



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



15FT  
FINISHED  
CEILINGS

SHARED  
OUTDOOR  
TERRACES

wework

OUTDOOR SPACE  
INTEGRATED INTO YOUR  
OFFICE ENVIRONMENT

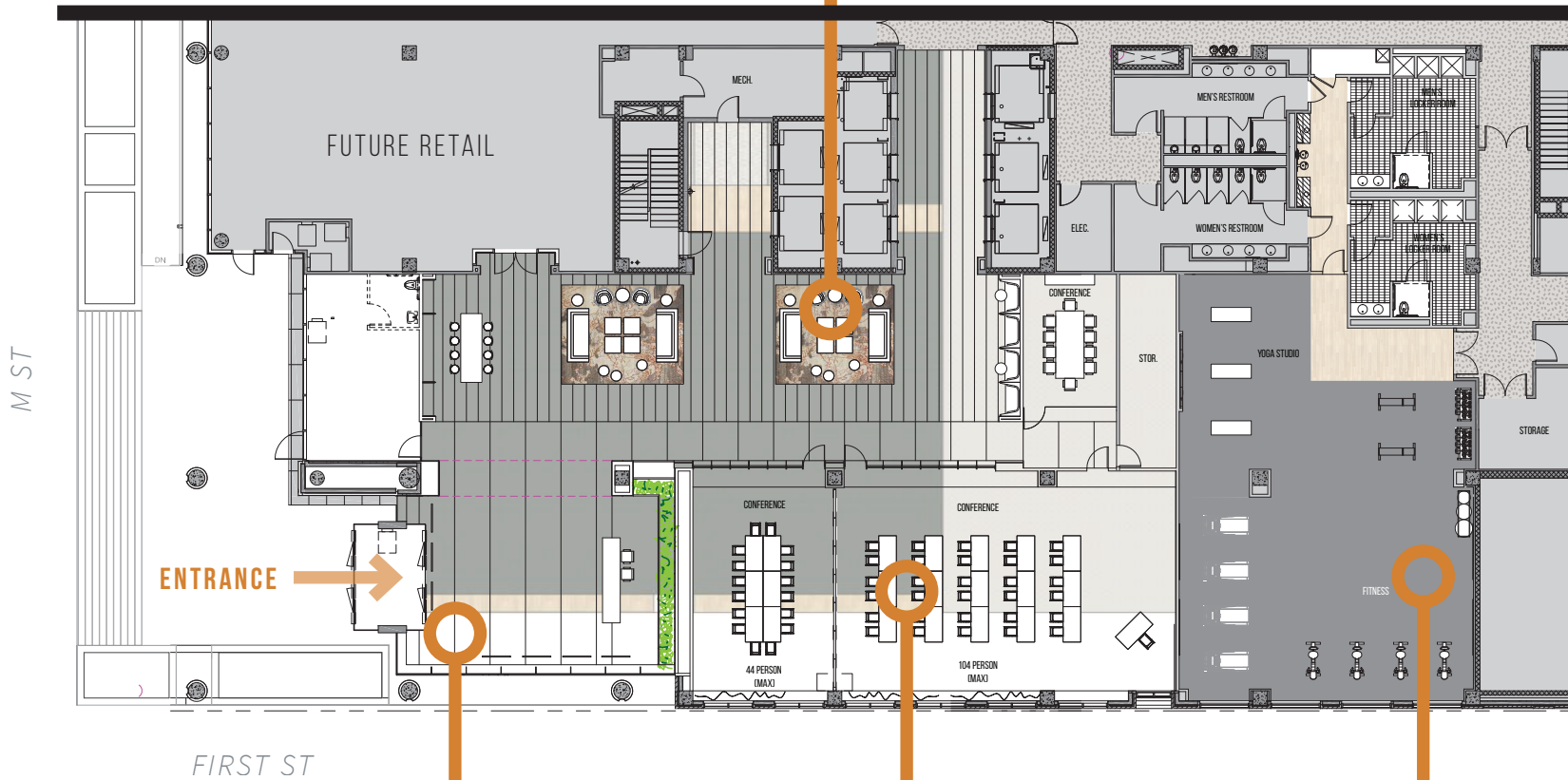


WATCH  
FULL  
VIDEO  
HERE

# 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



LOBBY SEATING AREA



LOBBY



NEW MASS TIMBER OVERBUILD



SHARED TENANT  
LOUNGE & OUTDOOR  
TERRACE

OPPORTUNITY FOR  
PRIVATE OUTDOOR  
TERRACE

8,377 RSF

10TH

23,824 RSF

9TH

LEASED

8TH

15,870 RSF

7TH

12,889 RSF

6TH

26,054 RSF

5TH

19,304 RSF

4TH

14,629 RSF

3RD

6,685 RSF

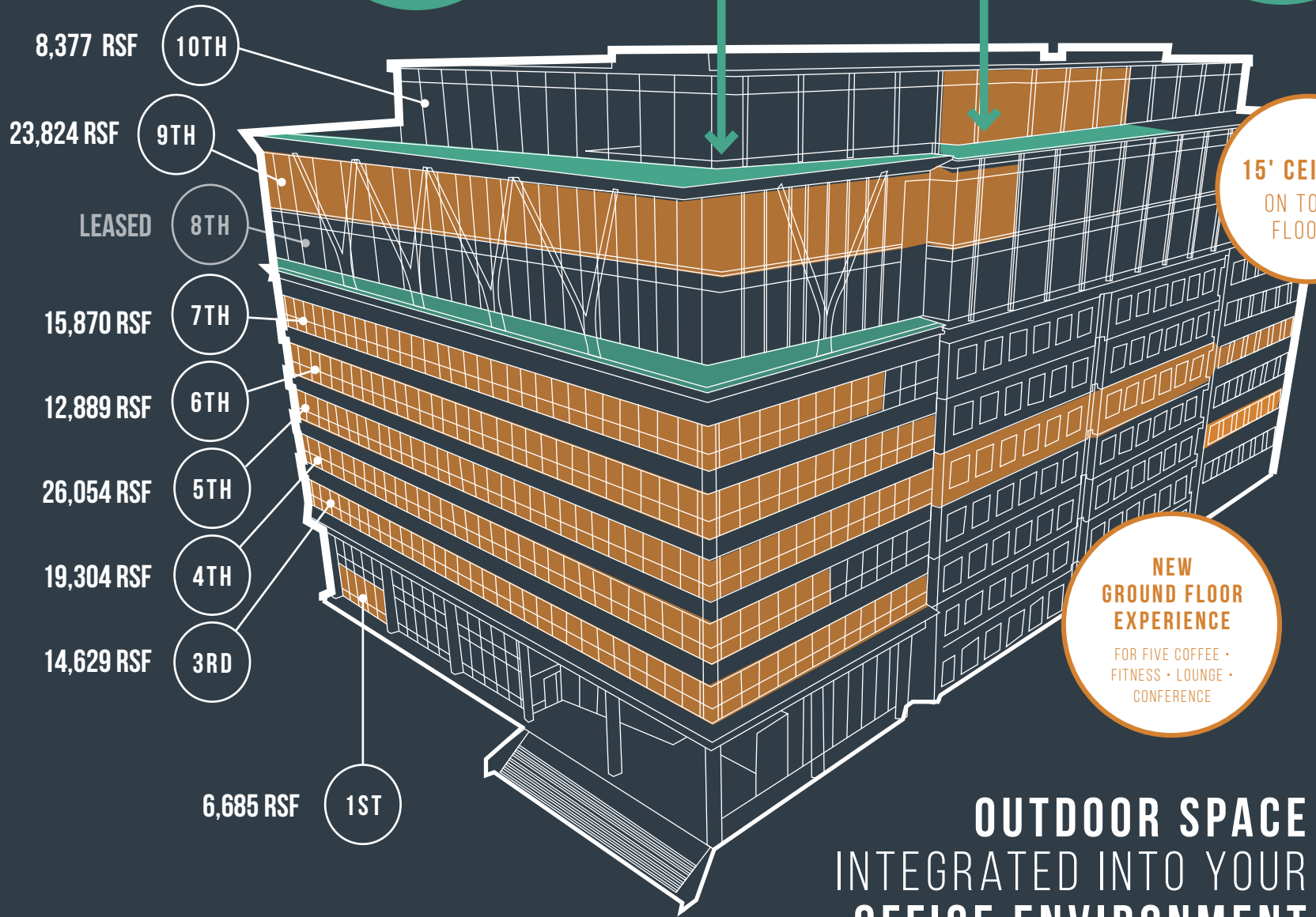
1ST

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

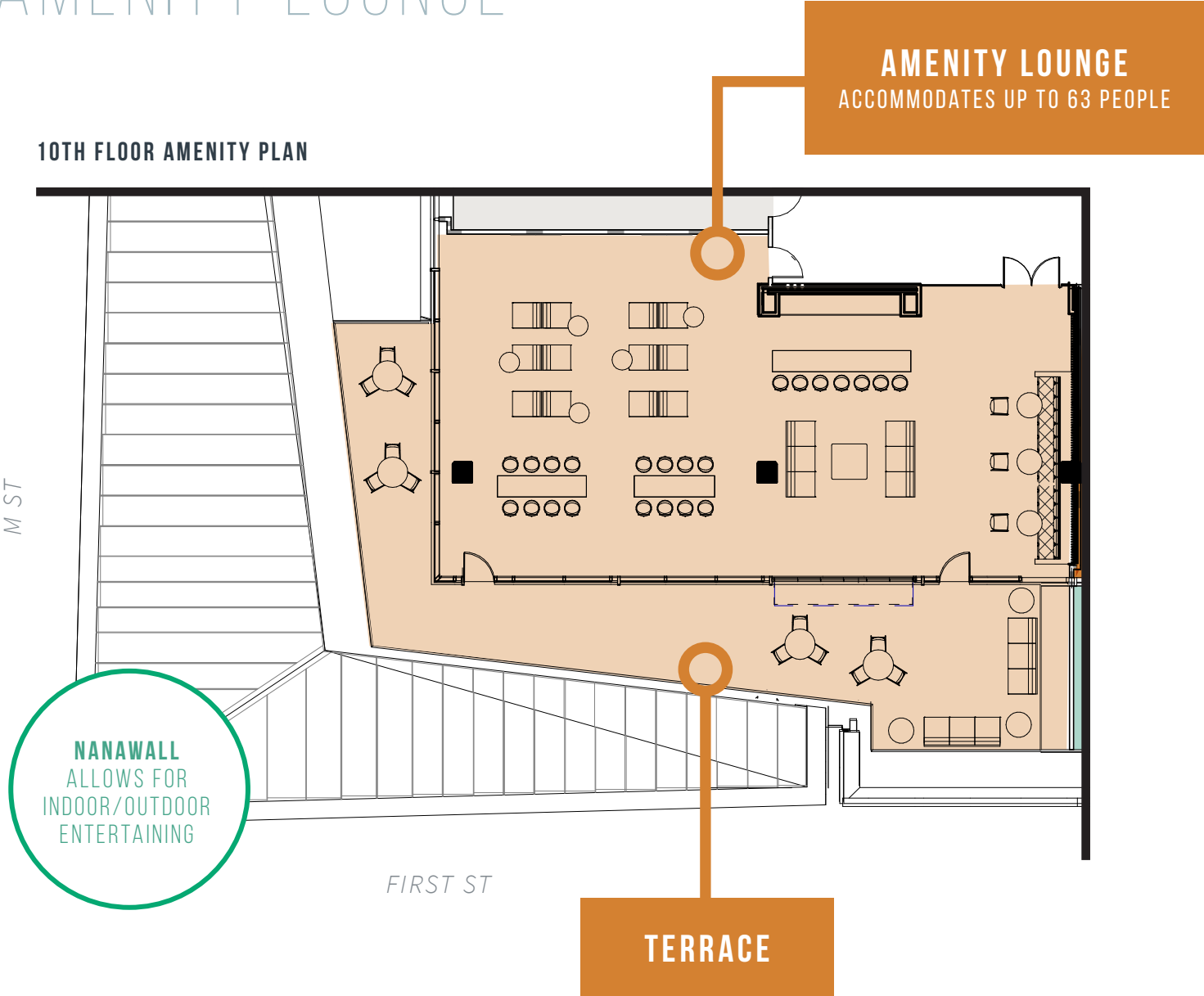


# 10TH FLOOR TERRACE + AMENITY LOUNGE



AMENITY TERRACE

10TH FLOOR AMENITY PLAN



# 10TH FLOOR

## 10TH FLOOR

SHARED TENANT LOUNGE +  
PRIVATE OUTDOOR TERRACE

CUSHING PL



M ST

L ST

FIRST ST

SHARED  
TENANT  
LOUNGE +  
TERRACE

PRIVATE  
OUTDOOR  
TERRACE



AMENITY LOUNGE



OUTDOOR TERRACE



# 9TH FLOOR

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

SUITE 901  
7,211 RSF  
SPEC SUITE

CUSHING PL

M ST

L ST

FIRST ST

SUITE 903  
16,613 RSF  
HYPOTHETICAL PLAN



9TH FLOOR  
NEW FLOOR

# 7TH FLOOR

AS-BUILT PLAN

## 7TH FLOOR

15,870 RSF

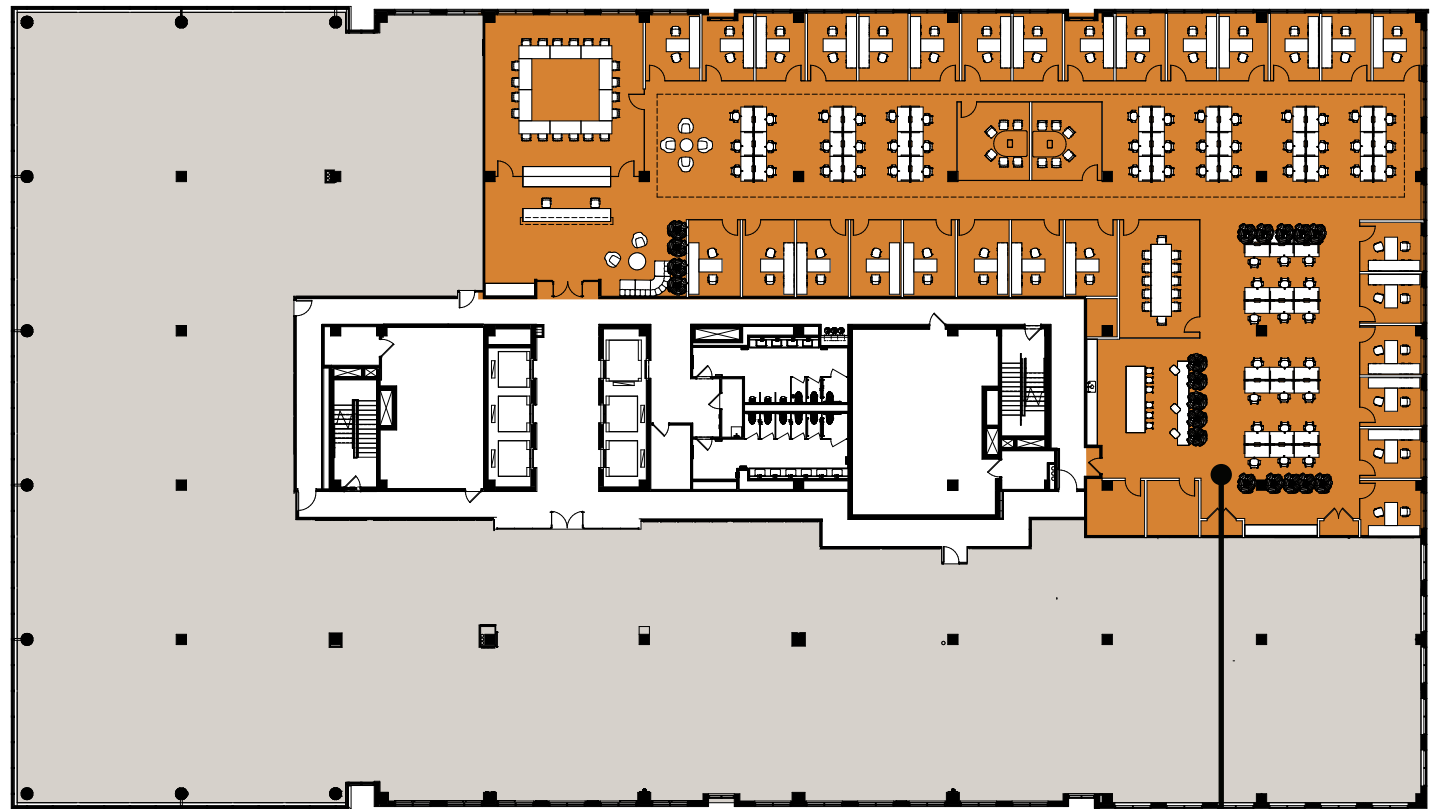
12 FT SLAB-TO-SLAB CEILINGS

CUSHING PL

M ST

L ST

FIRST ST



SCAN TO TOUR  
SUITE 750 NOW

**SUITE 750**  
**15,870 RSF**  
**AVAILABLE**

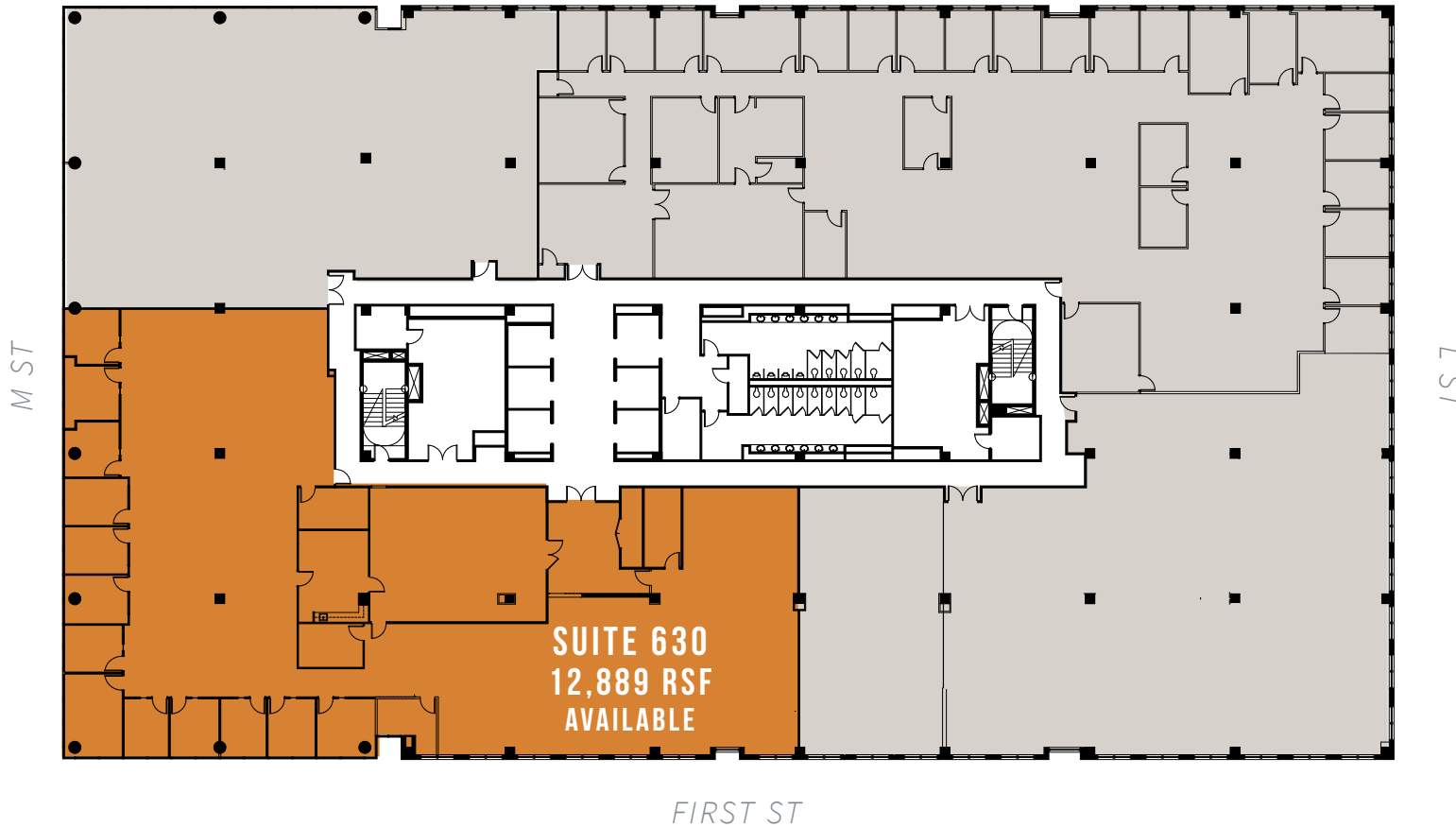


# 6TH FLOOR

12,889 RSF

12 FT SLAB-TO-SLAB CEILINGS

CUSHING PL



SCAN TO TOUR  
SUITE 630 NOW

6TH FLOOR  
AS-BUILT PLAN

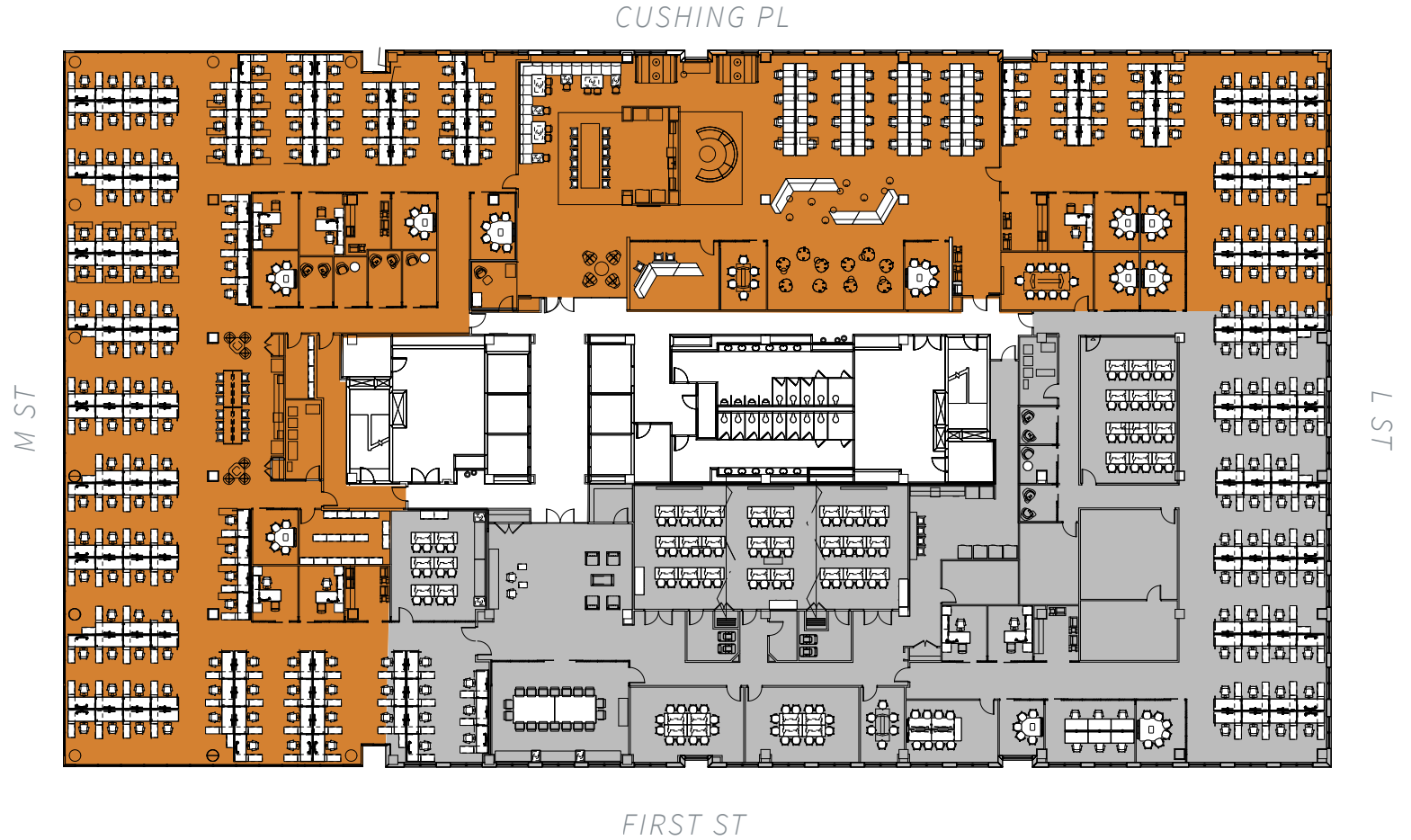
# 5TH FLOOR

AS-BUILT PLAN

## 5TH FLOOR

26,054 RSF

12 FT SLAB-TO-SLAB CEILINGS

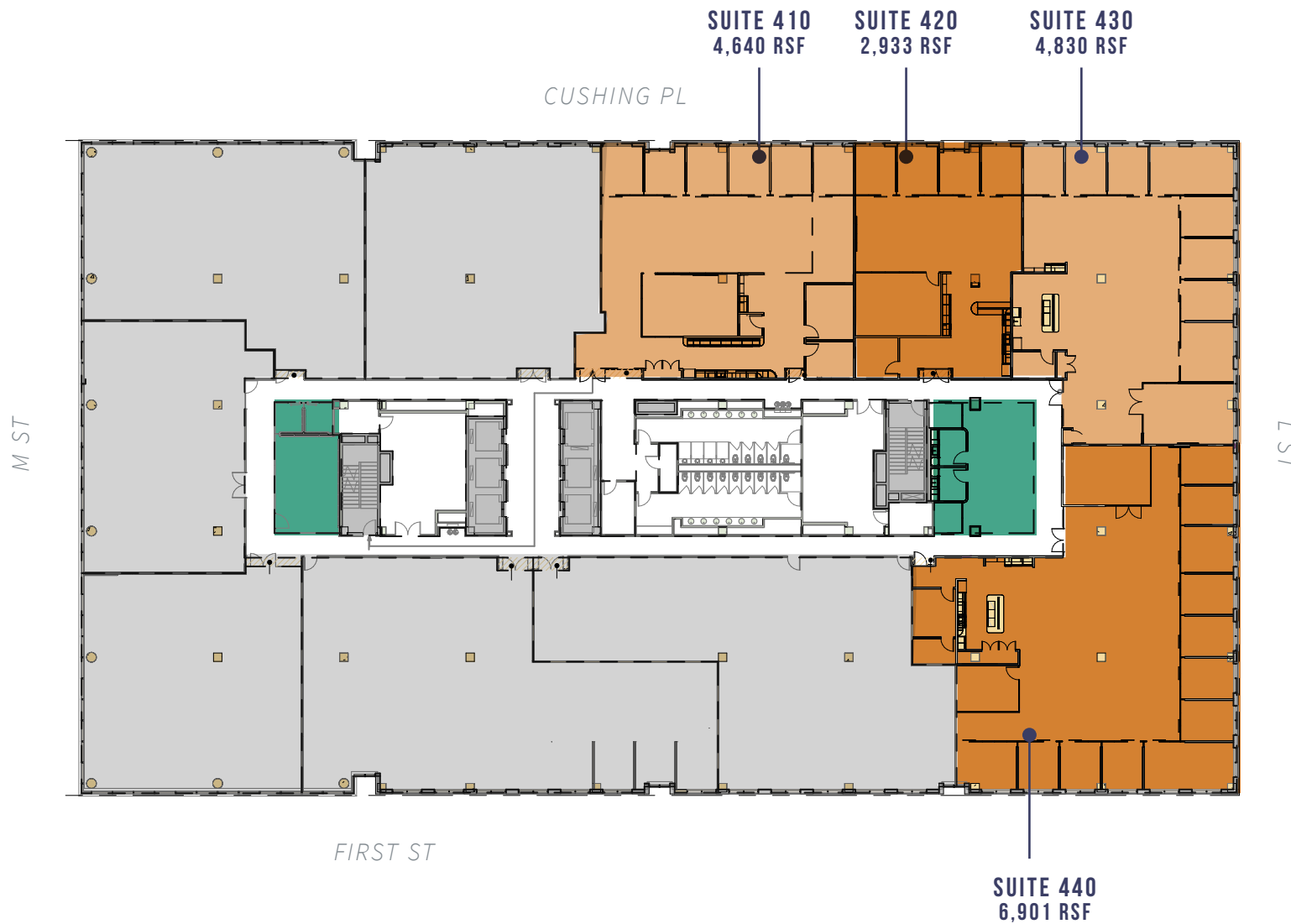


# 4TH FLOOR SPEC SUITES

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





**4TH FLOOR**  
SPEC SUITES



# 3RD FLOOR PLANS

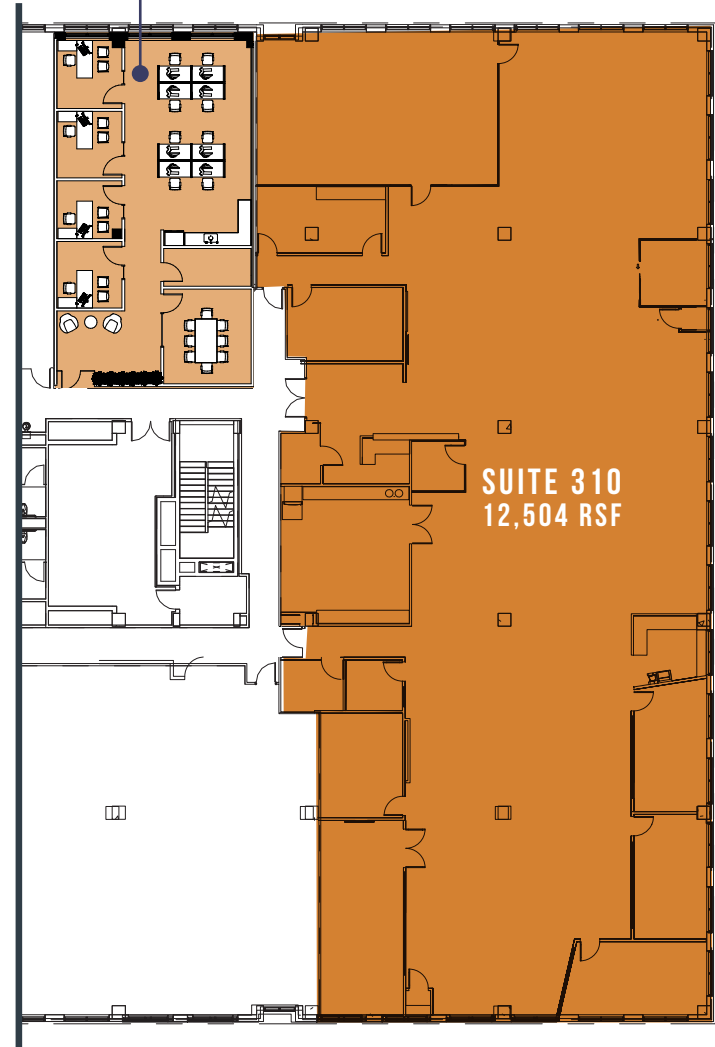
## 3RD FLOOR

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



**SUITE 320**  
2,125 RSF

CUSHING PL



**SUITE 310**  
12,504 RSF

L ST

FIRST ST



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



SUITE 180  
3,376 RSF

CUSHING PL

SUITE 105  
3,309 RSF  
AVAILABLE  
12/1/2023

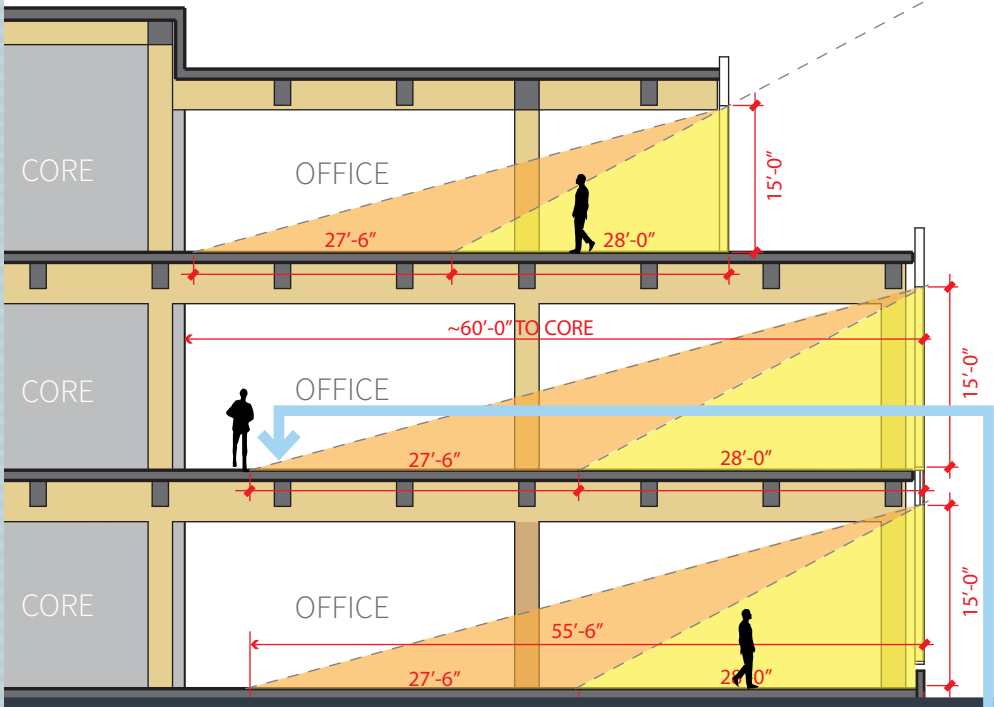


AS-BUILT PLAN

FIRST ST

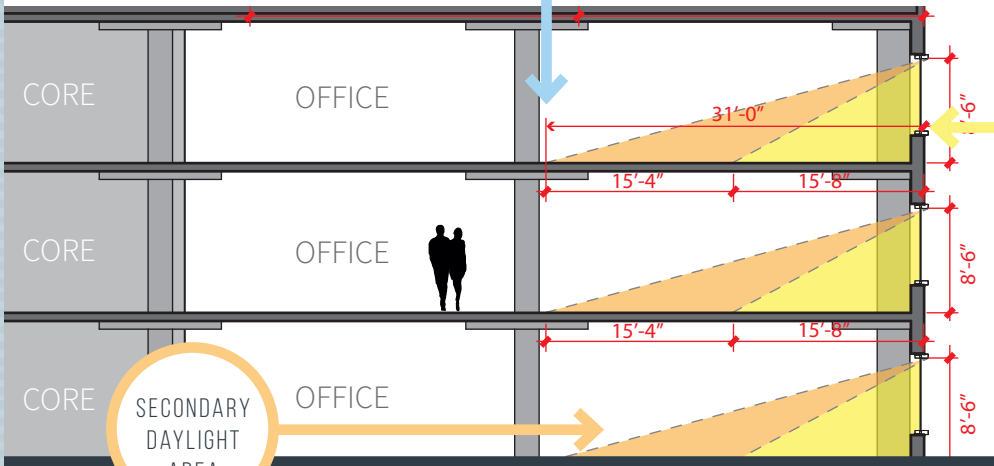
1ST FLOOR  
AS-BUILT & TEST-FIT PLAN

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



**15FT**

SLAB-TO-SLAB  
CEILINGS

10TH FLOOR OFFICE



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**

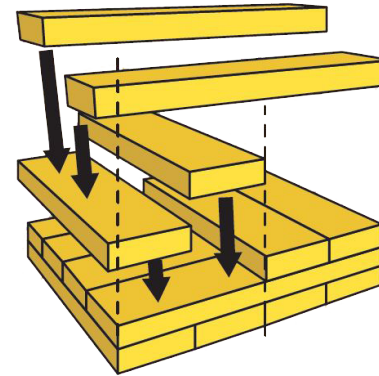
*Engineered product made of two or more layers of lumber glued together with the grain of each layer running perpendicular to the previous layer*

PRODUCT SIZE:

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

TREES USED:

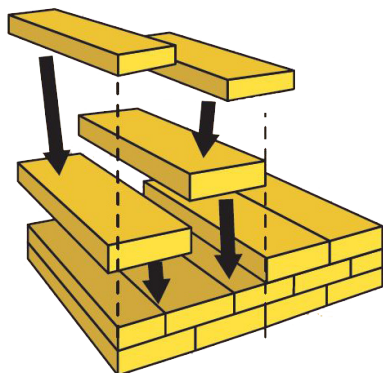
*Douglas-Fir, Spruce-Pine-Fir, Southern Yellow Pine, and Alaska Yellow Cedar*



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:

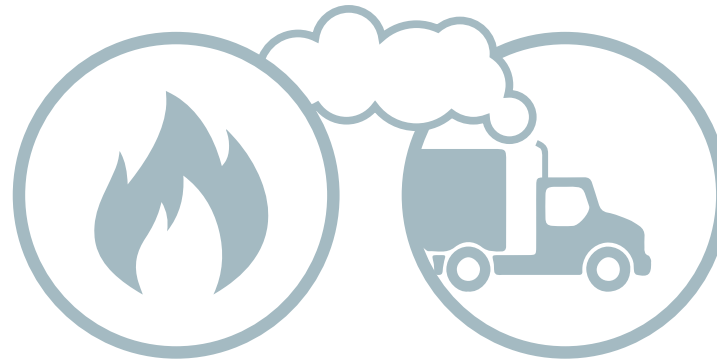
*Douglas-Fir Larch, Southern Yellow Pine, Hern-Fir, and Spruce-Pine-Fir*





# 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

RANDALL  
FIELDS

GARFIELD PARK



THE COLLECTIVE DC

100 CAPITOL  
YARDS



PARK CHELSEA AT  
THE COLLECTIVE

SLIPSTREAM  
COFFEE, SMOOTHIES, PROVISIONS



CVS

ONE HILL SOUTH  
LUXURY APARTMENTS

SCARLETT OAK

CAPITOL HILL  
TOWER

COURTYARD  
BY HARLOW



LANSBURGH  
PARK

WASHINGTON  
CANAL  
PARK

FIVE GUYS

HARLOW



circulator



The Bull pen

BUFFALO  
WILD WINGS

IRCA

BEBE

RASA

Willie's Brew & Que

Nando's

POTBELLY

VIDA

Leo's  
CATERY

BASEBOWL  
ATLAS

GATSBY

roTi

CHOPT

CHLOE

swætgreen

albi

Walter's  
Sports Bar

MISSION



NATIONALS  
PARK

THE YARDS

AGUA301

DISTRICT  
WINERY

NICOLETTA  
PIZZERIA

THE YARDS  
PARK

THE SALT LINE  
OYSTER + ALE



ALL  
PURPOSE  
PIZZERIA

JACKIE

FREDERICK DOUGLASS MEMORIAL



PINEAPPLE AND  
PEARLS



LITTLE  
PEARL

Hoosier



cava  
mezze

LAS PLACITAS  
RESTAURANT

CHI!KO



8TH STREET RETAIL



11TH ST SE

GOOD HO



**FASTEST GROWING  
NEIGHBORHOOD IN DC**  
BALLPARK-NAVY YARD

*LEASING  
INFORMATION*

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Columbia  
Property Trust



80M  
S T R E E T