



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

wework

OUTDOOR SPACE
INTEGRATED INTO YOUR
OFFICE ENVIRONMENT

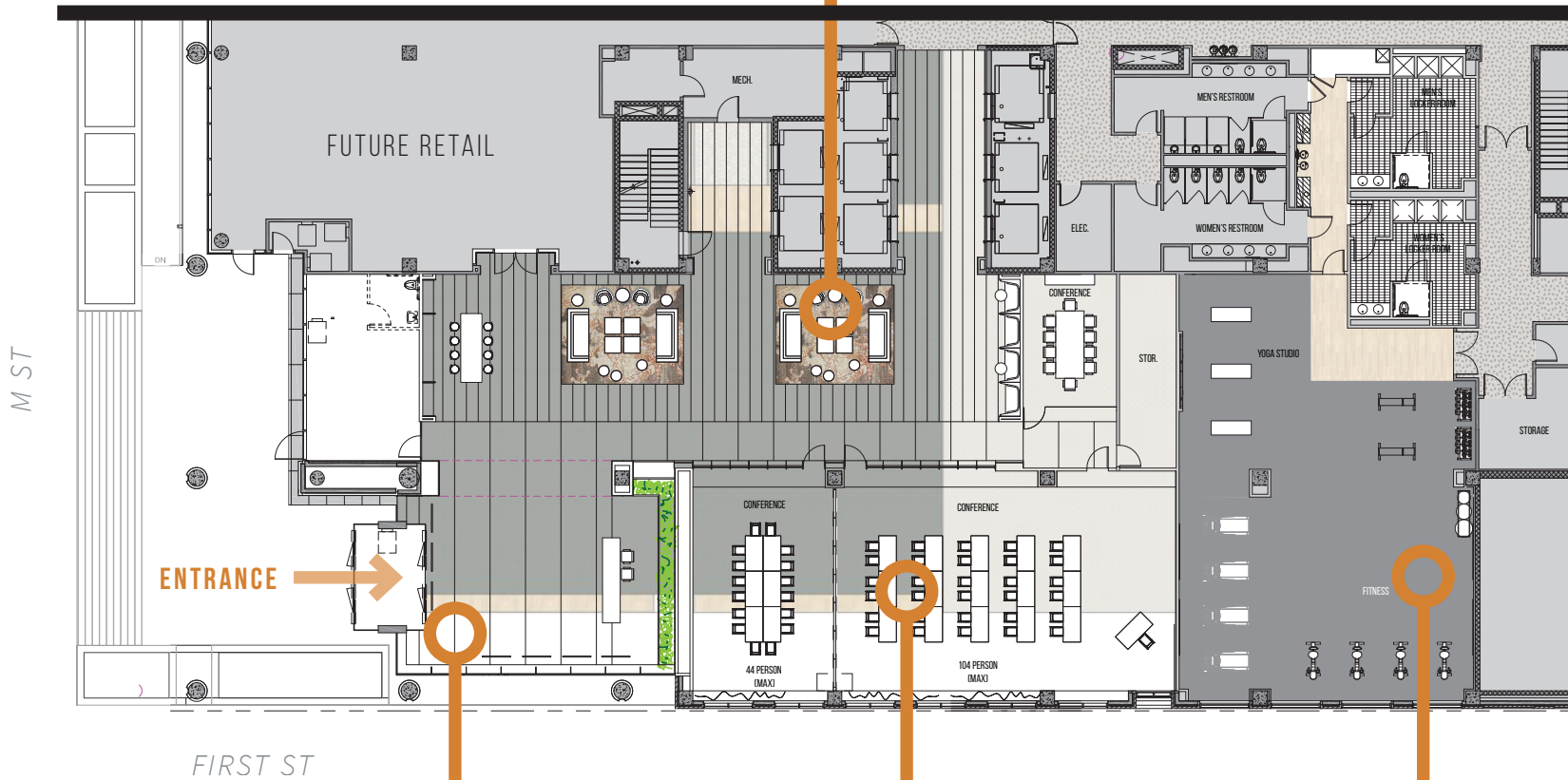


WATCH
FULL
VIDEO
HERE

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

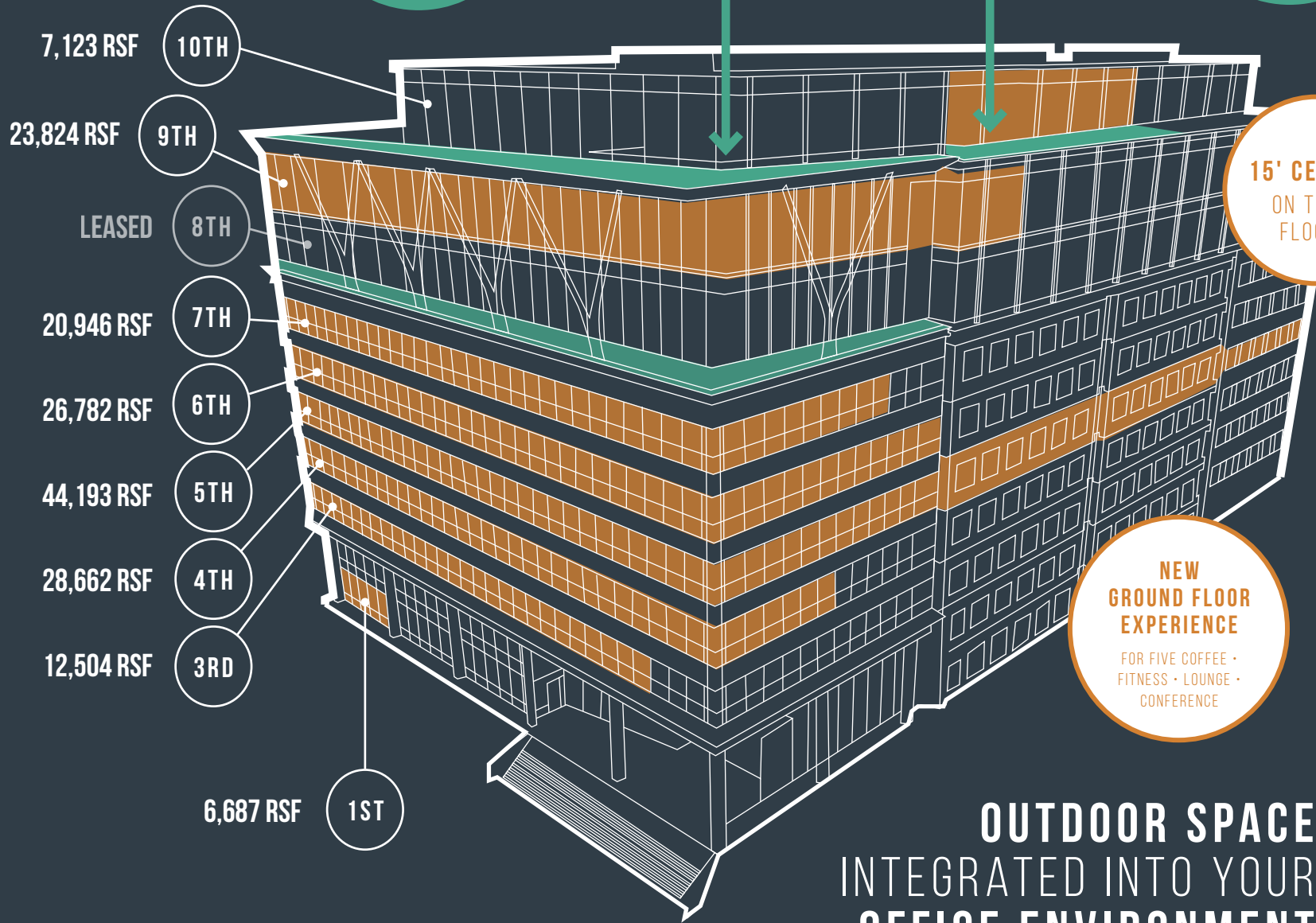




NEW MASS TIMBER OVERBUILD

SHARED TENANT
LOUNGE & OUTDOOR
TERRACE

OPPORTUNITY FOR
PRIVATE OUTDOOR
TERRACE



15' CEILINGS
ON TOP 3
FLOORS

NEW
GROUND FLOOR
EXPERIENCE
FOR FIVE COFFEE •
FITNESS • LOUNGE •
CONFERENCE

OUTDOOR SPACE INTEGRATED INTO YOUR OFFICE ENVIRONMENT

FREDERICK DOUGLASS
MEMORIAL BRIDGE
ON ANACOSTIA RIVER

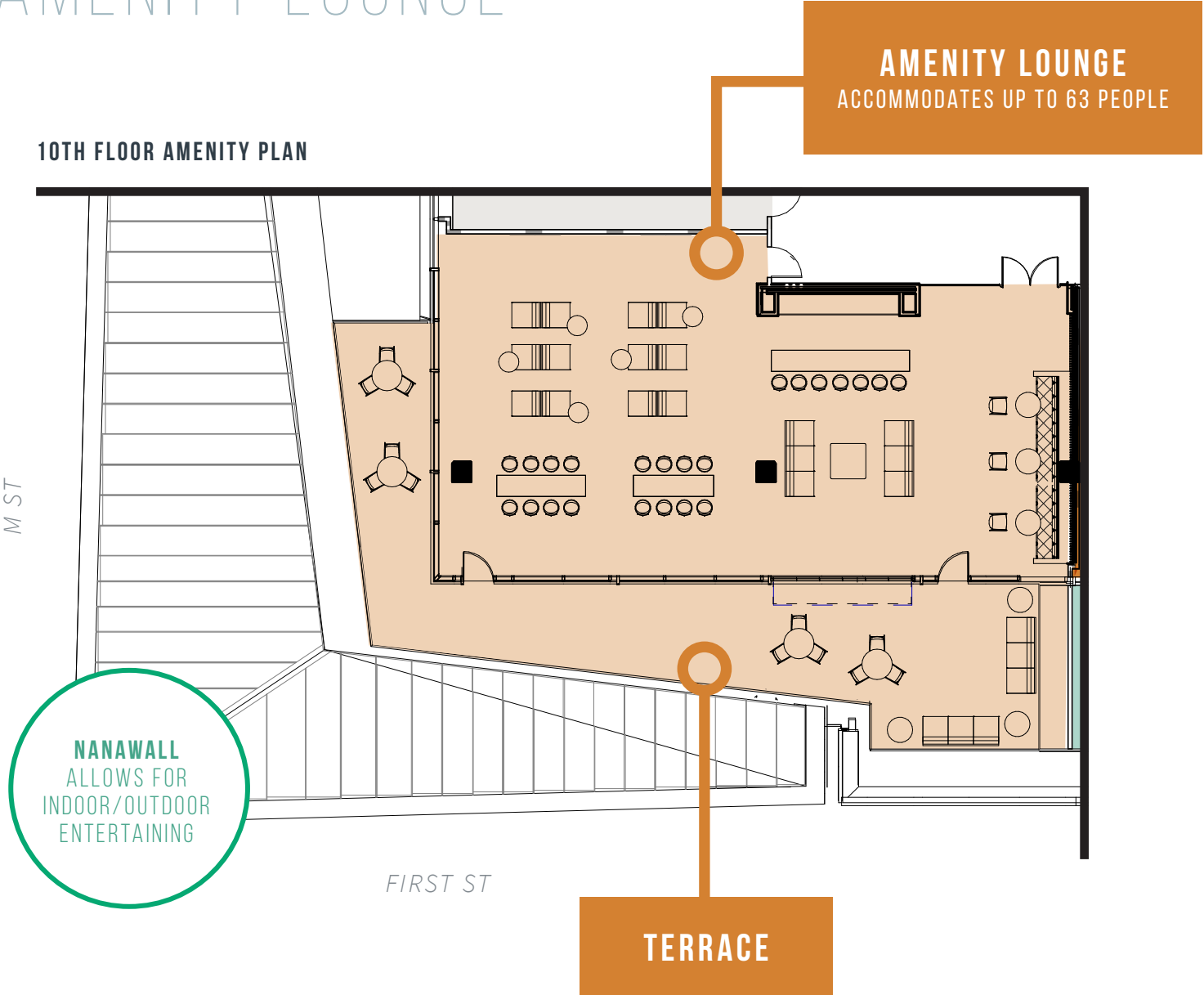


10TH FLOOR TERRACE + AMENITY LOUNGE



AMENITY TERRACE

10TH FLOOR AMENITY PLAN



10TH FLOOR

NEW FLOOR

10TH FLOOR

7,123 RSF

15 FT SLAB-TO-SLAB CEILINGS

CUSHING PL

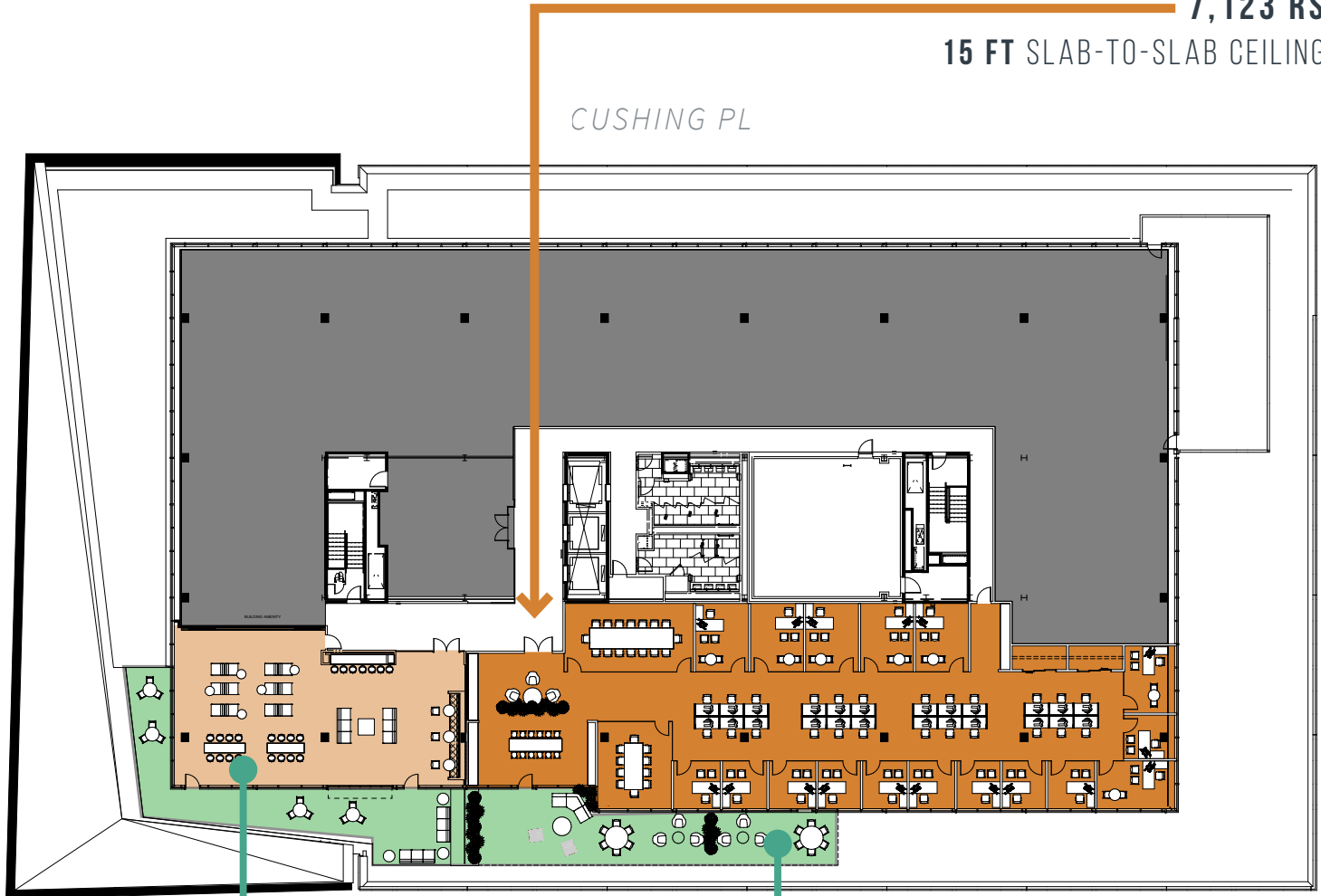
M ST

L ST

FIRST ST

TENANT LOUNGE+ TERRACE

PRIVATE OUTDOOR TERRACE AVAILABLE





AMENITY LOUNGE

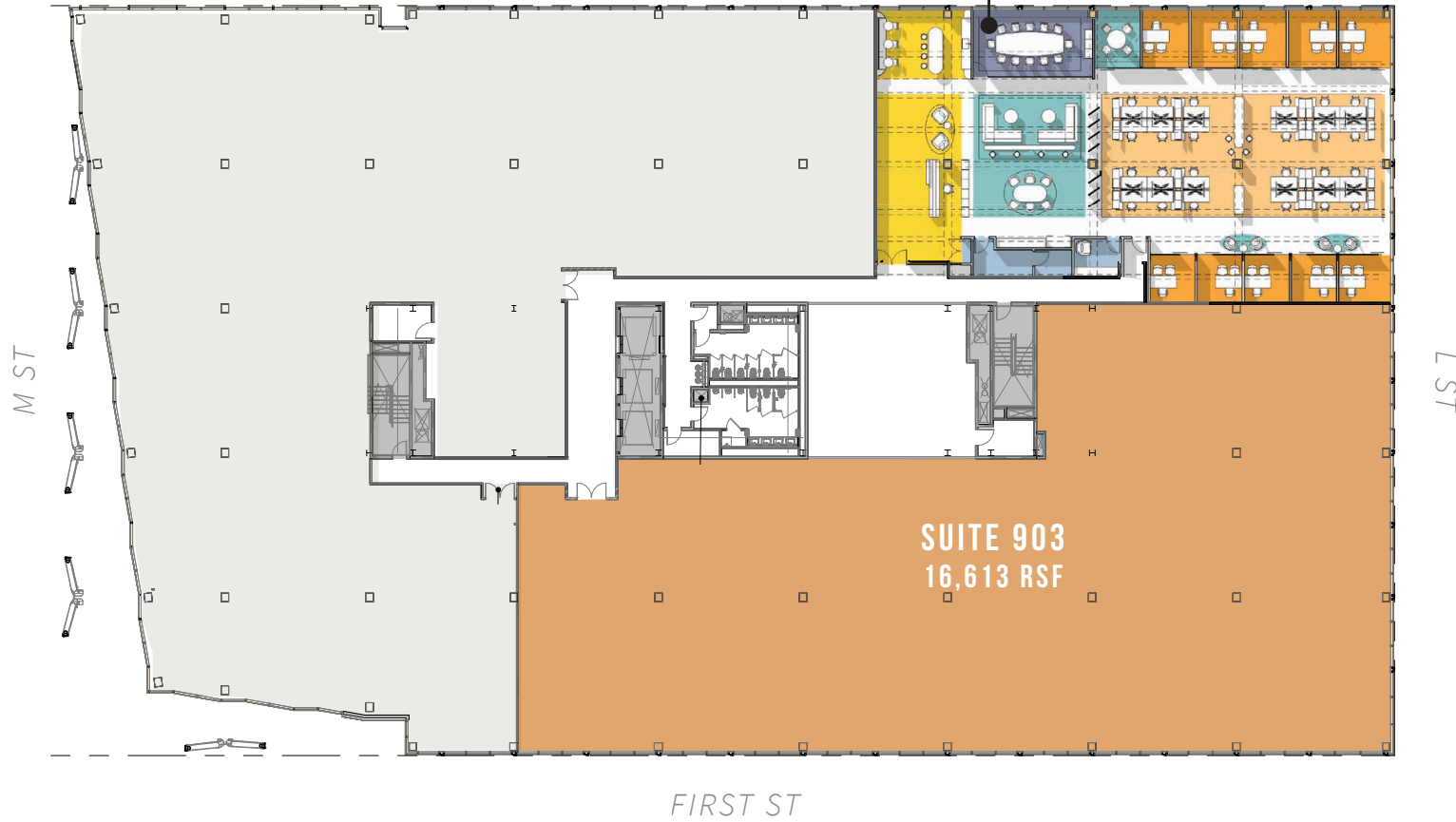


9TH FLOOR

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

SUITE 901
7,211 RSF

CUSHING PL



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

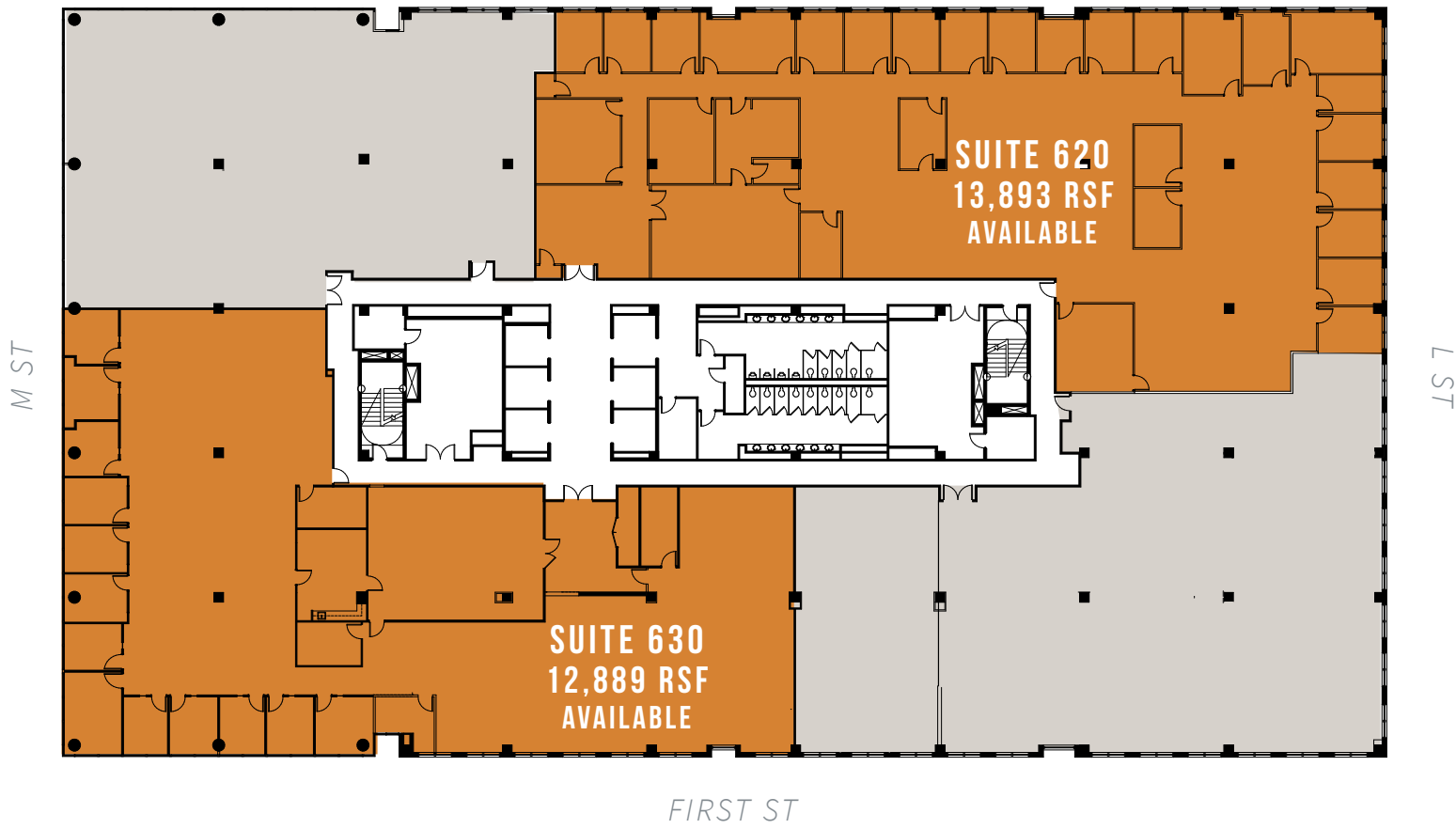
SUITE 750
20,946 RSF
AVAILABLE

FIRST ST

6TH FLOOR

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

CUSHING PL



6TH FLOOR
AS-BUILT PLAN

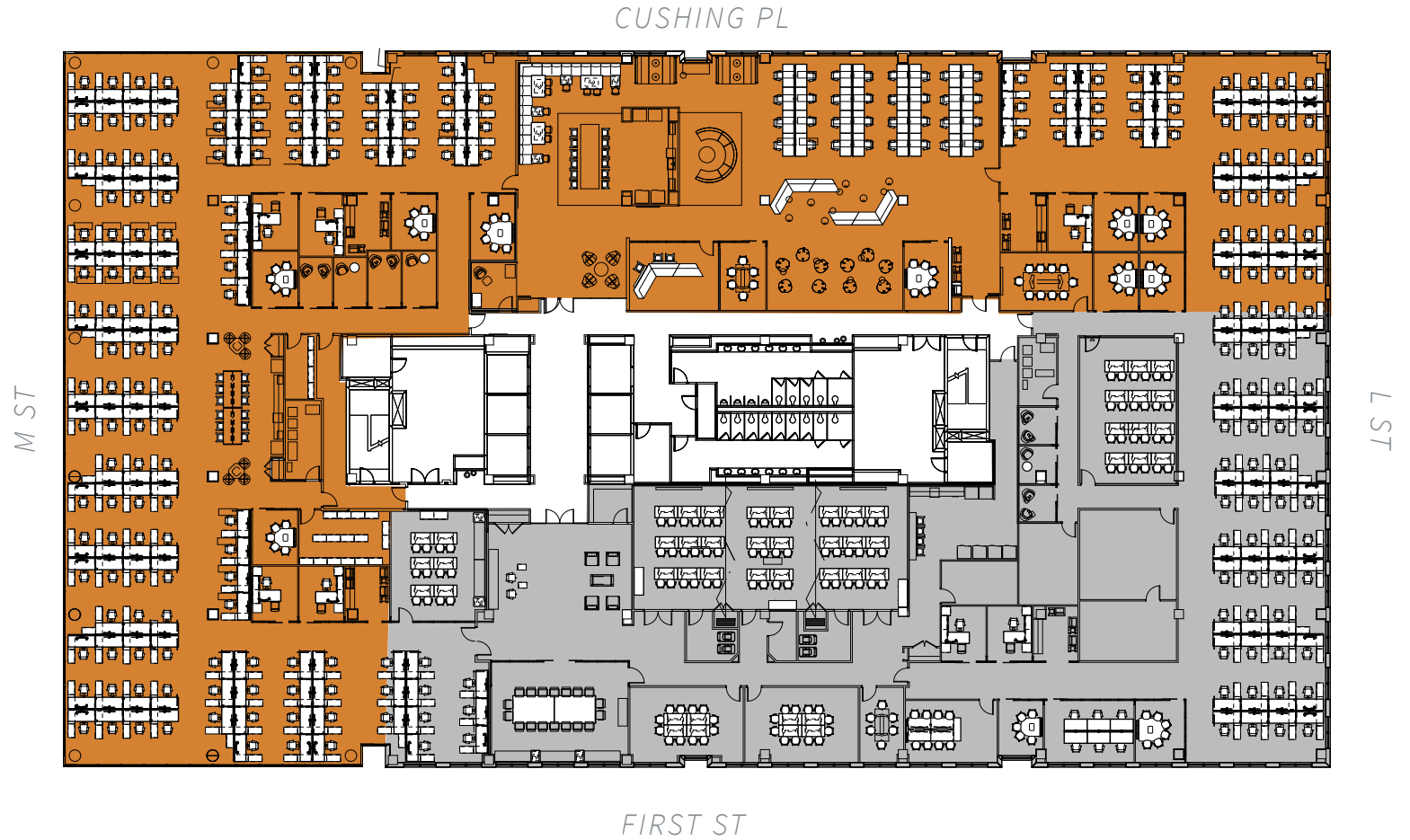
5TH FLOOR

AS-BUILT PLAN

5TH FLOOR

26,054 RSF

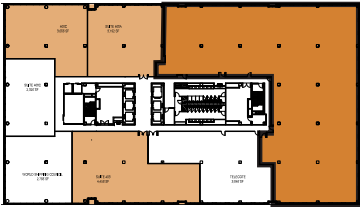
12 FT SLAB-TO-SLAB CEILINGS



SUITE 410

3,500 - 19,280 RSF

12 FT SLAB-TO-SLAB CEILINGS



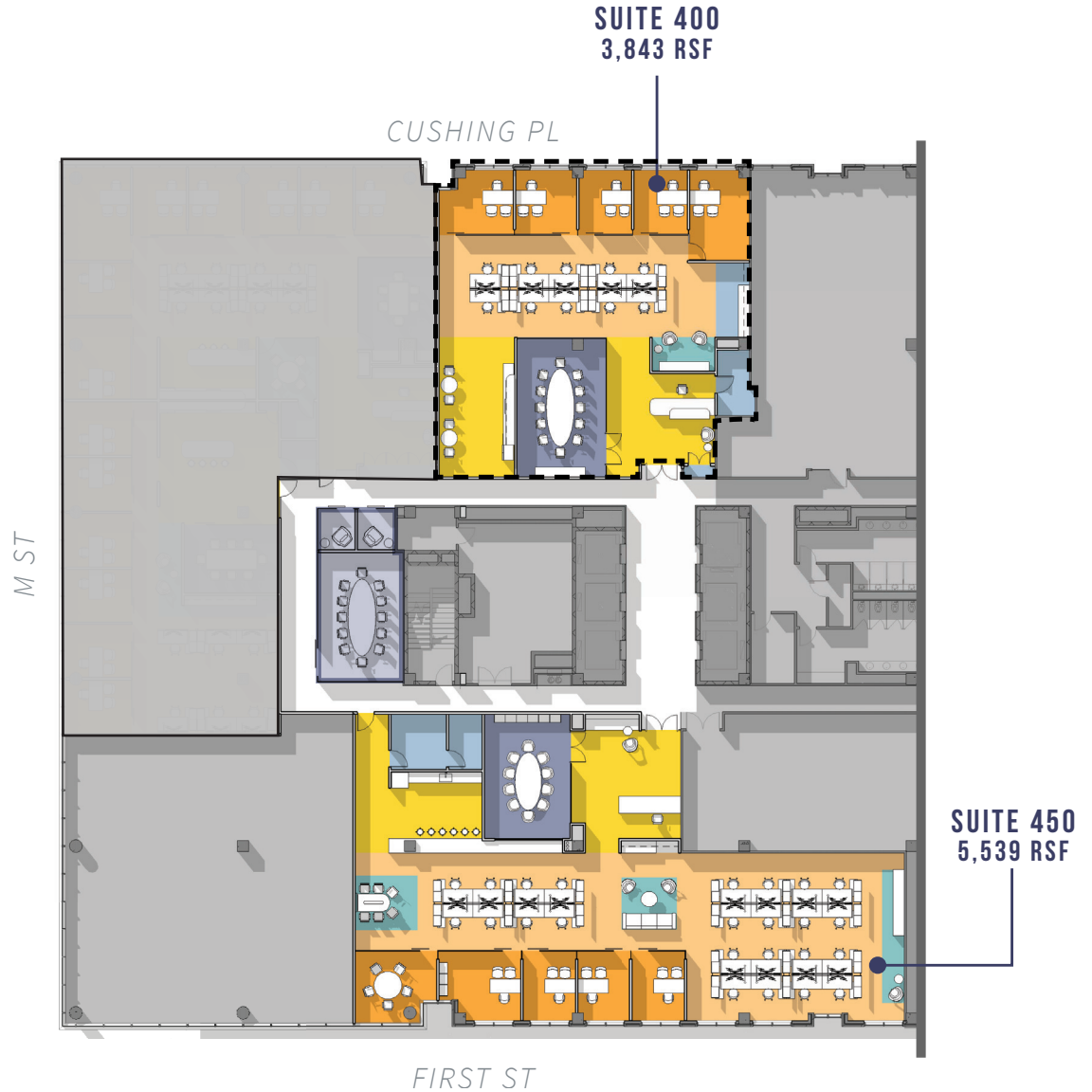
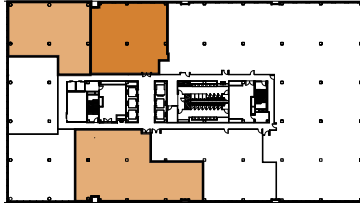
4TH FLOOR
SUITE 410 PLAN

4TH FLOOR SPEC SUITE PLAN

4TH FLOOR SPEC SUITES

3,843 RSF | 5,539 RSF

12 FT SLAB-TO-SLAB CEILINGS



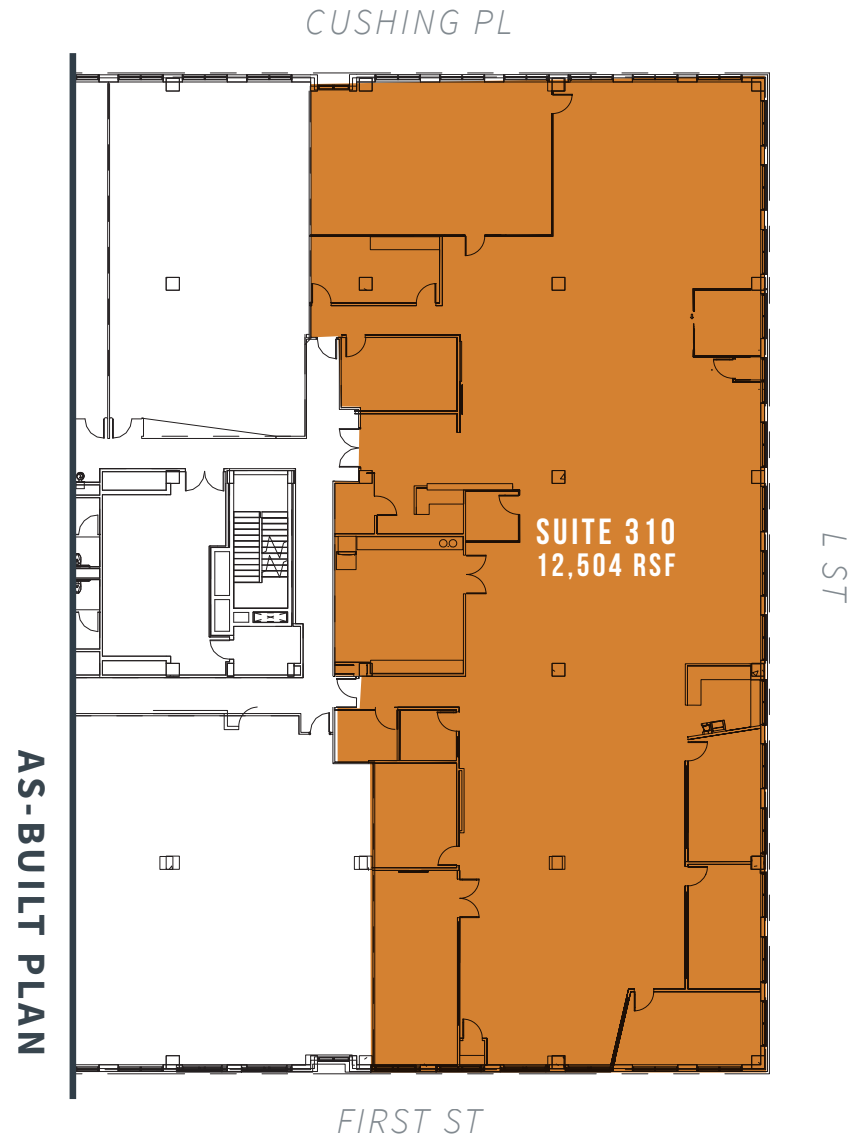
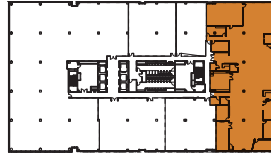


3RD FLOOR PLANS

SUITE 310

12,504 RSF

12 FT SLAB-TO-SLAB CEILINGS



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

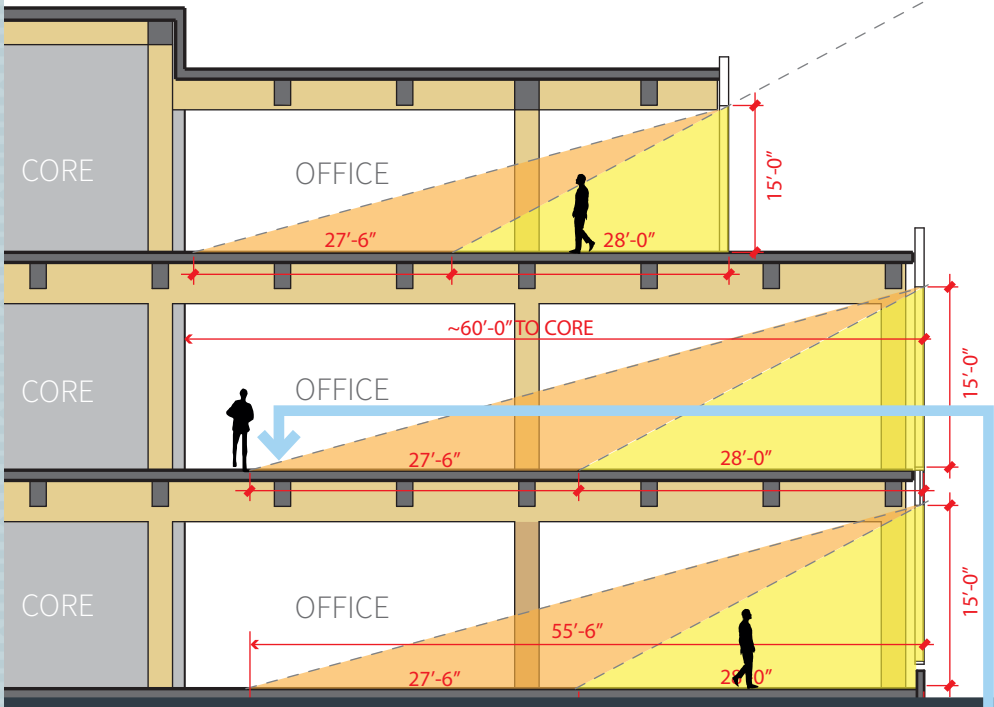
FIRST ST

IS 7

SUITE 180
3,376 RSF

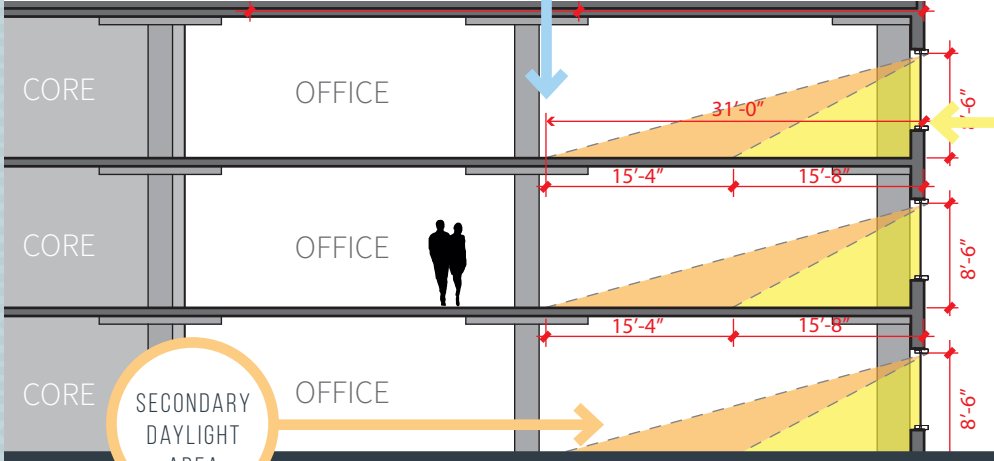
1ST FLOOR
AS-BUILT & TEST-FIT PLAN

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



WIRESCORE
SILVER



*IN PROCESS, FOR MASS
TIMBER OVERBUILD ONLY

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**

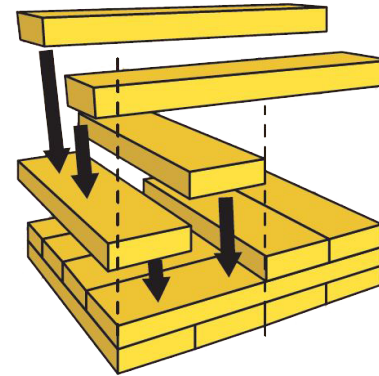
Engineered product made of two or more layers of lumber glued together with the grain of each layer running perpendicular to the previous layer

PRODUCT SIZE:

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

TREES USED:

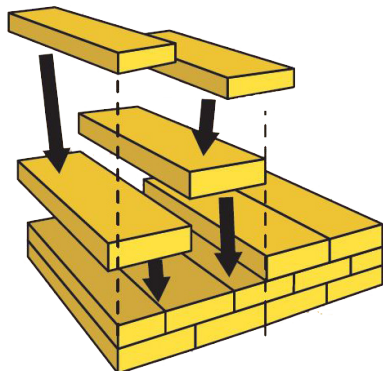
Douglas-Fir, Spruce-Pine-Fir, Southern Yellow Pine, and Alaska Yellow Cedar



WHAT IS:

GLULAM

GLUE-LAMINATED TIMBER



PRIMARY APPLICATION: **COLUMNS & TRUSSES**

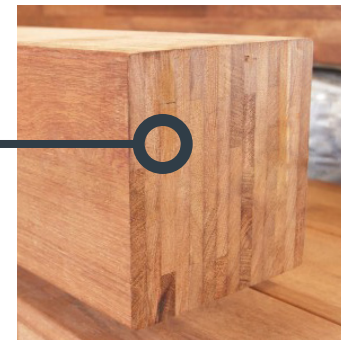
Engineered product made of two or more layers of lumber glued together with the grain of all layers running parallel to the length

PRODUCT SIZE:

Up to 20" thick x 7' wide

TREES USED:

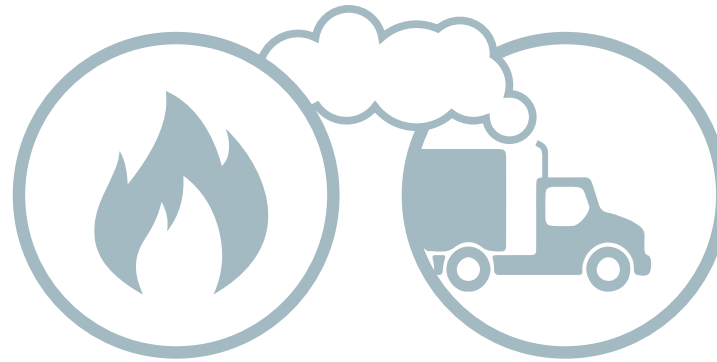
Douglas-Fir Larch, Southern Yellow Pine, Hern-Fir, and Spruce-Pine-Fir





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

8TH STREET RETAIL

TED'S BULLETIN FAMILY RESTAURANT

PINEAPPLE AND PEARLS

LITTLE PEARL

cava mezze

CHI:KO

the brig

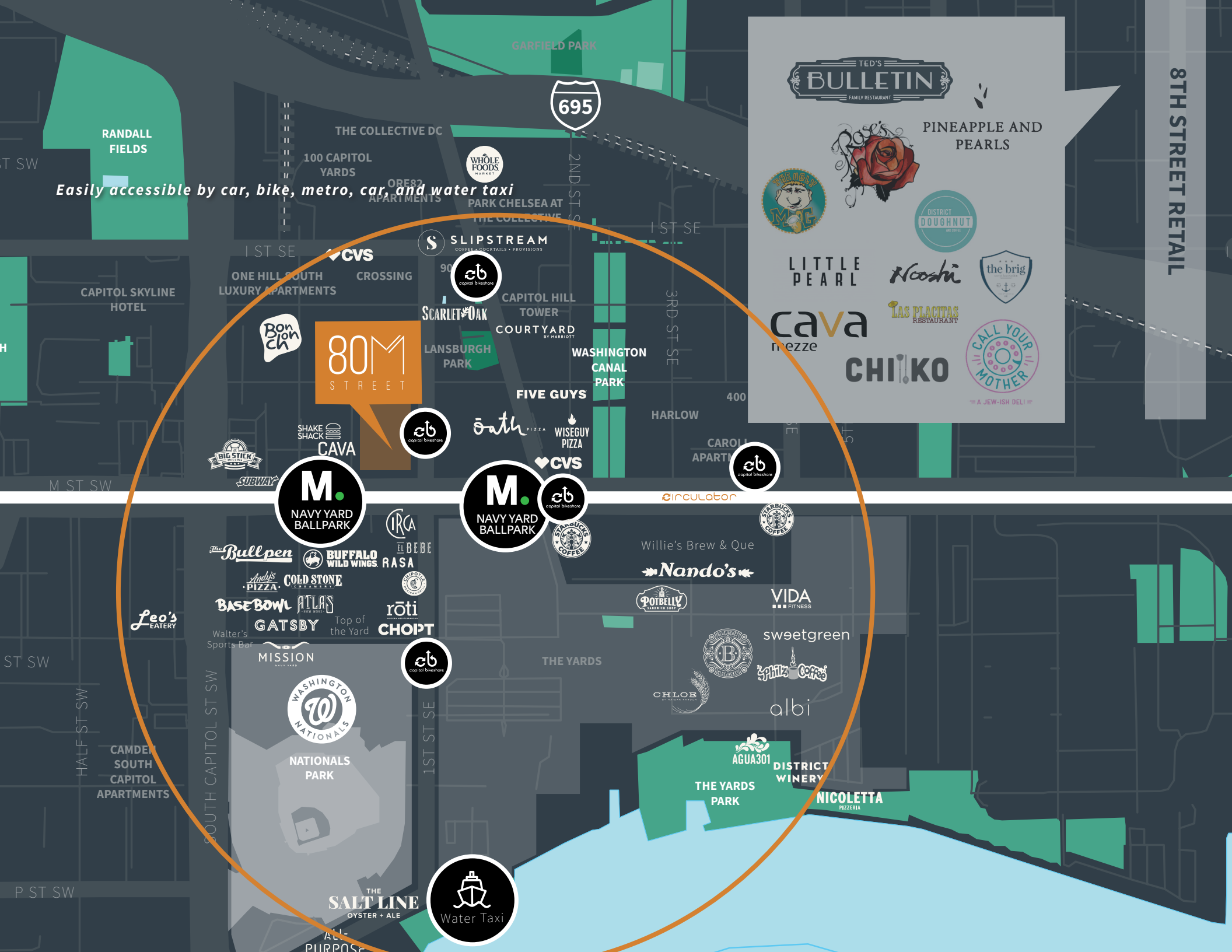
CALL YOUR MOTHER - A JEW-ISH DELI -

80M STREET

M. NAVY YARD BALLPARK

M. NAVY YARD BALLPARK

Water Taxi



FASTEST GROWING NEIGHBORHOOD IN DC BALLPARK-NAVY YARD



*LEASING
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Columbia
Property Trust



80M
S T R E E T