



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

LOFT STYLE CEILINGS

BLENDING THE INDOOR & OUTDOOR ENVIRONMENTS

 2-STAR RATING

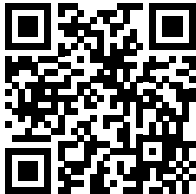
ARTIST RENDERING



15FT
FINISHED
CEILINGS

SHARED
OUTDOOR
TERRACES

OUTDOOR SPACE
INTEGRATED INTO YOUR
OFFICE ENVIRONMENT

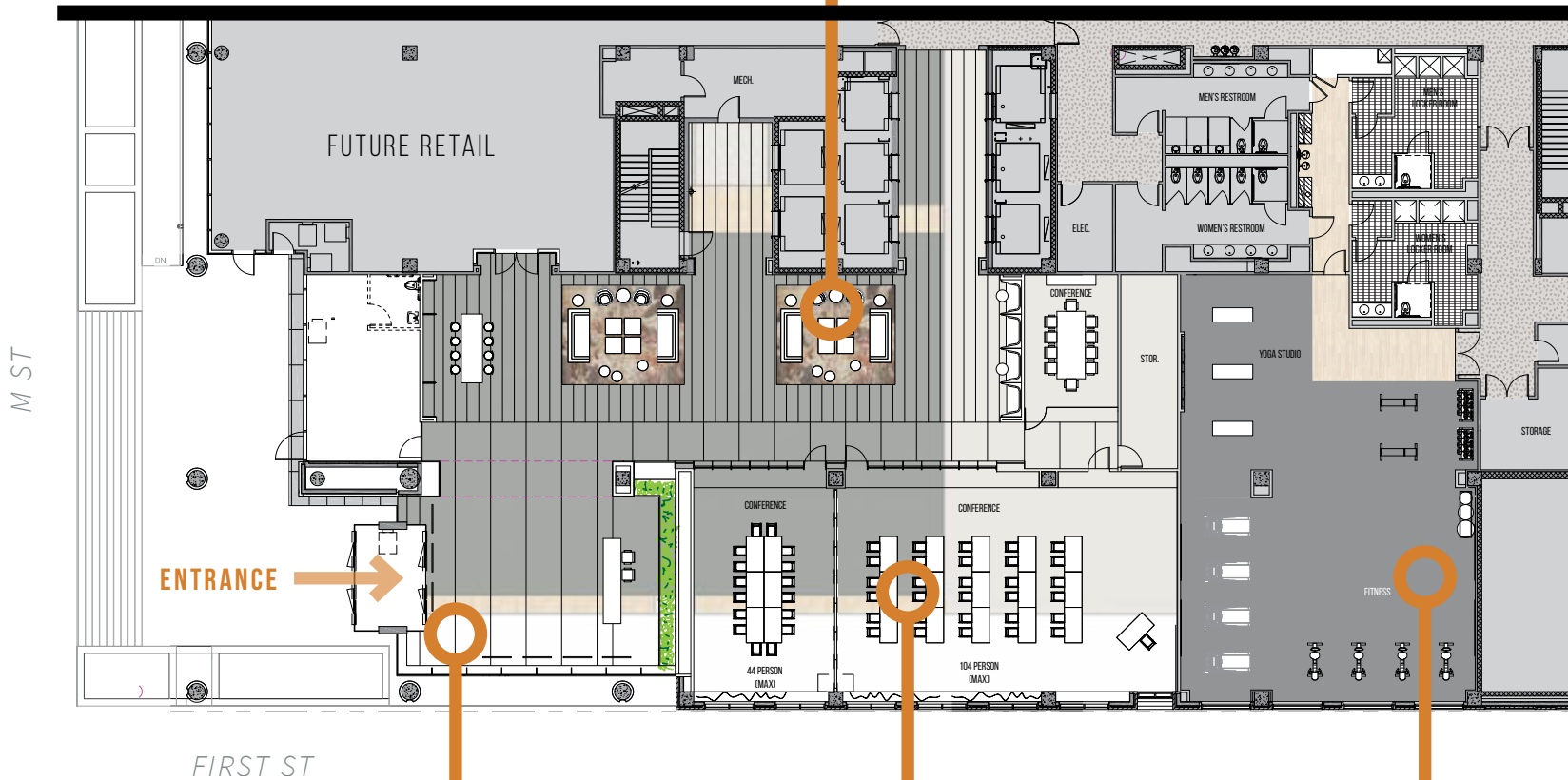


WATCH
FULL
VIDEO
HERE

ENTIRE GROUND FLOOR RENOVATED

LOUNGE + SEATING AREA

GROUND FLOOR LOBBY PLAN



LOBBY

CONFERENCE CENTER

FITNESS CENTER



NEW ENTRY EXPERIENCE

GROUND FLOOR LOBBY



CONFERENCE ROOM

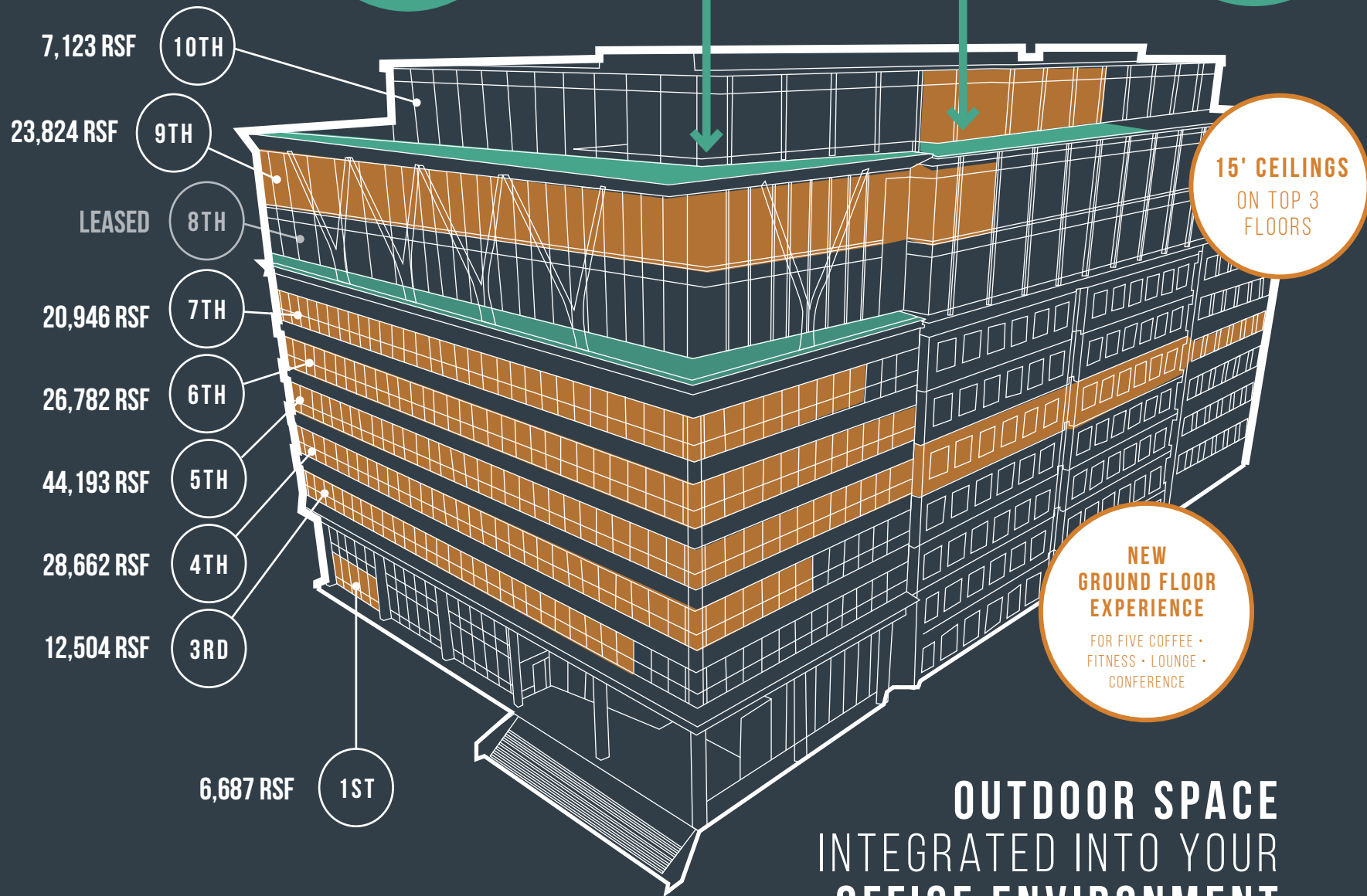


FITNESS CENTER





NEW MASS TIMBER OVERBUILD



**OUTDOOR SPACE
INTEGRATED INTO YOUR
OFFICE ENVIRONMENT**

FREDERICK DOUGLASS
MEMORIAL BRIDGE
ON ANACOSTIA RIVER



10TH FLOOR **TERRACE** + AMENITY LOUNGE

10TH FLOOR AMENITY PLAN

AMENITY LOUNGE
ACCOMMODATES UP TO 63 PEOPLE

M ST

NANAWALL
ALLOWS FOR
INDOOR/OUTDOOR
ENTERTAINING

FIRST ST

TERRACE

AMENITY TERRACE



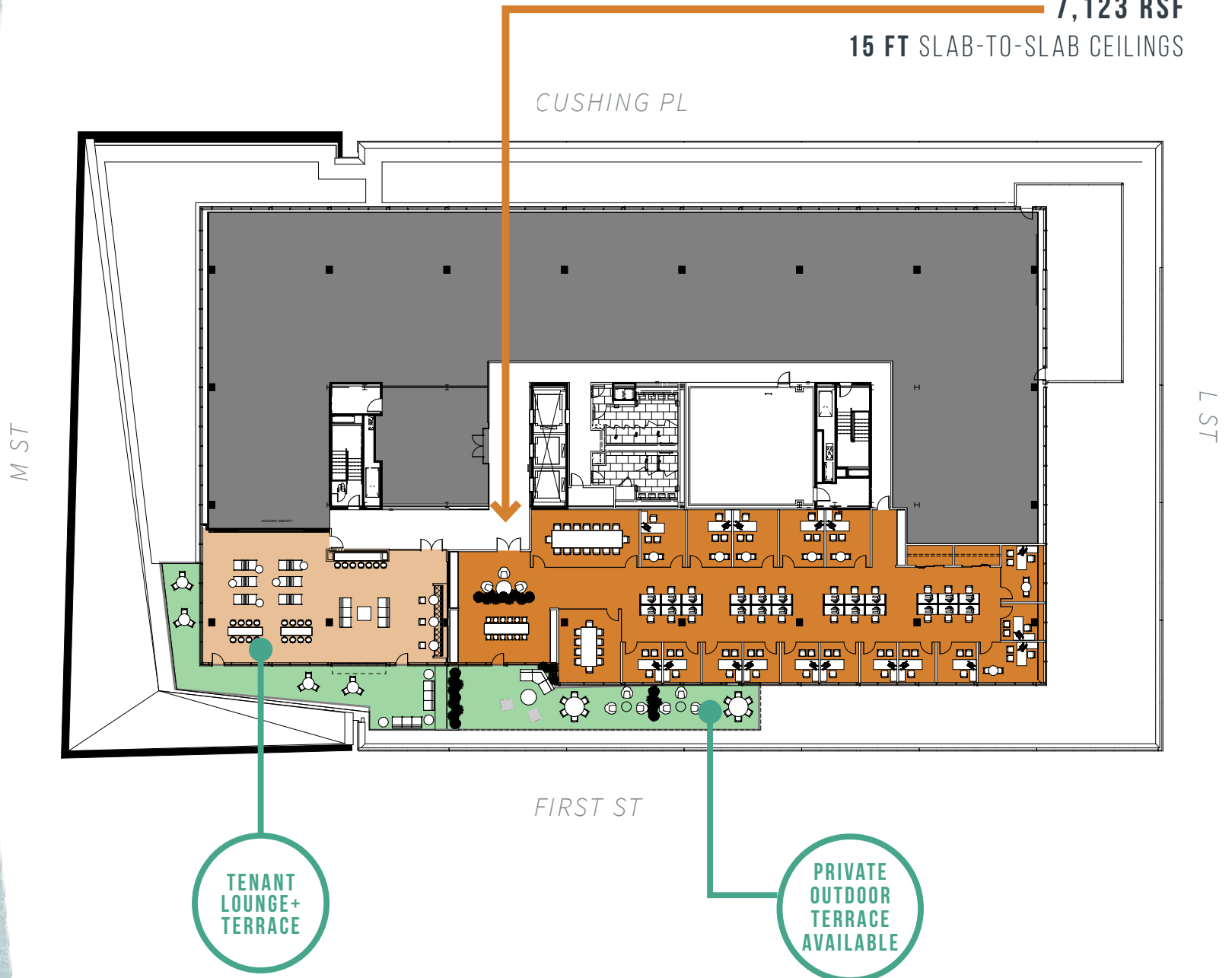
10TH FLOOR

NEW FLOOR

10TH FLOOR

7,123 RSF

15 FT SLAB-TO-SLAB CEILINGS





AMENITY LOUNGE



9TH FLOOR

7,211 RSF | 16,613 RSF
15 FT SLAB-TO-SLAB CEILINGS

SUITE 901
7,211 RSF

CUSHING PL

SUITE 903
16,613 RSF

M ST

L ST

FIRST ST

9TH FLOOR
NEW FLOOR

7TH FLOOR

AS-BUILT PLAN

7TH FLOOR

20,946 RSF

12 FT SLAB-TO-SLAB CEILINGS

CUSHING PL

M ST



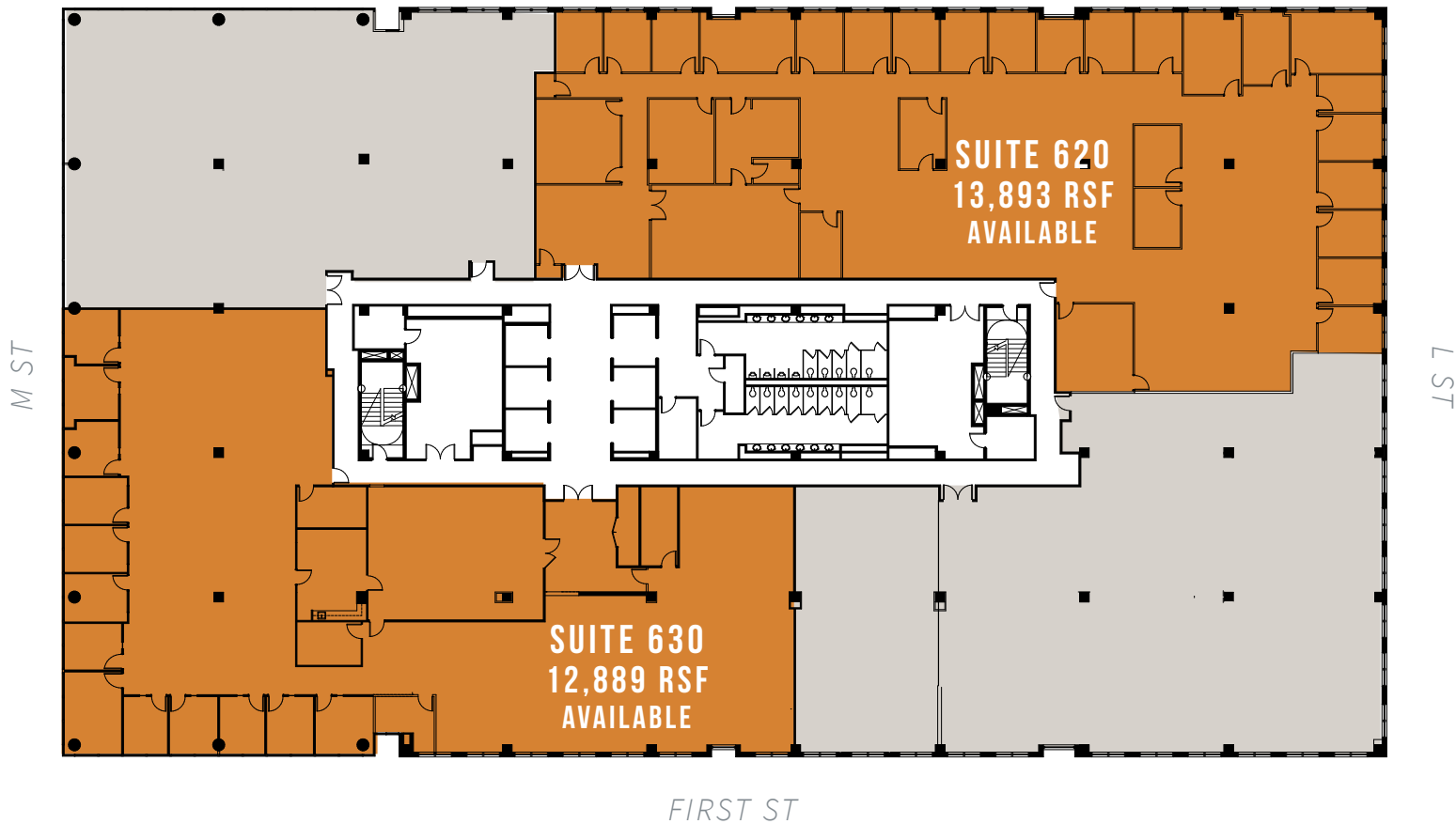
L ST

FIRST ST

6TH FLOOR

12,889 RSF | 13,893 RSF
12 FT SLAB-TO-SLAB CEILINGS

CUSHING PL



6TH FLOOR
AS-BUILT PLAN

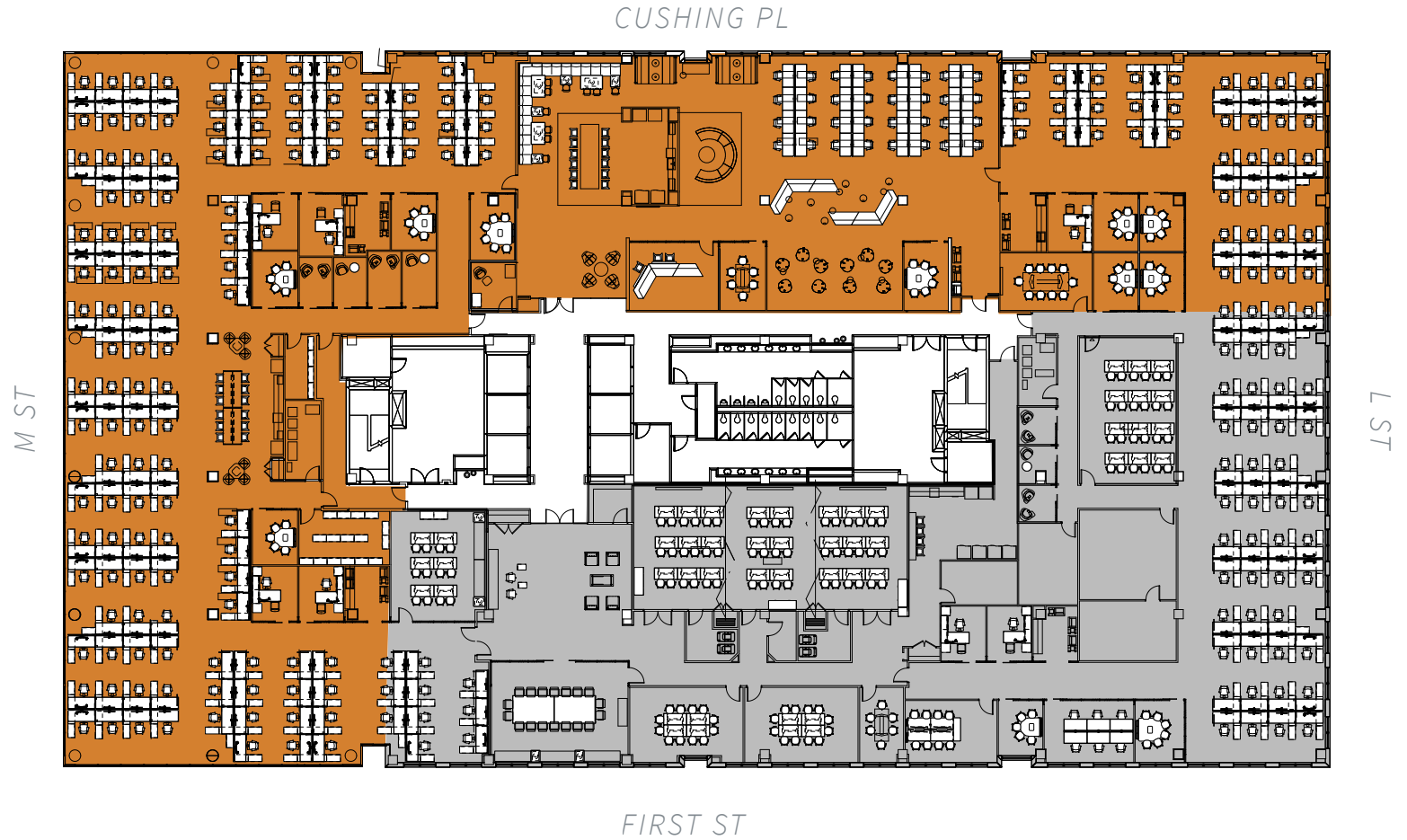
5TH FLOOR

AS-BUILT PLAN

5TH FLOOR

26,054 RSF

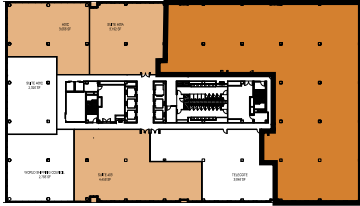
12 FT SLAB-TO-SLAB CEILINGS



SUITE 410

3,500 - 19,280 RSF

12 FT SLAB-TO-SLAB CEILINGS



4TH FLOOR
SUITE 410 PLAN

4TH FLOOR

SPEC SUITE PLAN

4TH FLOOR SPEC SUITES

3,843 RSF | 5,539 RSF

12 FT SLAB-TO-SLAB CEILINGS



M ST

CUSHING PL

SUITE 400
3,843 RSF

SUITE 450
5,539 RSF

FIRST ST

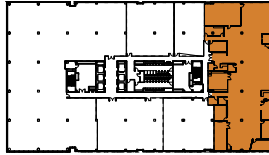


3RD FLOOR PLANS

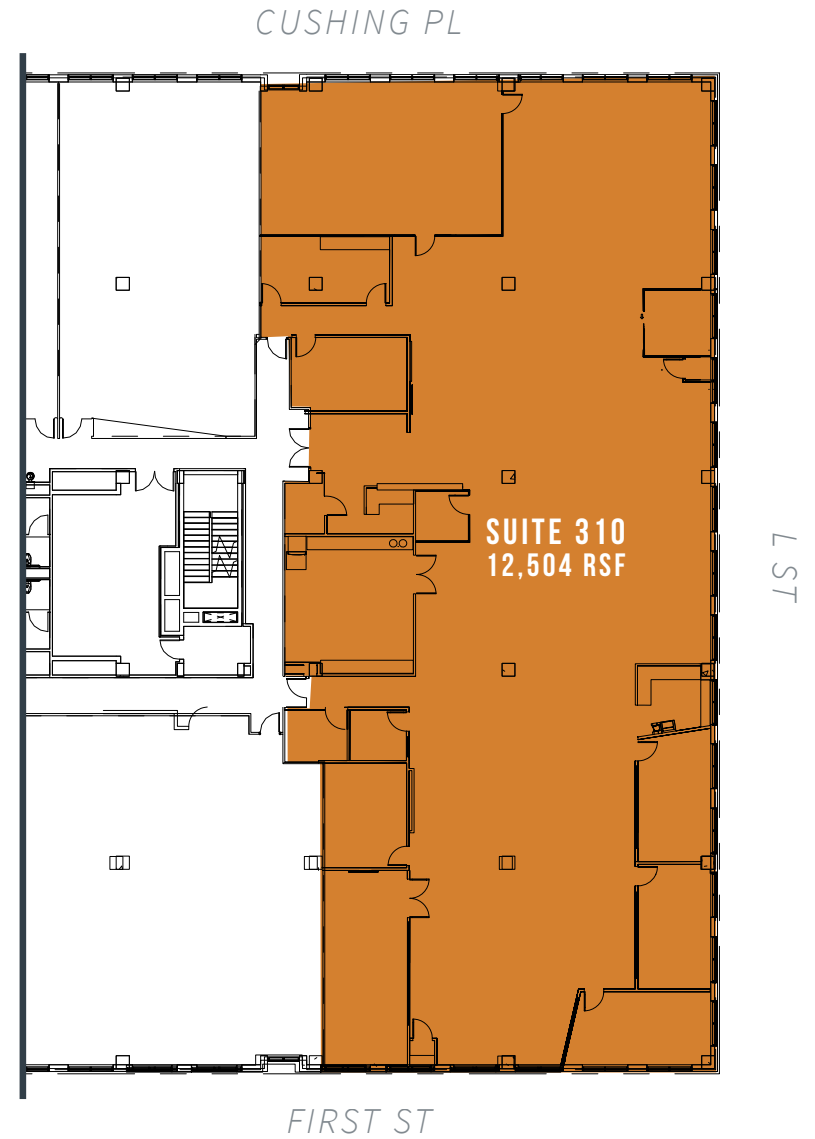
SUITE 310

12,504 RSF

12 FT SLAB-TO-SLAB CEILINGS



AS-BUILT PLAN



GROUND FLOOR

3,311 RSF | 3,376 RSF

12'3" SLAB-TO-SLAB CEILINGS



SUITE 130
3,311 RSF
AVAILABLE 10/31/2023



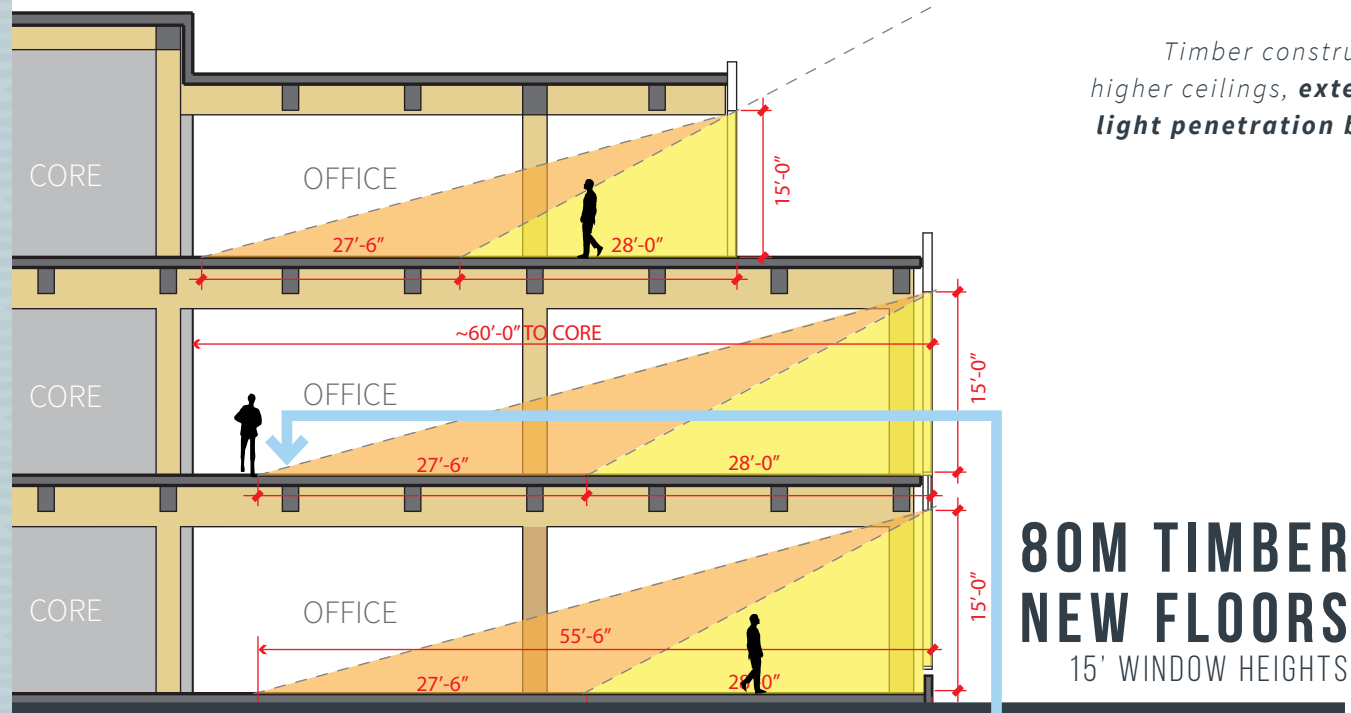
AS-BUILT PLAN

FIRST ST

SUITE 180
3,376 RSF

1ST FLOOR
AS-BUILT & TEST-FIT PLAN

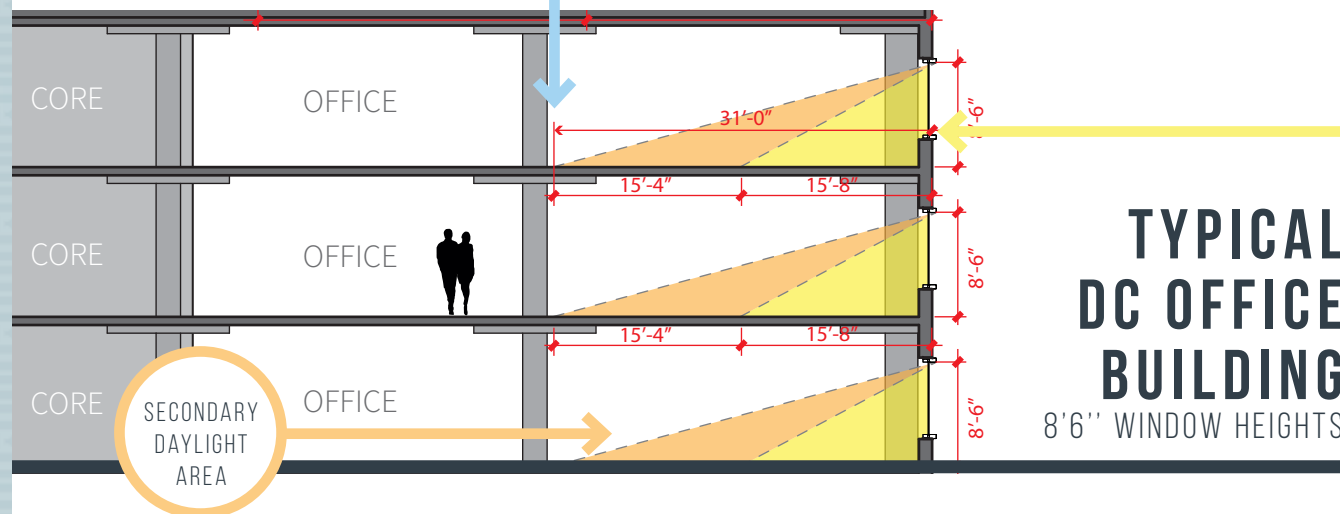
Timber construction allows for higher ceilings, **extending depth of light penetration by almost 200%**



80M TIMBER NEW FLOORS

15' WINDOW HEIGHTS

2X MORE NATURAL LIGHT



PRIMARY
DAYLIGHT
AREA

TYPICAL DC OFFICE BUILDING

8'6" WINDOW HEIGHTS

SECONDARY
DAYLIGHT
AREA

DESIGNING SPACE FOR TOMORROW'S WORKFORCE

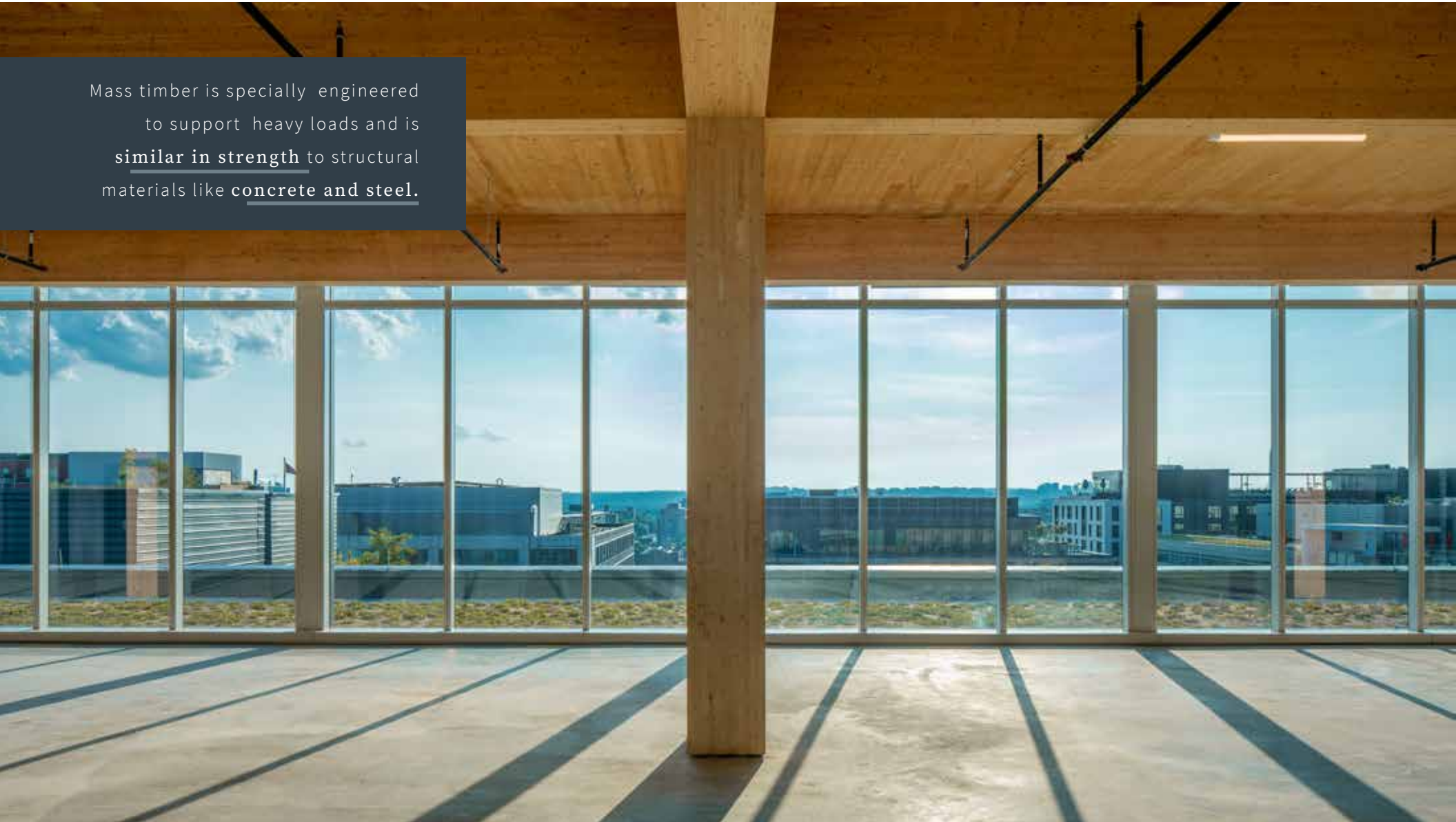


9TH FLOOR OFFICE RENDERING

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.





WHAT IS:
CLT

CROSS-LAMINATED TIMBER

PRIMARY APPLICATION: **FLOORS & DECK**

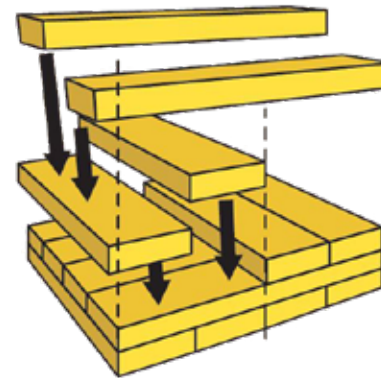
Engineered product made of two or more layers of lumber glued together with the grain of each layer running perpendicular to the previous layer

PRODUCT SIZE:

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

TREES USED:

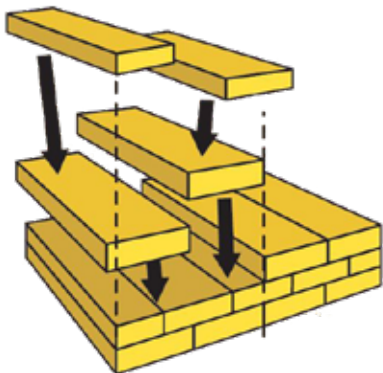
Douglas-Fir, Spruce-Pine-Fir, Southern Yellow Pine, and Alaska Yellow Cedar



WHAT IS:

GLULAM

GLUE-LAMINATED TIMBER



PRIMARY APPLICATION: **COLUMNS & TRUSSES**

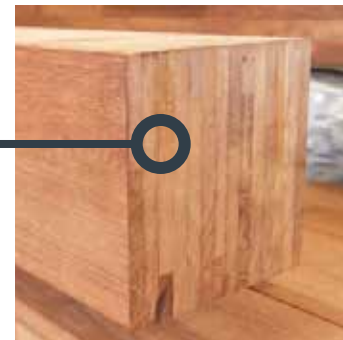
Engineered product made of two or more layers of lumber glued together with the grain of all layers running parallel to the length

PRODUCT SIZE:

Up to 20" thick x 7' wide

TREES USED:

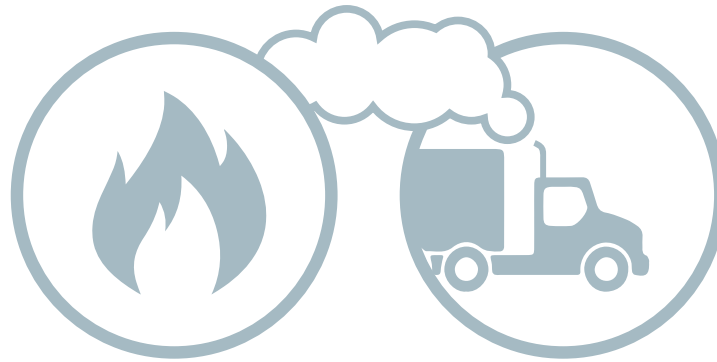
Douglas-Fir Larch, Southern Yellow Pine, Hern-Fir, and Spruce-Pine-Fir





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*

*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%

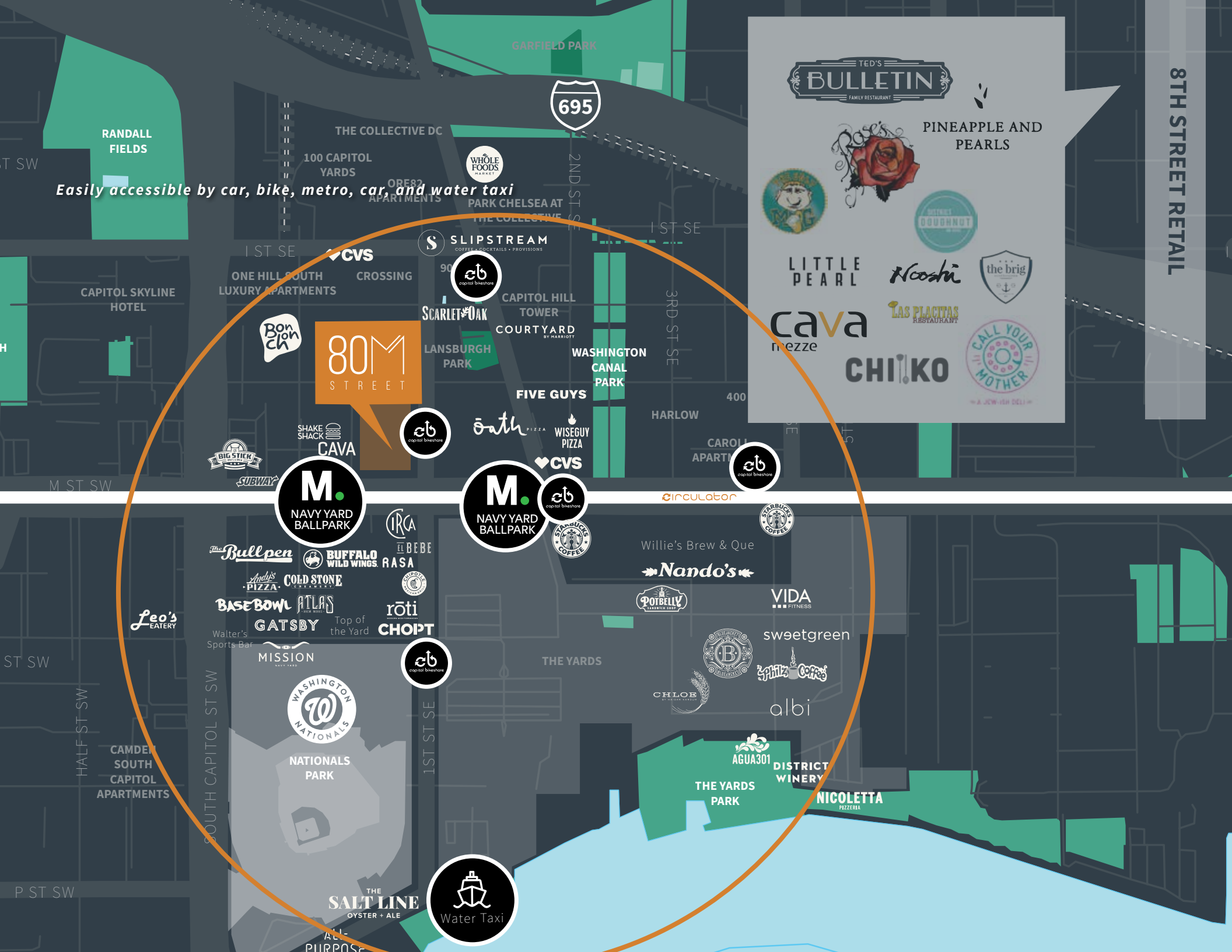
HIGHER LEVEL OF
CREATIVITY

BIOPHILIA
DESIGN TREND

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



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



TED'S
BULLETIN
FAMILY RESTAURANT

PINEAPPLE AND
PEARLS



LITTLE
PEARL

Noosh

the brig

cava
mezze

LAS PLACITAS
RESTAURANT

CHI!KO



80M
STREET

M.

NAVY YARD
BALLPARK

M.

NAVY YARD
BALLPARK



Water Taxi

FASTEST GROWING NEIGHBORHOOD IN DC BALLPARK-NAVY YARD



LEASING INFORMATION

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