



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

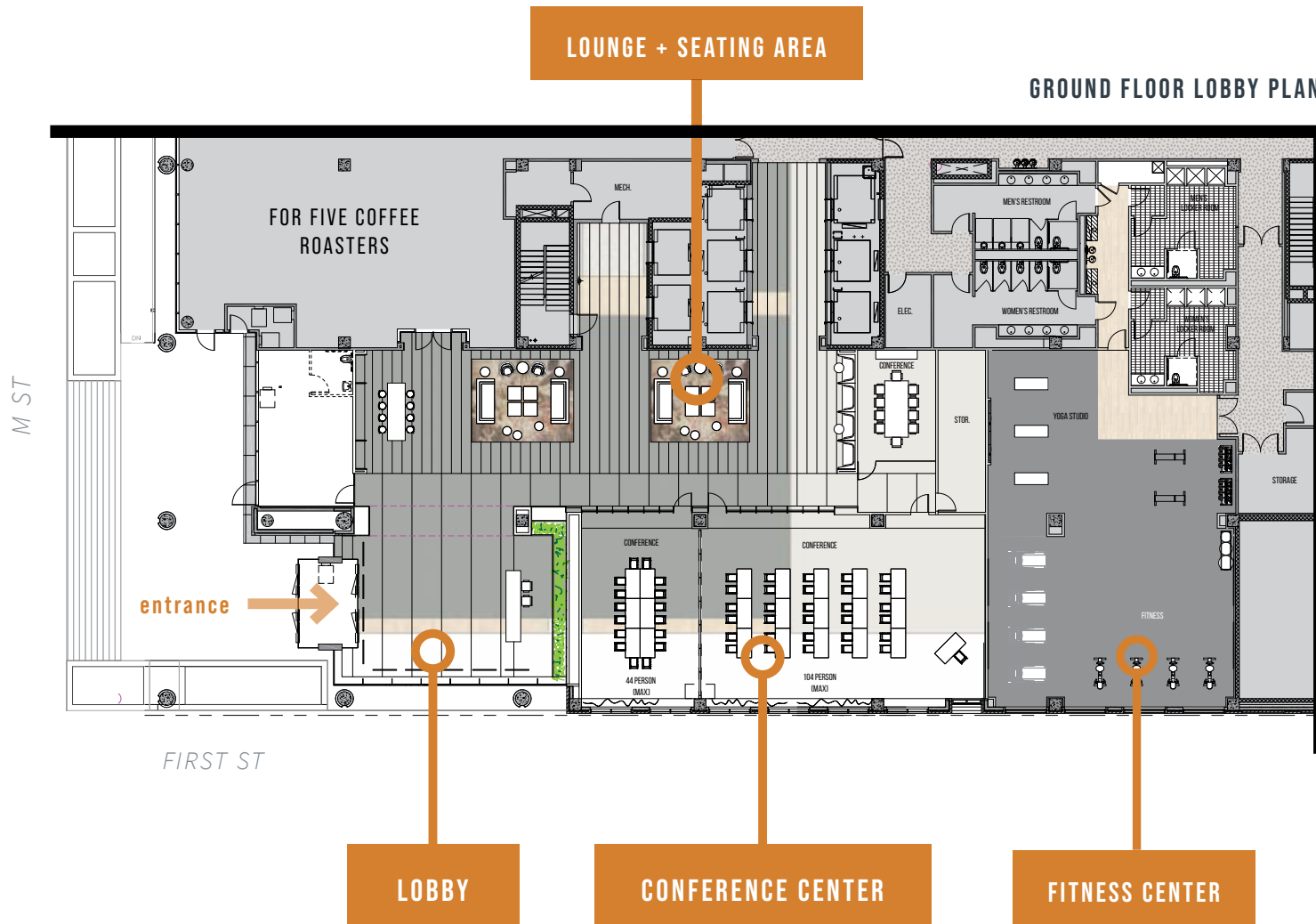


15FT
FINISHED
CEILINGS

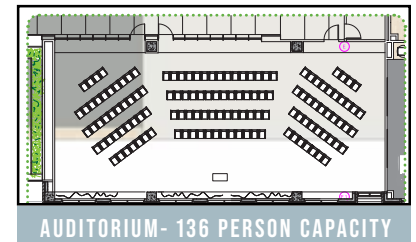
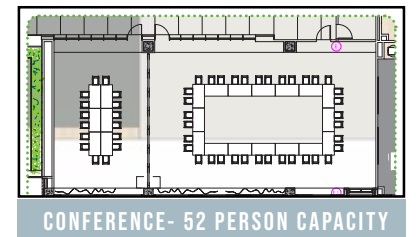
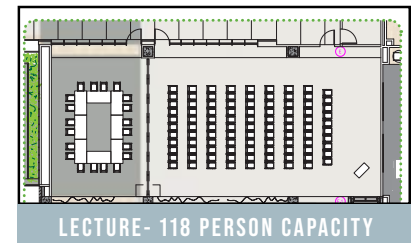
SHARED
OUTDOOR
TERRACES

OUTDOOR SPACE
INTEGRATED INTO YOUR
OFFICE ENVIRONMENT

ENTIRE GROUND FLOOR RENOVATED



CONFERENCE CENTER CONFIGURATIONS





NEW ENTRY EXPERIENCE GROUND FLOOR LOBBY



CONFERENCE ROOM



FITNESS CENTER





OUTDOOR SPACE INTEGRATED INTO YOUR OFFICE ENVIRONMENT

80M

STREET

SHARED TENANT
LOUNGE & OUTDOOR
TERRACE

16,613 RSF
TIMBER SUITE

9TH

15,870 RSF

7TH

12,889 RSF

6TH

24,361 RSF
FUTURE SPEC SUITES

5TH

16,184 RSF
SPEC SUITES

4TH

3,376 RSF

1st

15' CEILINGS
ON TOP 3
FLOORS

NEW
GROUND FLOOR
EXPERIENCE

FOR FIVE COFFEE •
FITNESS • LOUNGE •

SCAN TO SEE FULL
BUILDING LISTING



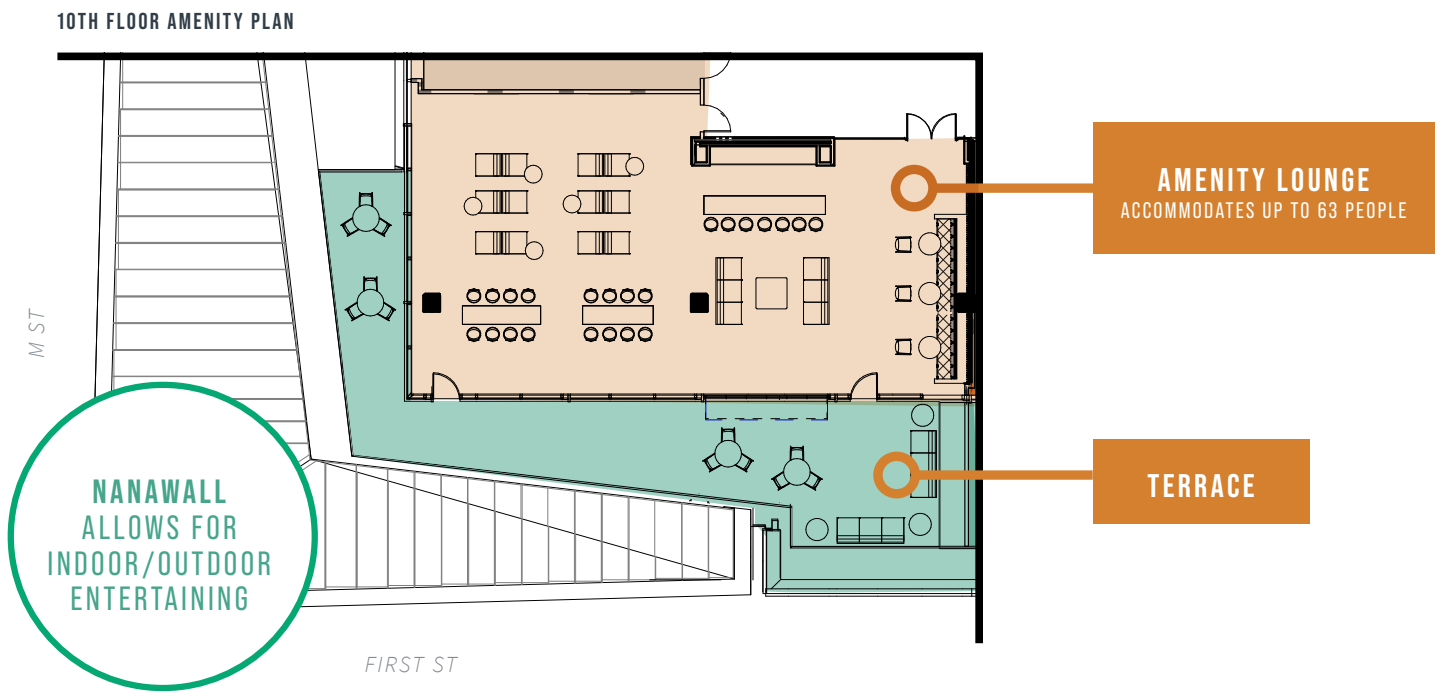


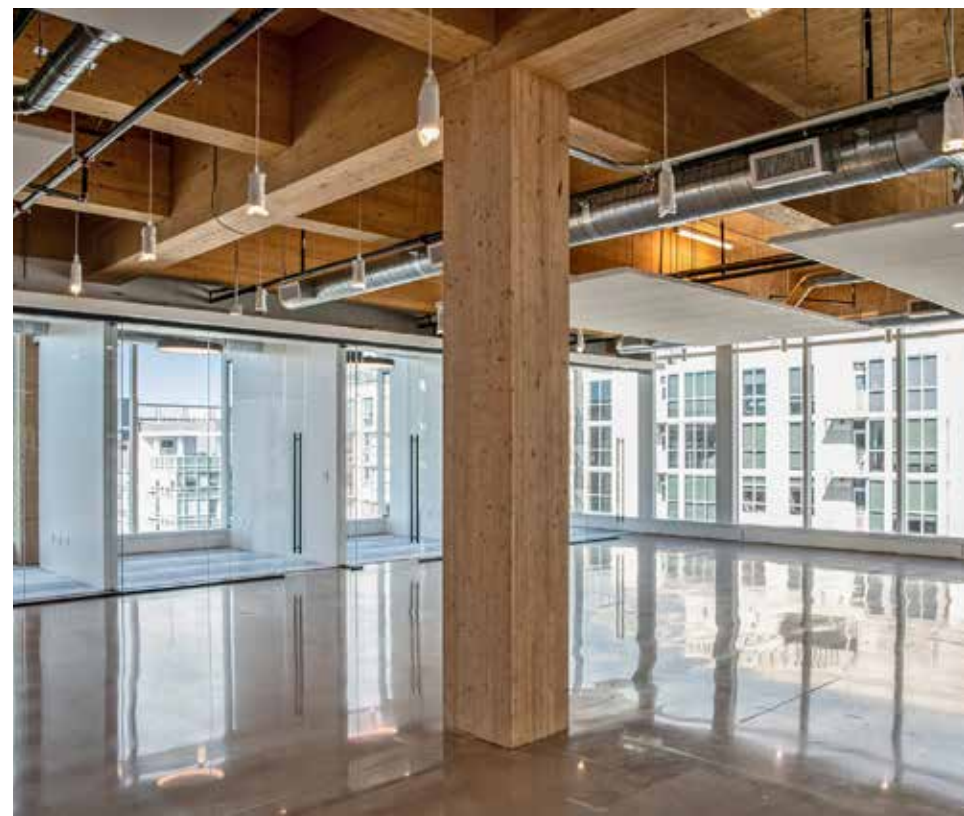
AMENITY TERRACE



AMENITY LOUNGE

10TH FLOOR
TERRACE +
AMENITY LOUNGE





9TH FLOOR

16,613 RSF

15 FT SLAB-TO-SLAB CEILINGS



↑
SUITE 903
16,613 RSF
HYPOTHETICAL PLAN



SCAN TO TOUR
SUITE 903 NOW

9TH FLOOR
NEW FLOOR

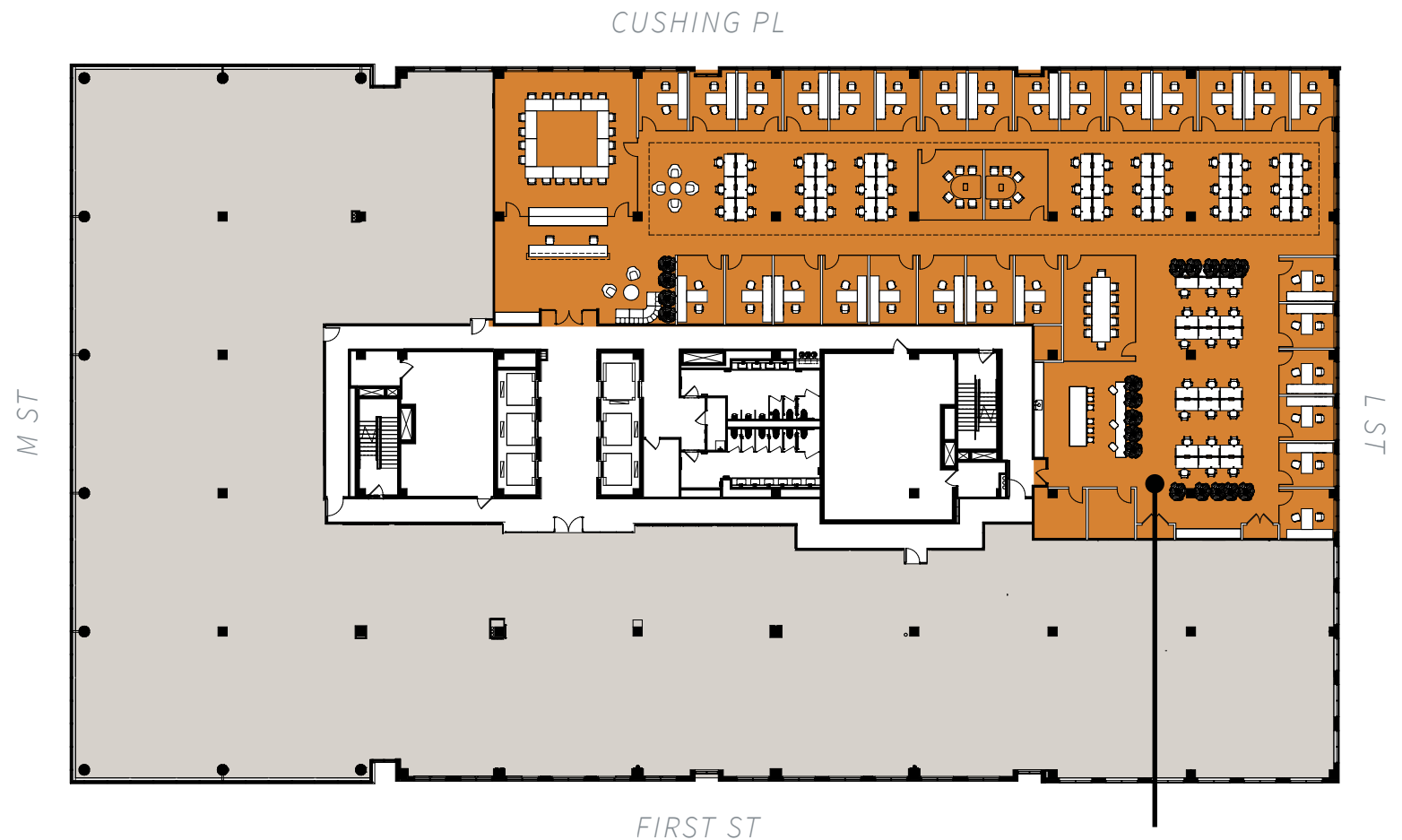
7TH FLOOR

AS-BUILT PLAN

7TH FLOOR

15,870 RSF

12 FT SLAB-TO-SLAB CEILINGS



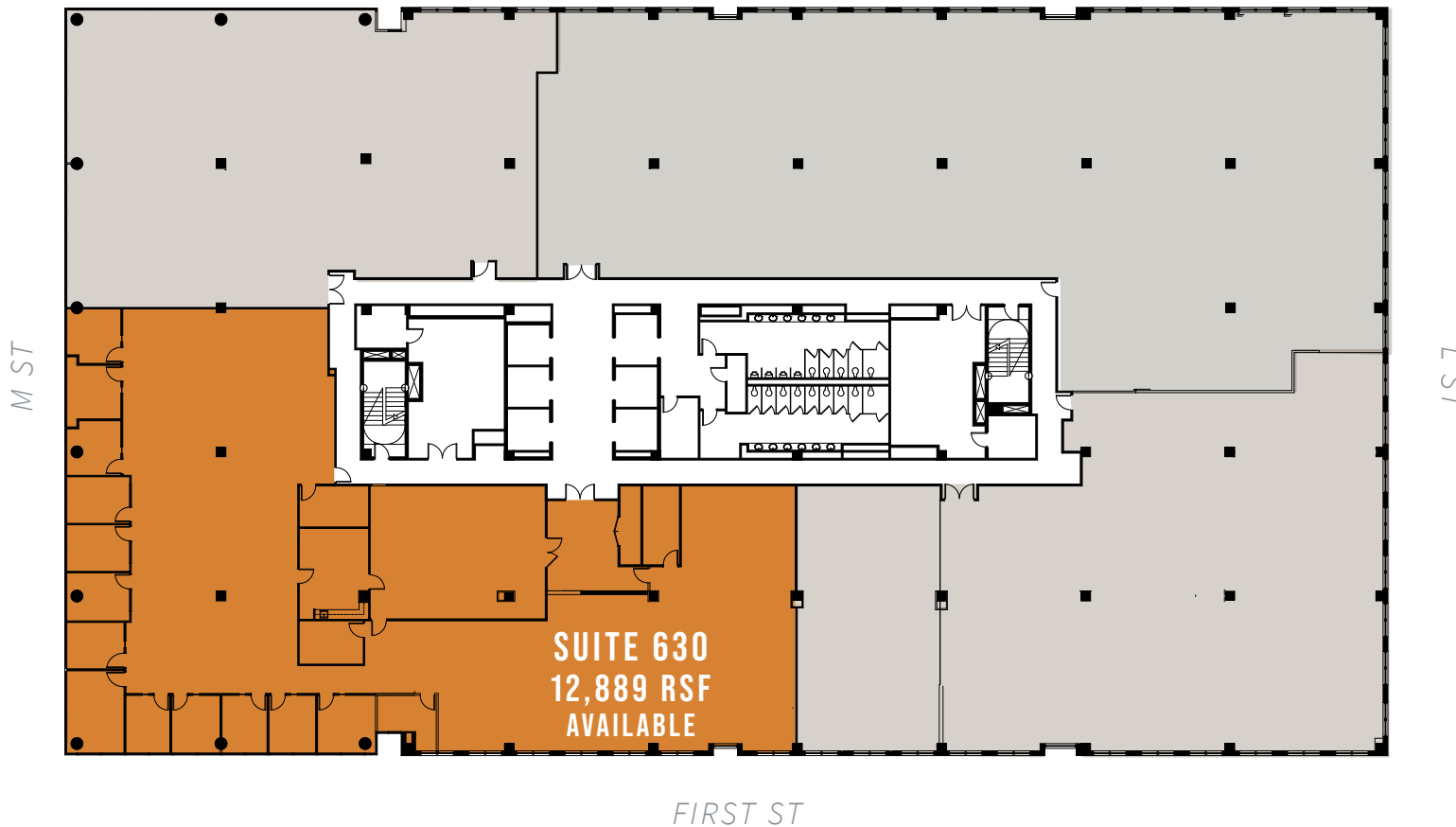
SUITE 750
15,870 RSF
AVAILABLE

6TH FLOOR

12,889 RSF

12 FT SLAB-TO-SLAB CEILINGS

CUSHING PL



6TH FLOOR
AS-BUILT PLAN

5TH FLOOR

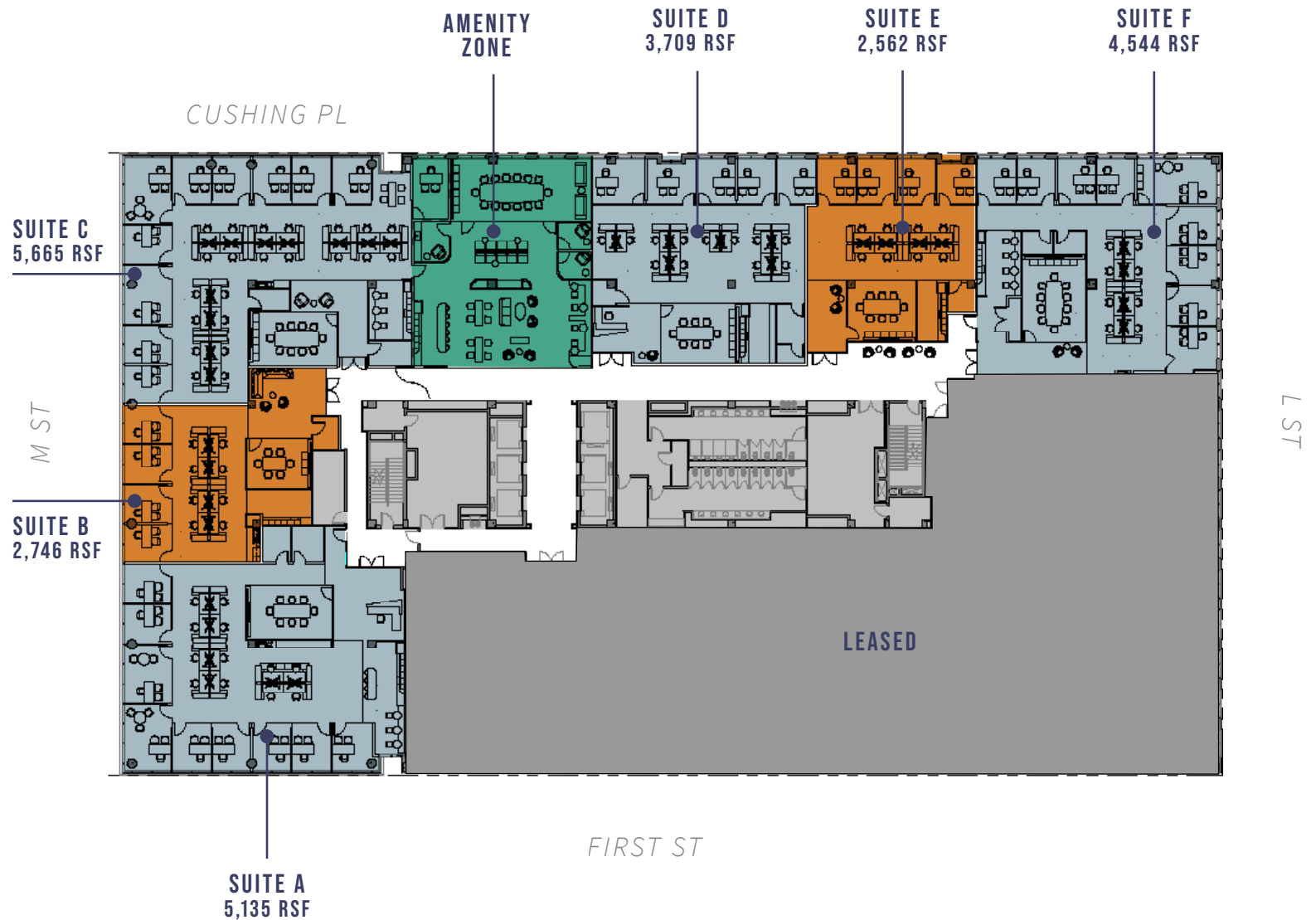
FUTURE SPEC SUITE PLAN

5TH FLOOR FUTURE SPEC SUITES

5,135 RSF | 2,746 RSF | 5,665 RSF | 3,709 RSF | 2,562 RSF | 4,544 RSF

12 FT SLAB-TO-SLAB CEILINGS

ONE AMENITY ZONE



5TH FLOOR AS-BUILT

26,054 RSF

12 FT SLAB-TO-SLAB CEILINGS



SCAN TO TOUR
5TH FLOOR NOW

CUSHING PL

M ST



L ST

FIRST ST

5TH FLOOR
AS-BUILT PLAN



4TH FLOOR SPEC SUITES

4,417 RSF | 5,177 RSF | 6,590 RSF

TWO AMENITY ZONES

12 FT SLAB TO SLAB CEILINGS

SCAN TO TOUR
SUITE 410 NOW



SCAN TO TOUR
SUITE 430 NOW



SCAN TO TOUR
AMENITIES NOW



M ST

SUITE 410
4,417 RSF

CUSHING PL

LEASED

LEASED

LEASED

LEASED

L ST

FIRST ST

SUITE 440
5,177 RSF

SUITE 430
6,590 RSF

4TH FLOOR
SPEC SUITE PLAN



STEP INTO
SUCCESS

NEWLY RENOVATED LOBBY

GROUND FLOOR

3,376 RSF

12'3" SLAB-TO-SLAB CEILINGS



SCAN TO TOUR
SUITE 180 NOW

SUITE 180
3,376 RSF

CUSHING PL



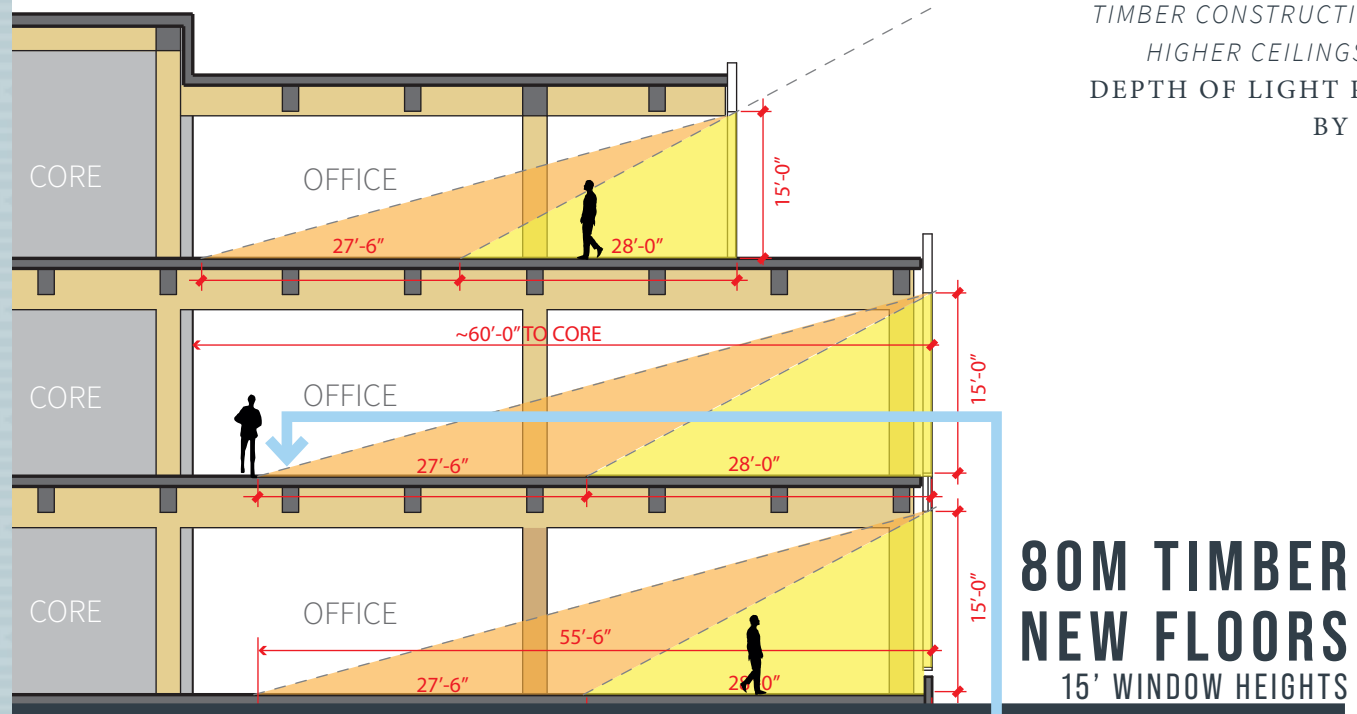
AS-BUILT PLAN

FIRST ST

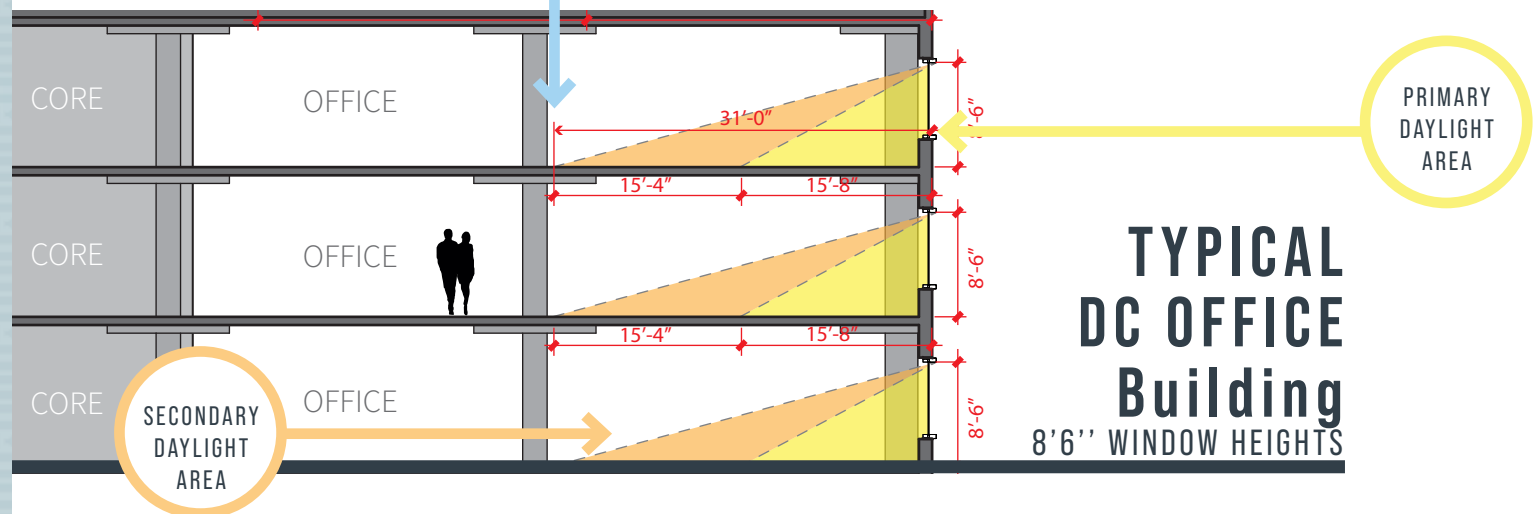
1ST

1ST FLOOR
AS-BUILT & TEST-FIT PLAN

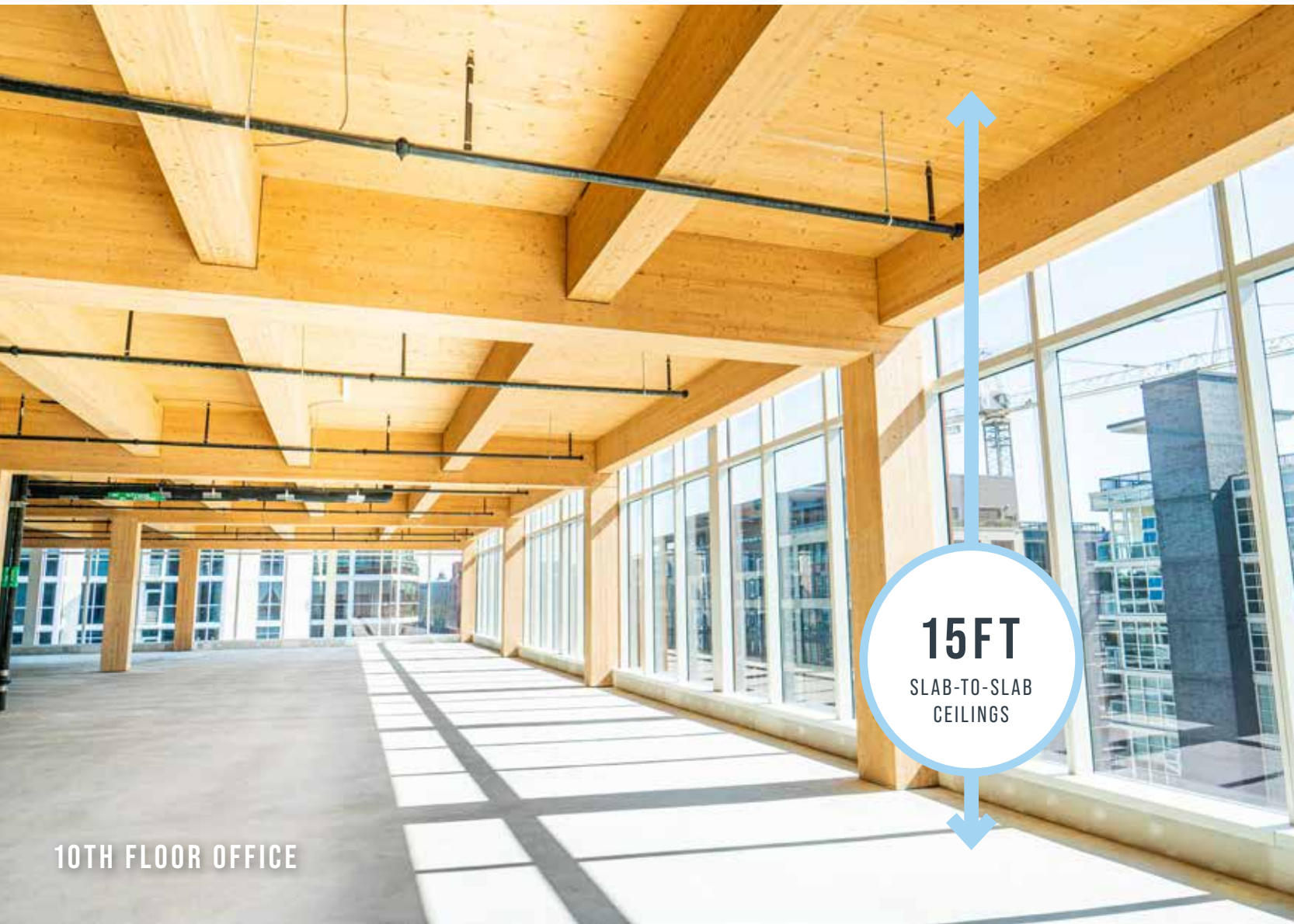
TIMBER CONSTRUCTION ALLOWS FOR
HIGHER CEILINGS, EXTENDING
DEPTH OF LIGHT PENETRATION
BY ALMOST 200%



2X MORE NATURAL LIGHT



DESIGNING SPACE FOR TOMORROW'S WORKFORCE



10TH FLOOR OFFICE

15FT

SLAB-TO-SLAB
CEILINGS



Wiredscore

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

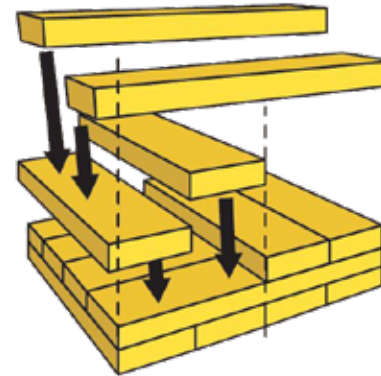
*Engineered product made of two or more layers of lumber glued together with the grain of each layer running **perpendicular** to the previous layer*

Product size:

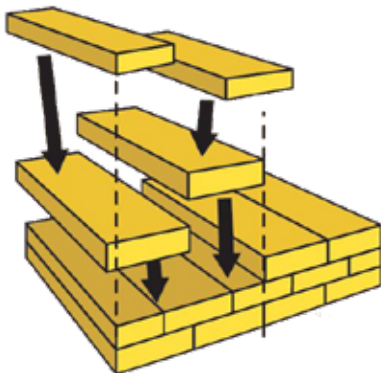
Up to 15" thick x 10' wide x 64' long

Trees used:

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



WHAT IS:
GLULAM
GLUE-LAMINATED TIMBER



PRIMARY APPLICATION: COLUMNS & TRUSSES

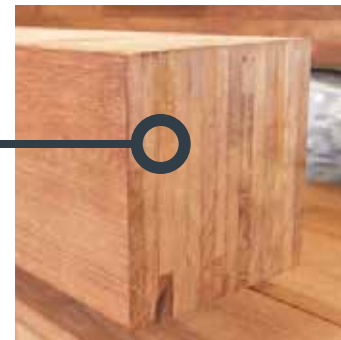
*Engineered product made of two or more layers of lumber glued together with the grain of all layers running **parallel** to the length*

PRODUCT SIZE:

Up to 20" thick x 7' wide

TREES USED:

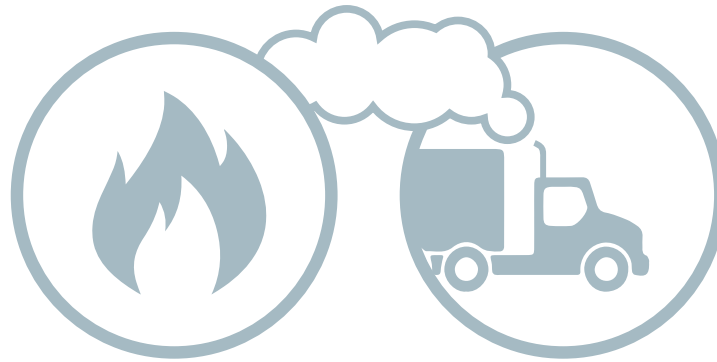
Douglas-Fir Larch, Southern Yellow Pine, Hern-Fir, and Spruce-Pine-Fir





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.*



LEASING INFORMATION

KRISTEN MATHIS

202.719.5623

kristen.mathis@jll.com

Jeanette Ko

202.719.6131

jeanette.ko@jll.com

Tommy Alexander

301.525.5645

tommy.alexander@jll.com



Columbia
Property Trust

80M
STREET



FASTEST GROWING
NEIGHBORHOOD IN DC
BALLPARK-NAVY YARD