



20 | M STREET

AT NAVY YARD METRO

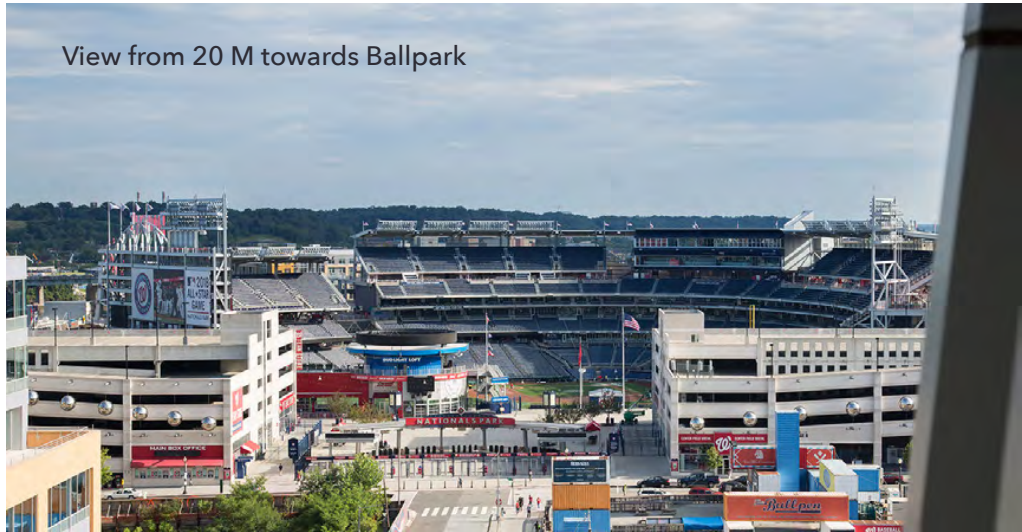
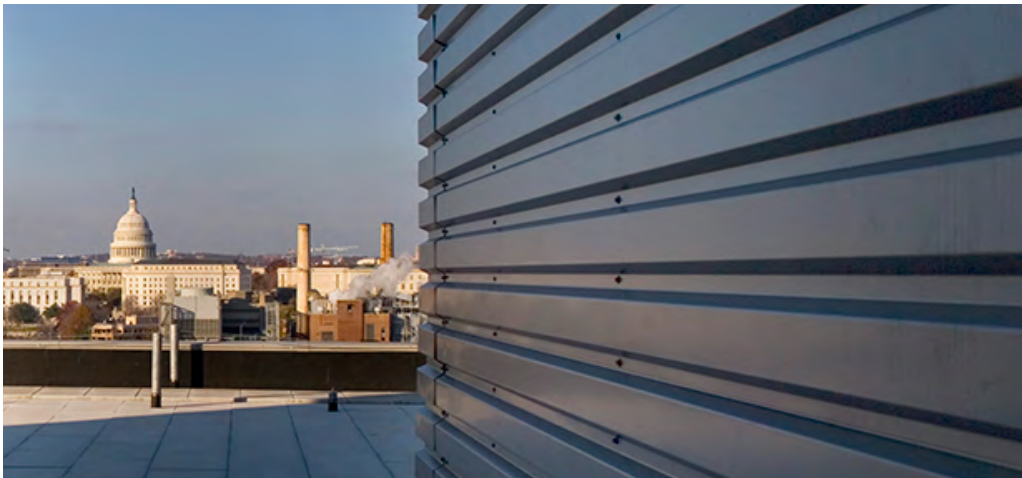
In the heart of the Ballpark District

Booz | Allen | Hamilton®



20 | M STREET
AT NAVY YARD METRO

PRIVATE
ENTRANCE
OPPORTUNITY



View from 20 M towards Ballpark



PROPERTY FEATURES

- Class A 190,000 SF | 10-story office tower
- Up to 109,567 SF
- Located directly across from the Navy Yard Metro Station
- Nearly full height glass and panoramic views of downtown D.C. and Capitol Riverfront
- 20,000 SF typical floor plates with 8' 4" to 8' 6" finished ceiling heights
- LEED Gold certified
- One block to Nationals Park
- Onsite fitness center with lockers, showers and towel service
- 1/1,000 SF parking in below-grade garage, with EV charging stations
- 24-hour building security
- Developed, owned and managed by Lerner



10	LEASED
09	9,951 RSF
08	LEASED
07	LEASED
06	20,035 SF
05	20,030 SF
04	20,025 SF
03	20,020 SF
02	19,429 SF
01	



HALF STREET

2ND FLOOR 19,429 SF

KEY
■ WORKSTATION
■ OFFICE
■ CONFERENCE
■ POTENTIAL SPACE FOR CONFERENCE

2ND FLOOR	Quantity
OFFICE TYPE	
WORKSTATION	79
OFFICE	3
RECEPTION DESK	1
TOTAL HEADCOUNT	83
SUPPORT SPACE	
CONFERENCE ROOM	2
GALLEY PANTRY	1
TELECOM	1
COPY/PRINT	6
STORAGE	6

3RD FLOOR 20,020 SF



3RD FLOOR		Quantity
OFFICE TYPE		
WORKSTATION		95
OFFICE		7
RECEPTION DESK		1
TOTAL HEADCOUNT		103
SUPPORT SPACE		
CONFERENCE ROOM		2
*SPACE FOR GROWTH CONF		2
GALLEY PANTRY		1
TELECOM		1
COPY/PRINT AREA		1
STORAGE		2

HALF STREET

4TH FLOOR 20,025 SF



KEY

	WORKSTATION
	OFFICE
	CONFERENCE
	POTENTIAL SPACE FOR CONFERENCE

M STREET

4TH FLOOR	Quantity
OFFICE TYPE	
WORKSTATION	62
OFFICE	4
RECEPTION DESK	0
TOTAL HEADCOUNT	66
SUPPORT SPACE	
CONFERENCE ROOM	6
GALLEY PANTRY	1
TELECOM	1
COPY/PRINT	7
STORAGE	8

5TH FLOOR	Quantity
OFFICE TYPE	
WORKSTATION	99
OFFICE	7
RECEPTION DESK	0
TOTAL HEADCOUNT	106
SUPPORT SPACE	
CONFERENCE ROOM	4
GALLEY PANTRY	1
TELECOM	1
COPY/PRINT	7
STORAGE	5





HALF STREET

6TH FLOOR 20,035 SF

6TH FLOOR	Quantity
OFFICE TYPE	
WORKSTATION	89
OFFICE	6
RECEPTION DESK	0
TOTAL HEADCOUNT	95
SUPPORT SPACE	
CONFERENCE ROOM	3
*SPACE FOR GROWTH CONF	4
GALLEY PANTRY	1
TELECOM	1
COPY/PRINT AREA	6
STORAGE	2

HALF STREET



PLANNED RENOVATION SCOPE



**ENHANCED
LOBBY**

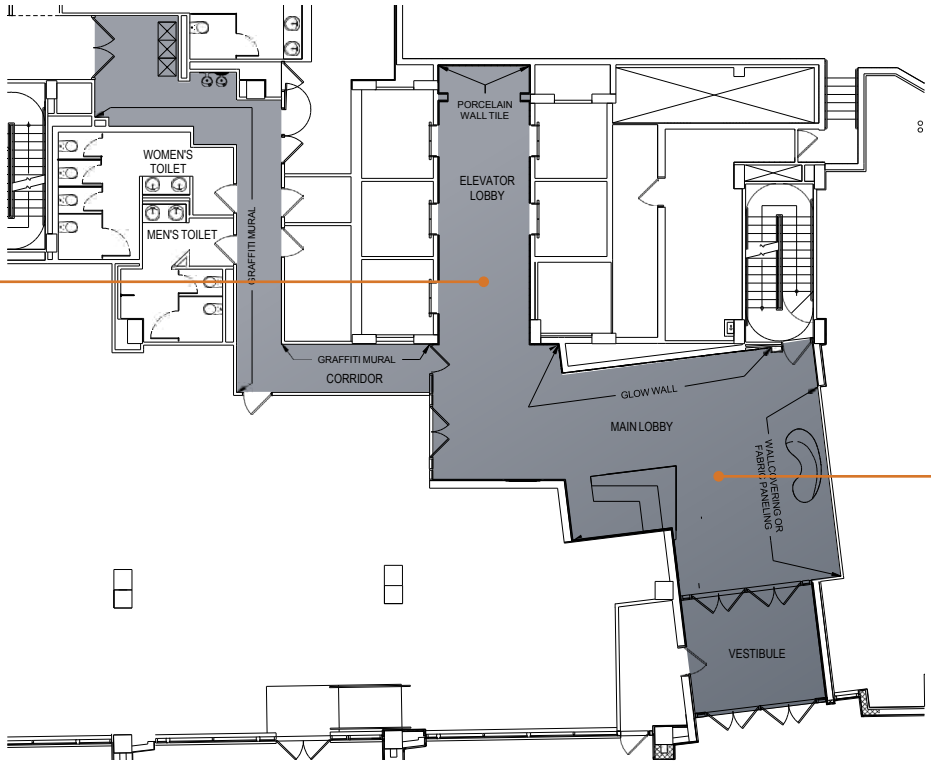


**UPGRADED
FITNESS CENTER
AND LOCKER
ROOMS**



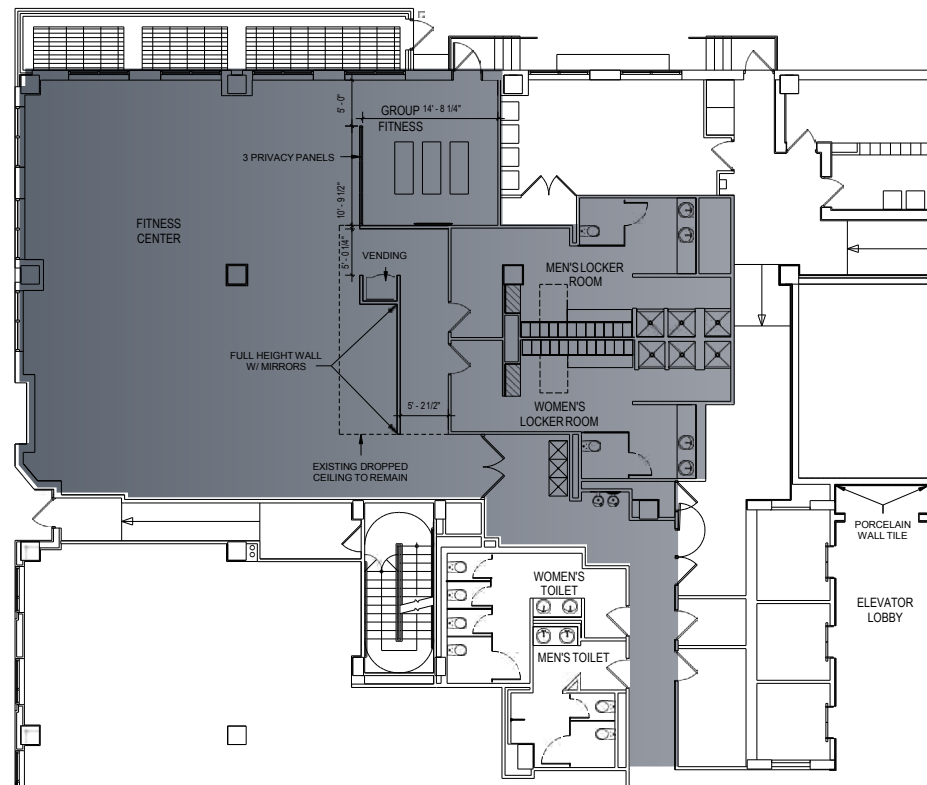
**MODERNIZED
RESTROOMS**

ENHANCED LOBBY

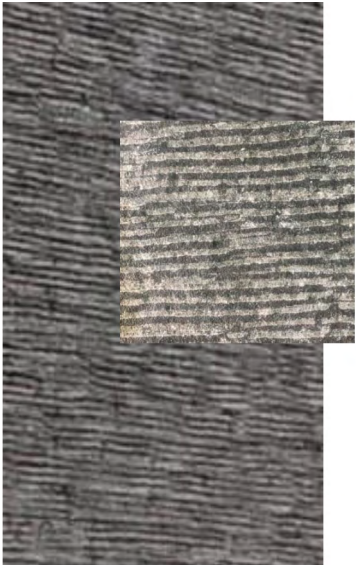




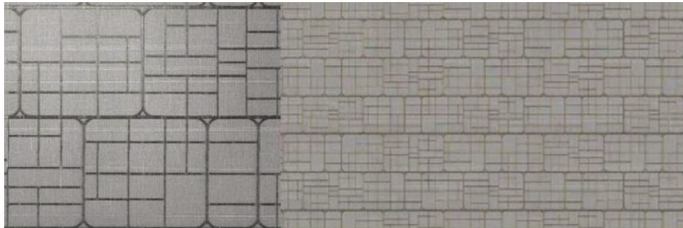
UPGRADED FITNESS CENTER



MODERNIZED RESTROOM AND ELEVATOR CORRIDOR



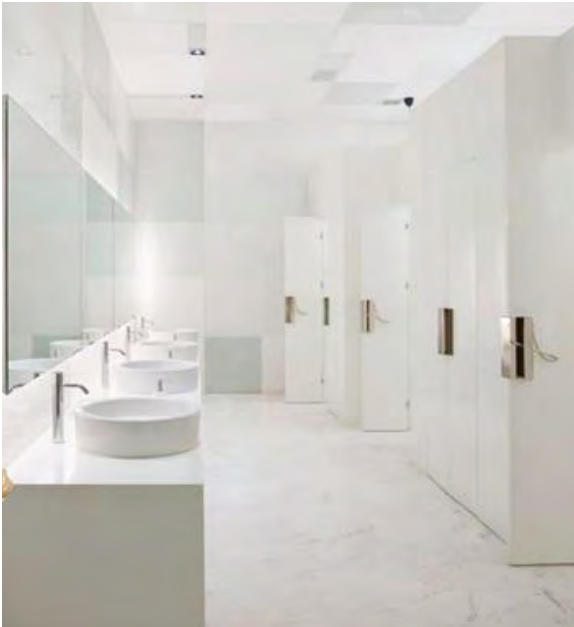
ACCENT WALL 12" X 24"



WALL COVERING IN VESTIBULE



MAIN WALL TILE - WHITE 10" X 30"



WALL COVERING IN VESTIBULE



MAIN WALL TILE - 12" X 24"



ACCENT WALL 7" X 21"



COUNTERS - SOLID SURFACE CIRRUS WHITE



COUNTERS - SOLID SURFACE WHITE ONYX



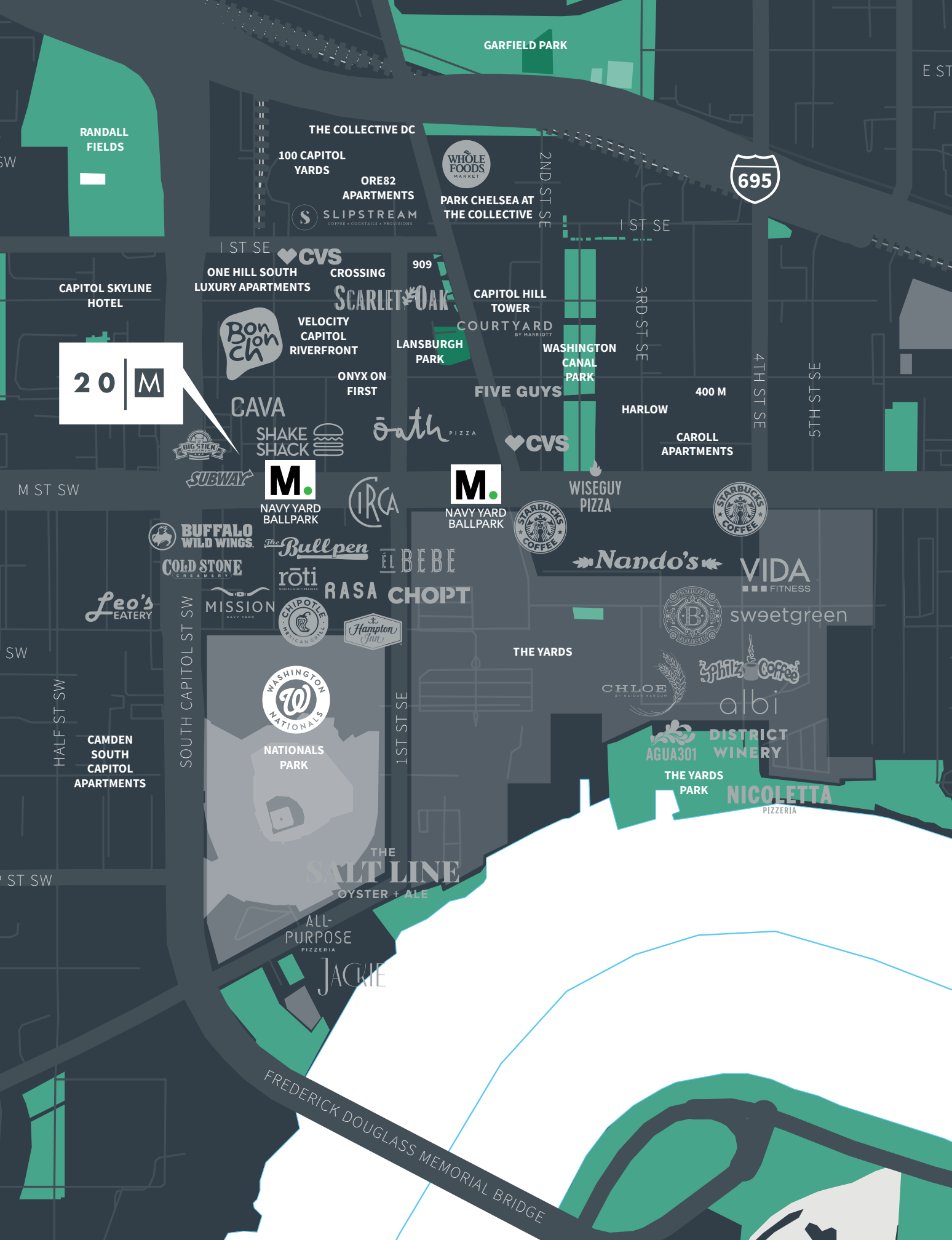
PORCELAIN FLOORING OPTIONS



PORCELAIN FLOORING OPTIONS

MULTI-TENANT RESTROOM **OPTION 1**

MULTI-TENANT RESTROOM **OPTION 2**



THE NEIGHBORHOOD



Booz | Allen | Hamilton®

20 | M STREET

AT NAVY YARD METRO

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