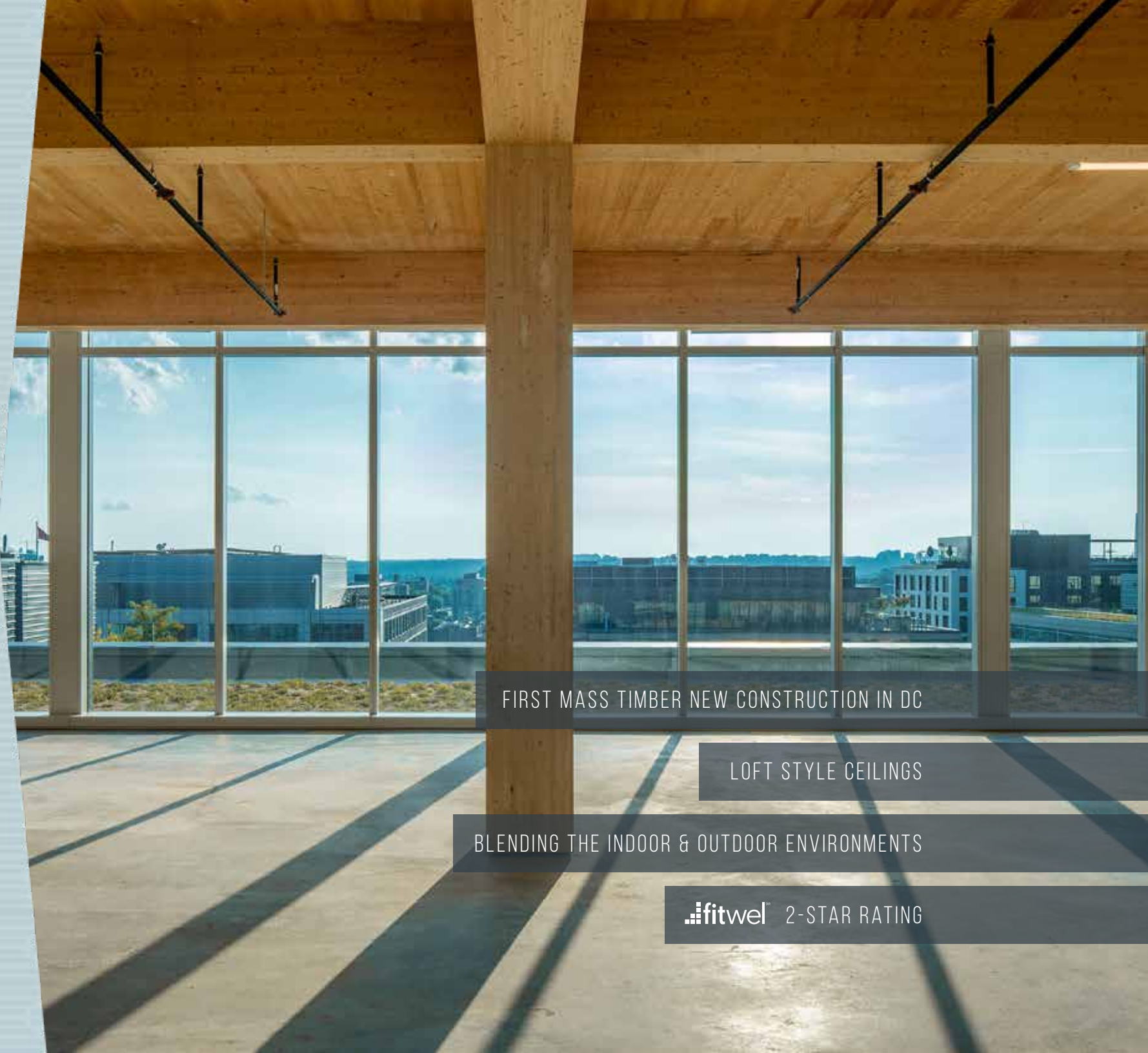




80M
STREET

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



FIRST MASS TIMBER NEW CONSTRUCTION IN DC

LOFT STYLE CEILINGS

BLENDING THE INDOOR & OUTDOOR ENVIRONMENTS

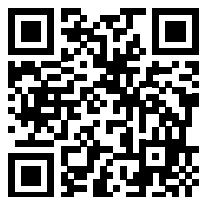
 **fitwel** 2-STAR RATING



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

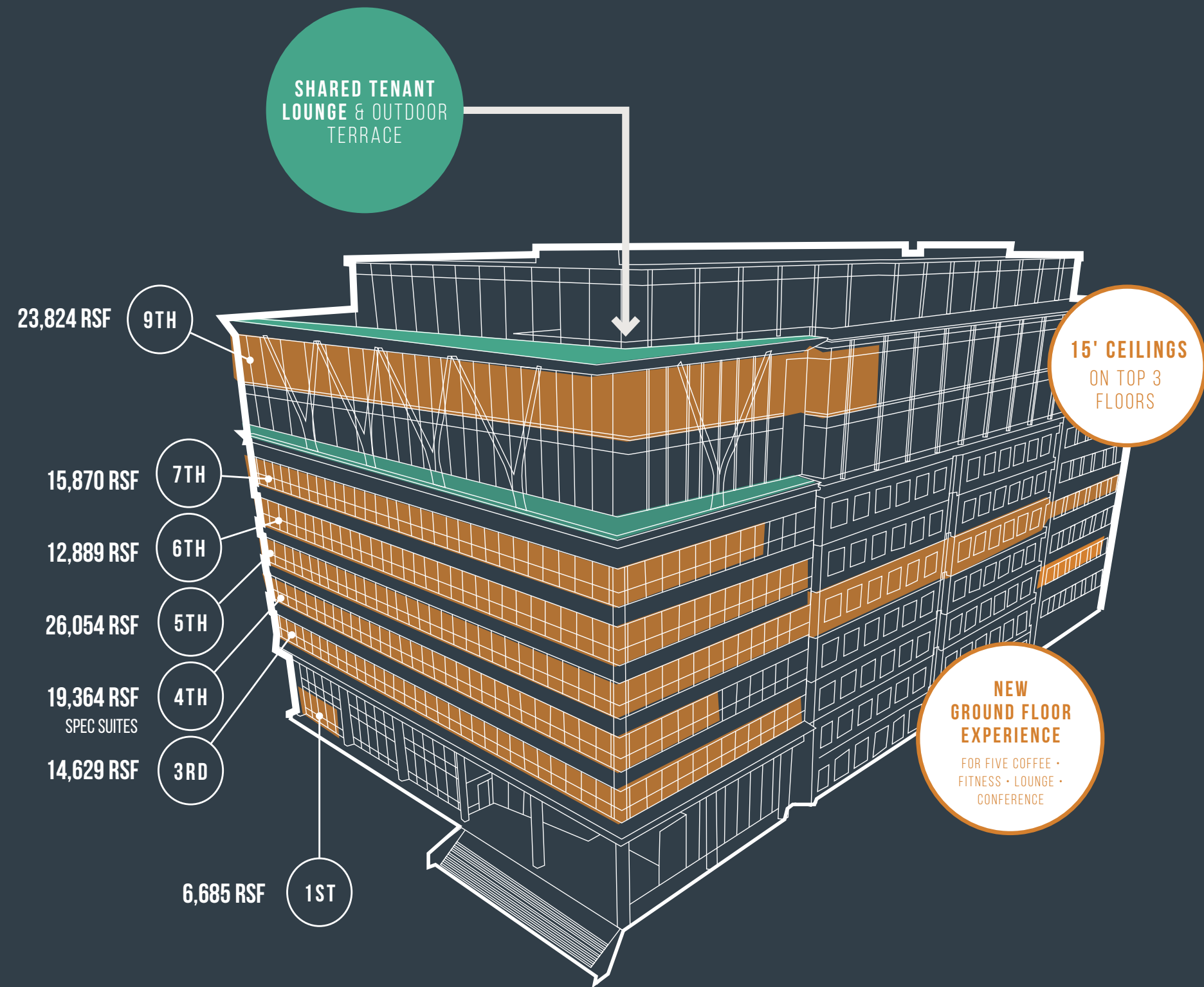


LOBBY SEATING AREA



LOBBY

OUTDOOR SPACE INTEGRATED INTO YOUR OFFICE ENVIRONMENT

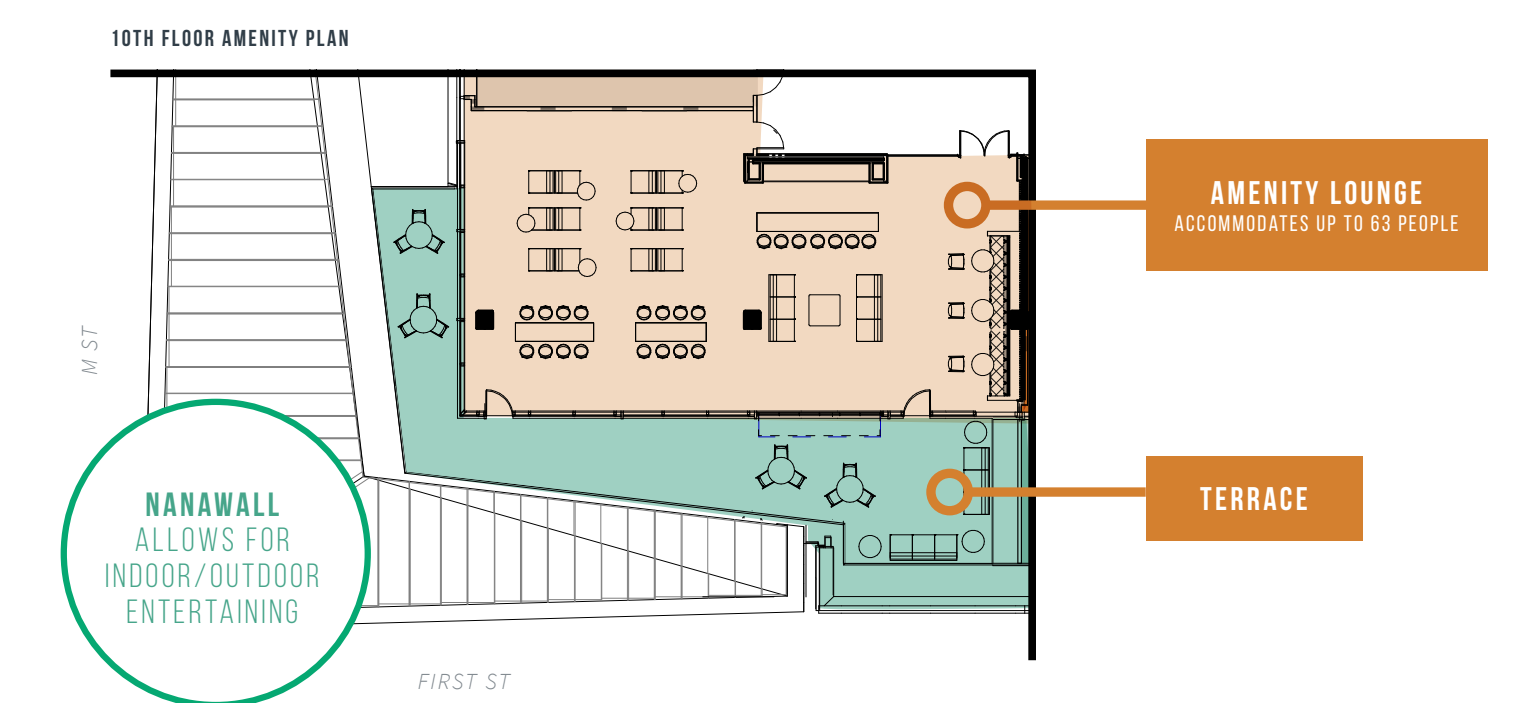


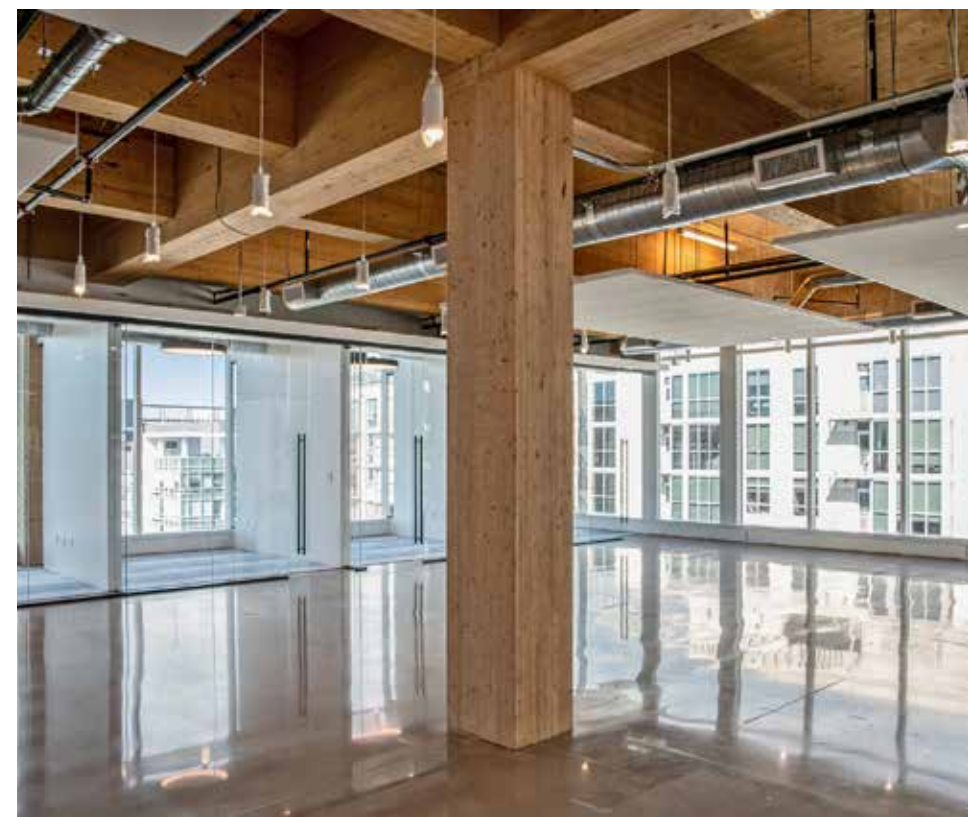


AMENITY LOUNGE

AMENITY TERRACE

10TH FLOOR TERRACE + AMENITY LOUNGE





9TH FLOOR

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

SUITE 901
7,211 RSF
SPEC SUITE

CUSHING PL



SUITE 903
16,613 RSF
HYPOTHETICAL PLAN

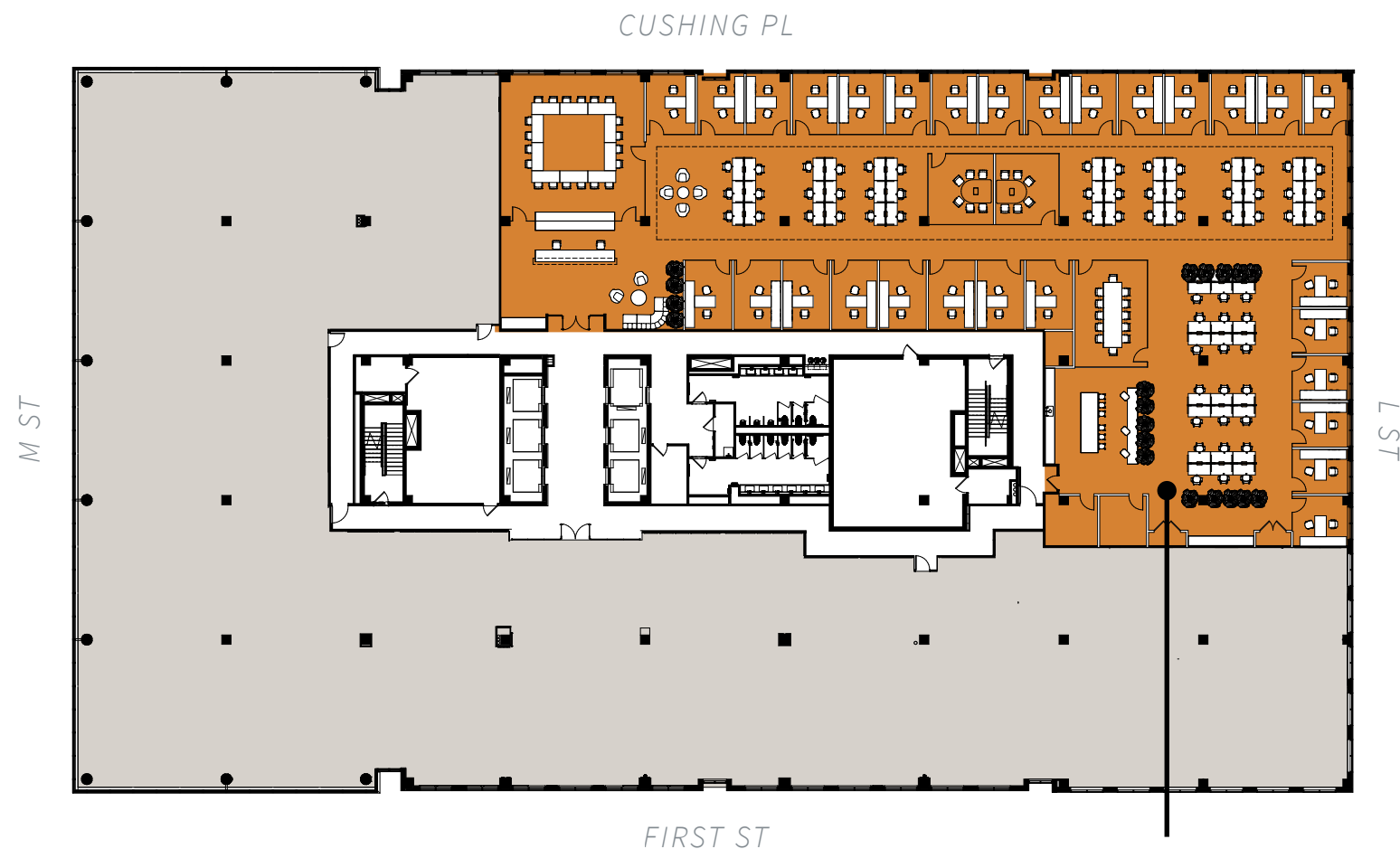
9TH FLOOR
NEW FLOOR

7TH FLOOR

AS-BUILT PLAN

7TH FLOOR

15,870 RSF
12 FT SLAB-TO-SLAB CEILINGS

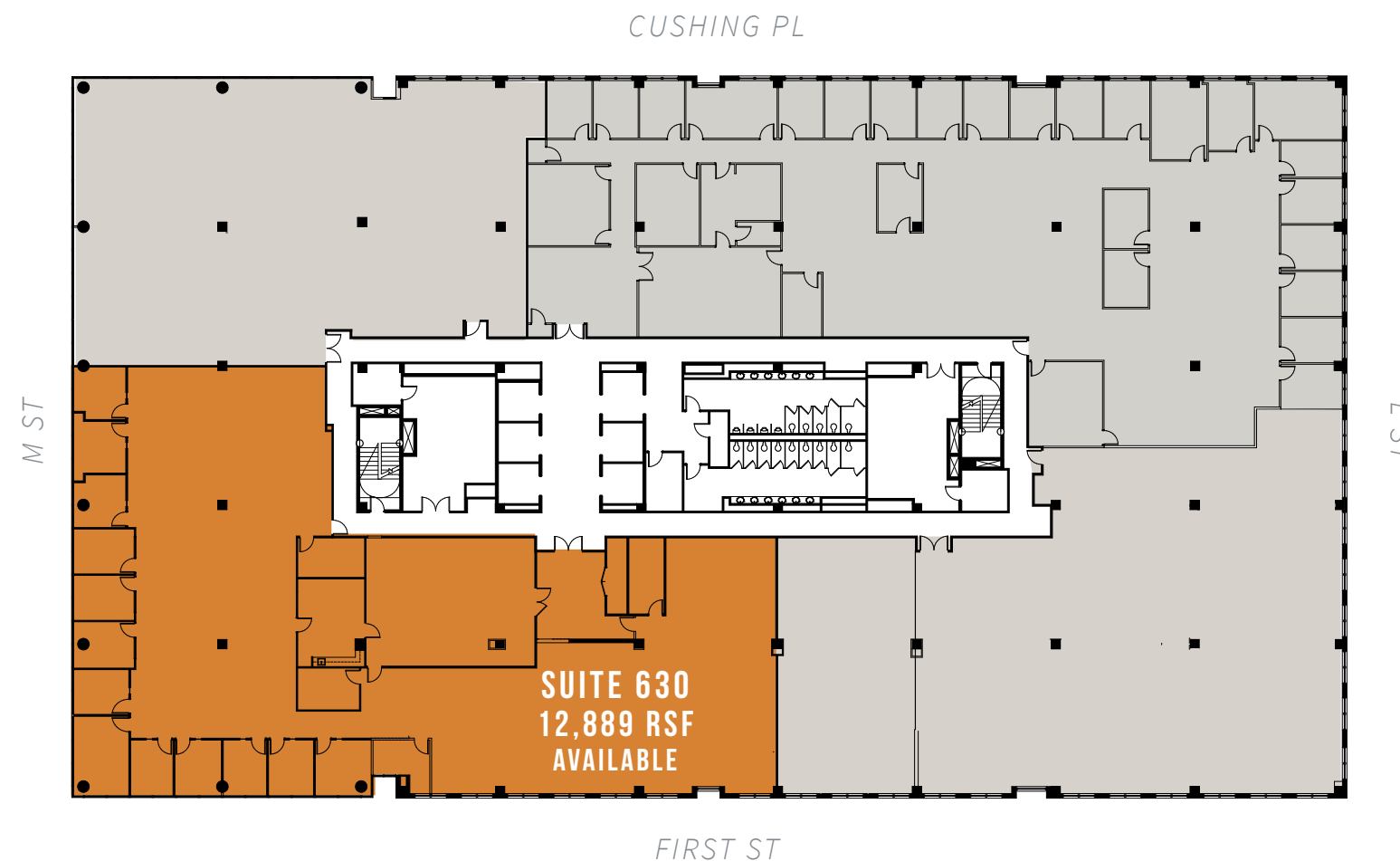


SCAN TO TOUR
SUITE 750 NOW

SUITE 750
15,870 RSF
AVAILABLE

6TH FLOOR

12,889 RSF
12 FT SLAB-TO-SLAB CEILINGS



SCAN TO TOUR
SUITE 630 NOW

SUITE 630
12,889 RSF
AVAILABLE

6TH FLOOR

AS-BUILT PLAN

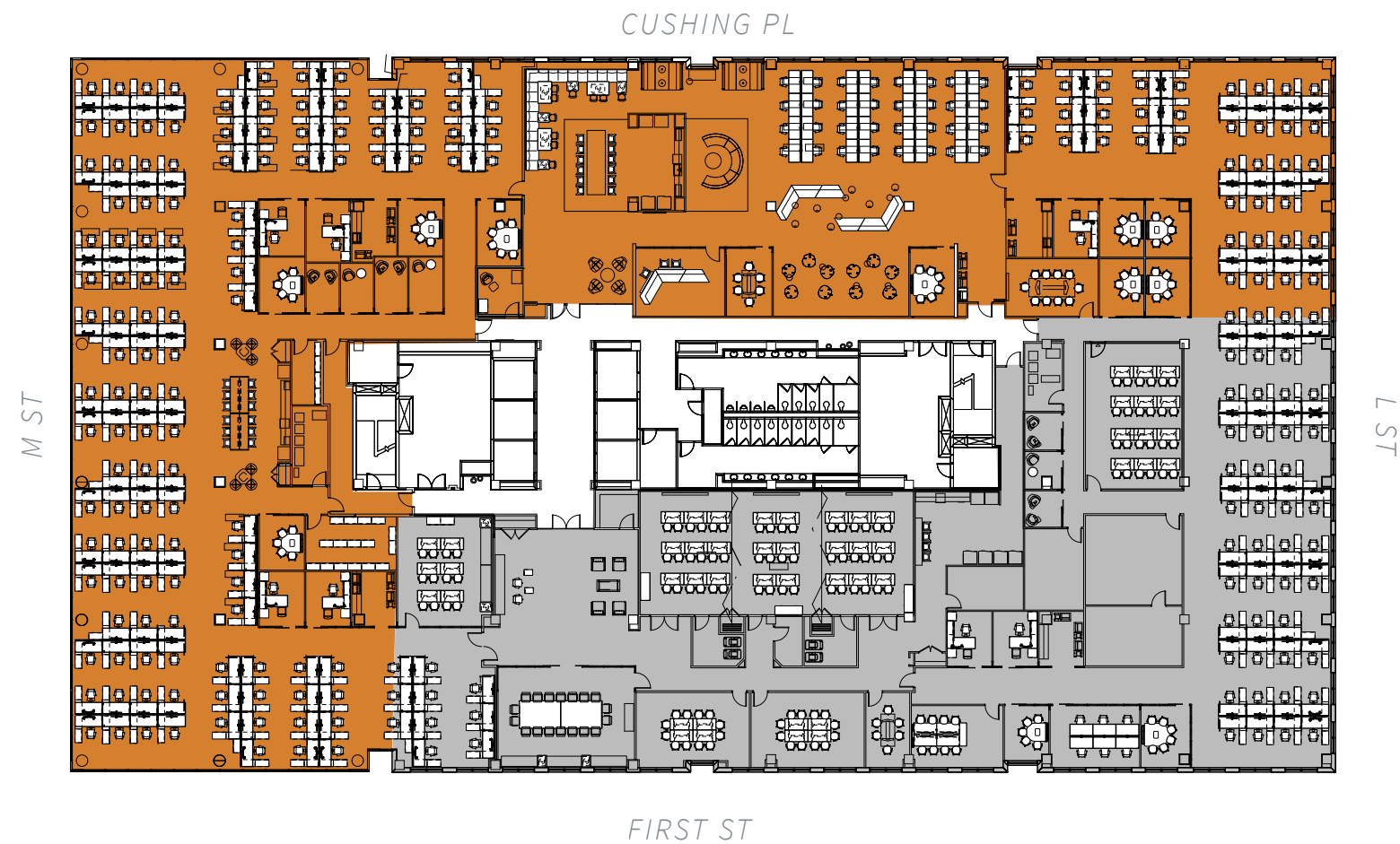
5TH FLOOR

AS-BUILT PLAN

5TH FLOOR

26,054 RSF

12 FT SLAB-TO-SLAB CEILINGS



NEW MASS TIMBER OVERBUILD

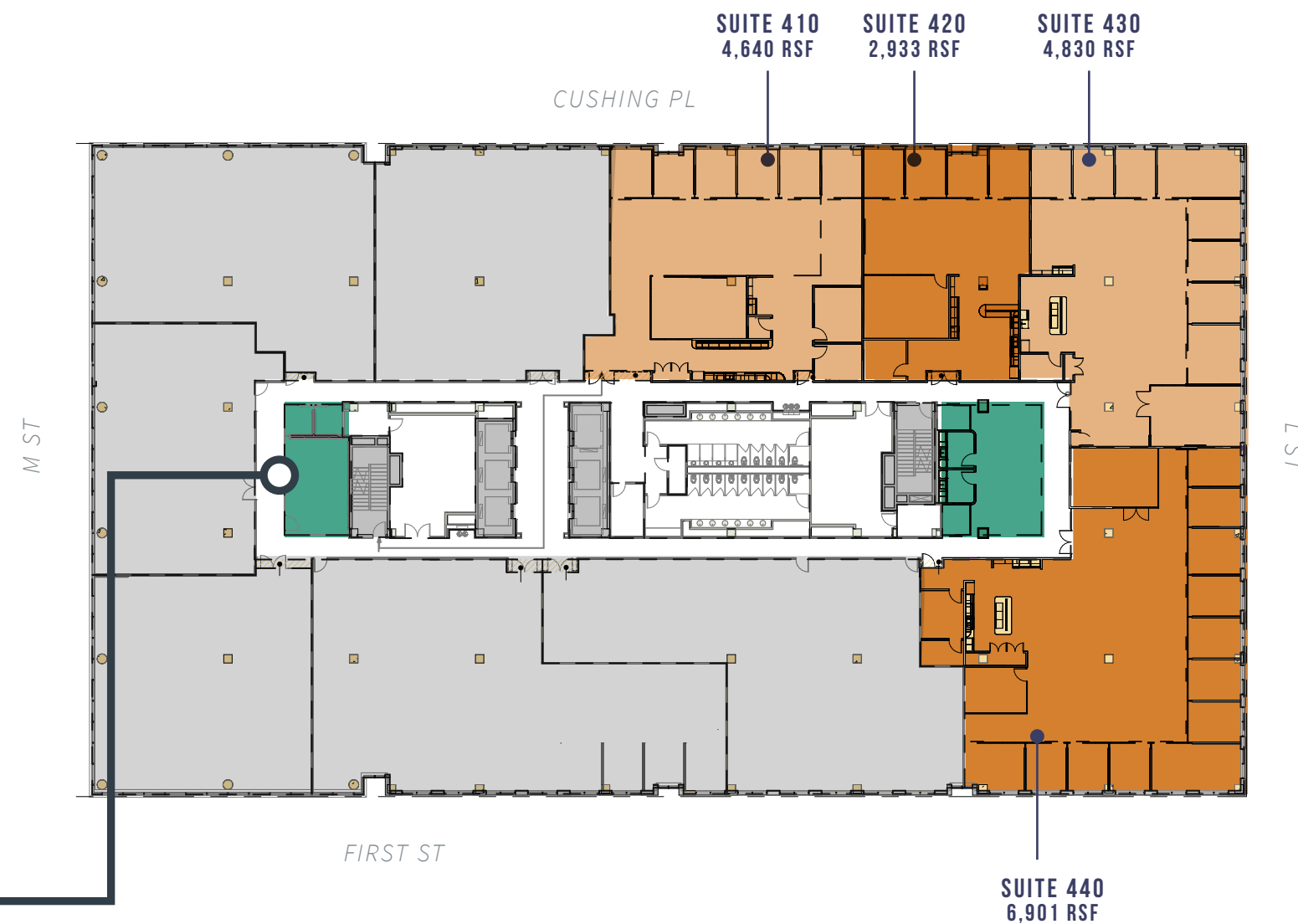


4TH FLOOR SPEC SUITES

4,640 RSF | 2,933 RSF | 4,830 RSF | 6,901 RSF

TWO AMENITY ZONES

12 FT SLAB TO SLAB CEILINGS



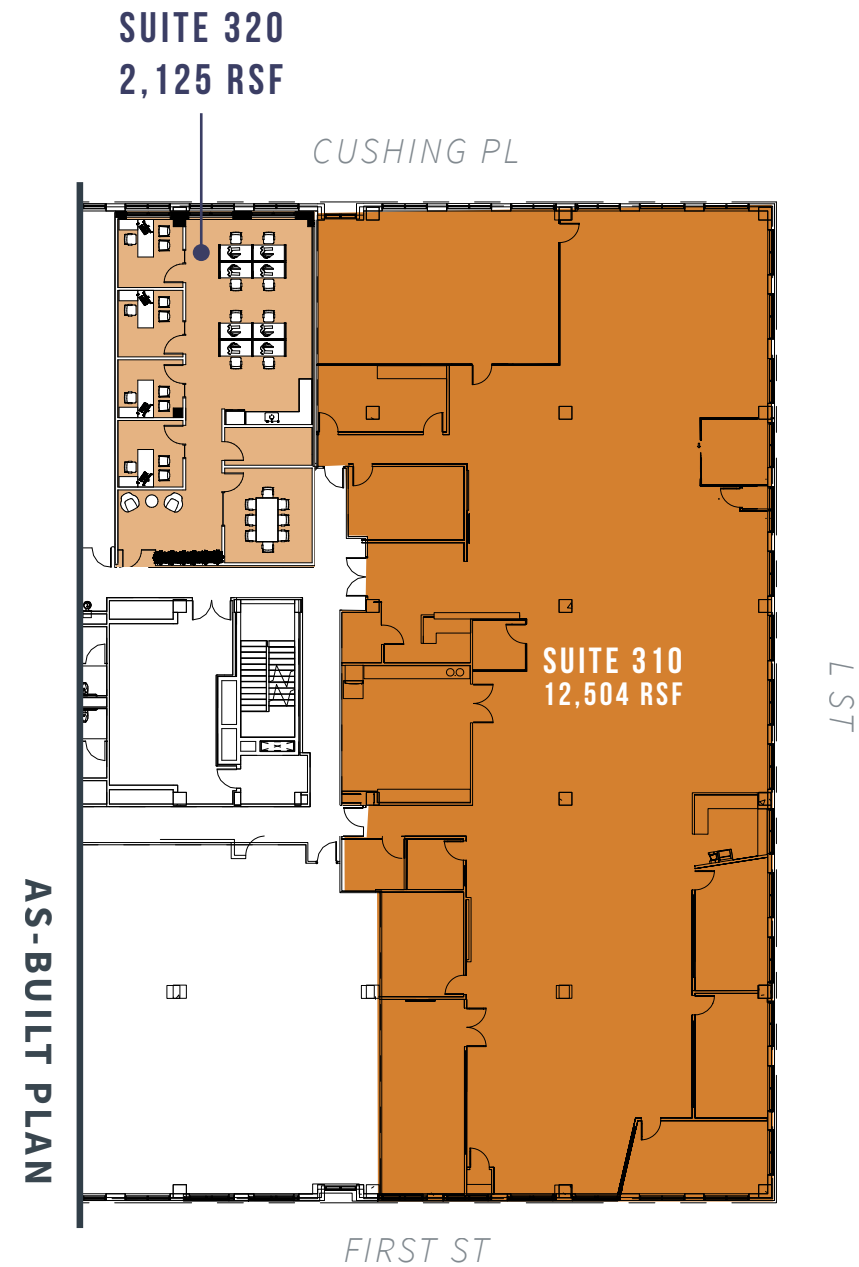
4TH FLOOR
SPEC SUITE PLAN

3RD FLOOR PLANS

3RD FLOOR
2,125 RSF | 12,504 RSF
12 FT SLAB-TO-SLAB CEILINGS



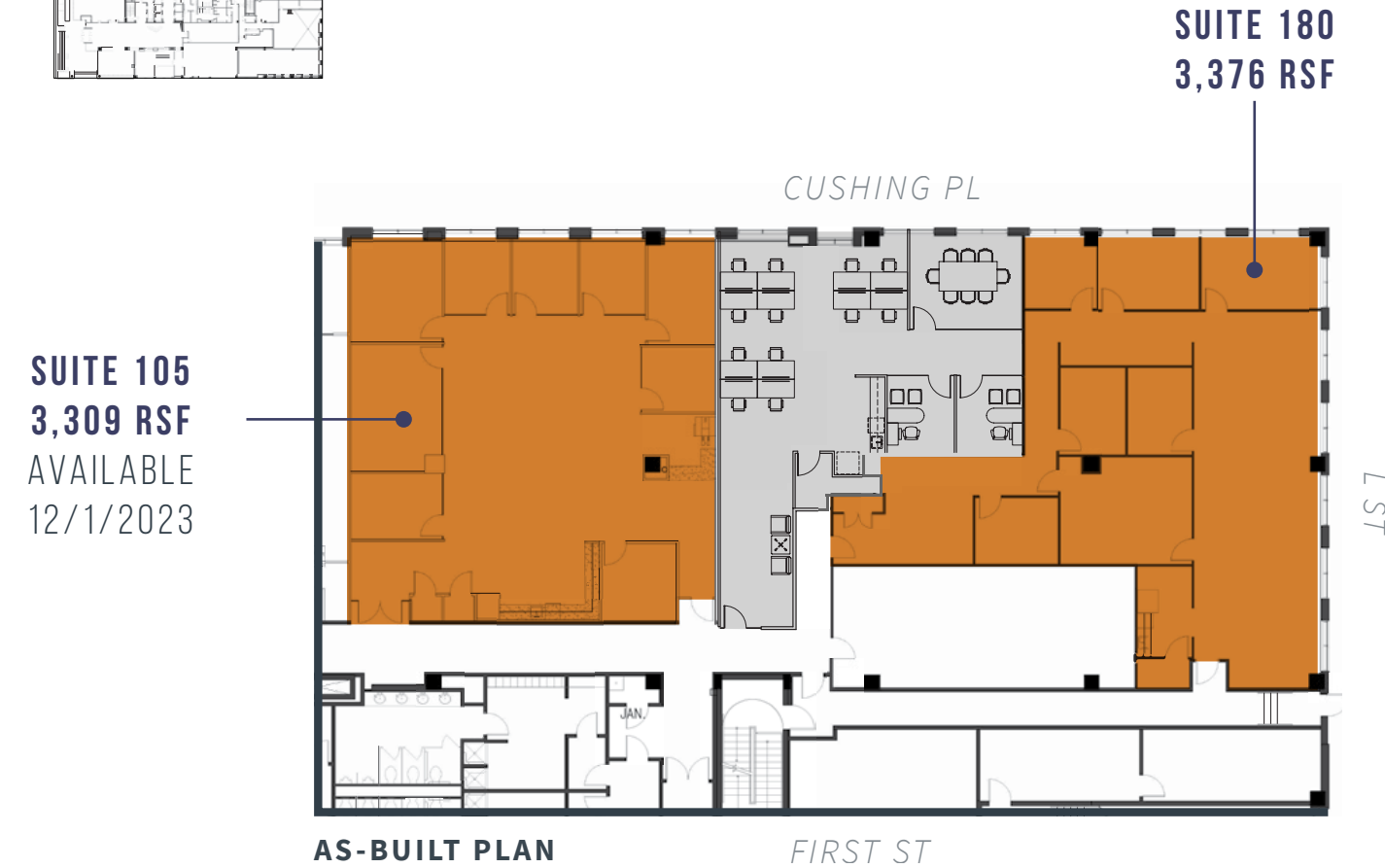
SCAN TO TOUR
SUITE 310 NOW



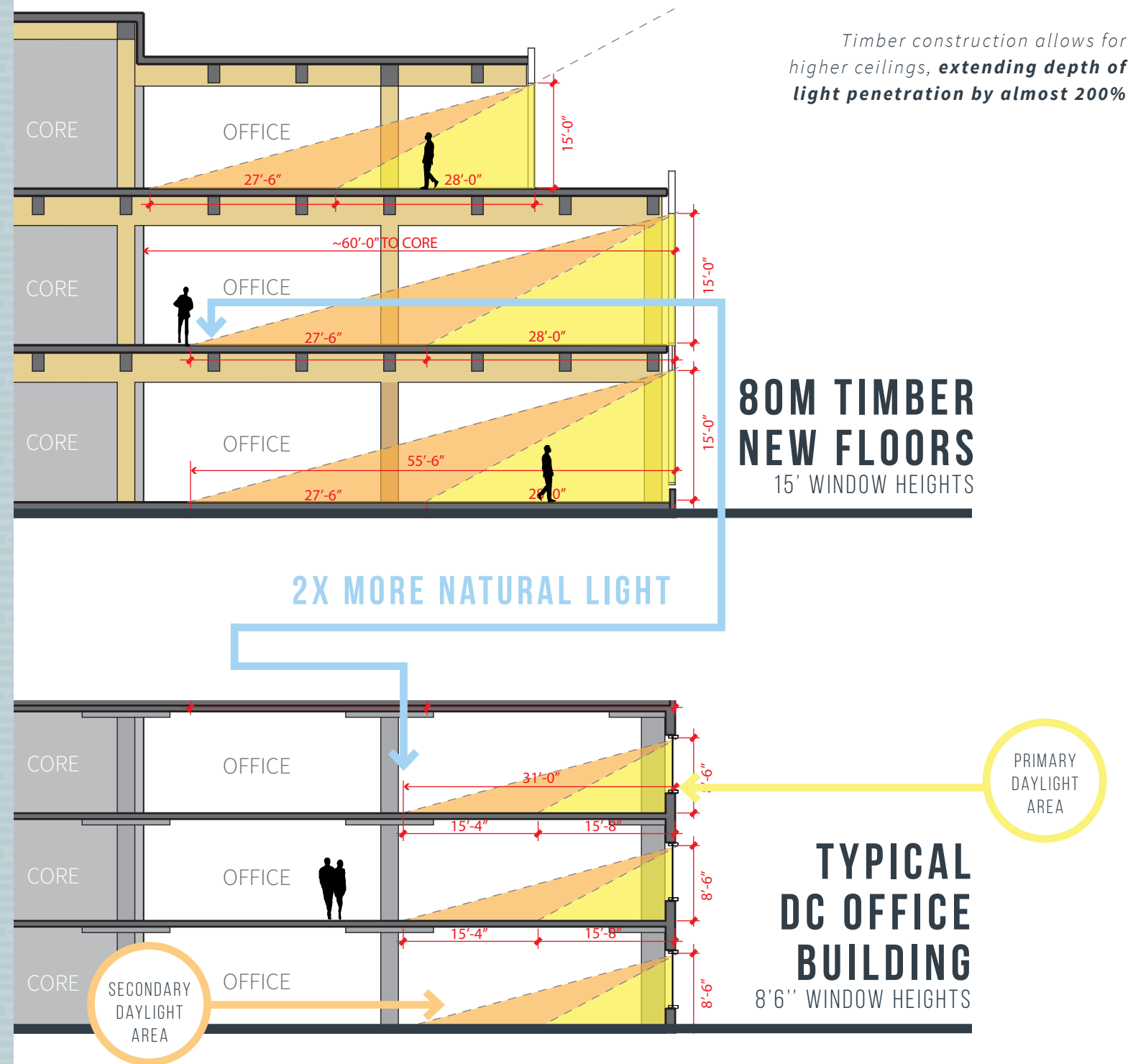
GROUND FLOOR
3,309 RSF | 3,376 RSF
12'3" SLAB-TO-SLAB CEILINGS



SCAN TO TOUR
SUITE 180 NOW



1ST FLOOR AS-BUILT & TEST-FIT PLAN



DESIGNING SPACE FOR TOMORROW'S WORKFORCE



WIREScore
SILVER

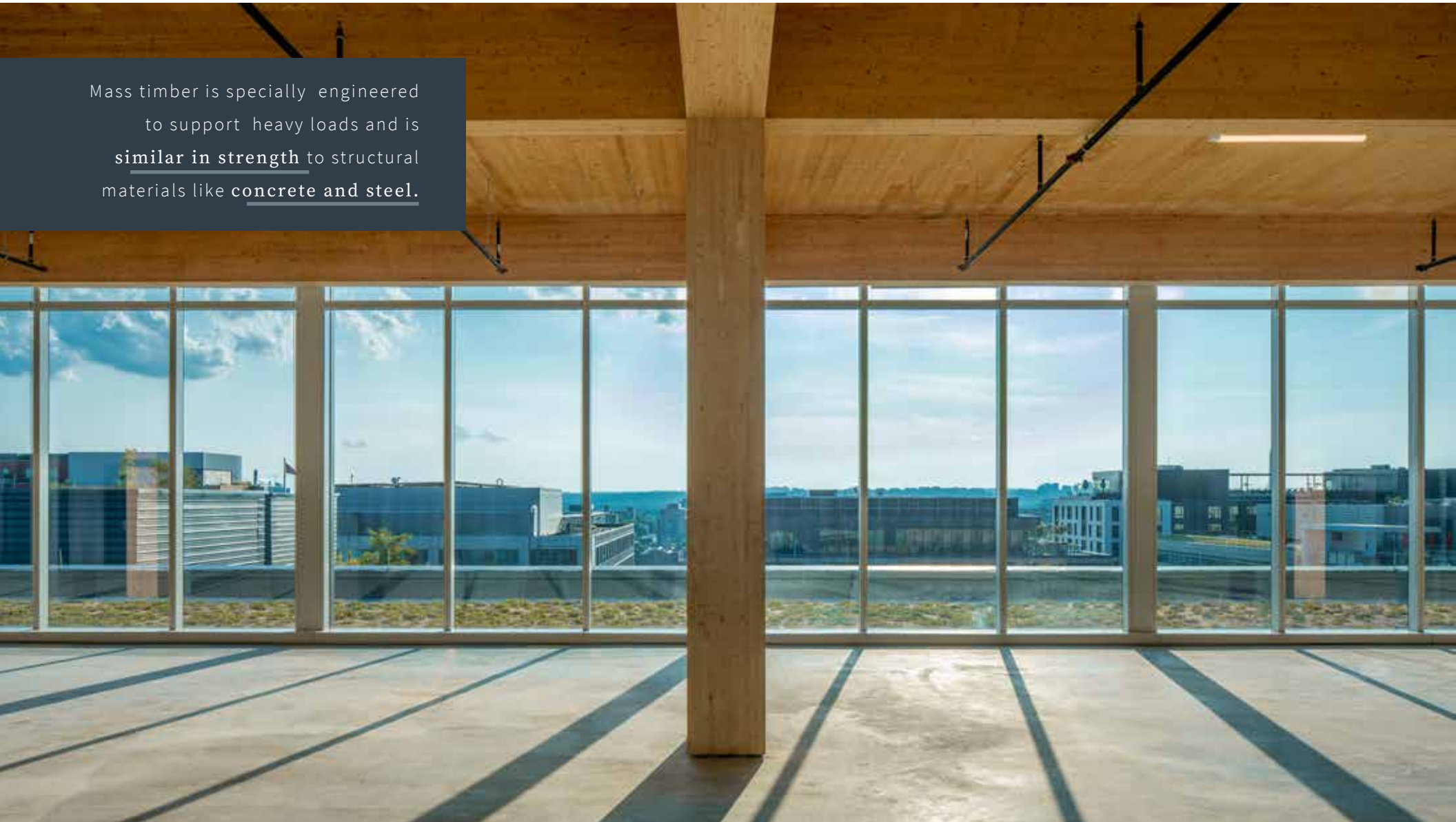


*IN PROCESS, FOR MASS
TIMBER OVERBUILD ONLY

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**

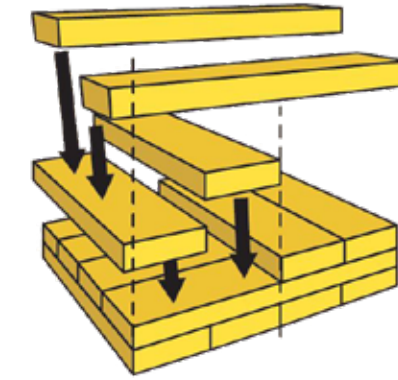
Engineered product made of two or more layers of lumber glued together with the grain of each layer running perpendicular to the previous layer

PRODUCT SIZE:

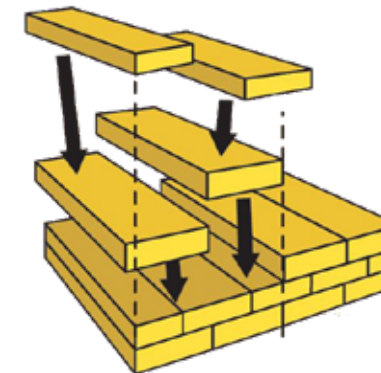
Up to 15” thick x 10’ wide x 64’ long

TREES USED:

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



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



PRIMARY APPLICATION: **COLUMNS & TRUSSES**

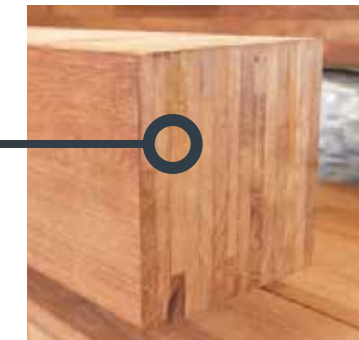
Engineered product made of two or more layers of lumber glued together with the grain of all layers running parallel to the length

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



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



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

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.



FASTEST GROWING NEIGHBORHOOD IN DC PARK-NAVY YARD