

WATERGATE

600

NEW HAMPSHIRE AVENUE



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WELCOME TO WASHINGTON'S MOST ICONIC **WATERFRONT** DESTINATION

This building has taken its place in history, now it's your turn. 600 New Hampshire, commonly known as Watergate 600, is one of the most prestigious buildings in the internationally recognized Watergate complex. With major renovations now complete, it is changing the new standard of office buildings.

BE A PART OF HISTORY

- The Watergate Complex was the first building designed and constructed with the use of an IBM supercomputer
- Designed by Italian architect Luigi Moretti
- The Vatican owned a portion of SGI, the company which built The Watergate Complex
- The five curving towers of the “Watergate Towne” were the District Of Columbia’s first major international real estate development
- The name is derived from the terraced steps west of the Lincoln Memorial that lead to the Potomac River



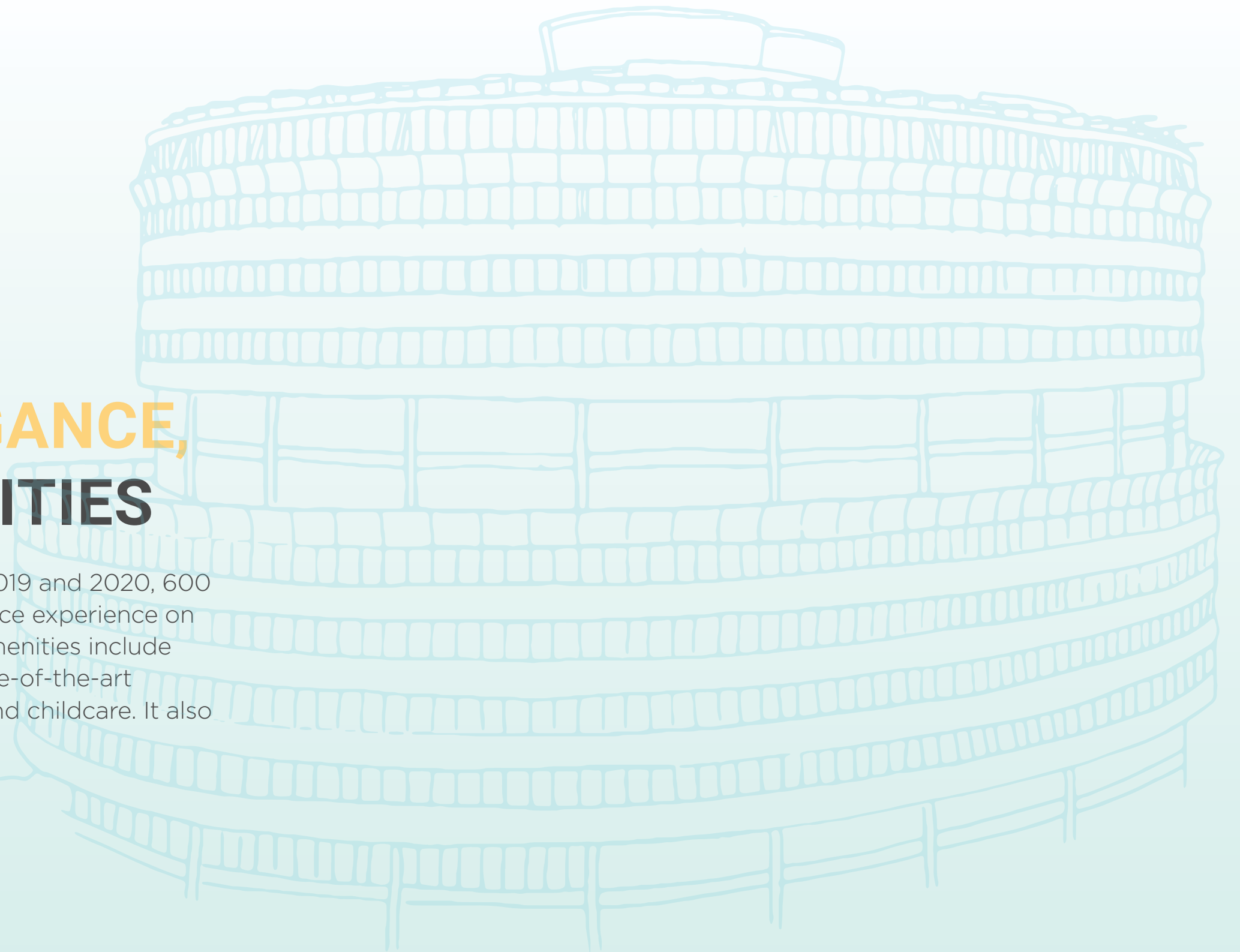
BUILDING FEATURES

- Brand new rooftop terrace overlooking the Potomac River, Rosslyn, Georgetown, and DC skyline
- Onsite management (WashREIT)
- Parking ratio 1:1,250 RSF
- Onsite taxi service
- Private tenant balconies
- Walking distance to Foggy Bottom metro (7 minutes)
- Direct access to the newly renovated Watergate Hotel and Watergate Shops
- Fitness center
- Conference facility and event space
- Exceptional auto and bike commuter access via: I-66, Rock Creek Parkway, Whitehurst Freeway, Canal Road, George Washington Memorial Parkway
- Centrally located near world-class restaurants, eateries, day care, and services
- WiredScore Silver
- Dedicated tenant experience coordinator to facilitate tenant events and programs, networking opportunities and educational experiences.



TIMELESS ELEGANCE, MODERN AMENITIES

With brand new amenities delivered in 2019 and 2020, 600 New Hampshire boasts a clean, fresh office experience on the banks of the Potomac. In-building amenities include a sleek lobby, modern fitness center, state-of-the-art conference center, panoramic rooftop, and childcare. It also boasts various commuting options.





SLEEK ENTRANCE, LOBBY, AND COMMON AREAS

Renovations Delivered 2019



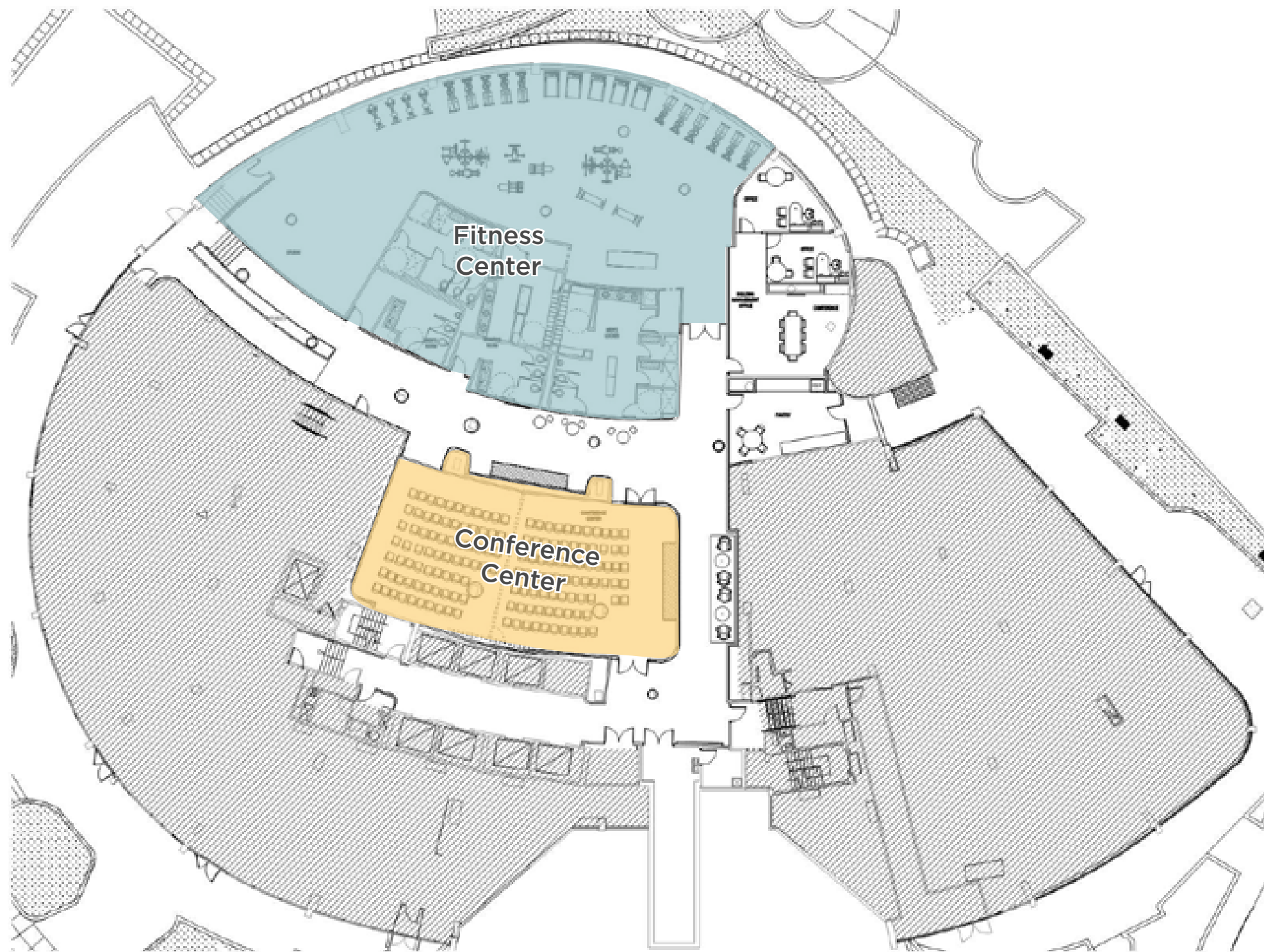
EXPANDABLE CONFERENCE CENTER AND BRIGHT PREFUNCTION SPACE

Renovations Delivered 2019



STATE-OF-THE-ART FITNESS CENTER WITH LUXURIOUS LOCKER ROOMS AND TOWEL SERVICE

Renovations Delivered 2019

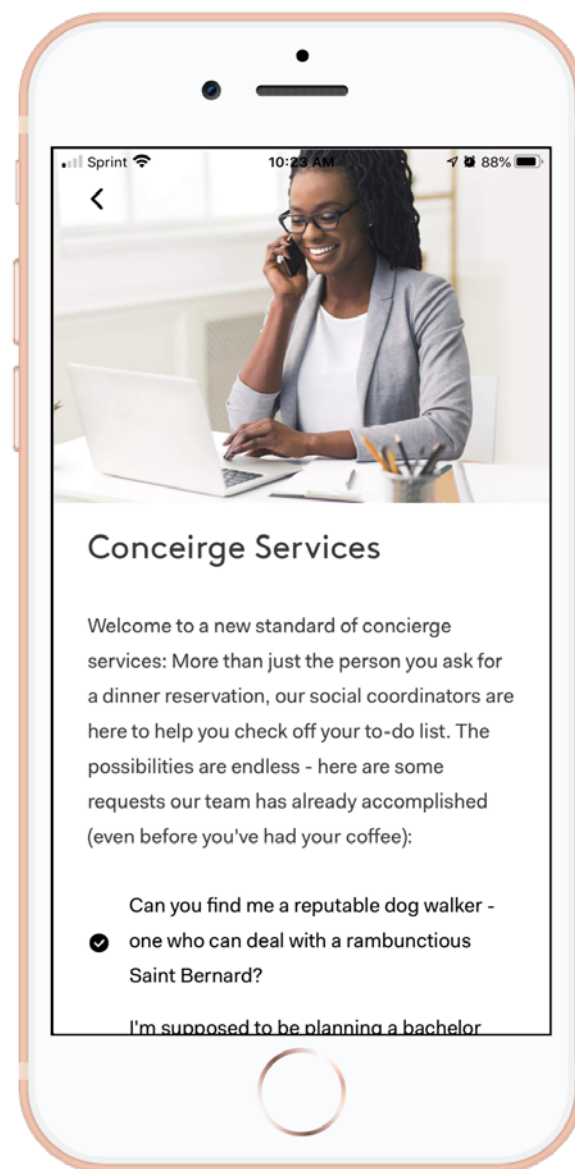
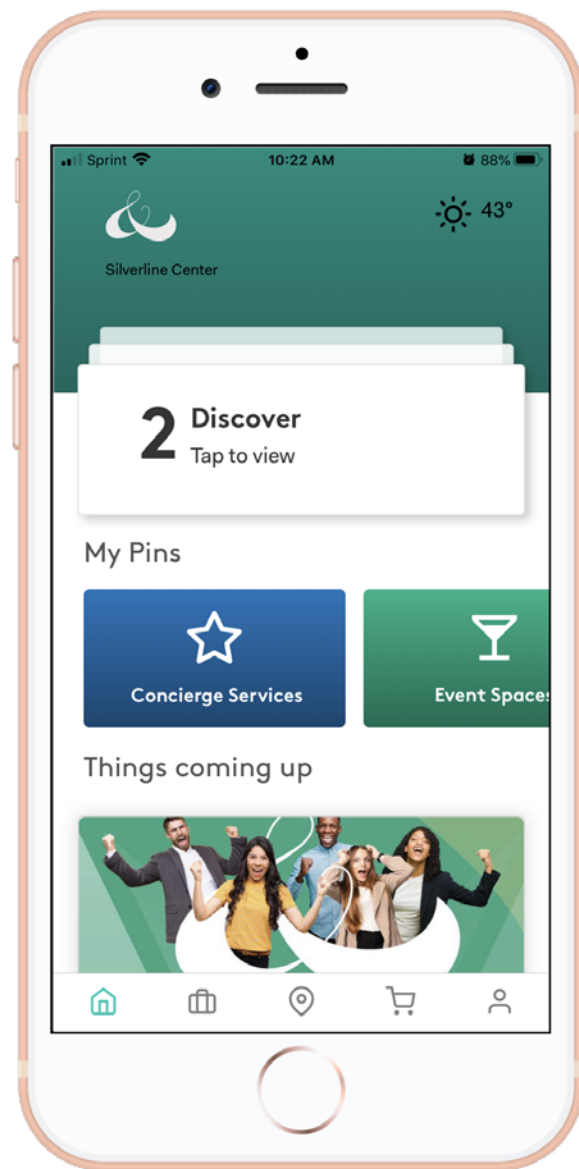


AMENITIES
FLOOR PLAN



NEW ROOFTOP TERRACE WITH SWEEPING VIEWS OF THE CITY

Delivered Q1 2020



TENANT-ONLY CONCIERGE SERVICE

New in 2020!

Available for all tenants at 600 New Hampshire, the &you program simplifies life in and out of the office. Through the &you app, tenants can get help with everyday tasks, receive live building updates, stay up-to-date on community events, score exclusive discounts at neighborhood shops and restaurants, and so much more.

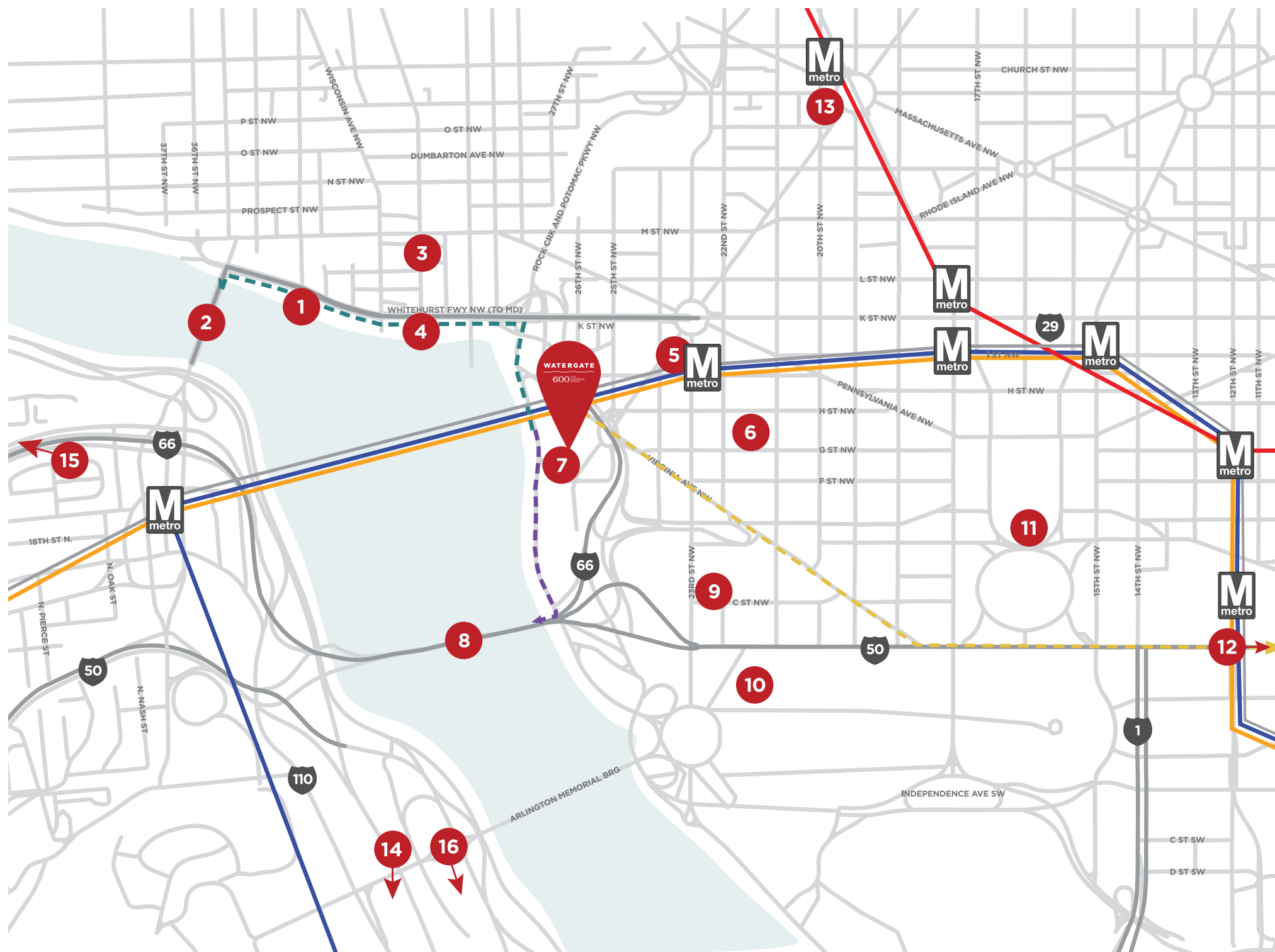
LOCATION

Access

Whether you're going to K Street, Capitol Hill, or the airport, you can be door-to-door in minutes. Enjoy unparalleled access to I-66 and Rock Creek Parkway for the easiest commute in DC.

- | | |
|---|--|
| <ul style="list-style-type: none"> 1. Georgetown Waterfront Park
8-minute walk
5-minute drive 2. Key Bridge
6-minute drive 3. Georgetown
12-minute walk
7-minute drive 4. Washington Harbour
8-minute walk
8-minute drive 5. Foggy Bottom GWU Metro Station
7-minute walk 6. George Washington University
7-minute walk
2-minute drive 7. The Kennedy Center
2-minute walk 8. Theodore Roosevelt Memorial Bridge
7-minute walk
2-minute drive | <ul style="list-style-type: none"> 9. U.S. Department of State
10-minute walk
7-minute drive 10. National Mall
25-minute walk
8-minute drive 11. White House Lawn
15-minute walk
8-minute drive 12. Capitol Hill
12-minute drive 13. Dupont
15-minute walk
7-minute drive 14. Pentagon
9-minute drive 15. Dulles Airport (IAD)
28-minute drive 16. Reagan National Airport (DCA)
10-minute drive |
|---|--|

- KEY BRIDGE ON-RAMP
- THEODORE ROOSEVELT BRIDGE ON-RAMP
- FASTEST ROUTE TO THE CAPITOL

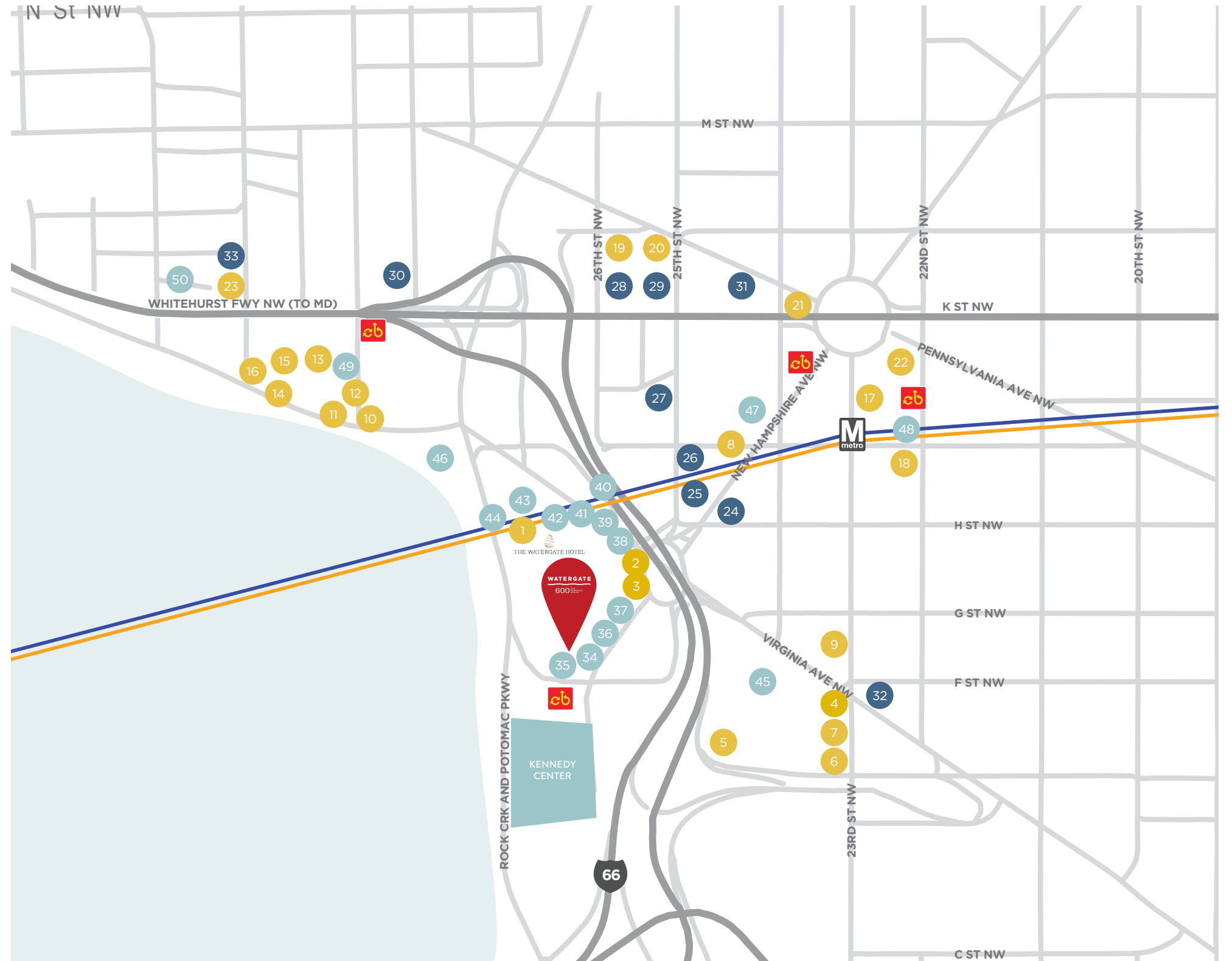


LOCATION

Neighborhood Amenities

At Watergate 600, you're in the center of it all - experience the best of what the city has to offer just steps from your door.

- | | |
|--------------------------------|-----------------------------------|
| 1. Kingbird Bar & Restaurant | 26. GW University Inn |
| 2. Zeitoun Mediterranean Grill | 27. The River Inn |
| 3. Watergate Pastry | 28. Joud Residence |
| 4. Sizzling Express | 29. Avenue Suites |
| 5. Subway | 30. Georgetown Suites Harbor |
| 6. Casey's Coffee | 31. Melrose Georgetown |
| 7. Magic Gourd | 32. Hotel Hive |
| 8. Notti Blanche | 33. The Ritz Carlton |
| 9. Dunkin' Donuts | 34. Daycare |
| 10. Tony & Joe's Seafood Place | 35. Taxi Service |
| 11. Sequoia | 36. USPS |
| 12. Farmers Fishers Bakers | 37. Star Nails |
| 13. Bangkok Joe's | 38. Watergate Barber |
| 14. Nick's Riverside Grill | 39. CVS Pharmacy |
| 15. Starbucks | 40. Taxi Service |
| 16. Fiola Mare | 41. Valet Dry Cleaner |
| 17. CIRCA | 42. Argentta Spa |
| 18. Beefsteak | 43. Next Whisky Bar |
| 19. Flavors of India | 44. Top of the Gate Rooftop Bar |
| 20. Charm Thai | 45. Columbia Plaza Valet Cleaners |
| 21. West End Market | 46. Thompson Boat Center |
| 22. District Commons | 47. 7-Eleven |
| 23. Maté Lounge | 48. Whole Foods Market |
| 24. Residence Inn by Marriott | 49. Roche Salon |
| 25. Virginia Suites | 50. AMC Loews Georgetown |



- DINING/COFFEE
- HOTEL
- LOCAL CONVENIENCE

AVAILABILITY

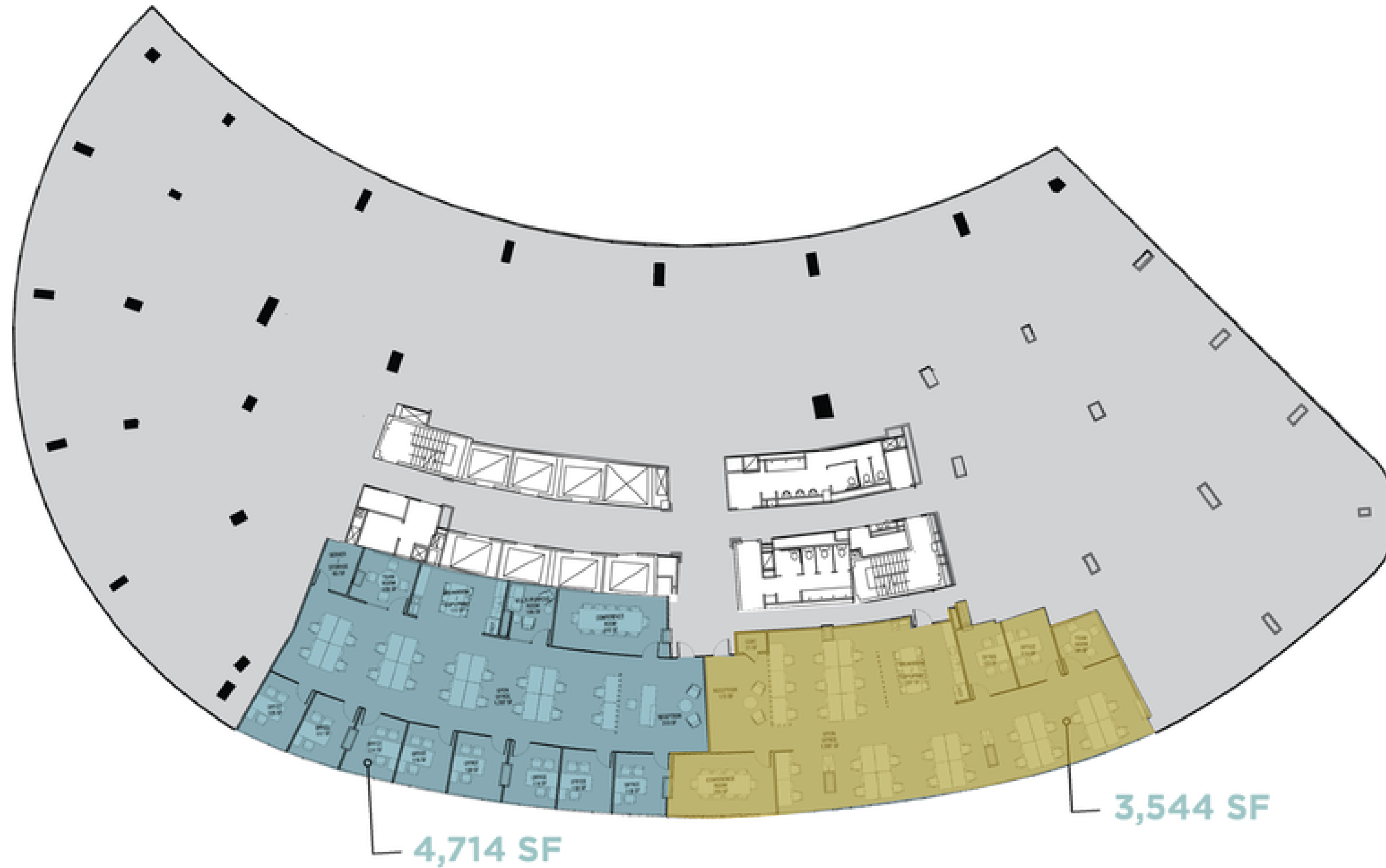
12	
11	
10	2,565 – 7,851 SF
9	
8	
7	
6	4,000 – 10,789 SF
5	4,714 SF
4	3,544 SF
3	
L	
G	

● Spec Suites Available Now!

5TH FLOOR

8,200 SF

*Spec Suites Available
for Immediate Move-In*



5TH FLOOR
SPEC SUITES



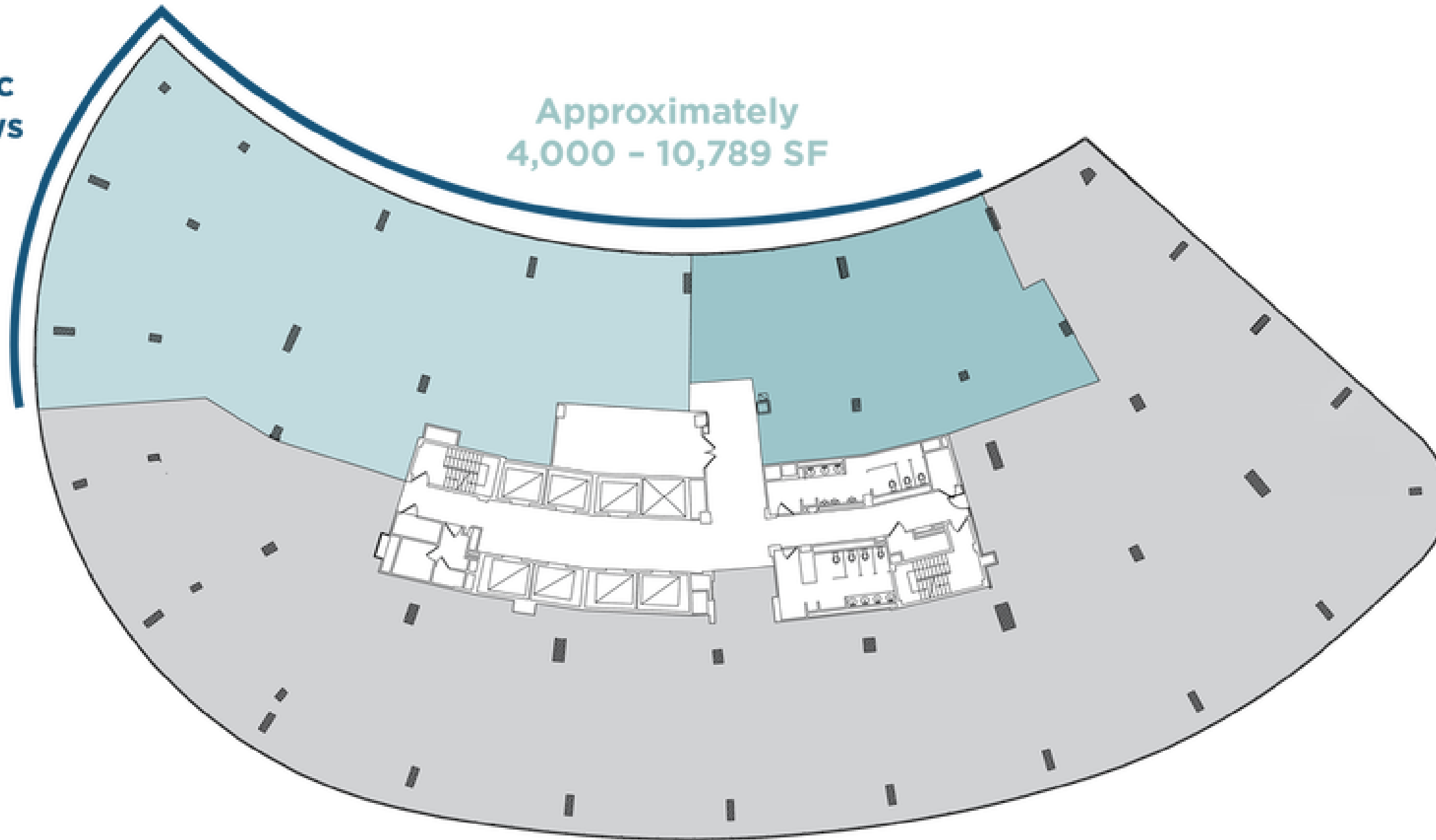
5TH FLOOR
SPEC SUITES



Panoramic
River Views

Approximately
4,000 - 10,789 SF

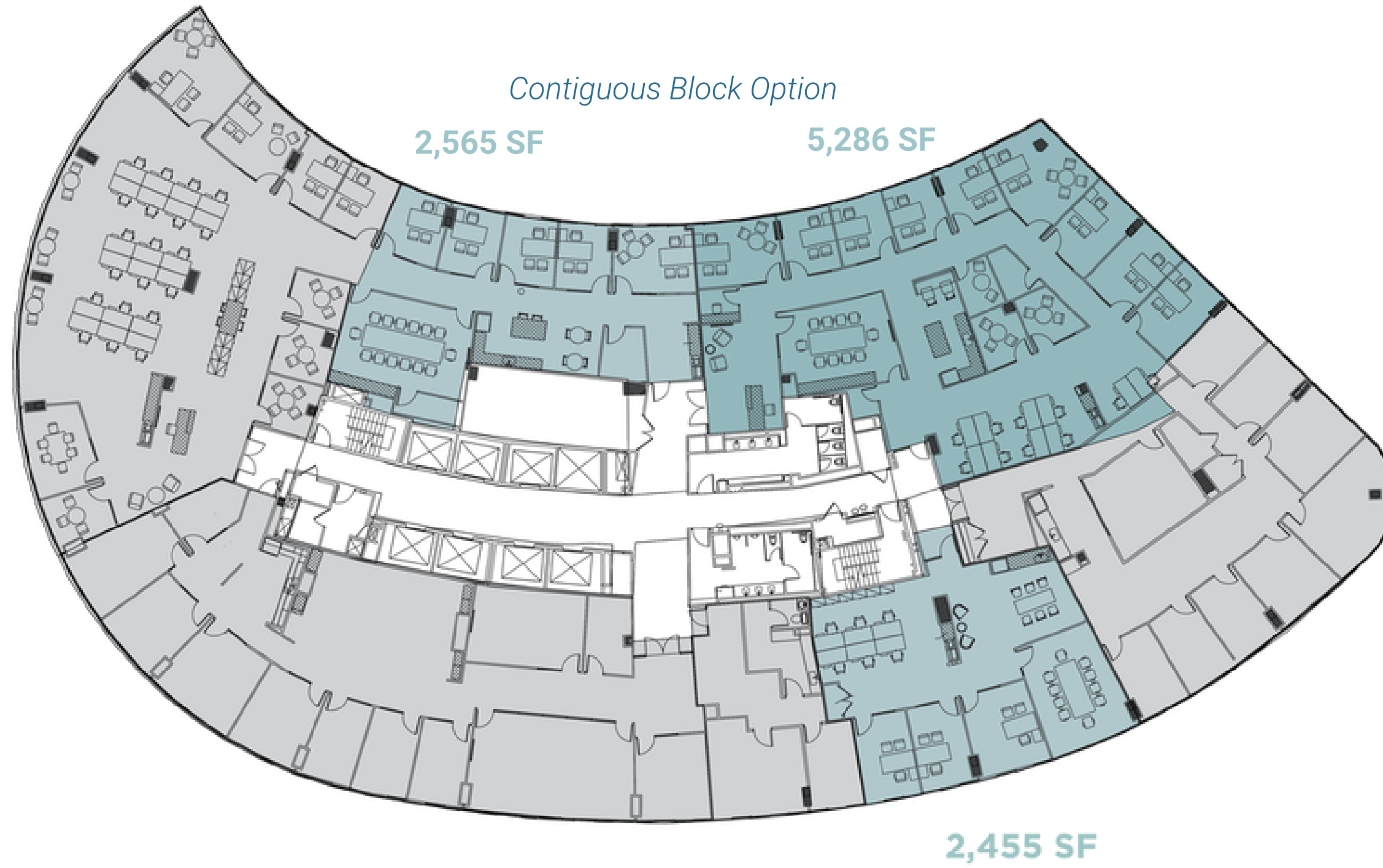
6TH FLOOR
10,789 SF



10TH FLOOR

10,306 SF

Marketing Plan

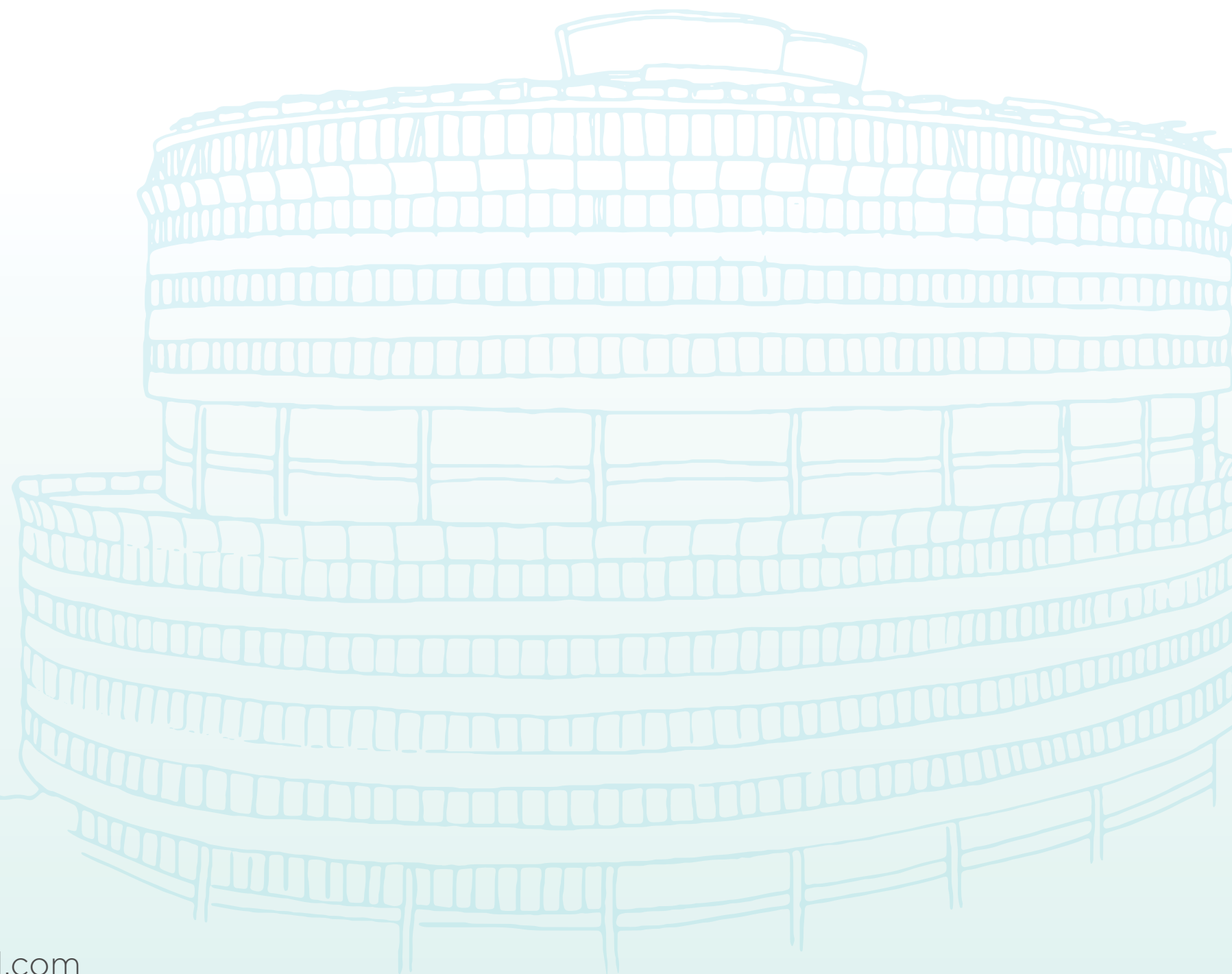


Contiguous Block Option

2,565 SF

5,286 SF

2,455 SF



CONTACT US TO LEARN MORE

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WASH★REIT