



ARTIST RENDERING

80M  
STREET

MAKE A STATEMENT IN THE **FIRST MASS  
TIMBER PROJECT IN WASHINGTON, DC**



# MASS TIMBER CONSTRUCTION

MAKE A STATEMENT

80M  
STREET



FIRST MASS TIMBER NEW CONSTRUCTION IN DC

88,000 SF AVAILABLE Q3 2021

LOFT STYLE CEILINGS

BLENDING THE INDOOR & OUTDOOR ENVIRONMENTS

ARTIST RENDERING



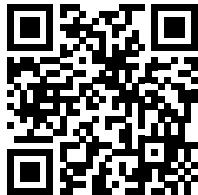


15FT  
FINISHED  
CEILINGS

SHARED  
OUTDOOR  
TERRACES

ARTIST RENDERING

OUTDOOR SPACE  
INTEGRATED INTO YOUR  
OFFICE ENVIRONMENT

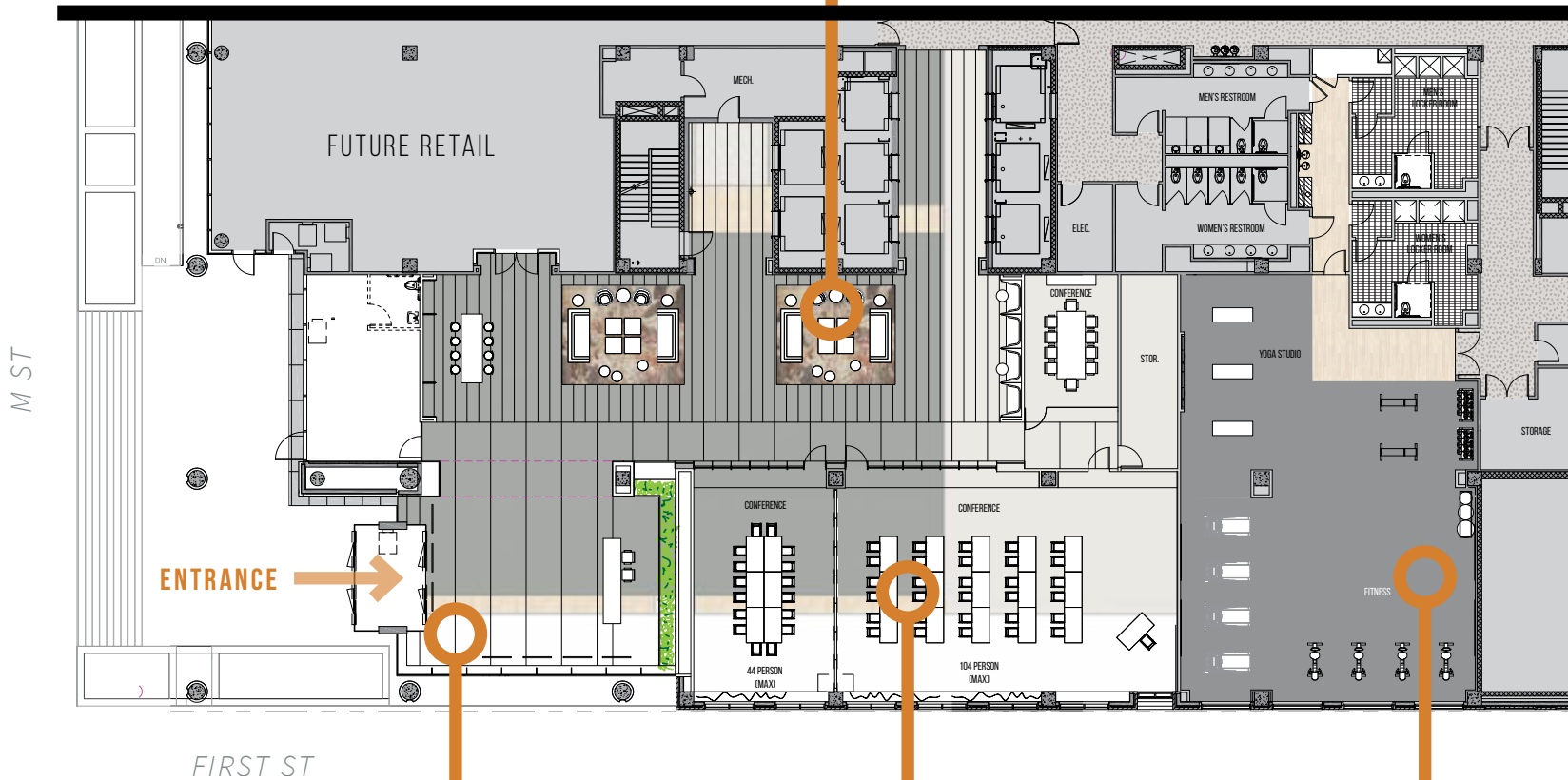


WATCH  
FULL  
VIDEO  
HERE

# ENTIRE GROUND FLOOR RENOVATED

LOUNGE + SEATING AREA

GROUND FLOOR LOBBY PLAN



LOBBY

CONFERENCE CENTER

FITNESS CENTER





ARTIST RENDERING

# NEW ENTRY EXPERIENCE

## GROUND FLOOR LOBBY





CONFERENCE ROOM RENDERING



FITNESS CENTER RENDERING







FREDERICK DOUGLASS  
MEMORIAL BRIDGE  
ON ANACOSTIA RIVER



AMENITY TERRACE RENDERING

10TH FLOOR **TERRACE** + AMENITY LOUNGE





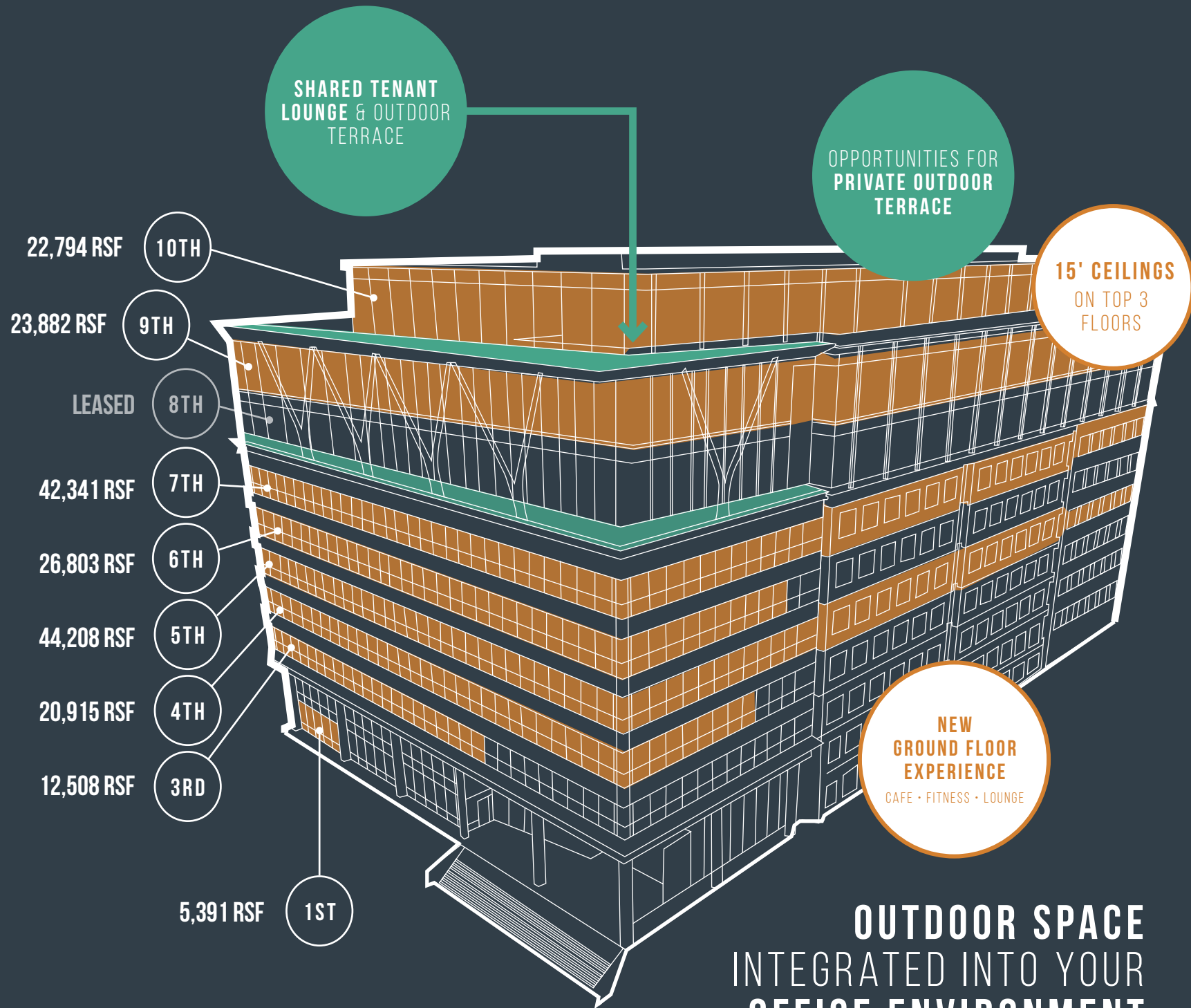
AMENITY LOUNGE RENDERING





NEW MASS TIMBER OVERBUILD RENDERING





**OUTDOOR SPACE  
INTEGRATED INTO YOUR  
OFFICE ENVIRONMENT**



# 10TH FLOOR

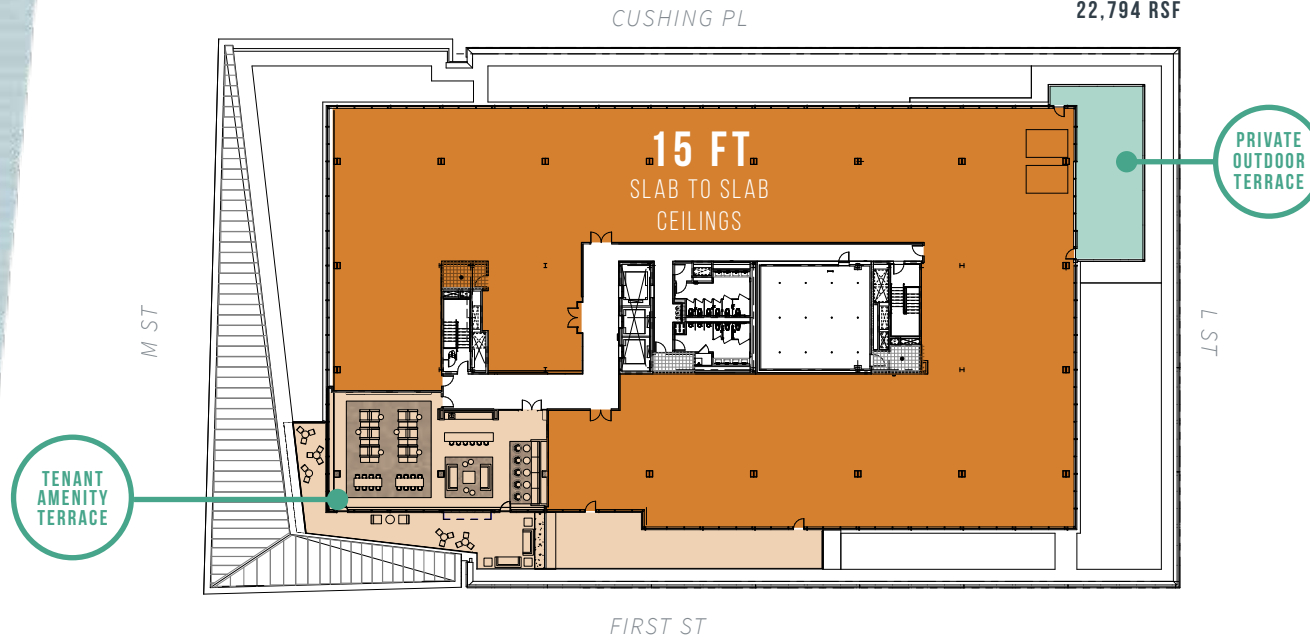
NEW FLOOR

# 9TH FLOOR

NEW FLOOR

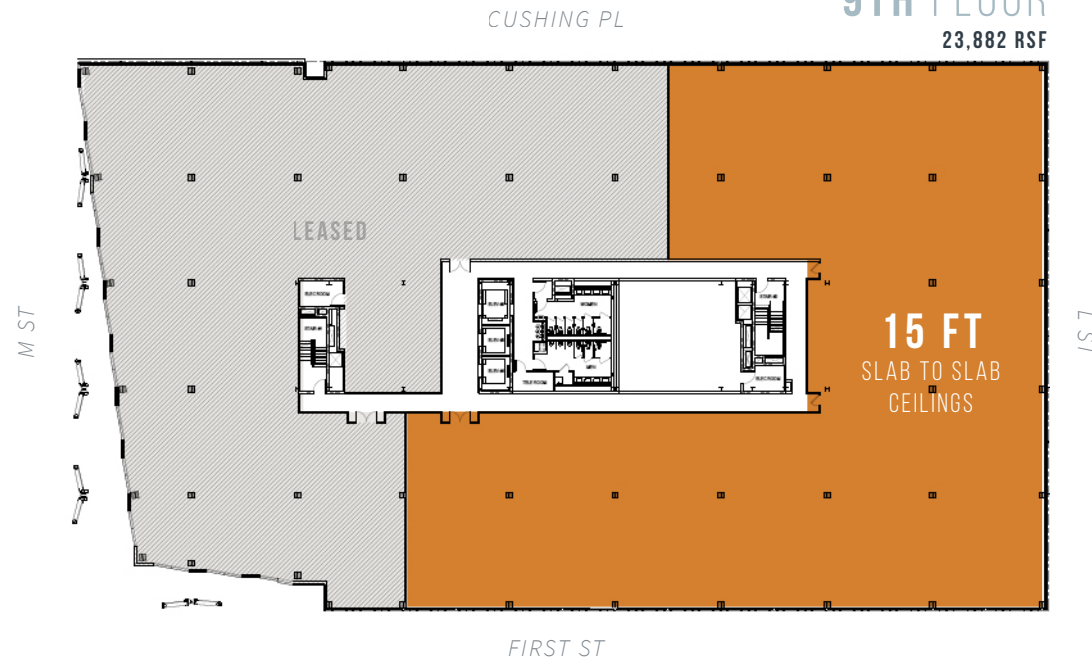
## 10TH FLOOR

22,794 RSF



## 9TH FLOOR

23,882 RSF

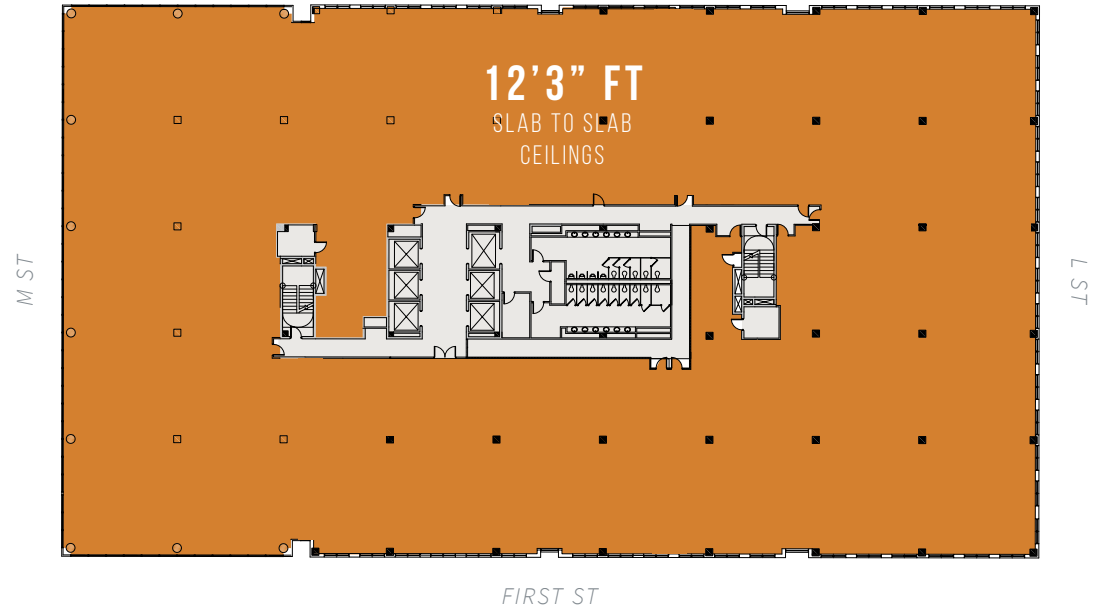




## 7TH FLOOR

42,341 RSF

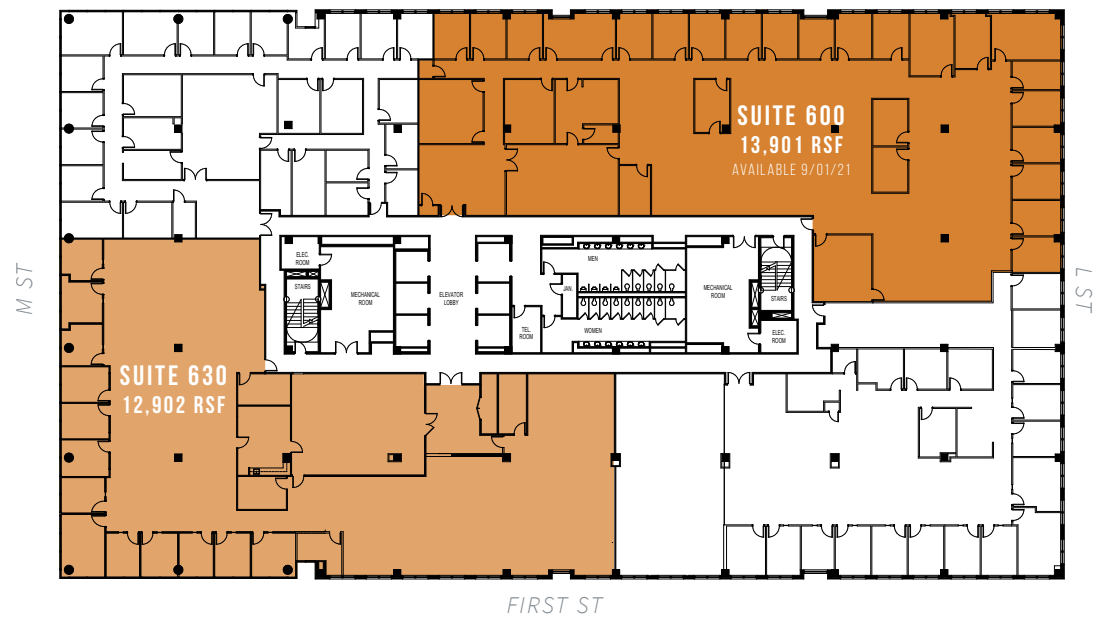
CUSHING PL



## 6TH FLOOR

12,902 RSF | 13,901 RSF

CUSHING PL



7TH FLOOR  
FULL FLOOR

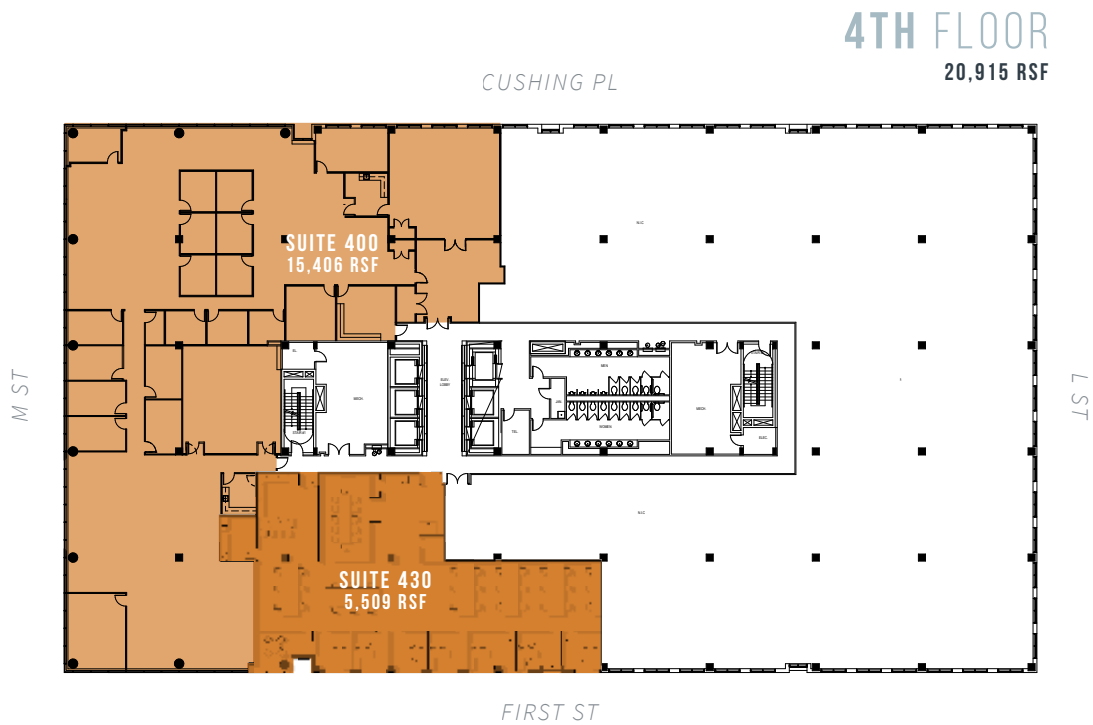
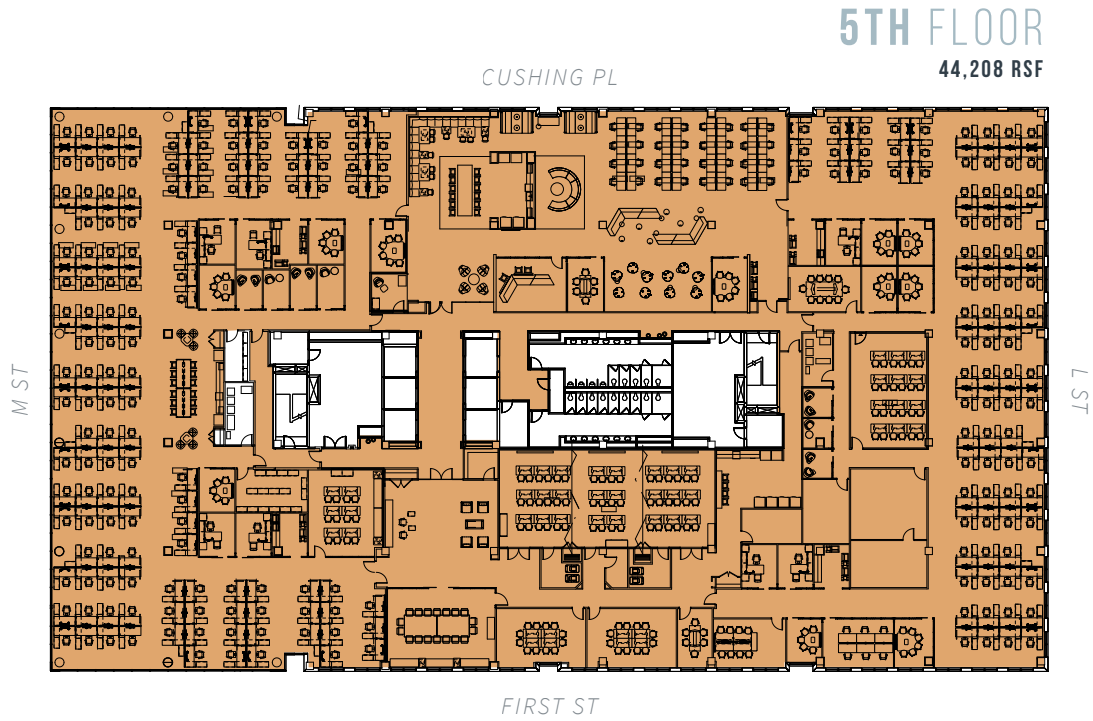
6TH FLOOR



# 4TH FLOOR

# 5TH FLOOR

AS-BUILT PLAN





## 3RD FLOOR

12,508 RSF

CUSHING PL

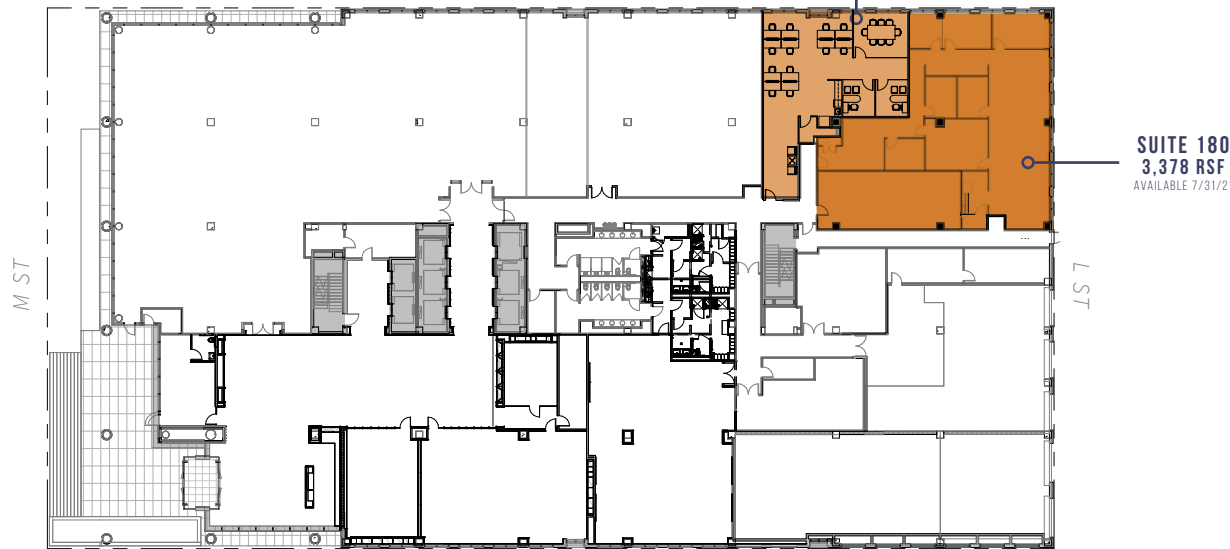


FIRST ST

## GROUND FLOOR

5,391 RSF

CUSHING PL



FIRST ST

3RD FLOOR

AS-BUILT PLAN

1ST FLOOR

GROUND LEVEL



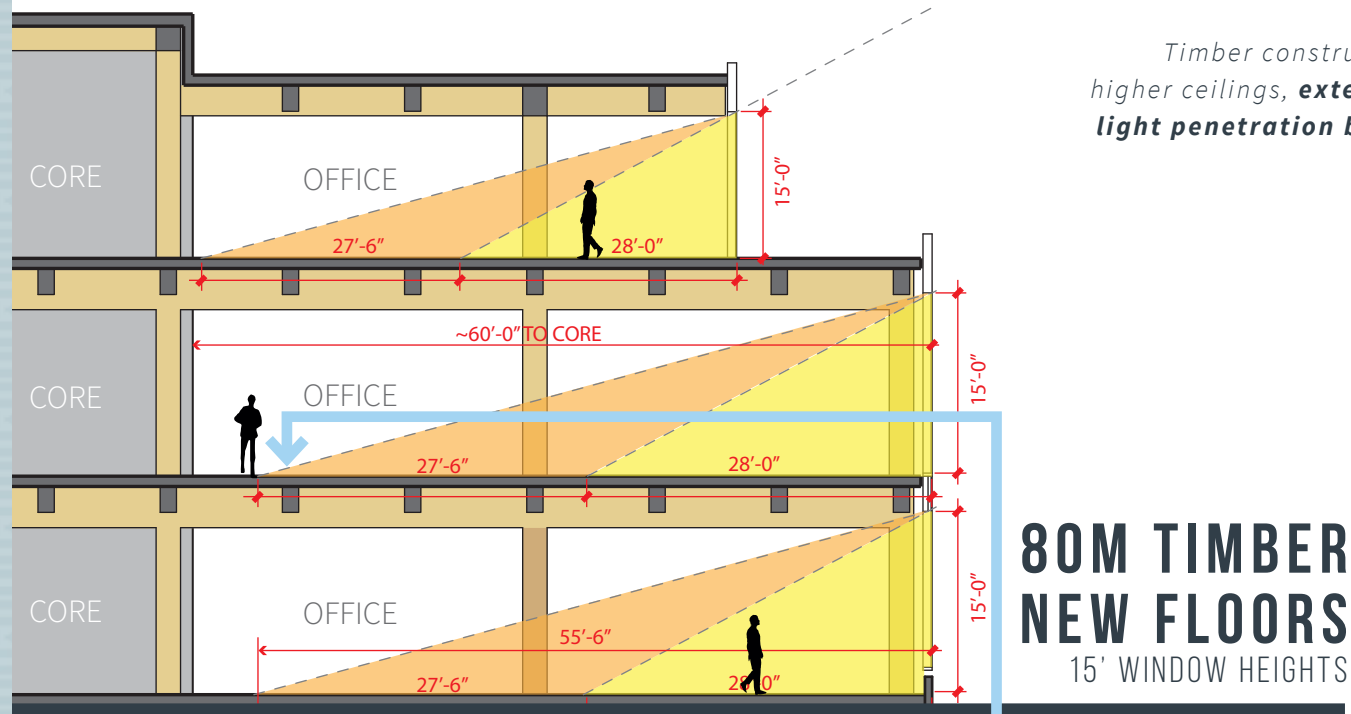
# DESIGNING SPACE FOR TOMORROW'S WORKFORCE



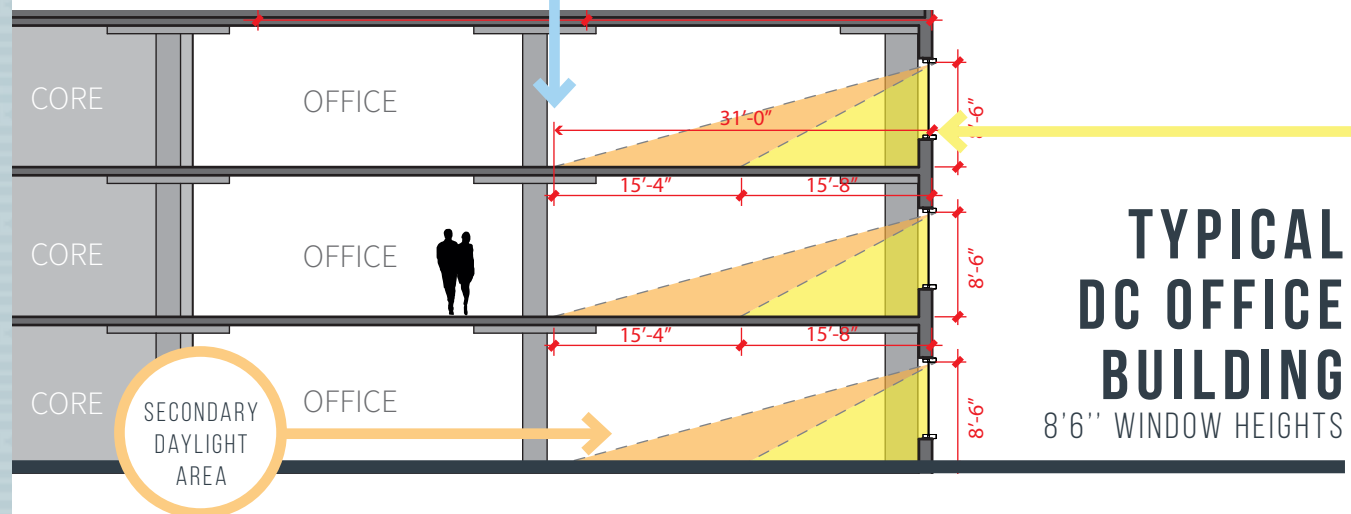
9TH FLOOR OFFICE RENDERING



Timber construction allows for higher ceilings, **extending depth of light penetration by almost 200%**



2X MORE NATURAL LIGHT

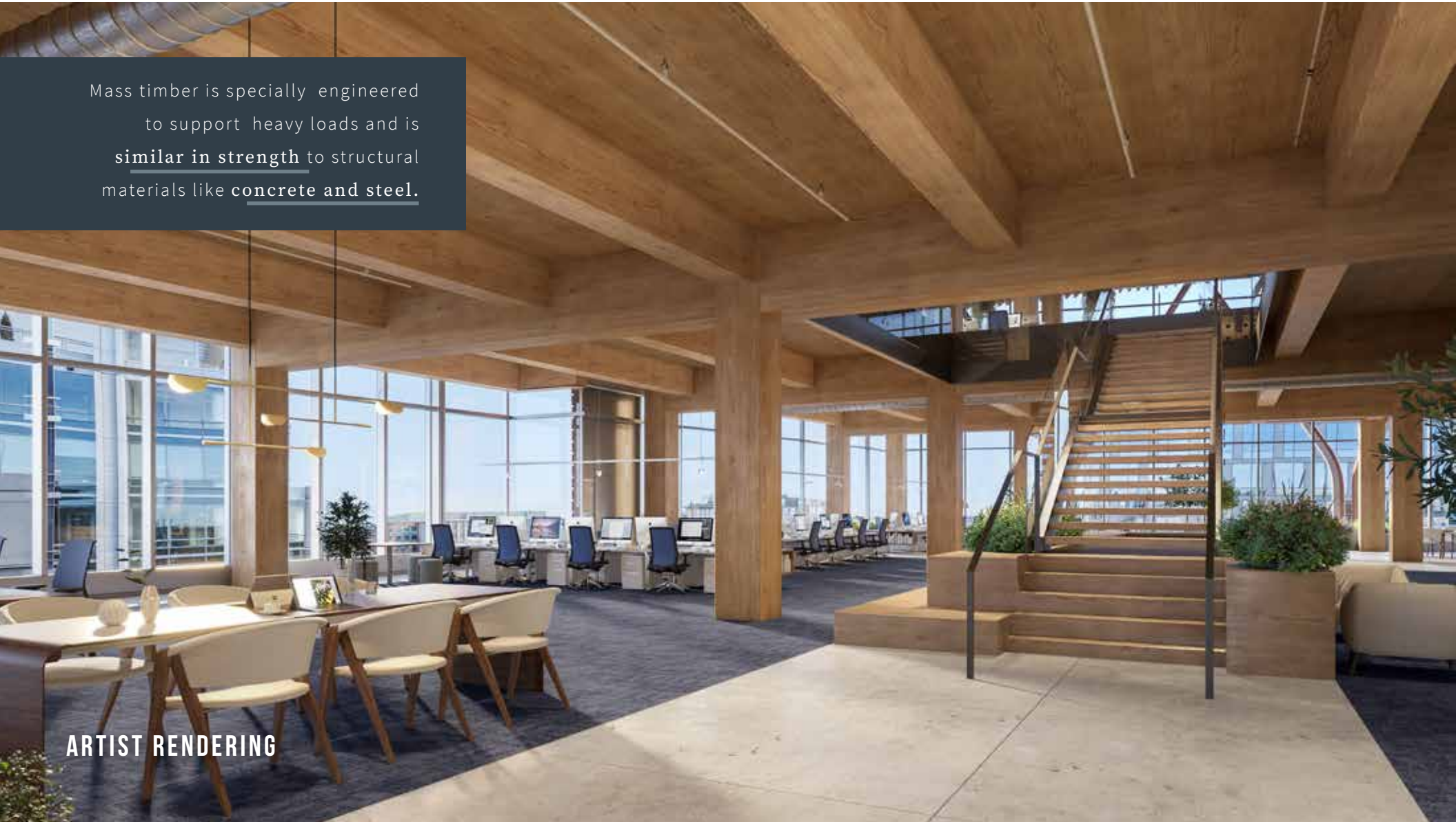


# WHAT IS MASS TIMBER CONSTRUCTION

*The term “mass timber construction” can be used to describe several types of timber manufacturing processes. For 80M, **Cross-Laminated Timber (CLT)** and **Glue-Laminated Timber (Glulam)** are used.*

Mass timber is specially engineered to support heavy loads and is similar in strength to structural materials like concrete and steel.

ARTIST RENDERING







WHAT IS:  
**CLT**  
CROSS-LAMINATED TIMBER

PRIMARY APPLICATION: **FLOORS & DECK**

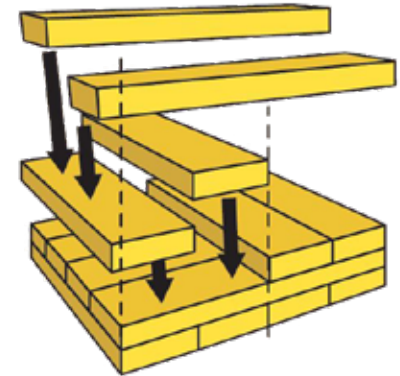
*Engineered product made of two or more layers of lumber glued together with the grain of each layer running perpendicular to the previous layer*

PRODUCT SIZE:

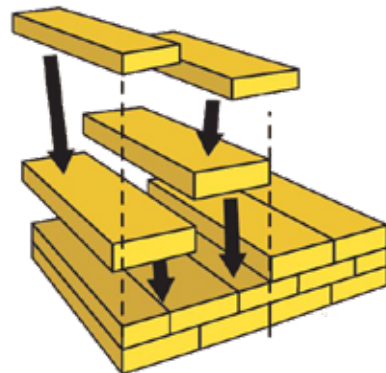
*Up to 15" thick x 10' wide x 64' long*

TREES USED:

*Douglas-Fir, Spruce-Pine-Fir, Southern Yellow Pine, and Alaska Yellow Cedar*



WHAT IS:  
**GLULAM**  
GLUE-LAMINATED TIMBER



PRIMARY APPLICATION: **COLUMNS & TRUSSES**

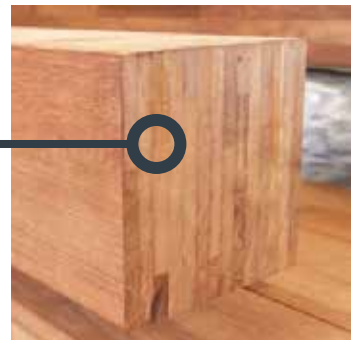
*Engineered product made of two or more layers of lumber glued together with the grain of all layers running parallel to the length*


PRODUCT SIZE:

*Up to 20" thick x 7' wide*

TREES USED:

*Douglas-Fir Larch, Southern Yellow Pine, Hern-Fir, and Spruce-Pine-Fir*



A balcony with a bamboo railing and a view of a lush tropical forest. The balcony features a curved bamboo railing and two small round tables. One table holds a bowl of fruit, and the other holds a stack of books. The background is a dense, green forest with tall palm trees and other tropical foliage.

BIOPHILIA *is the innate human need to  
affiliate with life and natural elements.*

## BIOPHILIA DESIGN TREND

*Evidence suggests that wood, like other  
biophilic materials:*

REDUCES STRESS

IMPROVES COGNITIVE FUNCTION

ENHANCES MOOD AND CREATIVITY





Use of natural textures and biophilic design  
combat absenteeism, presenteeism, information  
retention and hospital recovery times.

Employees in environments with natural elements report:

15%

HIGHER LEVEL OF  
WELL-BEING

6%

HIGHER LEVEL OF  
PRODUCTIVITY

15%

HIGHER LEVEL OF  
CREATIVITY

An artist rendering of a modern interior space featuring a prominent mass timber ceiling with exposed wooden beams. A large, white, dome-shaped pendant light hangs from the ceiling. In the foreground, there is a brown leather sofa and a round glass coffee table with books on it. Large windows in the background offer a view of a city skyline.

ARTIST RENDERING

# BENEFITS OF MASS TIMBER: SUSTAINABILITY, STRUCTURAL STRENGTH, & FIRE SAFETY

*Wood sequesters carbon for the life-cycle of its usage, especially when harvested from sustainably managed forests.*





Mass timber is **more fire resistant** than steel



CO2 emissions are **reduced by 15-20%** during mass timber construction



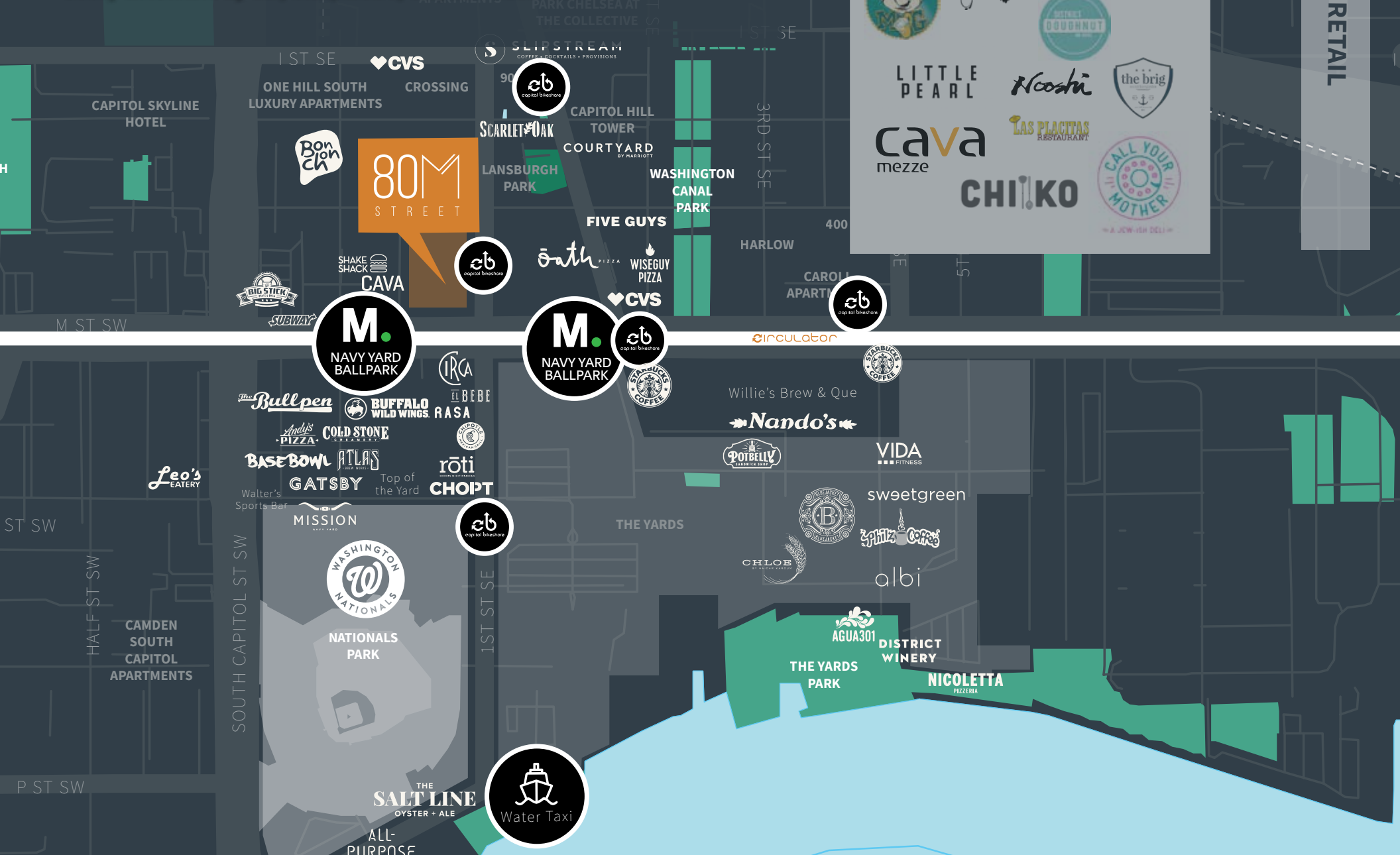
Mass timber buildings can be **30-40% of the weight** of an equally sized concrete structure



The total carbon footprint is **1/3 smaller** than similarly sized steel and concrete buildings

# AUTHENTIC NEIGHBORHOOD BALLPARK-NAVY YARD

Easily accessible by car, bike, metro, car, and water taxi



TED'S  
**BULLETIN**  
FAMILY RESTAURANT

PINEAPPLE AND  
PEARLS



LITTLE  
PEARL

Noon



cava  
mezze

LAS PLACITAS  
RESTAURANT

CHI!KO



8TH STREET RETAIL

M.

NAVY YARD  
BALLPARK

M.

NAVY YARD  
BALLPARK



NATIONALS  
PARK



Water Taxi



# *LEASING INFORMATION*

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