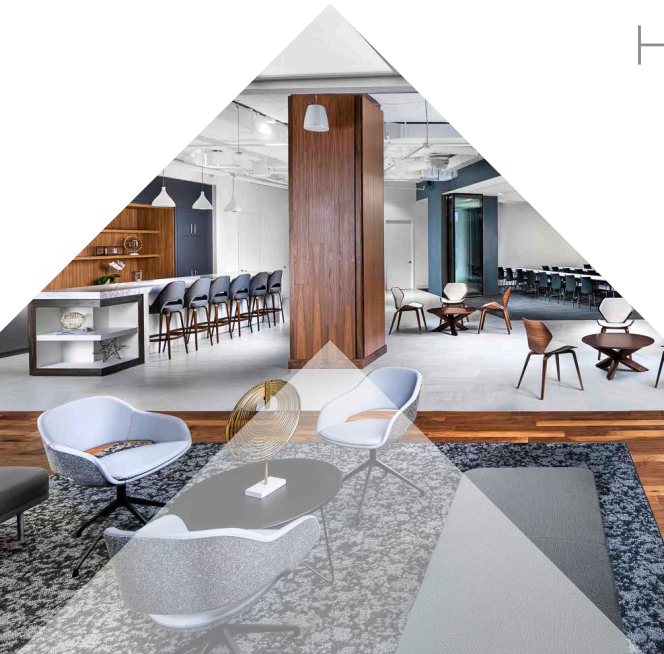




SOMETHING



HAS COME TO CAPITOL HILL



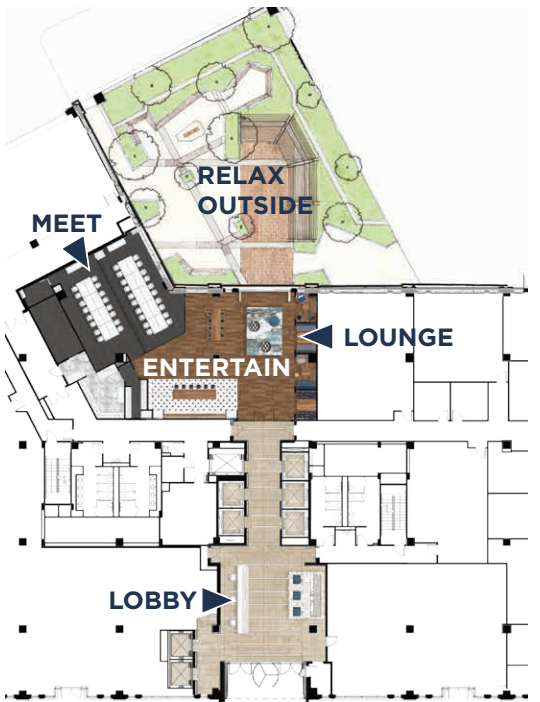
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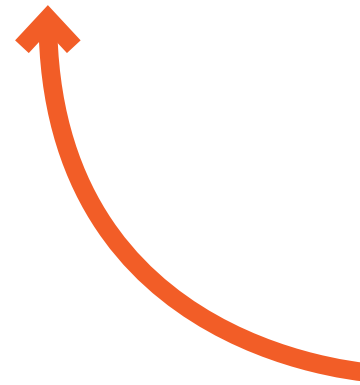
FULL LOBBY RENOVATION

INSTALLATION OF ENTERTAINING LOUNGE + CONFERENCE CENTER

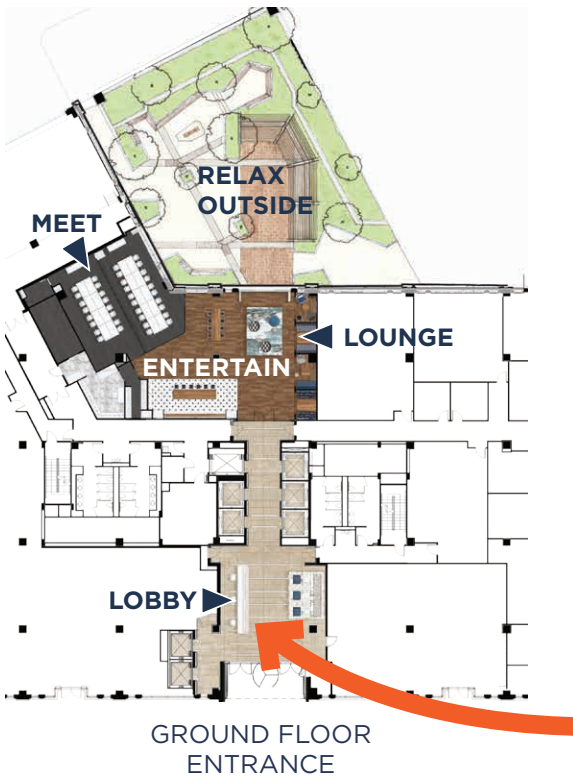
LEADING TO THE NEWLY RENOVATED OUTDOOR TERRACE



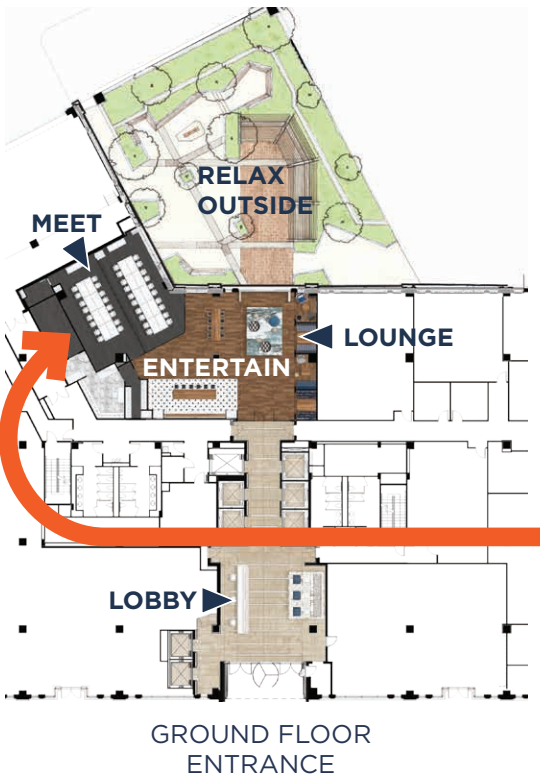
GROUND FLOOR
ENTRANCE



NEW GLASS BUILDING ENTRY



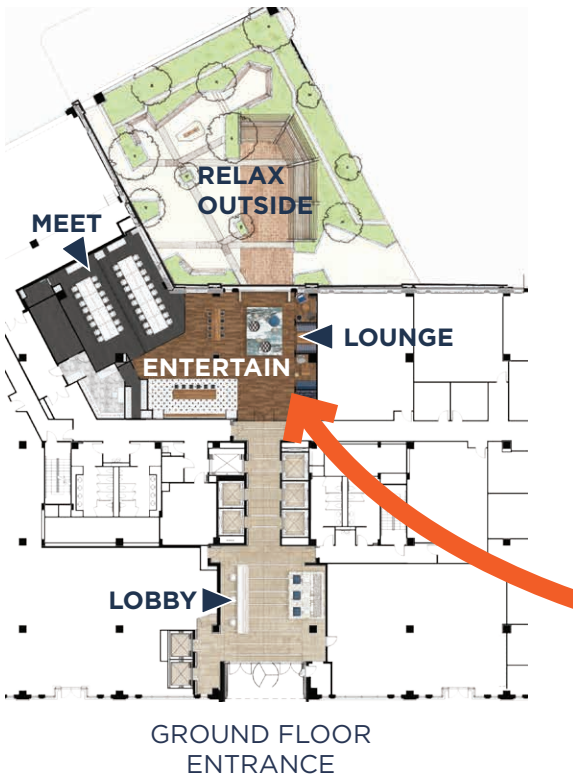
NEW LOBBY



SEATS UP TO 76 WITH FIXED PARTITION
SEATS UP TO 127 WITH OPERABLE PARTITION



LOUNGE CONFERRING



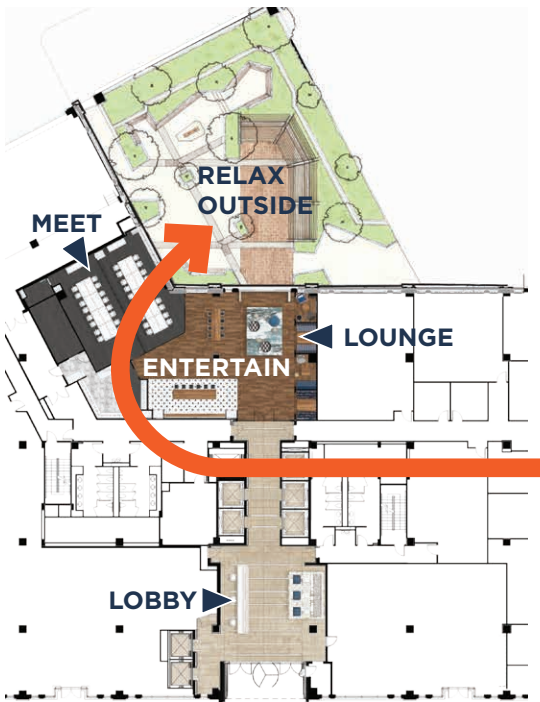
LOUNGE/BAR ENTERTAINING



GROUND FLOOR
ENTRANCE



COMMUNAL WORK ZONE

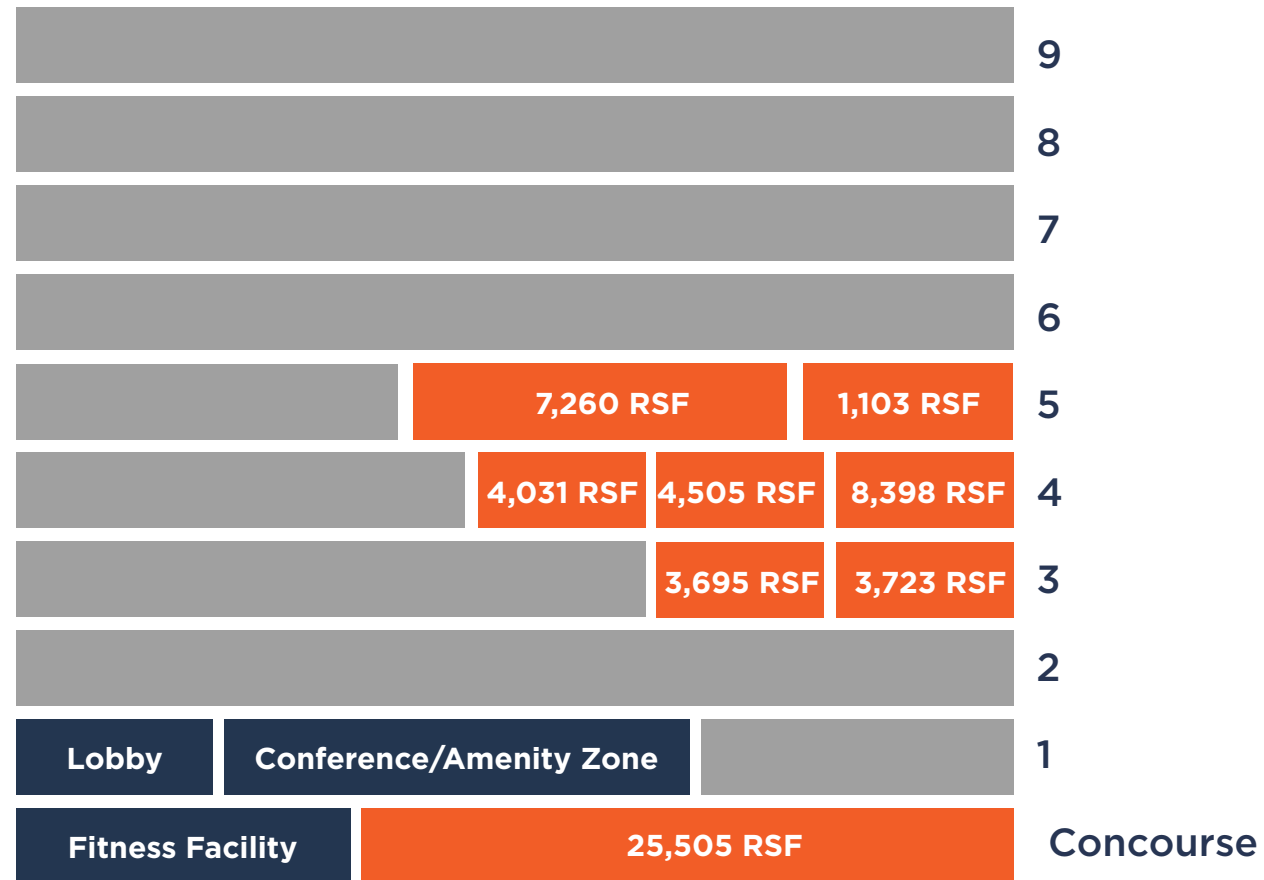


GROUND FLOOR
ENTRANCE



OUTDOOR TERRACE

AVAILABILITIES



CONCOURSE LEVEL | 25,505 RSF AVAILABLE



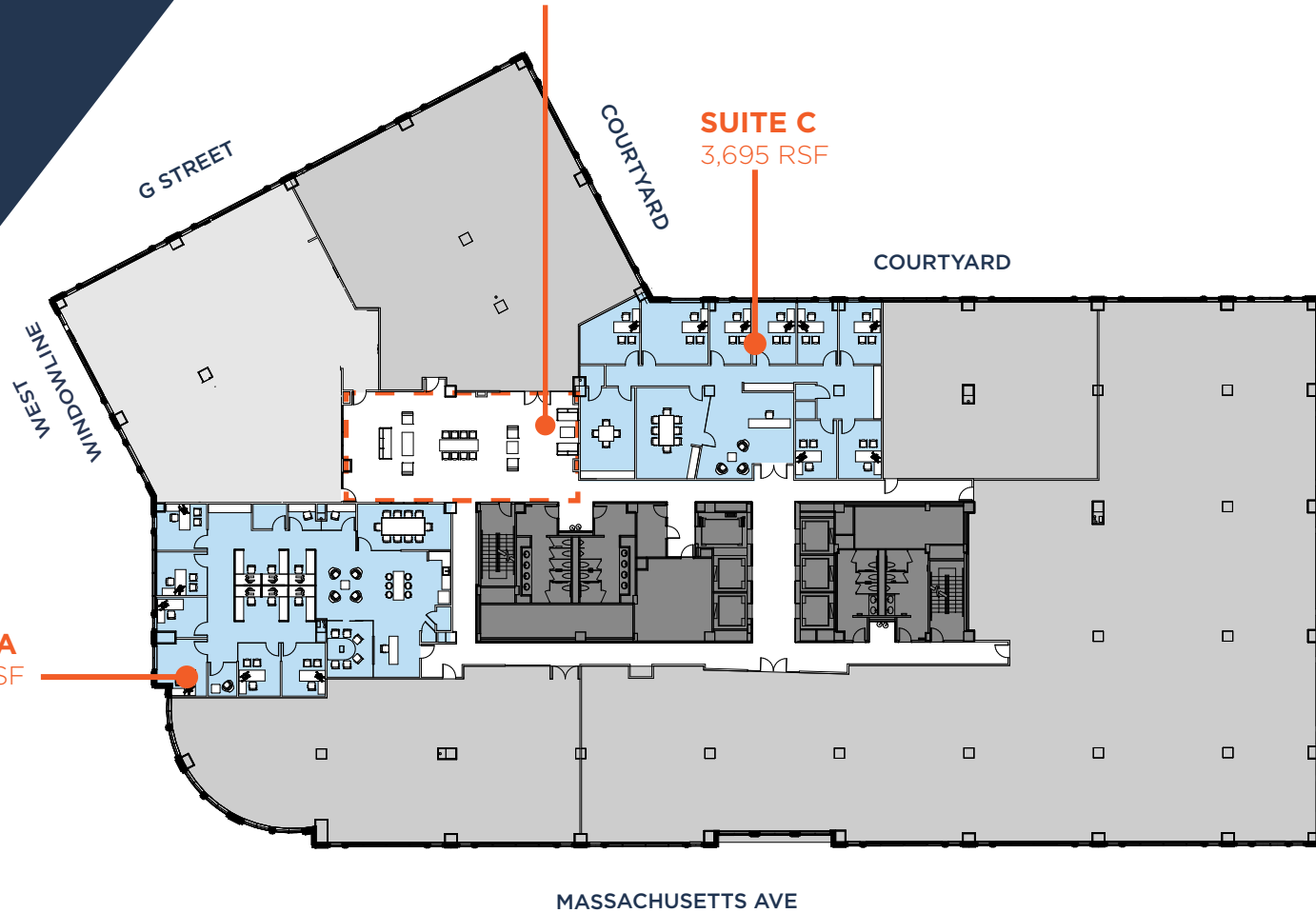
MASSACHUSETTS AVE

THIRD FLOOR | 3,695 RSF | 3,723 RSF

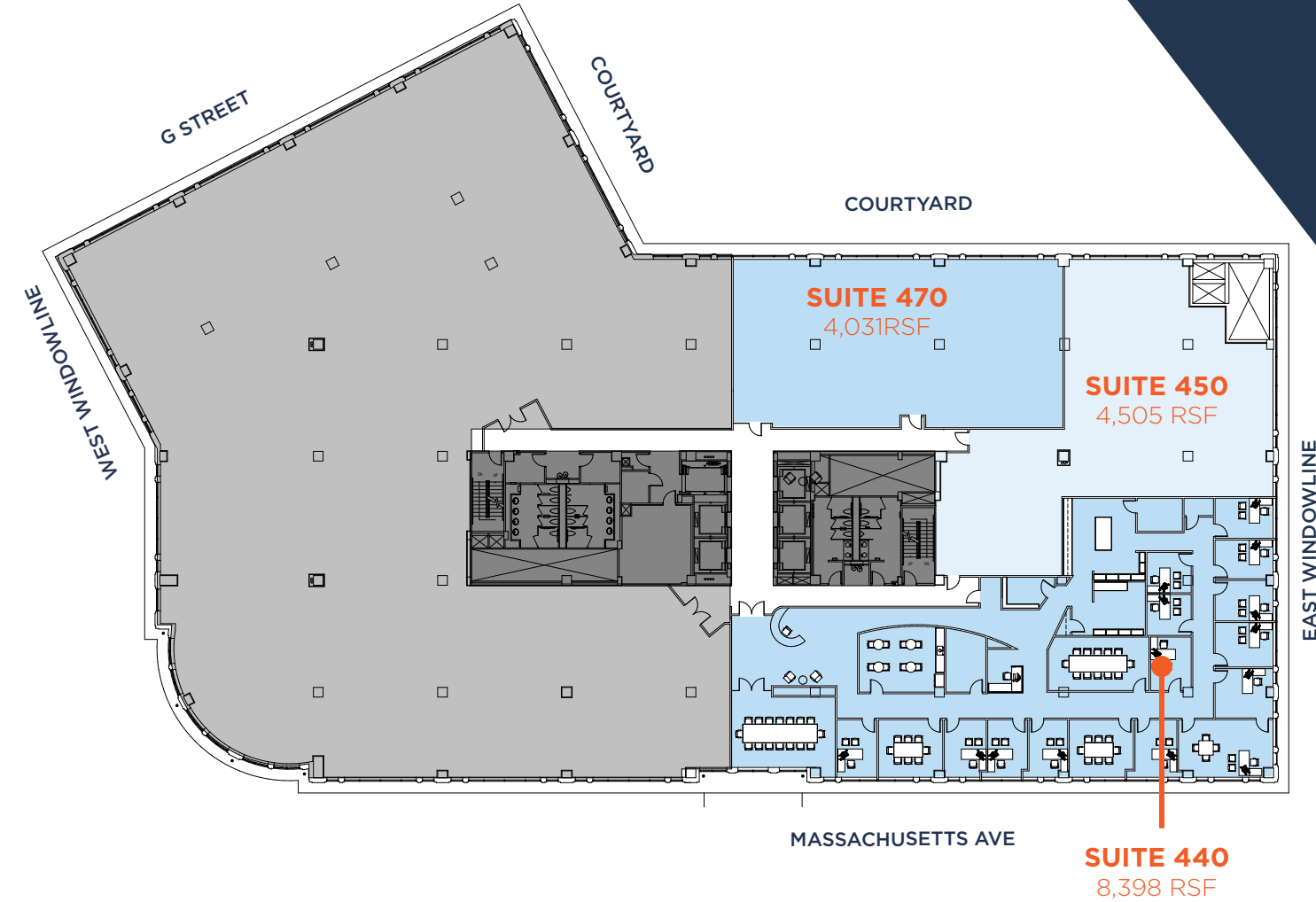
**COMMUNAL
AMENITY AREA**
COLLABORATIVE WORK | LOUNGE

SUITE C
3,695 RSF

SUITE A
3,723 RSF



FOURTH FLOOR | 16,934 RSF AVAILABLE



FIFTH FLOOR | 8,363 RSF AVAILABLE

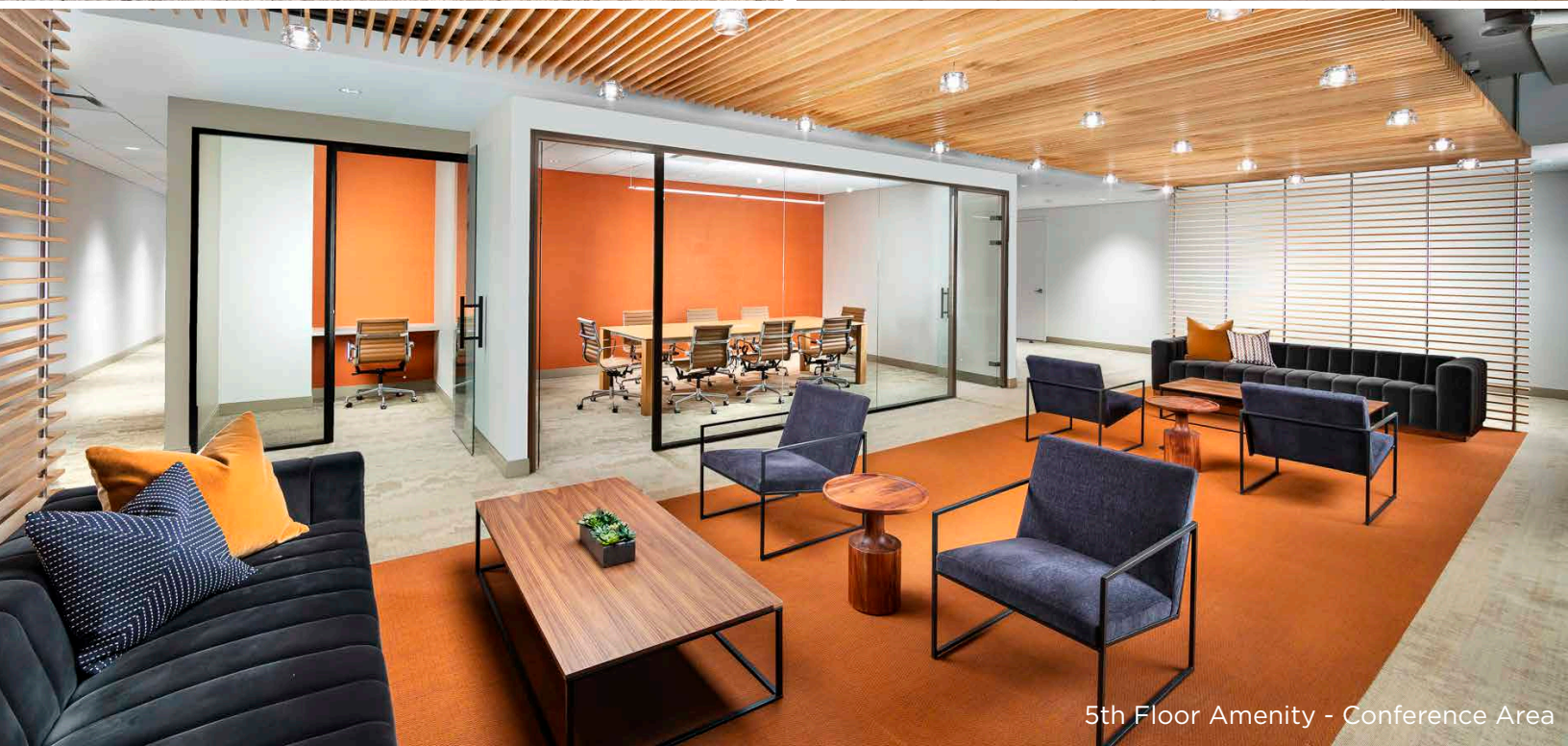
SPEC SUITES



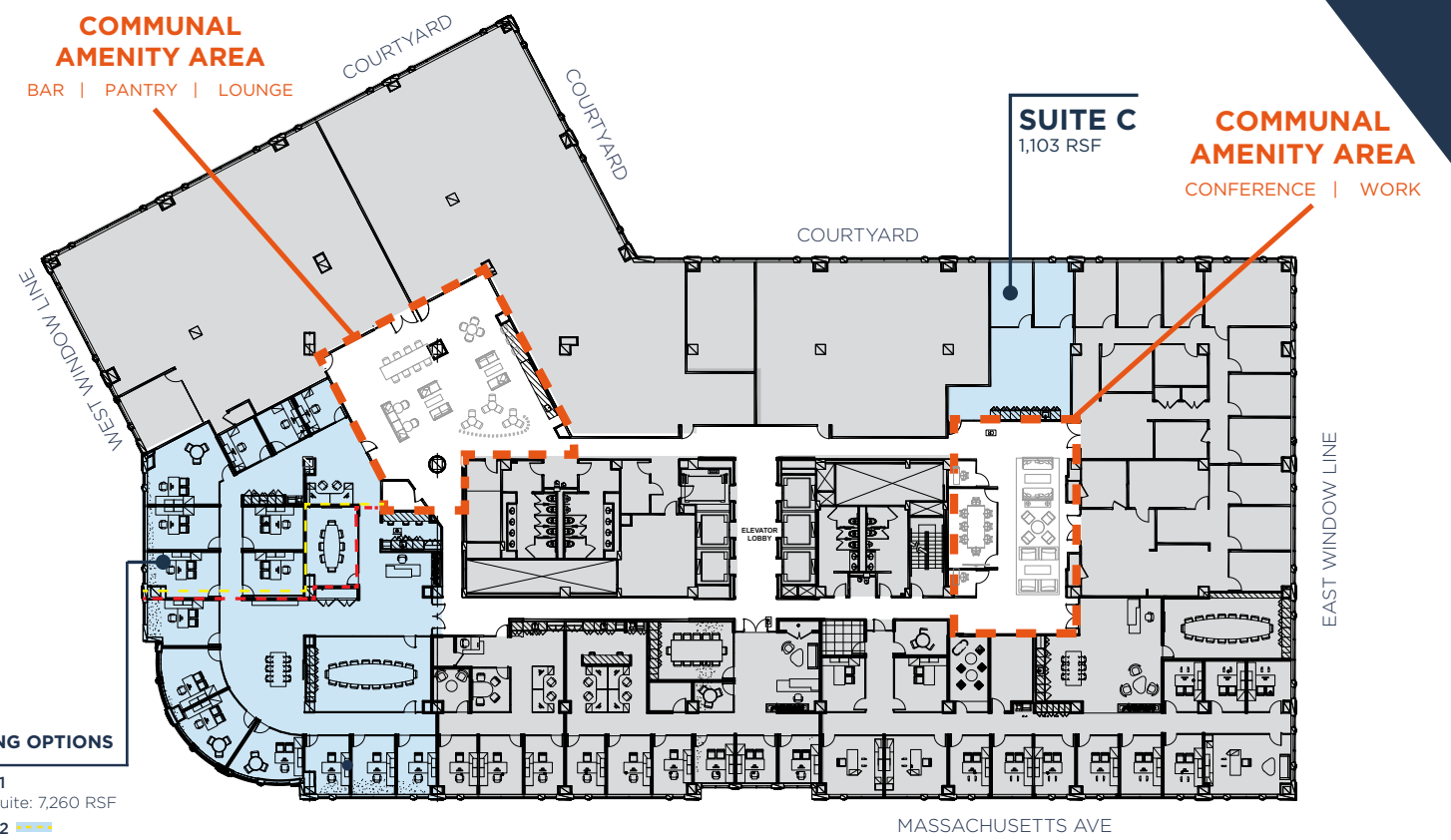
SUITE J



SUITE J

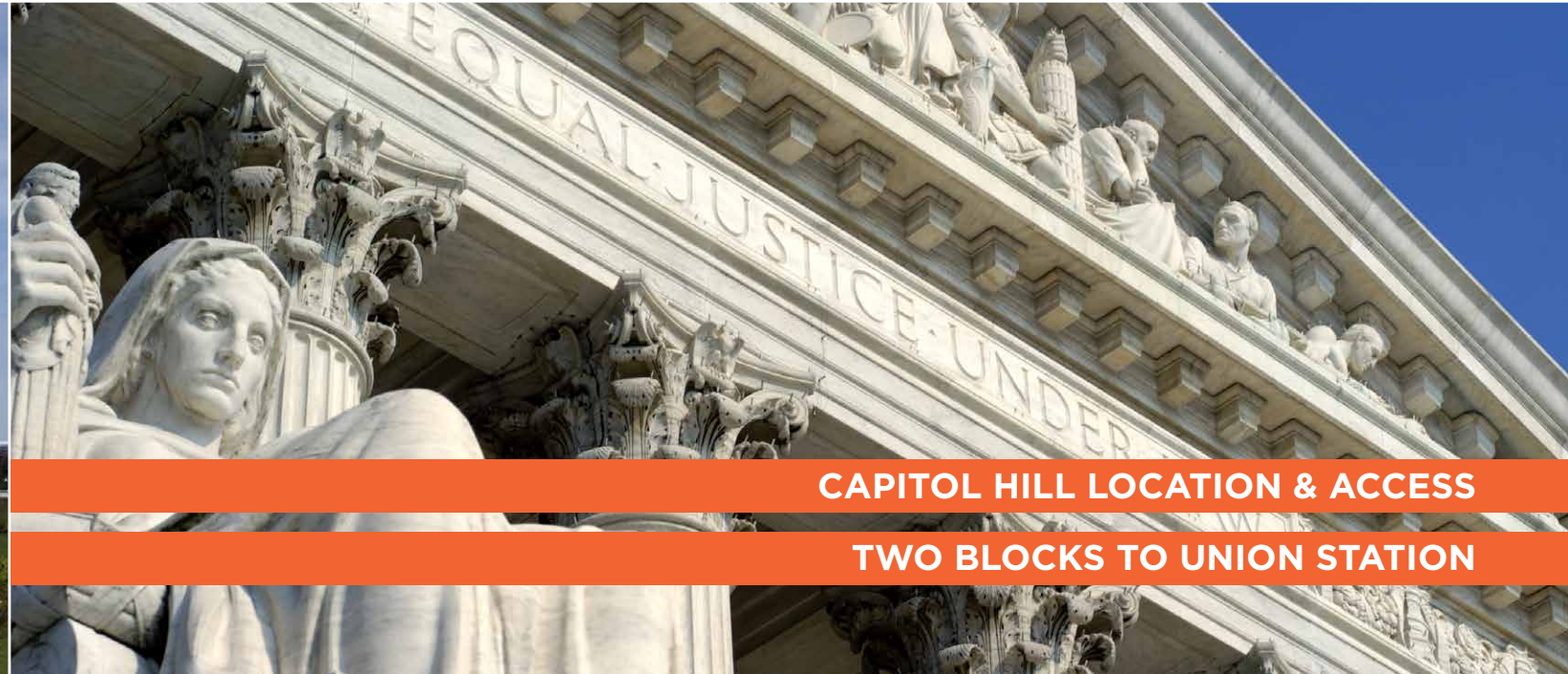


5th Floor Amenity - Conference Area



DEMISING OPTIONS

- Option 1**
Entire Suite: 7,260 RSF
- Option 2**
2 Suites: 2,573 RSF & 4,687 RSF
- Option 3**
2 Suites: 2,915 RSF & 4,344 RSF



CAPITOL HILL LOCATION & ACCESS
TWO BLOCKS TO UNION STATION



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