



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

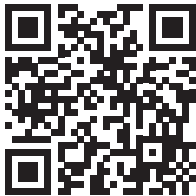


15FT
FINISHED
CEILINGS

SHARED
OUTDOOR
TERRACES

wework

OUTDOOR SPACE
INTEGRATED INTO YOUR
OFFICE ENVIRONMENT

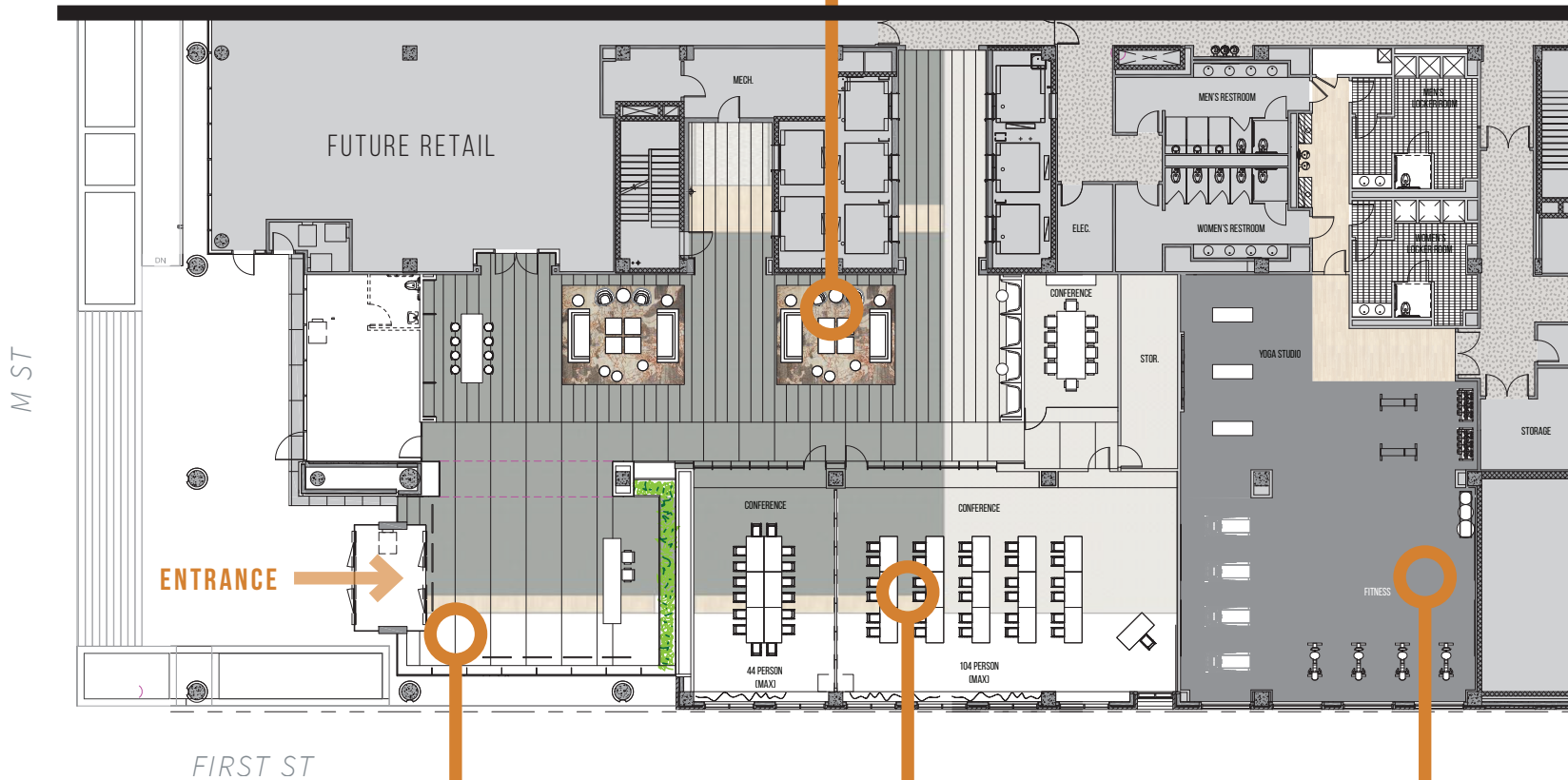


WATCH
FULL
VIDEO
HERE

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

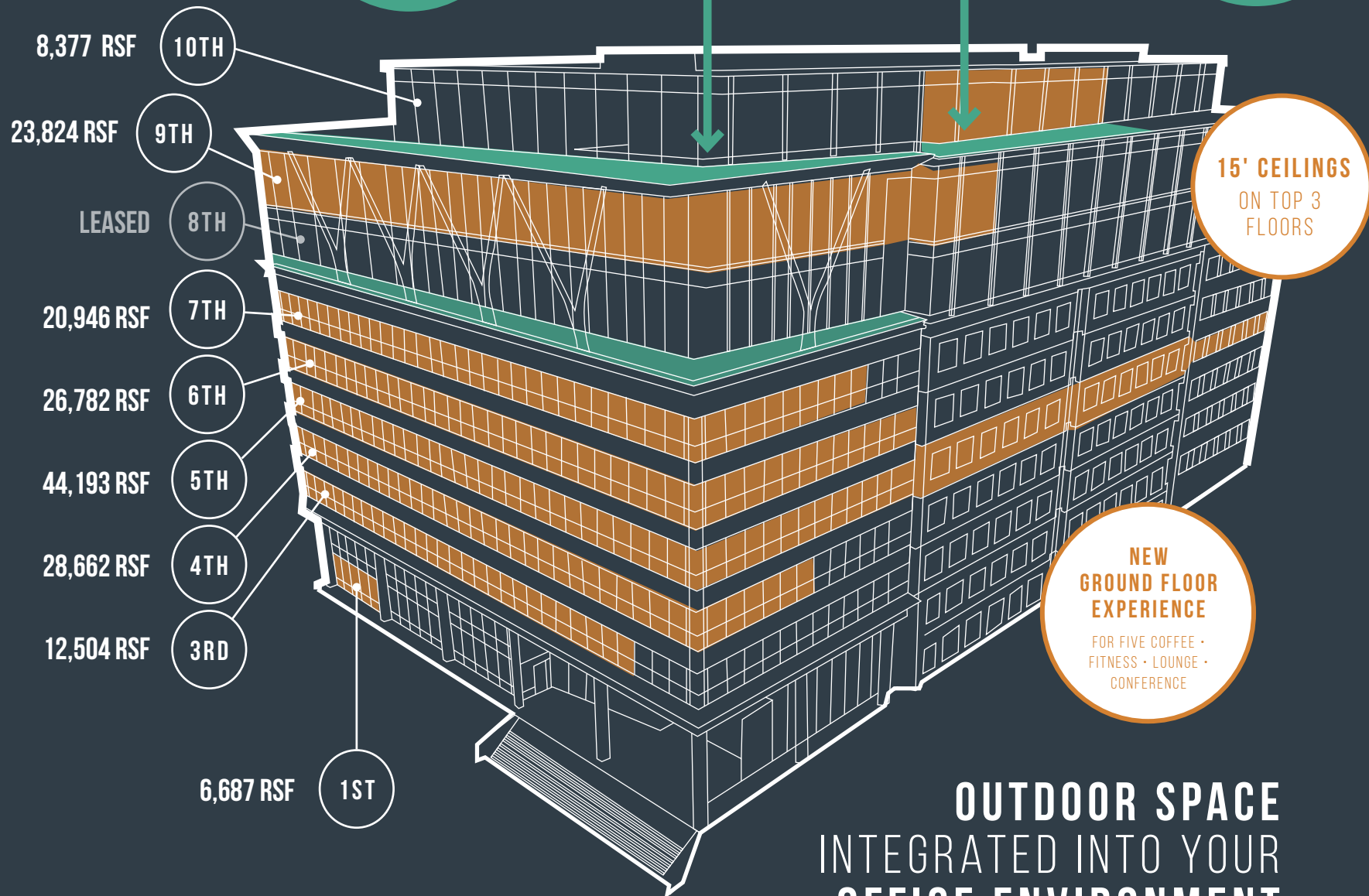




NEW MASS TIMBER OVERBUILD

SHARED TENANT
LOUNGE & OUTDOOR
TERRACE

OPPORTUNITY FOR
PRIVATE OUTDOOR
TERRACE



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

8,377 RSF

15 FT SLAB-TO-SLAB CEILINGS
+ PRIVATE OUTDOOR TERRACE

CUSHING PL

M ST

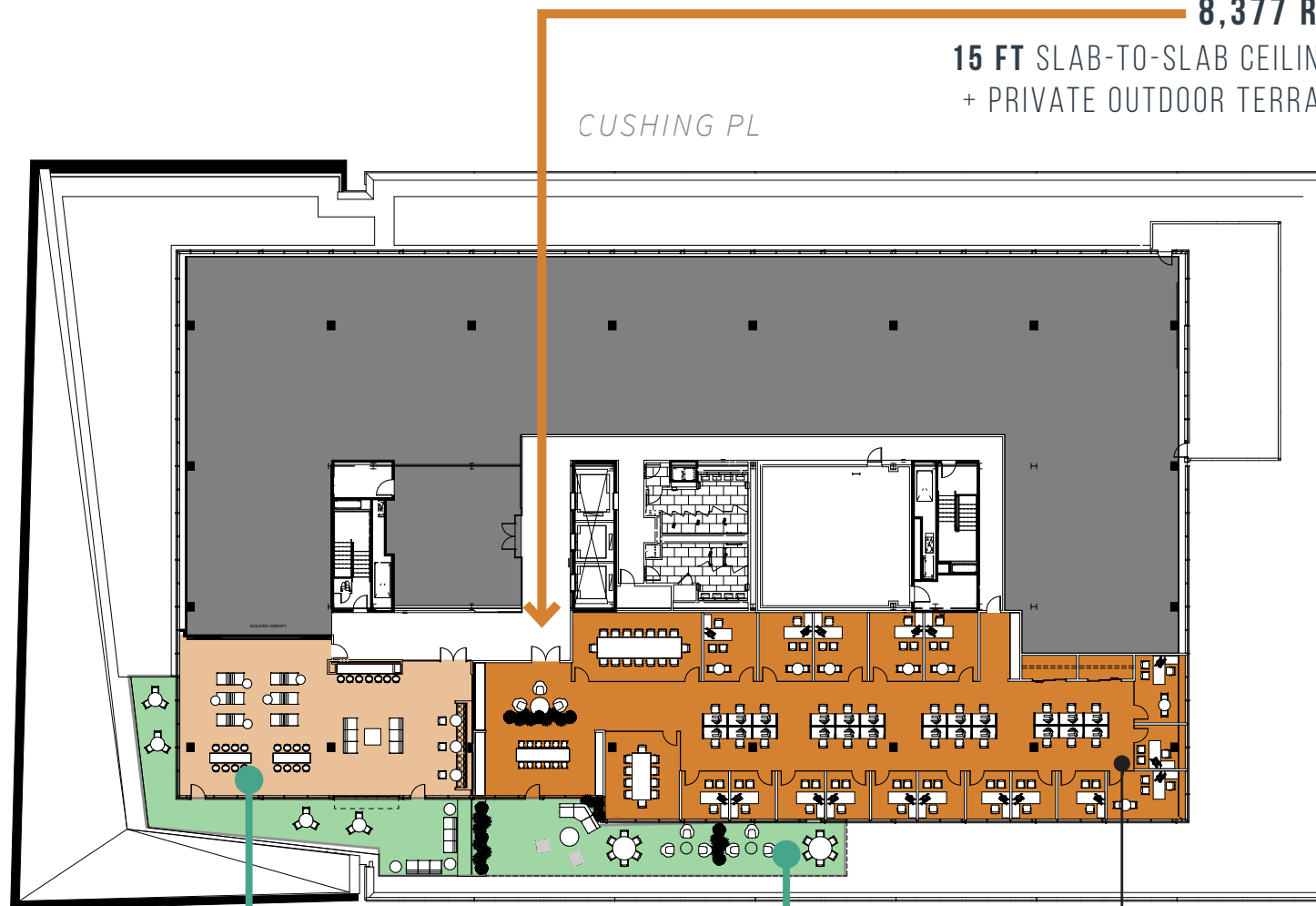
L ST

FIRST ST

SUITE
1010

SHARED
TENANT
LOUNGE+
TERRACE

PRIVATE
OUTDOOR
TERRACE





AMENITY LOUNGE



9TH FLOOR

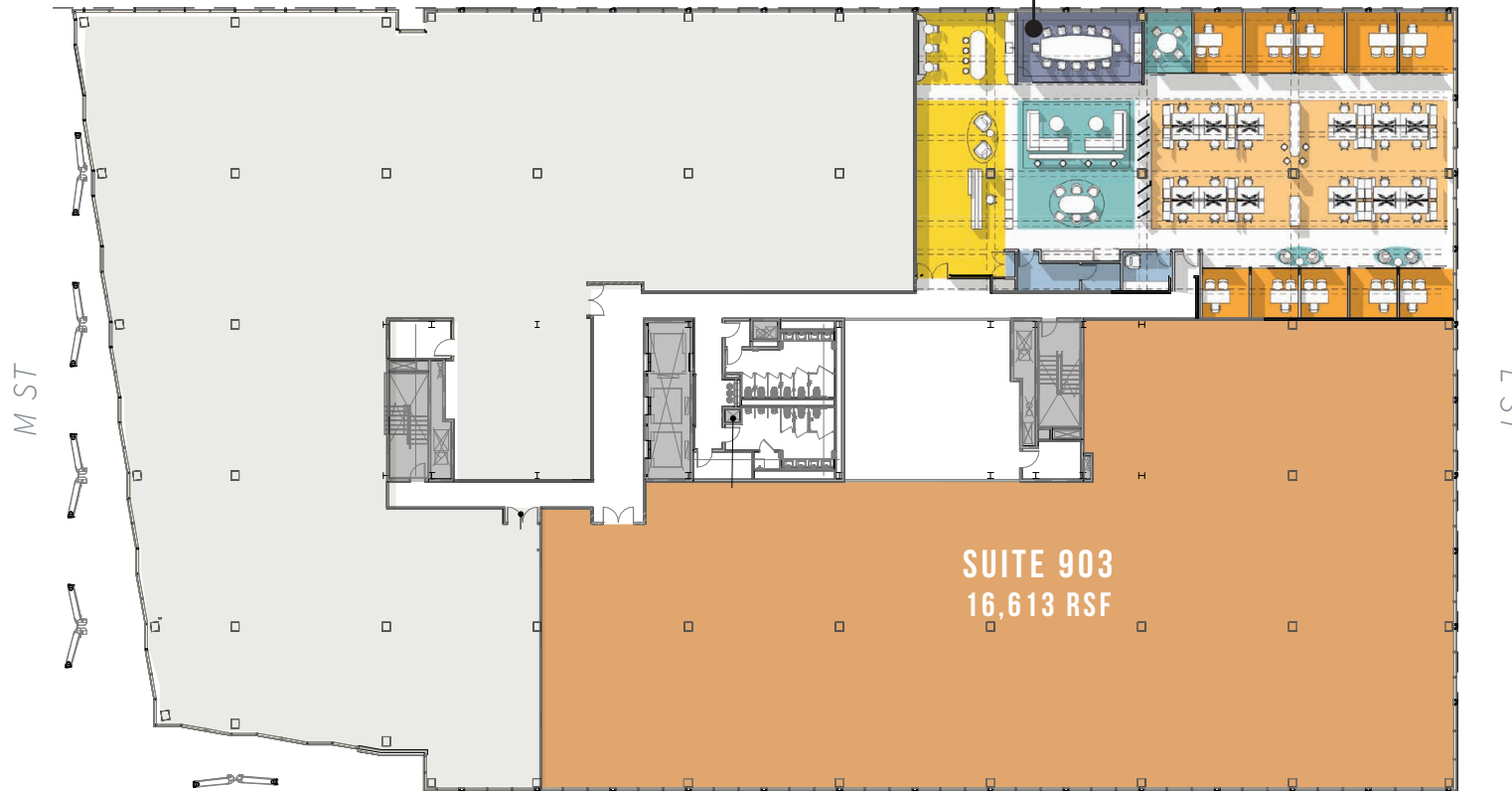
7,211 RSF | 16,613 RSF
15 FT SLAB-TO-SLAB CEILINGS



SCAN TO TOUR
SUITE 901 NOW

SUITE 901
7,211 RSF

CUSHING PL



SUITE 903
16,613 RSF

FIRST ST



SCAN TO TOUR
SUITE 903 NOW

9TH FLOOR
NEW FLOOR

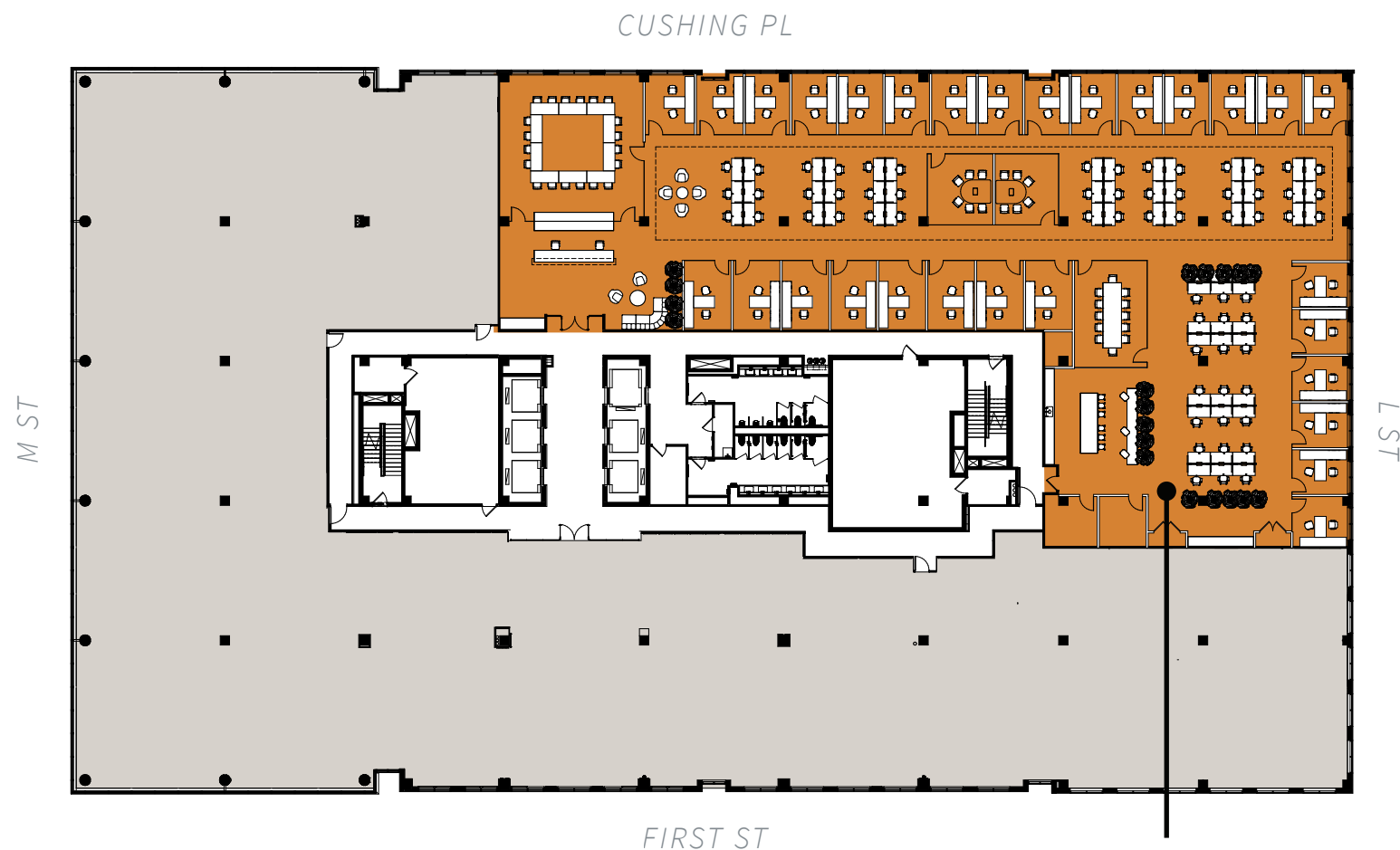
7TH FLOOR

AS-BUILT PLAN

7TH FLOOR

15,870 RSF

12 FT SLAB-TO-SLAB CEILINGS



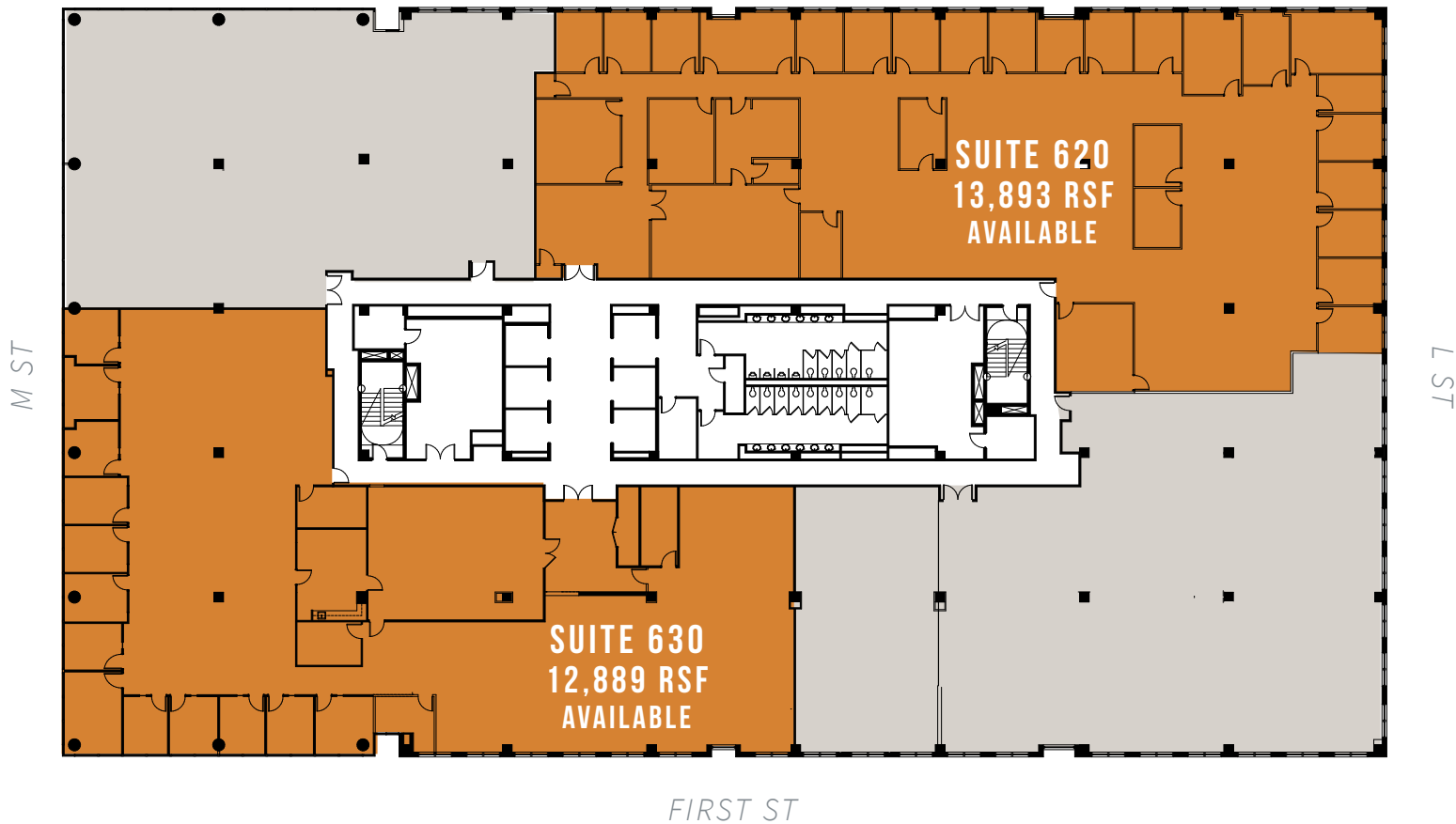
SCAN TO TOUR
SUITE 750 NOW

SUITE 750
15,870 RSF
AVAILABLE

6TH FLOOR

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

CUSHING PL



SCAN TO TOUR
SUITE 630 NOW

6TH FLOOR
AS-BUILT PLAN

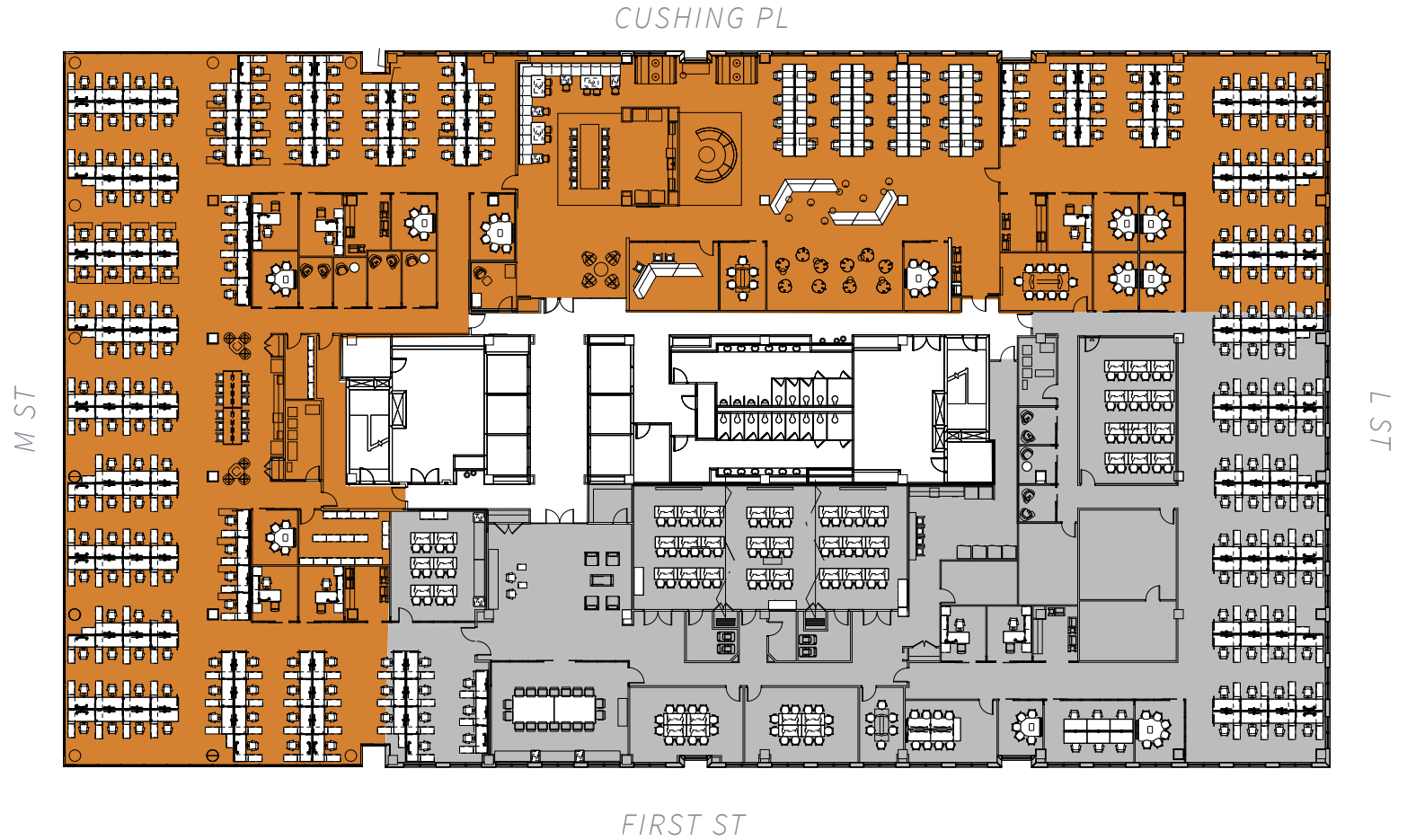
5TH FLOOR

AS-BUILT PLAN

5TH FLOOR

26,054 RSF

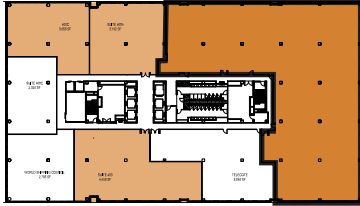
12 FT SLAB-TO-SLAB CEILINGS



SUITE 410

3,500 - 19,280 RSF

12 FT SLAB-TO-SLAB CEILINGS



SCAN TO TOUR
SUITE 410 NOW



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



SCAN TO TOUR
SUITE 450 NOW

M ST

CUSHING PL

SUITE 400
3,843 RSF

SUITE 450
5,539 RSF

FIRST ST

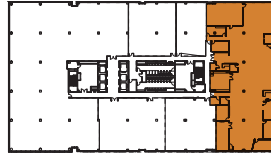


3RD FLOOR PLANS

SUITE 310

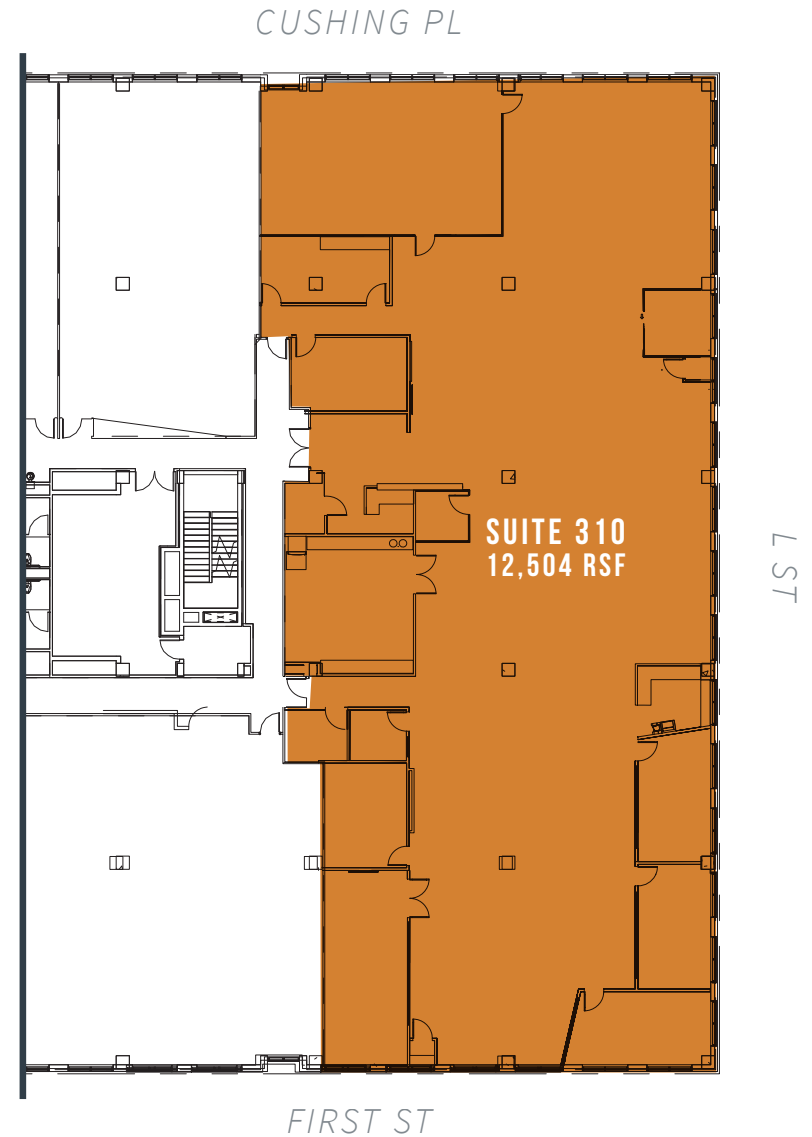
12,504 RSF

12 FT SLAB-TO-SLAB CEILINGS



SCAN TO TOUR
SUITE 310 NOW

AS-BUILT PLAN



GROUND FLOOR

3,311 RSF | 3,376 RSF

12'3" SLAB-TO-SLAB CEILINGS



SCAN TO TOUR
SUITE 180 NOW



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



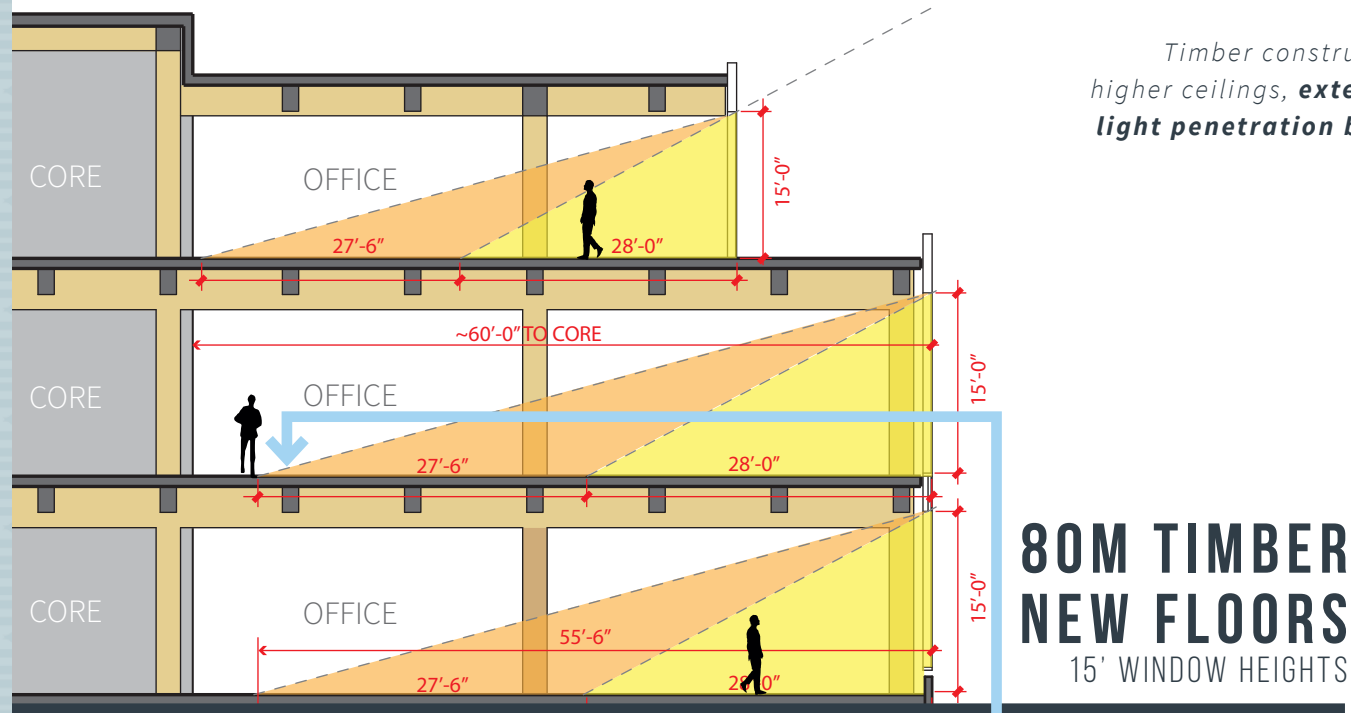
AS-BUILT PLAN

FIRST ST

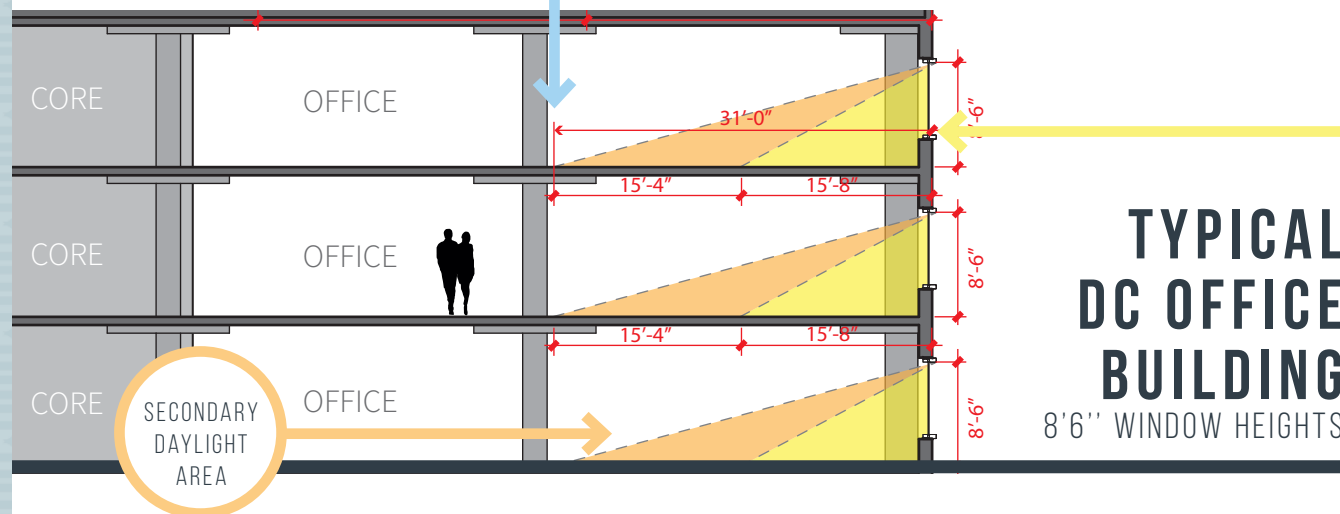
SUITE 180
3,376 RSF

1ST FLOOR
AS-BUILT & TEST-FIT PLAN

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



2X MORE NATURAL LIGHT



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**

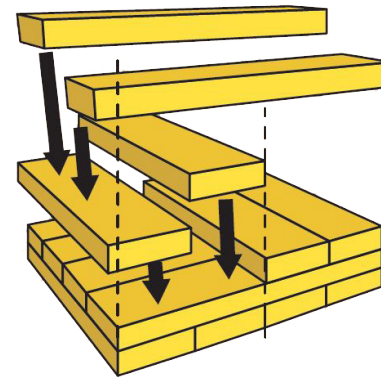
Engineered product made of two or more layers of lumber glued together with the grain of each layer running perpendicular to the previous layer

PRODUCT SIZE:

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

TREES USED:

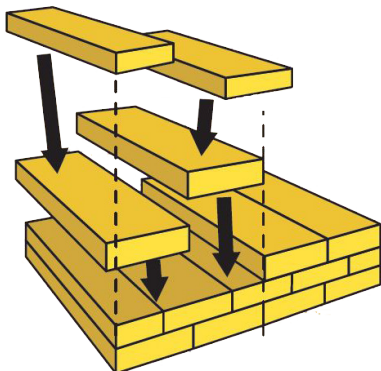
Douglas-Fir, Spruce-Pine-Fir, Southern Yellow Pine, and Alaska Yellow Cedar



WHAT IS:

GLULAM

GLUE-LAMINATED TIMBER



PRIMARY APPLICATION: **COLUMNS & TRUSSES**

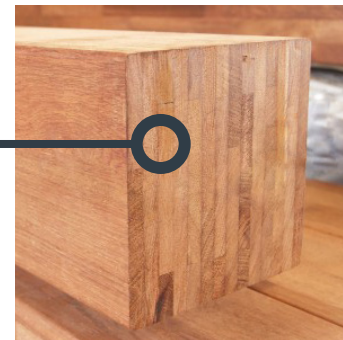
Engineered product made of two or more layers of lumber glued together with the grain of all layers running parallel to the length

PRODUCT SIZE:

Up to 20" thick x 7' wide

TREES USED:

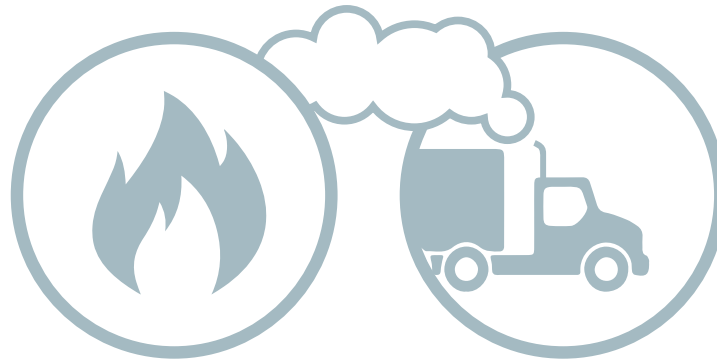
Douglas-Fir Larch, Southern Yellow Pine, Hern-Fir, and Spruce-Pine-Fir





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.*



RANDALL
FIELDS

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

GARFIELD PARK



THE COLLECTIVE DC

100 CAPITOL
YARDS



PARK CHelsea AT



SLIPSTREAM
COFFEE • CROCKTAILS • PROVISIONS



Scarlett Oak

CAPITOL HILL
TOWER

COURTYARD
BY MARRIOTT

LANSBURGH
PARK

WASHINGTON
CANAL
PARK

FIVE GUYS



WISSEGU
PIZZA

CVS

HARLOW

CAROL
APART



circulator

80M
STREET

M.

NAVY YARD
BALLPARK

M.

NAVY YARD
BALLPARK



BEBE

RASA



roTi

CHOPT



MISSION



NATIONALS
PARK

THE
SALT LINE

OYSTER + ALE



Water Taxi

TED'S
BULLETIN
FAMILY RESTAURANT



PINEAPPLE AND
PEARLS



LITTLE
PEARL

Noosh



cava
mezze

LAS PLACITAS
RESTAURANT

CHI-KO



A JEW-ISH DELI



Willie's Brew & Que

Nando's



VIDA
FITNESS

sweetgreen



albi



THE YARDS
PARK

DISTRICT
WINERY

NICOLETTA
PIZZERIA

FASTEST GROWING NEIGHBORHOOD IN DC BALLPARK-NAVY YARD



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