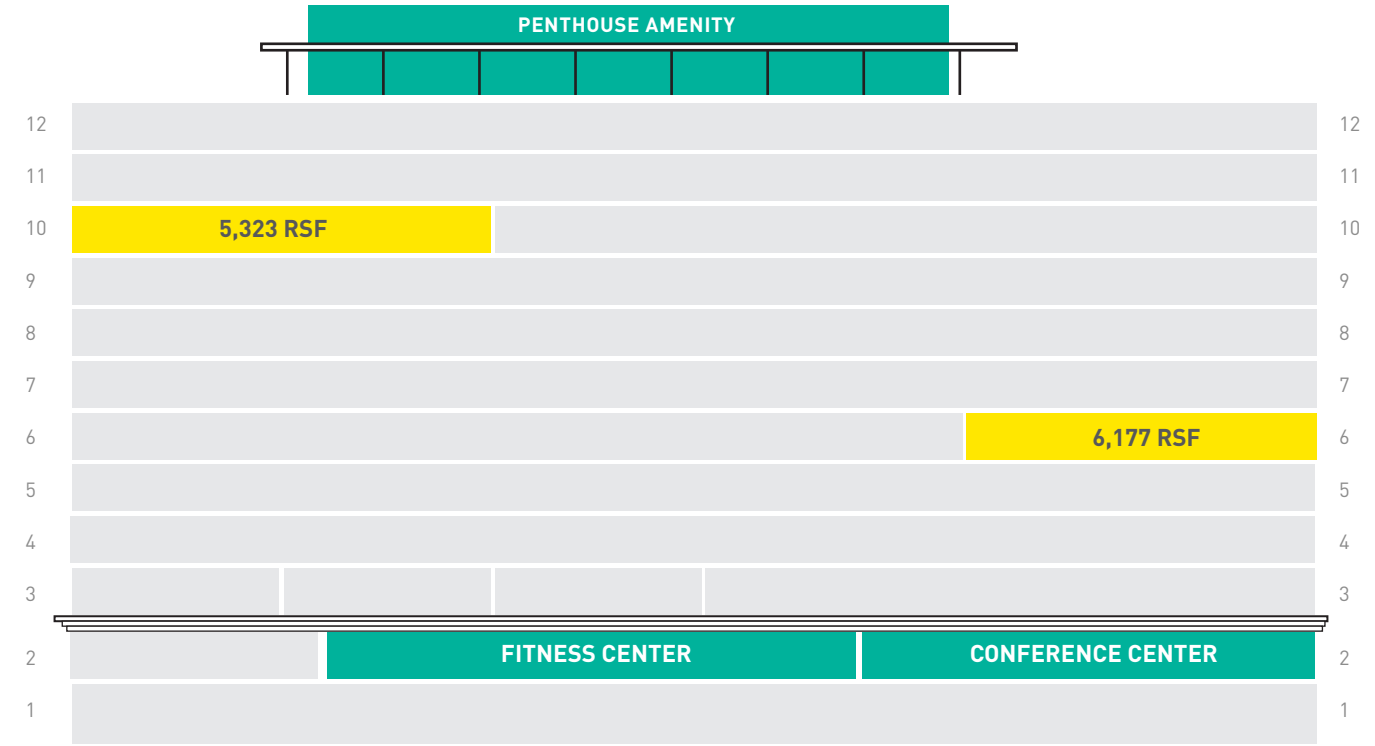
200 

MASSACHUSETTS
AVENUE



200 Massachusetts Avenue

AVAILABILITIES

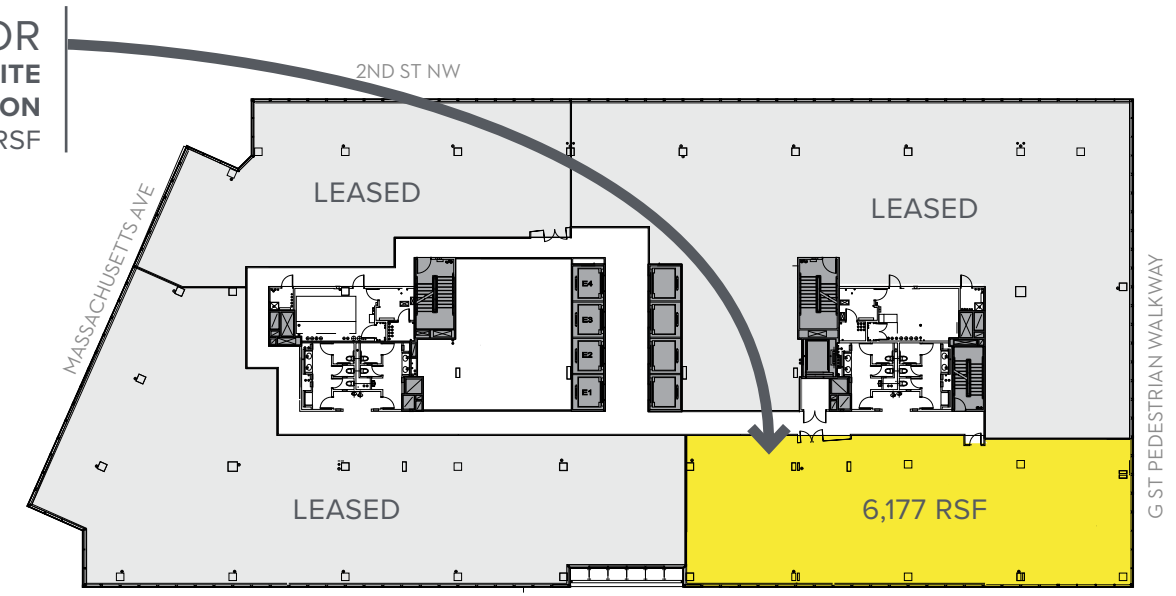


AMENITIES OFFICE AVAILABILITIES

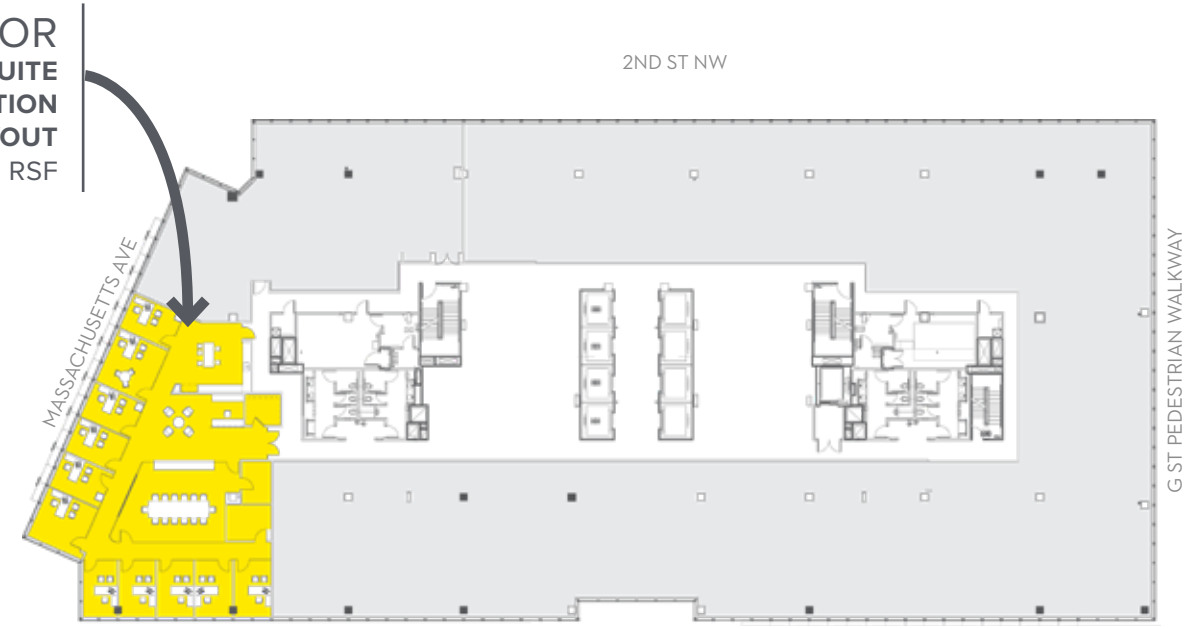


Building Lobby
at the 200 Massachusetts Building

**6TH FLOOR
CORNER SUITE
SHELL CONDITION
6,177 RSF**



**10TH FLOOR
FRONT CORNER SUITE
SHELL CONDITION
HYPOTHETICAL LAYOUT
5,323 RSF**



ROOFTOP TERRACE & PENTHOUSE

with US Capitol and Washington Monument Views





GEORGETOWN UNIVERSITY
CAPITOL CAMPUS



U.S. CAPITOL
BUILDING



NEW CAPITAL ONE
ARENA RENOVATION



ARLO HOTEL



ARRELS IN ARLO



GEORGETOWN
UNIVERSITY
CAPITOL CAMPUS

200 X MASSACHUSETTS
AVENUE

l'ardente

Love, Makoto

250 X MASSACHUSETTS
AVENUE

Tatte

Arlo
Hotels

Arrels
BY THE WOODS

M
JUDICIARY
SQUARE

M
GALLERY
PLACE

→
CAPITAL ONE
ARENA

NEW JERSEY AVE

MASSACHUSETTS AVENUE

THIRD STREET



NATIONAL BUILDING
MUSEUM



LOVE, MAKOTO
THE BEST OF JAPAN IN THE HEART OF DC

by Michelin Star Rated Chef Makoto Okuwa



L'ARLENTE
GLAM-ITALIAN RESTAURANT

by Eric Eden and Chef David Dashaies
of The Unconventional Diner



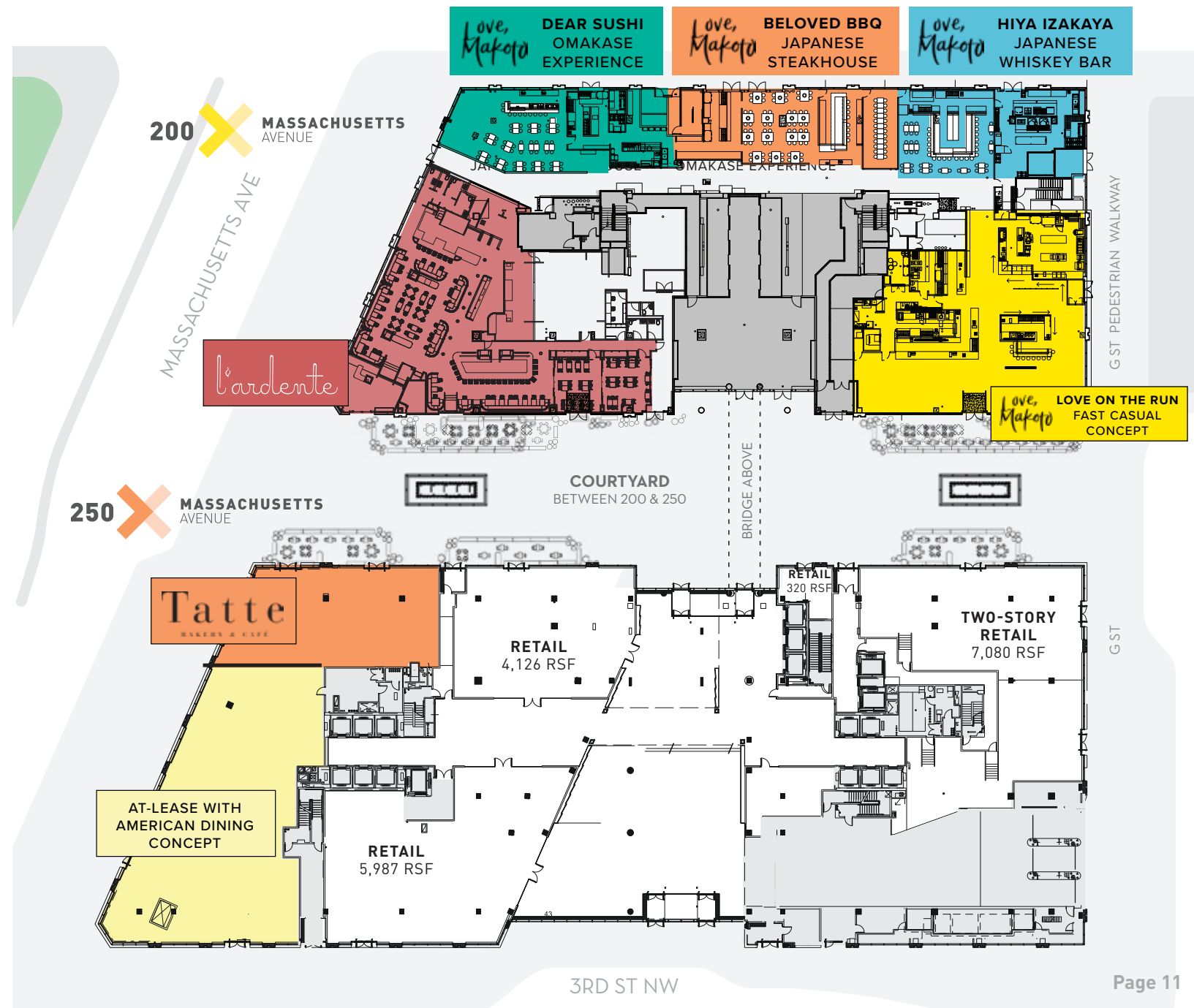
TATTE BAKERY & CAFÉ
ELEGANT COFFEE & ALL-DAY BRUNCH

by Tzurit Or



ON-SITE DINING

SIX RESTAURANTS EXPERIENCES AT CAPITOL CROSSING



- love, Makoto** DEAR SUSHI OMAKASE EXPERIENCE
- love, Makoto** BELOVED BBQ JAPANESE STEAKHOUSE
- love, Makoto** HIYA IZAKAYA JAPANESE WHISKEY BAR

200 MASSACHUSETTS AVENUE

250 MASSACHUSETTS AVENUE

3RD ST NW

TATTE BAKERY & CAFÉ
ELEGANT COFFEE & ALL-DAY BRUNCH
by Tzurit Or



BRUNCH
ALL
DAY
Friday,
Saturday,
& Sunday
Tatte



**RETAIL
OPEN**

at

CAPITOL X CROSSING



L'ARDEnte
GLAM-ITALIAN RESTAURANT
by Eric Eden and Chef David Dashaies
of The Unconventional Diner
HONORED WITH A
MICHELIN GUIDE BIB GOURMAND

**RETAIL
OPEN**

at
CAPITOL X CROSSING



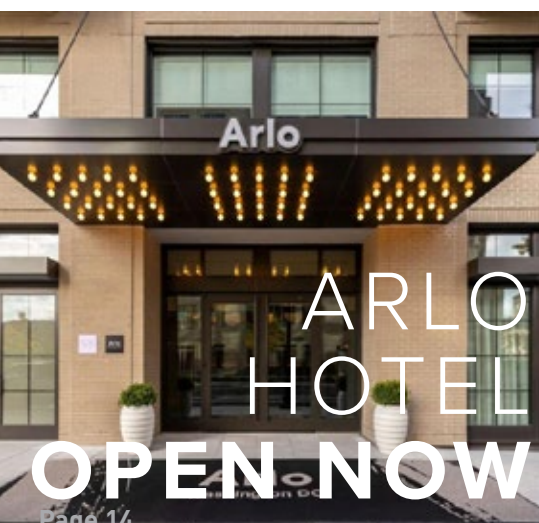
LOVE, MAKOTO
JAPANESE FULL SERVICE & FAST CASUAL
by Celebrity Chef Makoto Okuwa



20 BEST
RESTAURANTS
Washington DC
Condé Nast
Traveler



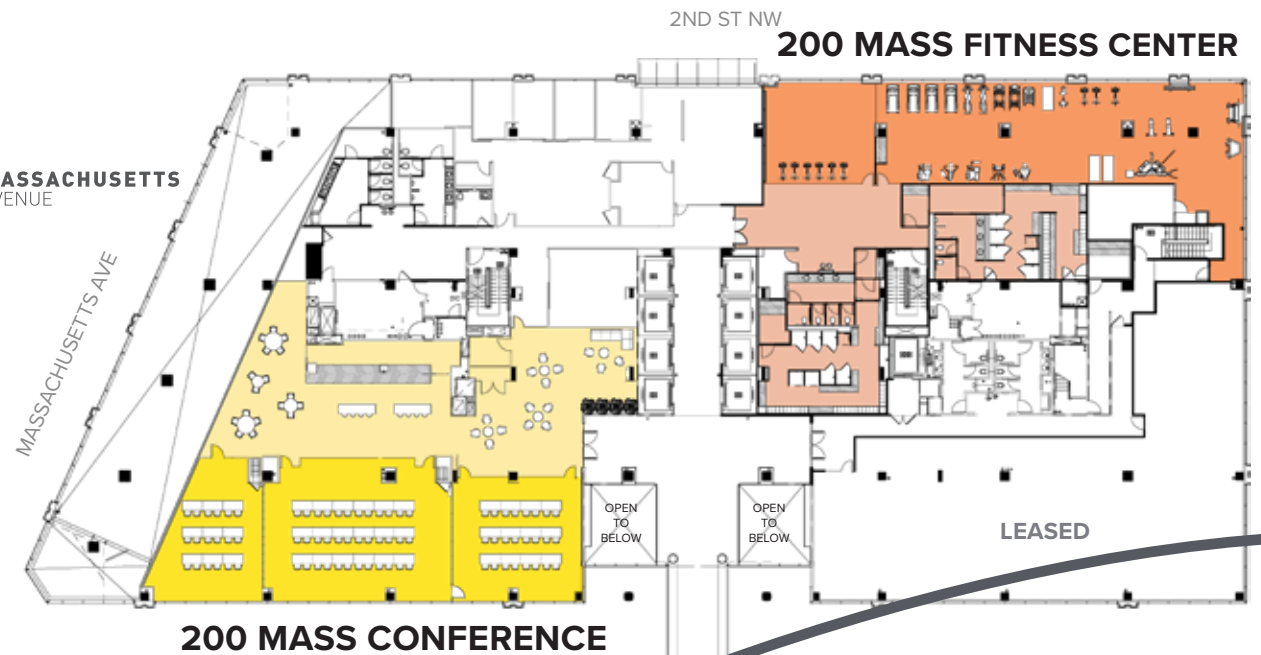
GEORGETOWN UNIVERSITY UNIVERSITY CAPITOL CAMPUS





250 MASS
CONFERENCE CENTER
THREE CONFERENCE CENTERS

200 X MASSACHUSETTS AVENUE



200 MASS CONFERENCE

250 X MASSACHUSETTS AVENUE

250 MASS FITNESS CENTER



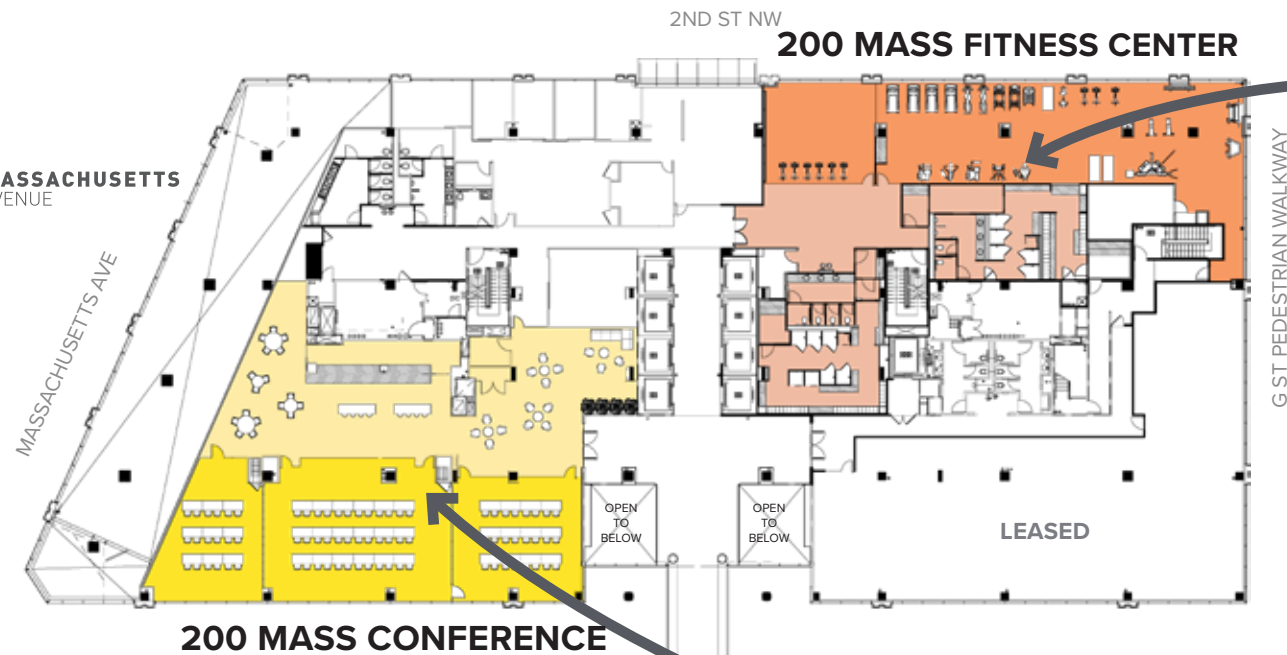
250 MASS CONFERENCE

250 MASS FITNESS CENTER
LOCKERS | SHOWERS | SAUNAS



250 MASS CONFERENCE CENTER
THREE CONFERENCE CENTERS

200 X MASSACHUSETTS AVENUE



200 MASS FITNESS CENTER

LOCKERS | SHOWERS | SAUNAS



250 X MASSACHUSETTS AVENUE

250 MASS FITNESS CENTER



200 MASS CONFERENCE CENTER

CAN ACCOMMODATE 200+





WELLNESS IMPACT

Capitol Crossing is committed to creating a **happier, healthier** work environment that enables your employees and visitors to thrive. Cleaner air, efficient systems, and more green space does more than lower carbon footprints – **it improves the lifestyle of the community.**



AIR

All air handlers are equipped with **Merv-15 filters and UV lights** which kill all bacteria, virus, and mold.



WATER

Capitol Crossing utilizes **water cisterns, which capture and treat storm water run-off.** There is a central water conservation system on the roof that **collects, treats, and reuses rainwater** when possible.



NOURISHMENT

Onsite restaurants like Tatte, L'Ardente and Love, Makoto provide employees with multiple healthy eating options



LIGHT

With four sides of high-performance, triple pane glass, both 200 and 250 Massachusetts Ave. allow employees to enjoy the maximum amount of natural light – which **decreases eyestrain, headaches, and blurred vision symptoms.**



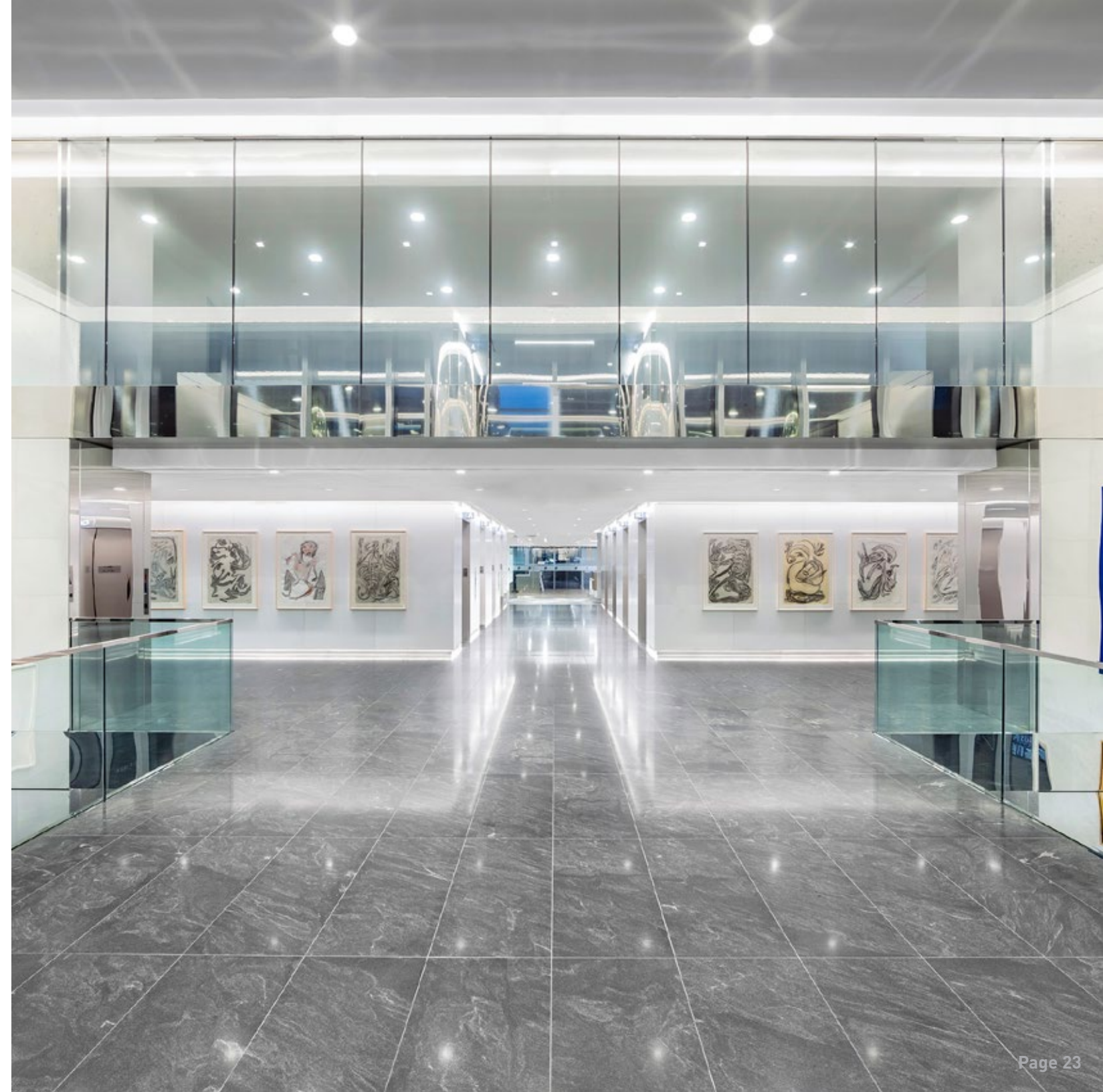
FITNESS

Without leaving the building, **employees can enjoy Capitol Crossing's private fitness centers** which include: a Peloton bike studio, a treadmill studio, locker rooms with saunas, showers, and towel service, turf area, open and accessible stairways, 440 spaces for bike storage with a dedicated changing area, allowing employees to bike to work year-round.



COMFORT

Employees can enjoy breakout areas for informal meetings or creative brainstorming sessions in any of Capitol Crossing's shared communal areas, including: **glass-enclosed penthouse and terrace** with seating at 200 Massachusetts Ave, penthouse at 250 Massachusetts Ave, 5th Floor outdoor terrace at 250 Massachusetts Ave, a **distraction-free, comfortable environment created by high-performance mechanical systems,** which eliminate the noise of building systems.



FOR LEASING INFORMATION

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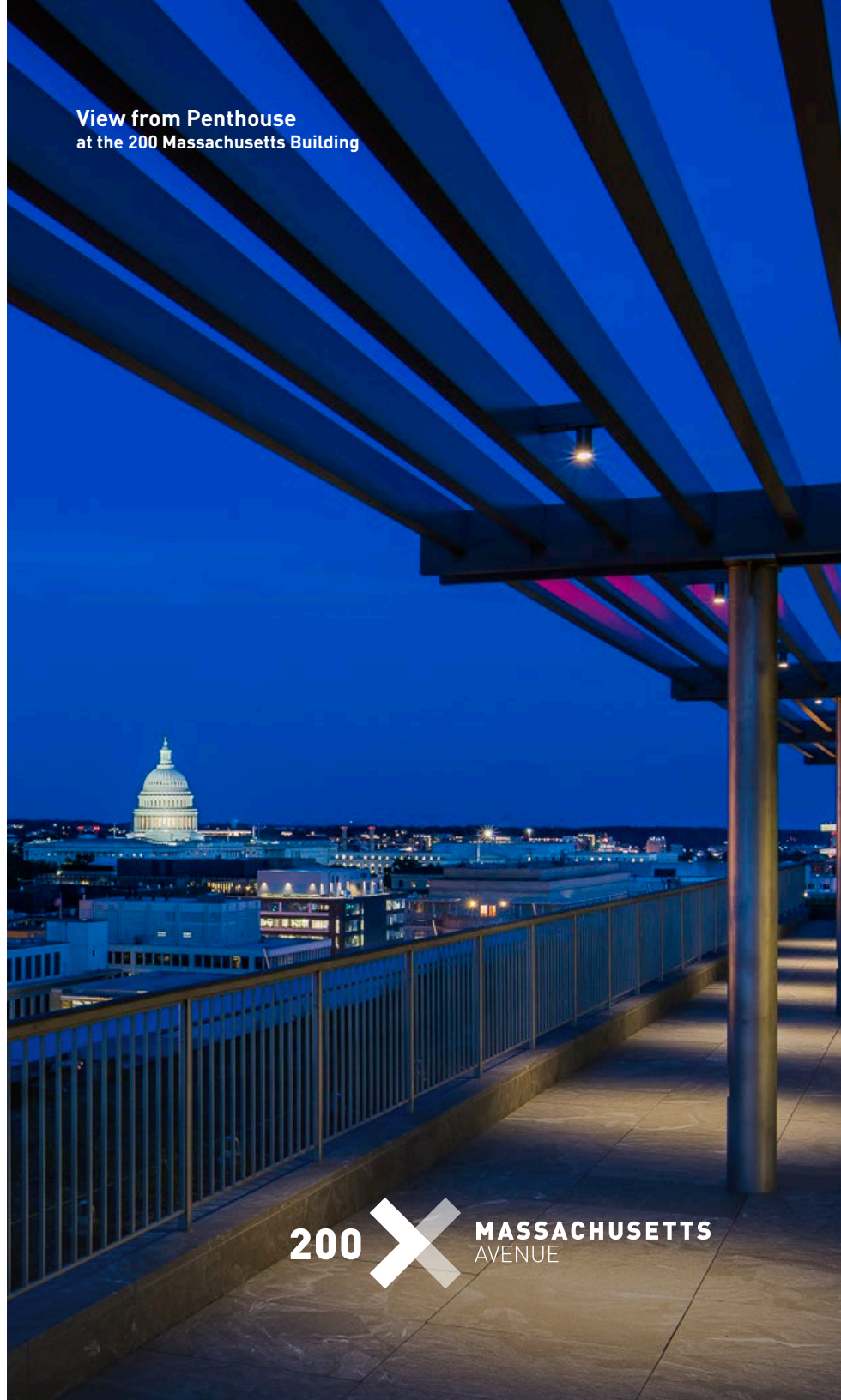
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**View from Penthouse
at the 200 Massachusetts Building**



200  **MASSACHUSETTS
AVENUE**