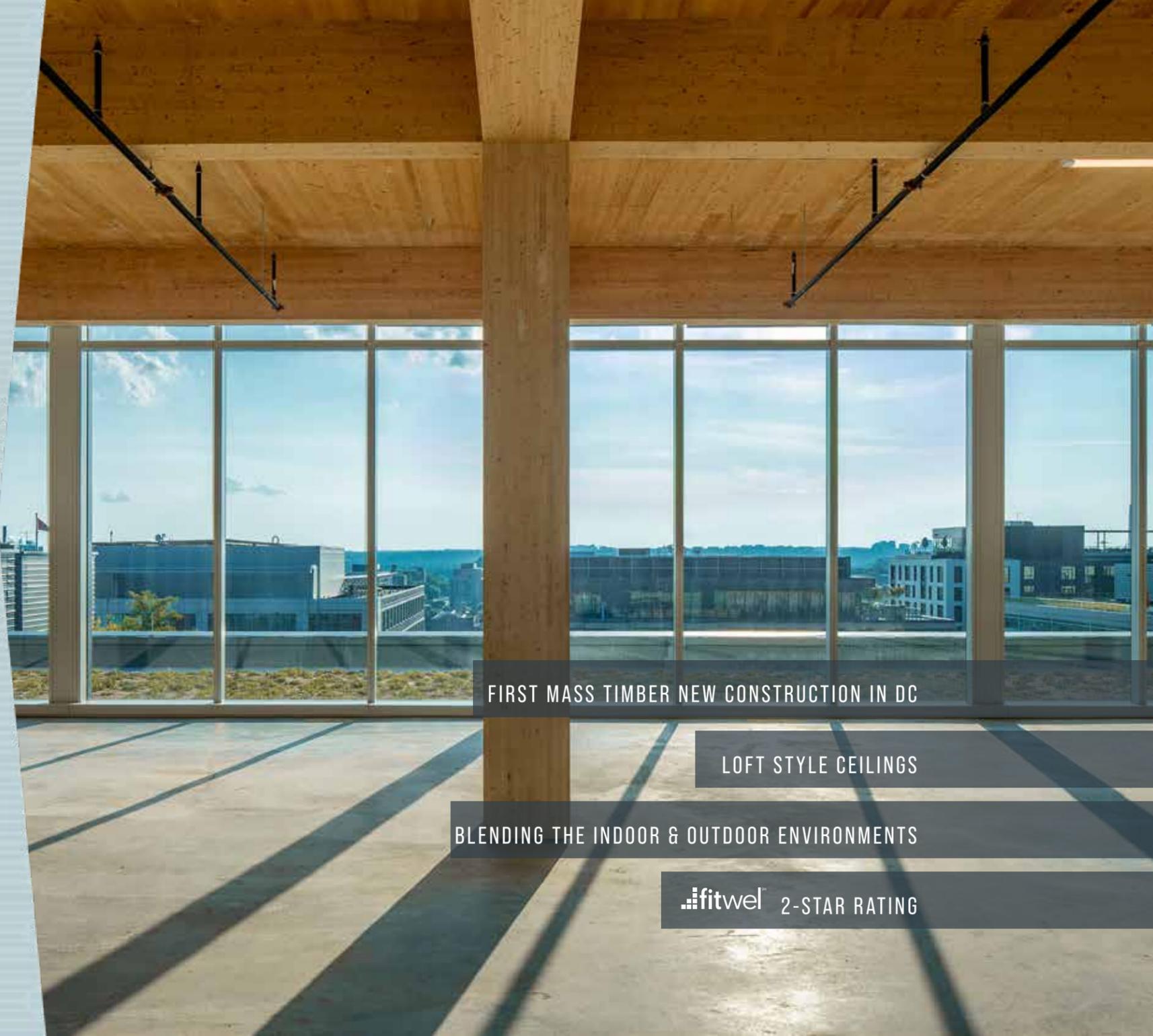




80M
STREET

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

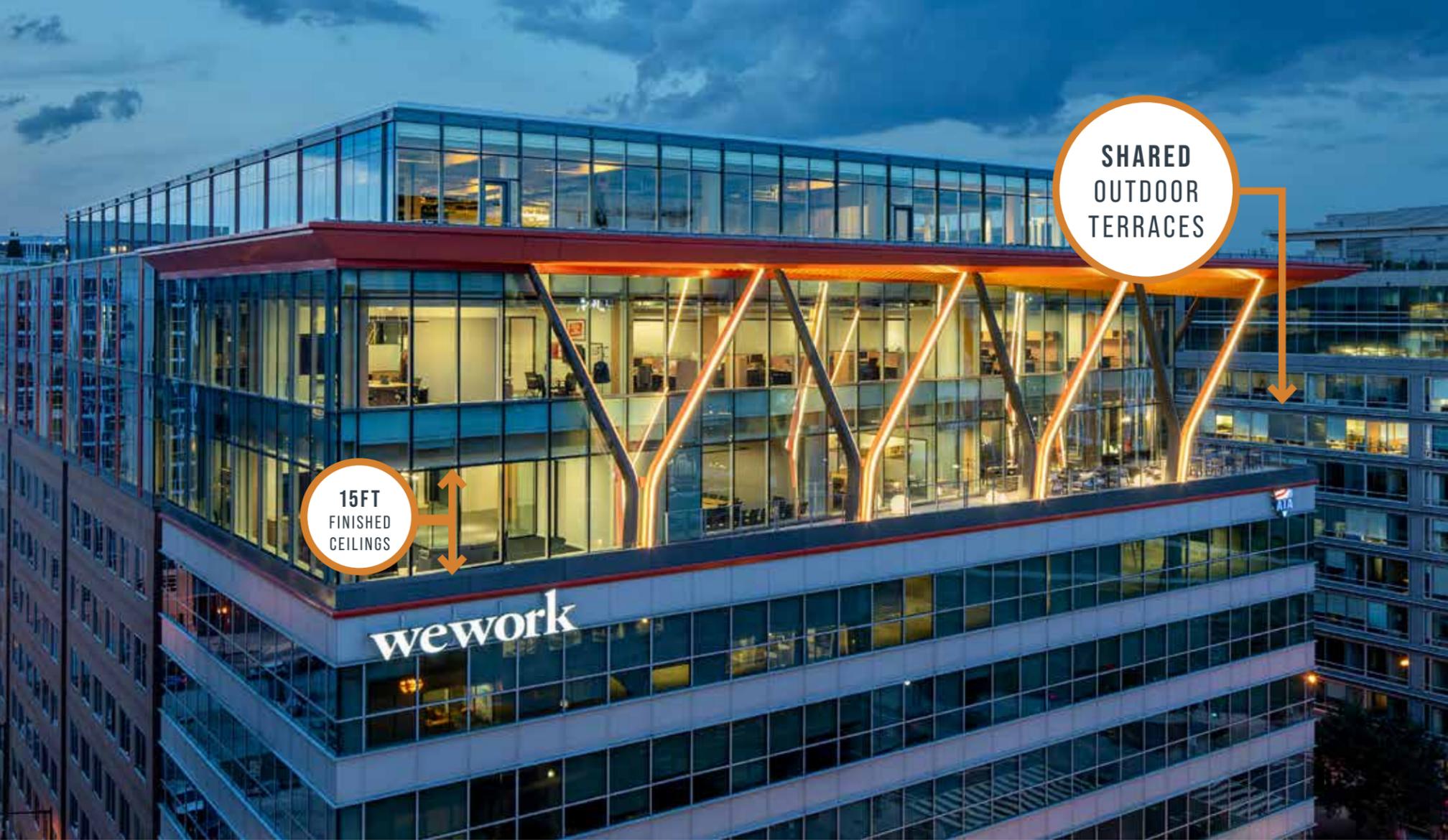


FIRST MASS TIMBER NEW CONSTRUCTION IN DC

LOFT STYLE CEILINGS

BLENDING THE INDOOR & OUTDOOR ENVIRONMENTS

fitwel 2-STAR RATING

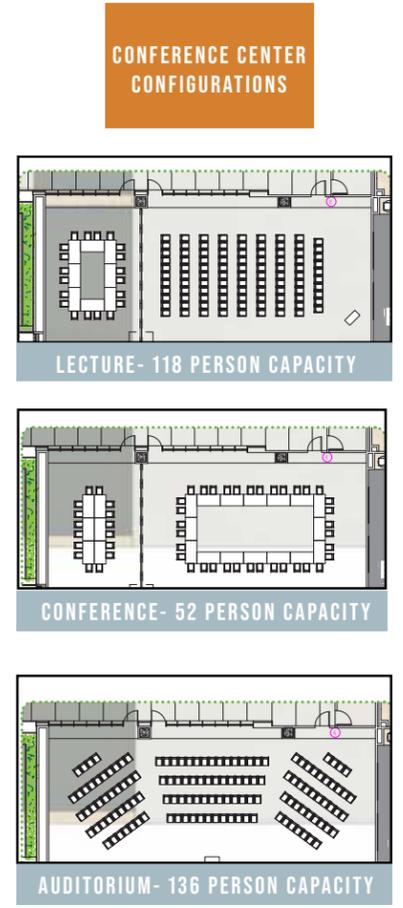
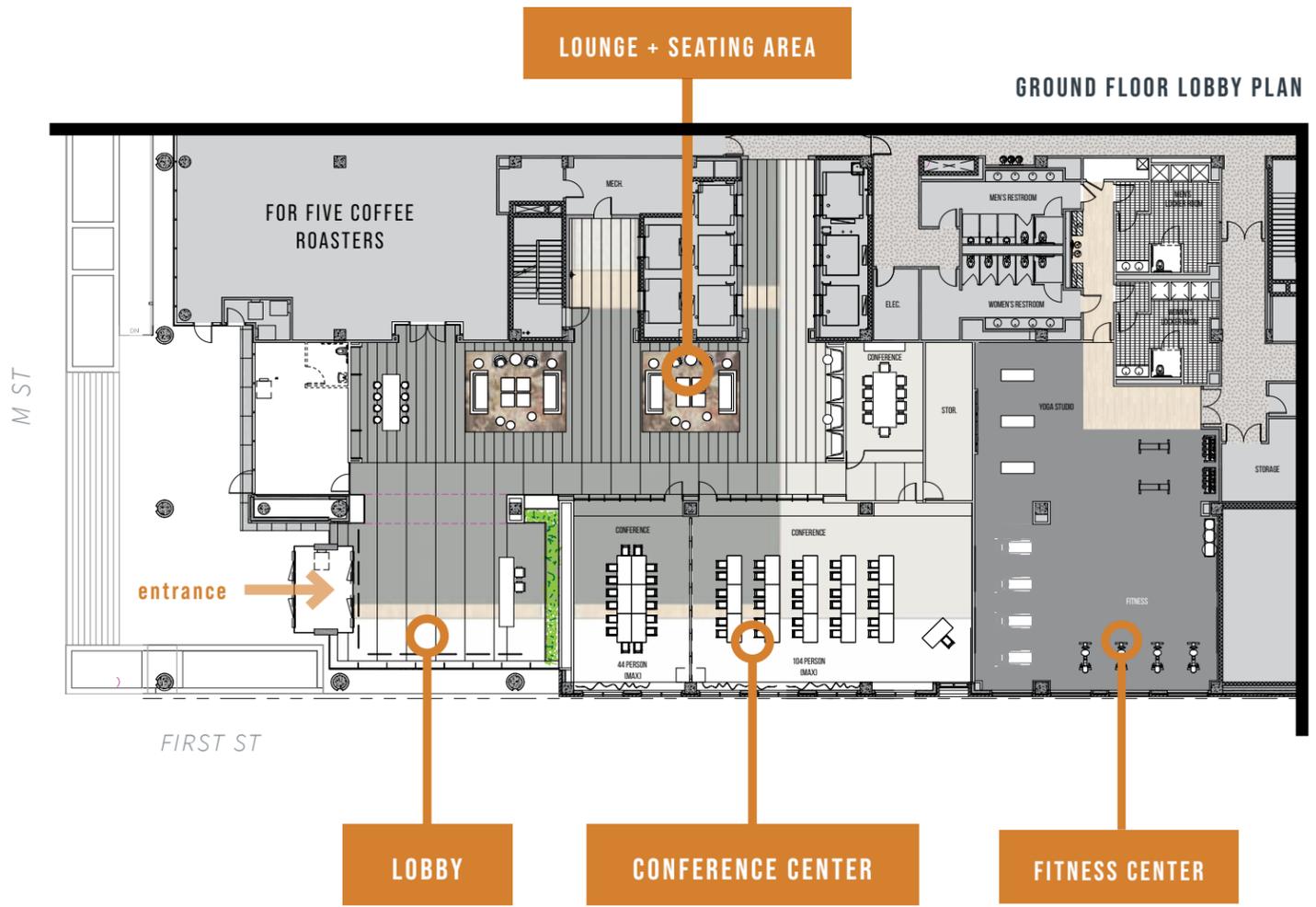


15FT
FINISHED
CEILINGS

SHARED
OUTDOOR
TERRACES

OUTDOOR SPACE
INTEGRATED INTO YOUR
OFFICE ENVIRONMENT

ENTIRE GROUND FLOOR RENOVATED



NEW ENTRY EXPERIENCE GROUND FLOOR LOBBY



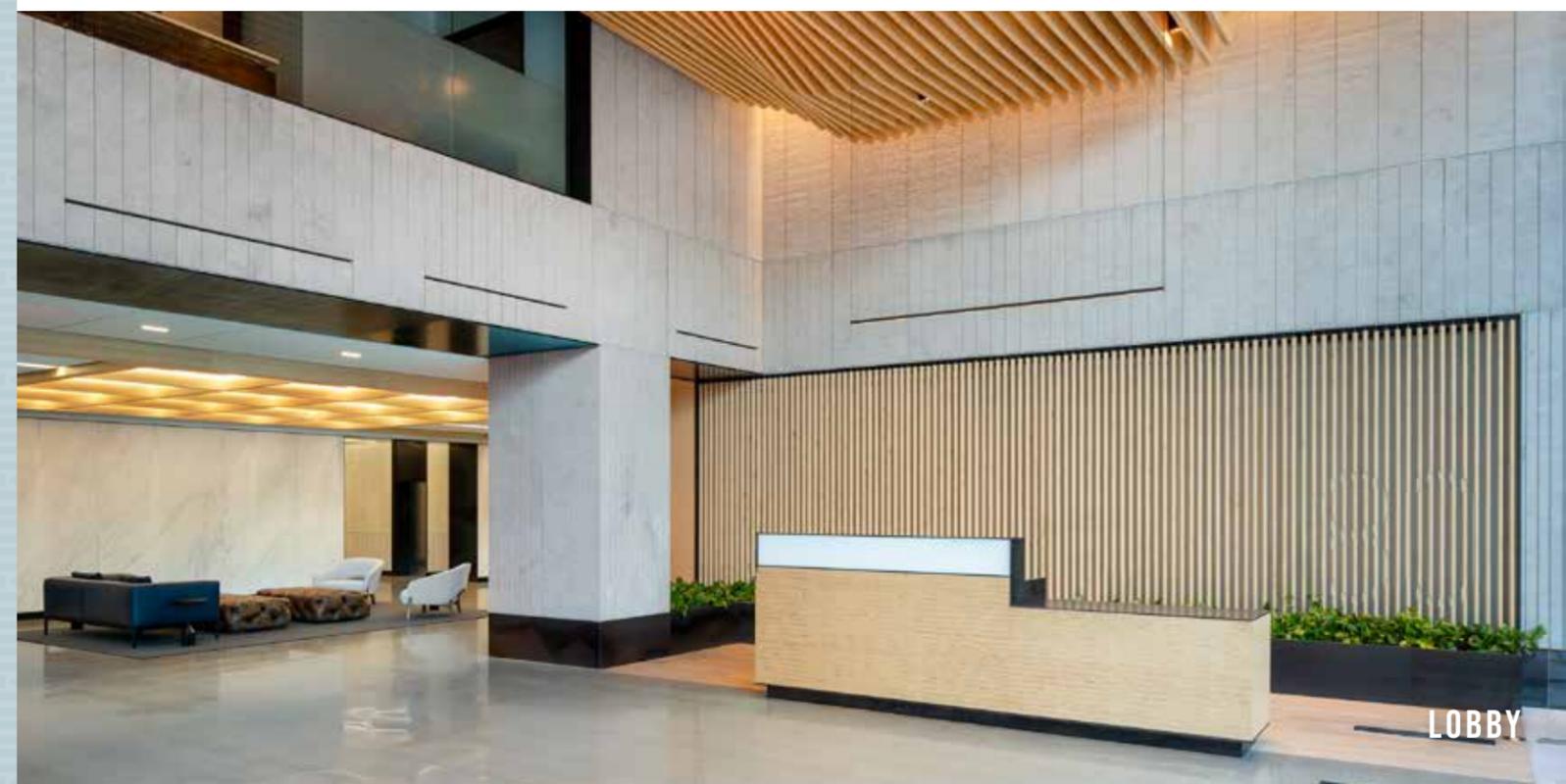
CONFERENCE ROOM



LOBBY SEATING AREA

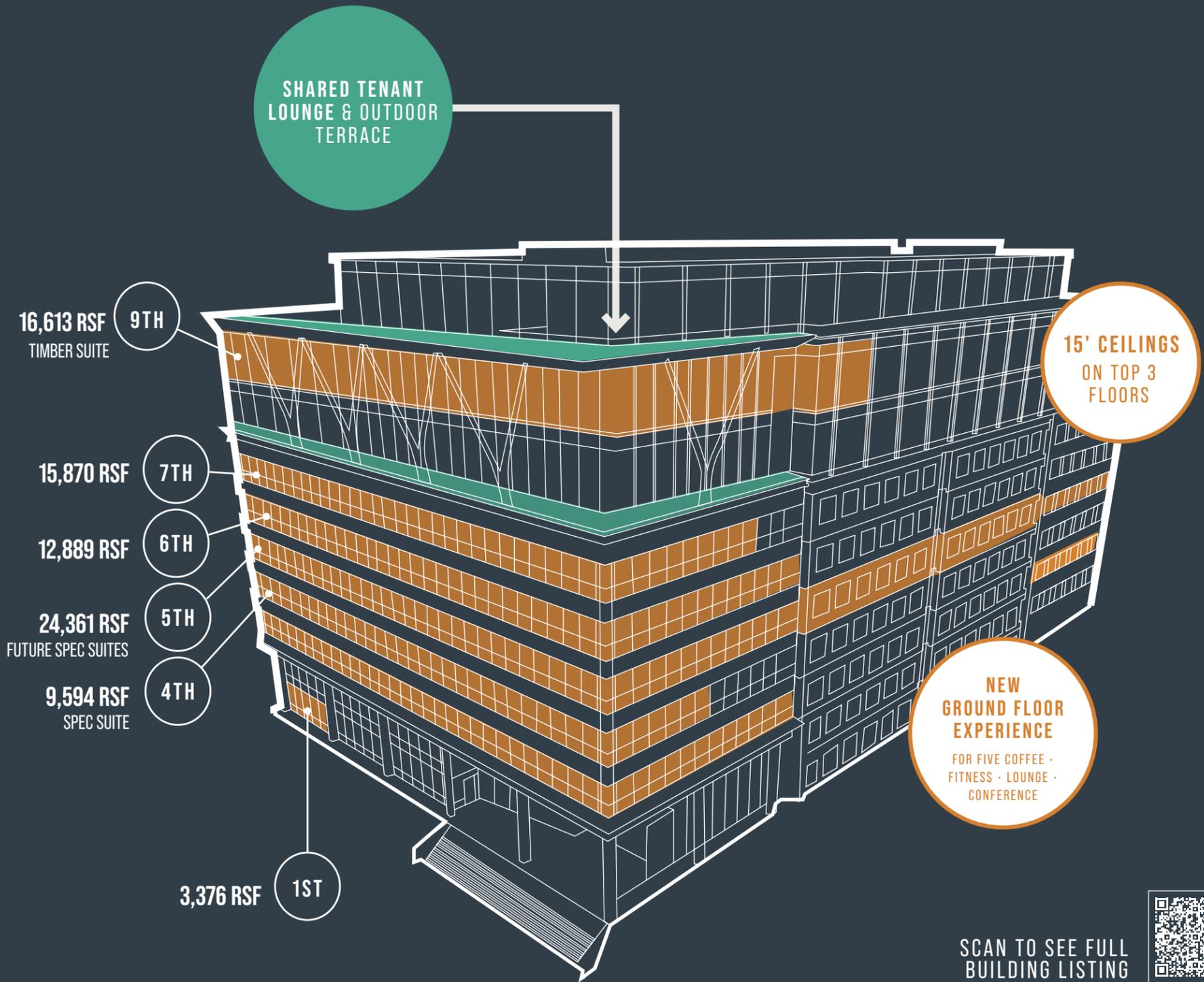


FITNESS CENTER



LOBBY

OUTDOOR SPACE INTEGRATED INTO YOUR OFFICE ENVIRONMENT



SCAN TO SEE FULL BUILDING LISTING





AMENITY TERRACE



AMENITY LOUNGE

10TH FLOOR
TERRACE +
AMENITY LOUNGE

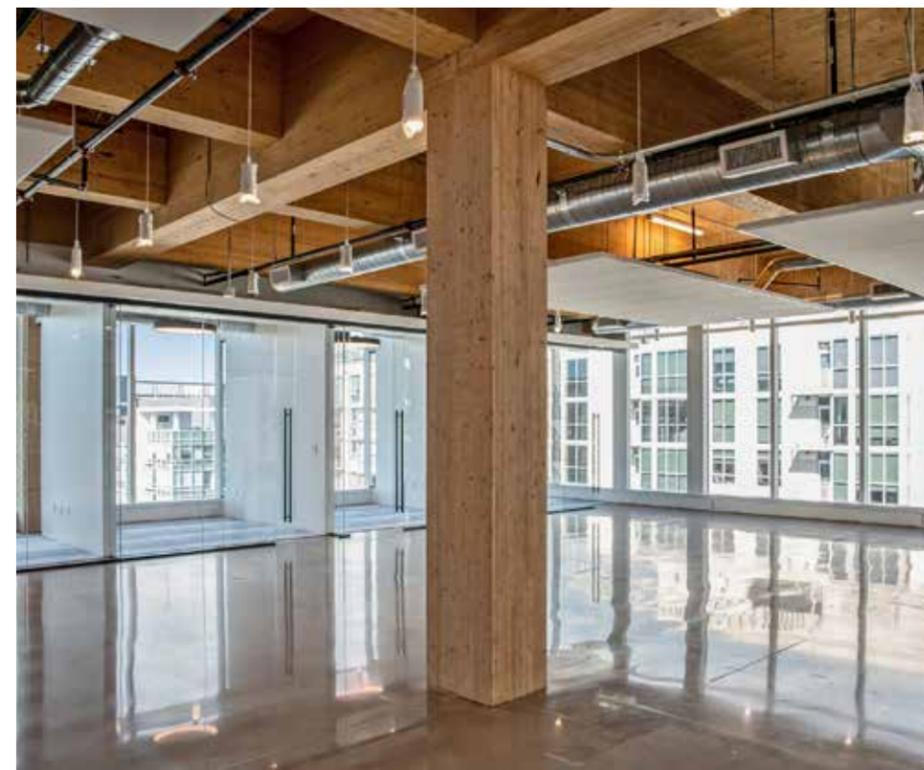
10TH FLOOR AMENITY PLAN



NANAWALL
ALLOWS FOR
INDOOR/OUTDOOR
ENTERTAINING

AMENITY LOUNGE
ACCOMMODATES UP TO 63 PEOPLE

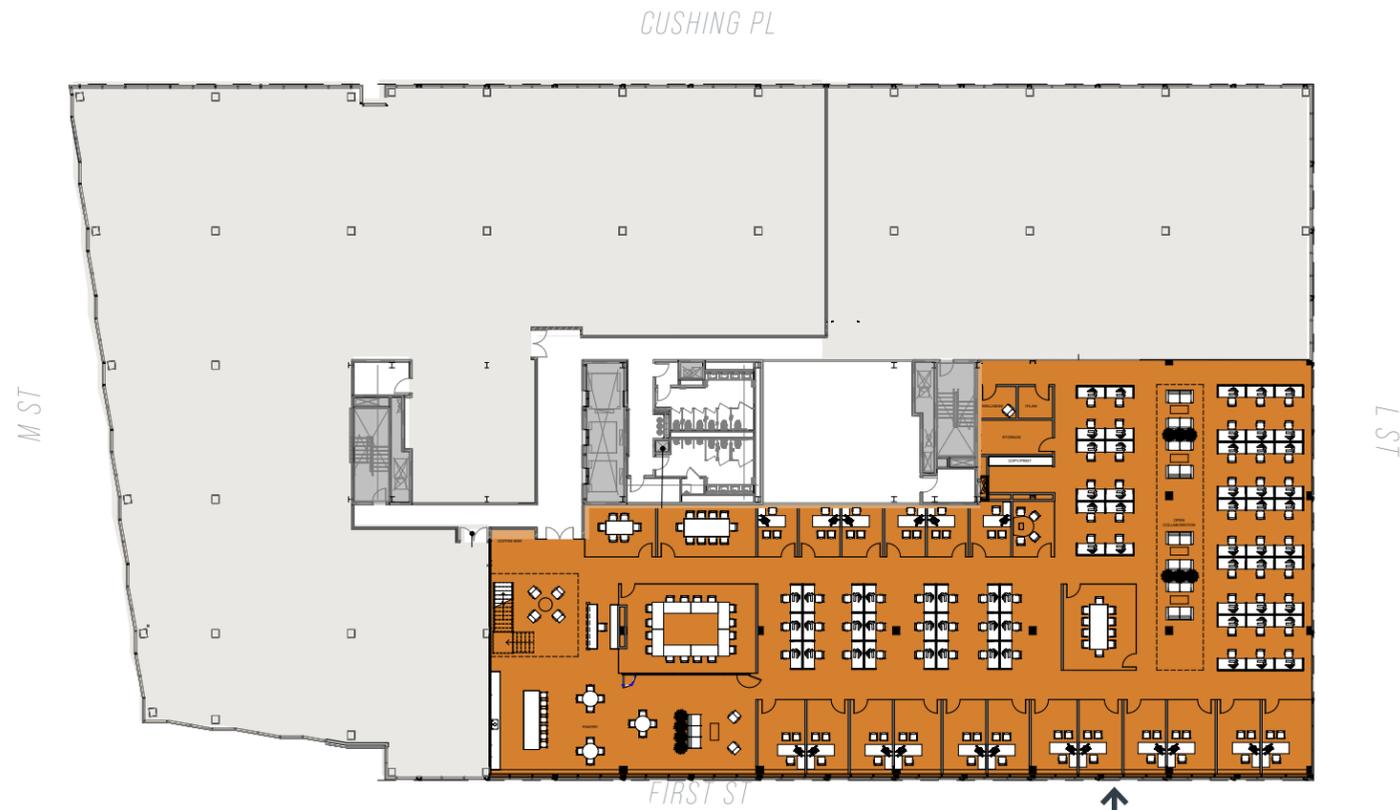
TERRACE



9TH FLOOR

16,613 RSF

15 FT SLAB-TO-SLAB CEILINGS




SUITE 903
 16,613 RSF
 HYPOTHETICAL PLAN



SCAN TO TOUR SUITE 903 NOW

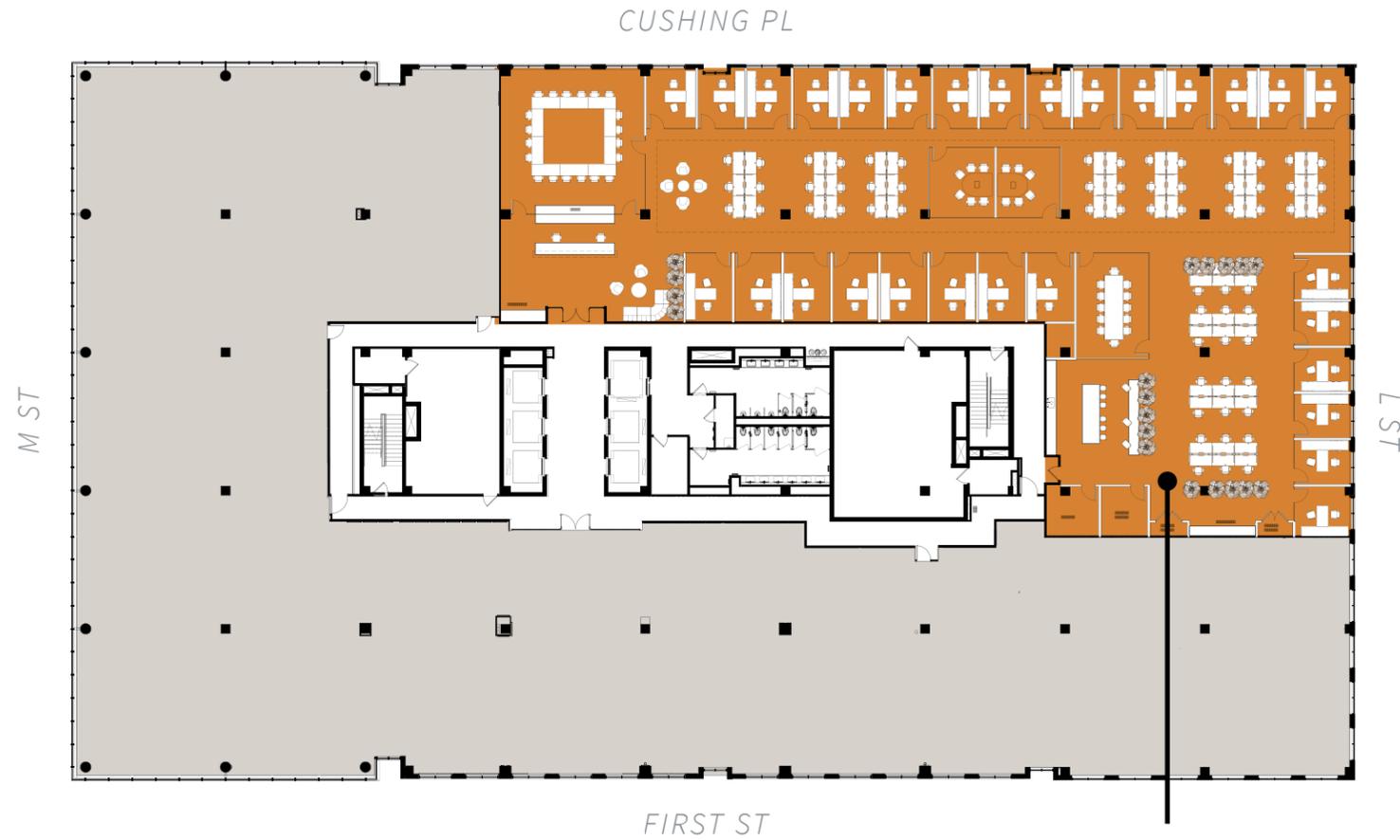
9TH FLOOR
NEW FLOOR

7TH FLOOR

AS-BUILT PLAN

7TH FLOOR

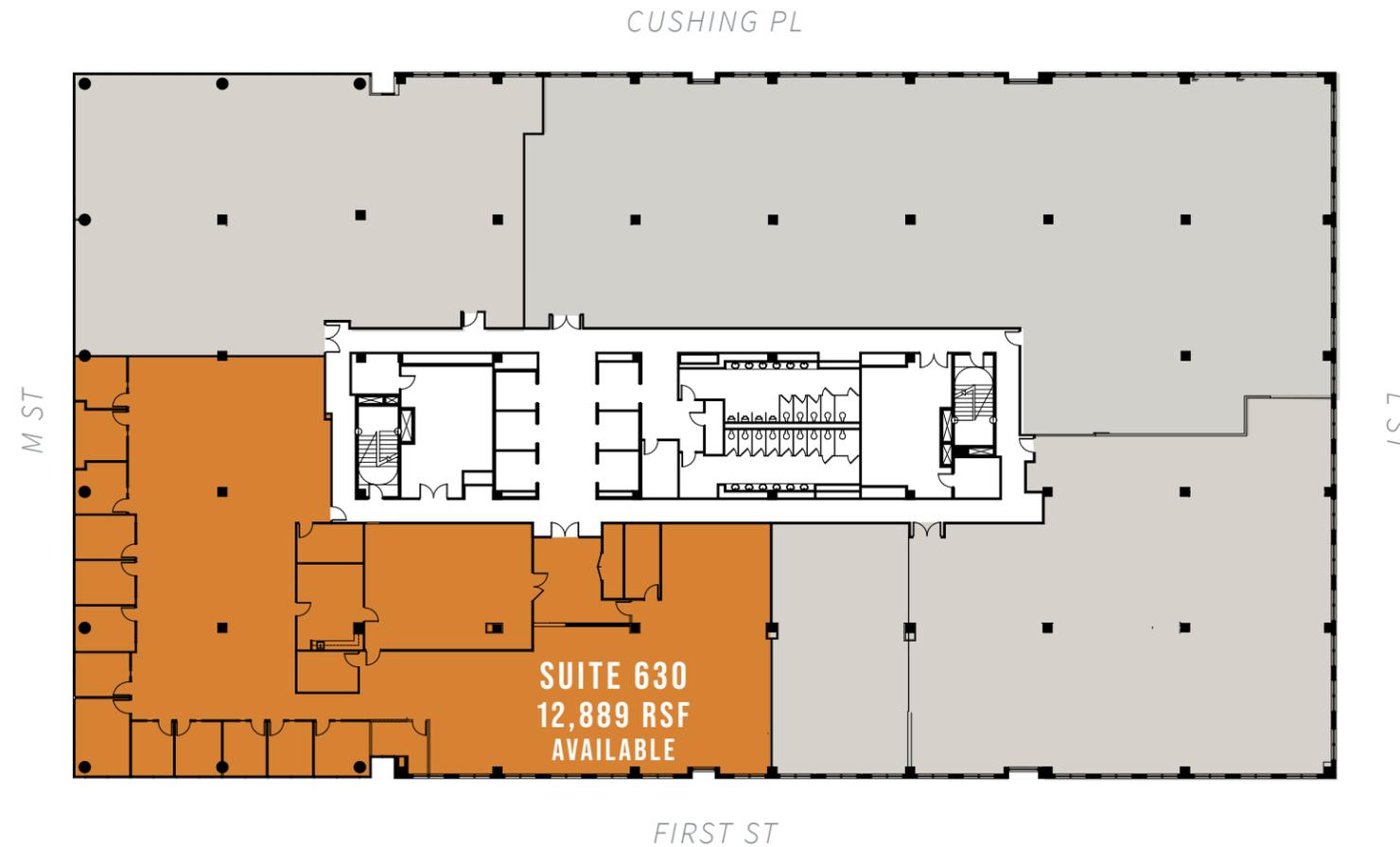
15,870 RSF
12 FT SLAB-TO-SLAB CEILINGS



SUITE 750
15,870 RSF
AVAILABLE

6TH FLOOR

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



SUITE 630
12,889 RSF
AVAILABLE

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



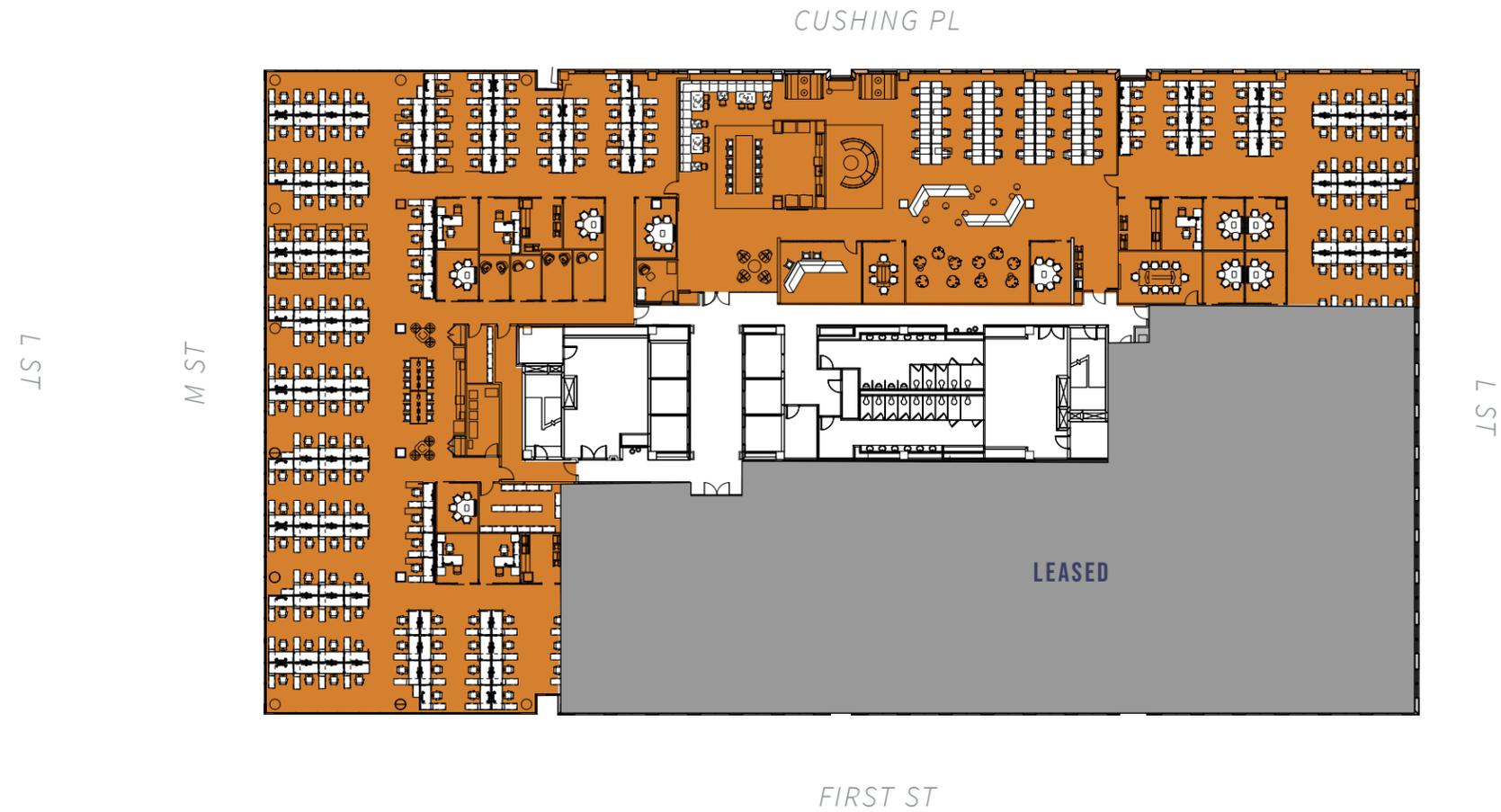
5TH FLOOR AS-BUILT

26,054 RSF

12 FT SLAB-TO-SLAB CEILINGS



SCAN TO TOUR
5TH FLOOR NOW



5TH FLOOR

AS-BUILT PLAN



4TH FLOOR SPEC SUITES

4,417 RSF | 5,177 RSF

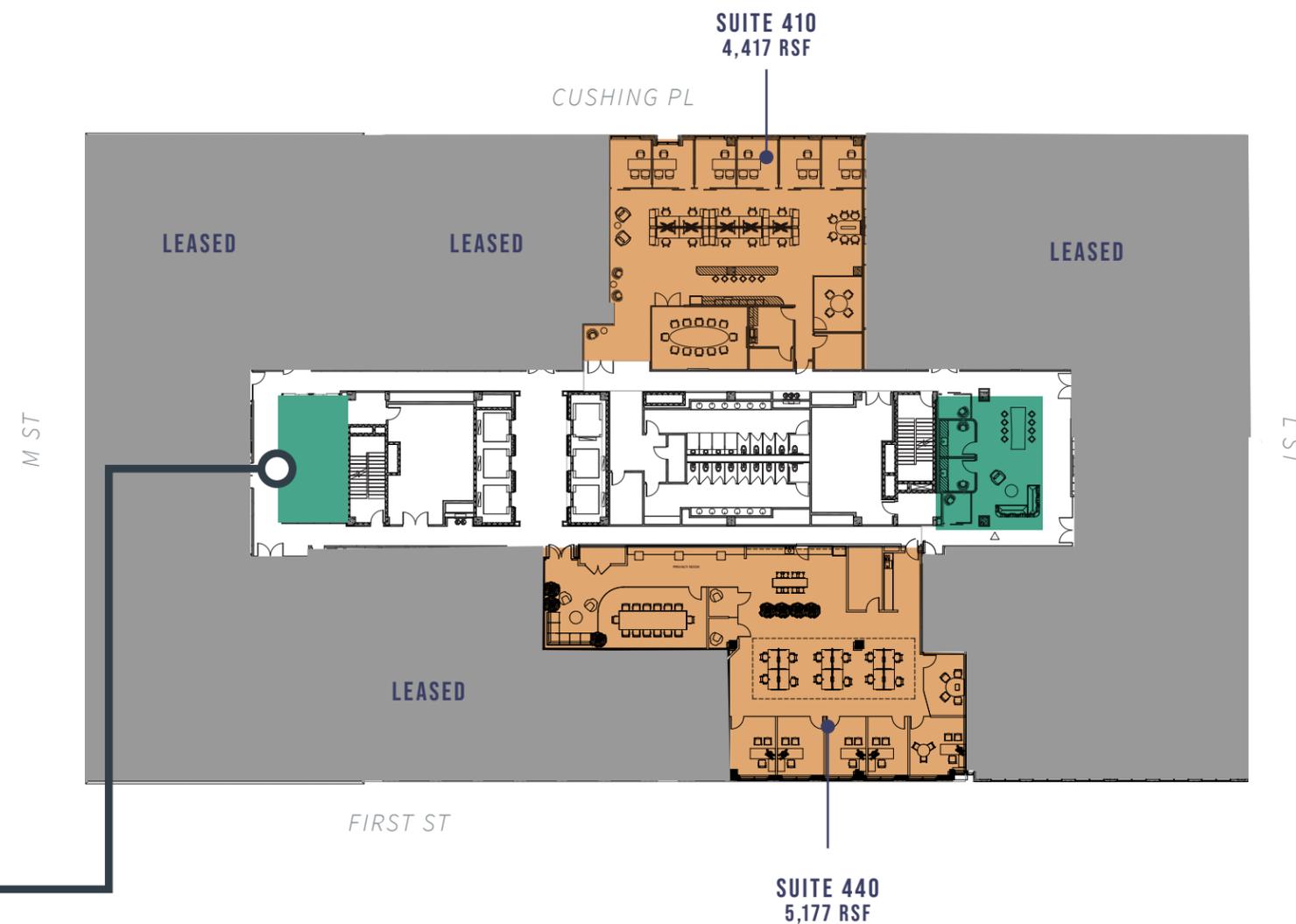
TWO AMENITY ZONES

12 FT SLAB TO SLAB CEILINGS

SCAN TO TOUR SUITE 410 NOW



SCAN TO TOUR AMENITIES NOW



4TH FLOOR
SPEC SUITE PLAN



STEP INTO
SUCCESS

NEWLY RENOVATED LOBBY

GROUND FLOOR

3,376 RSF

12'3" SLAB-TO-SLAB CEILINGS



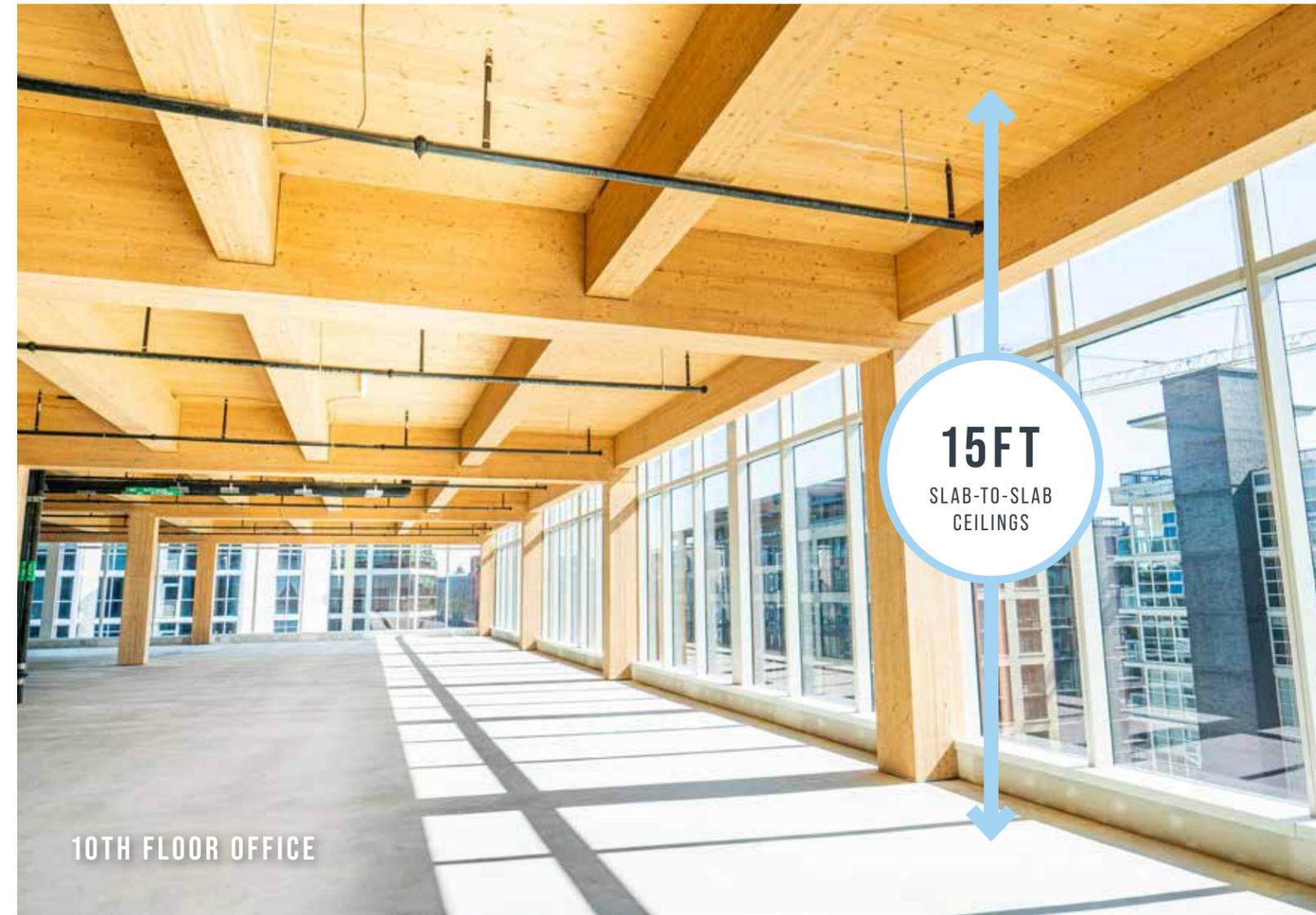
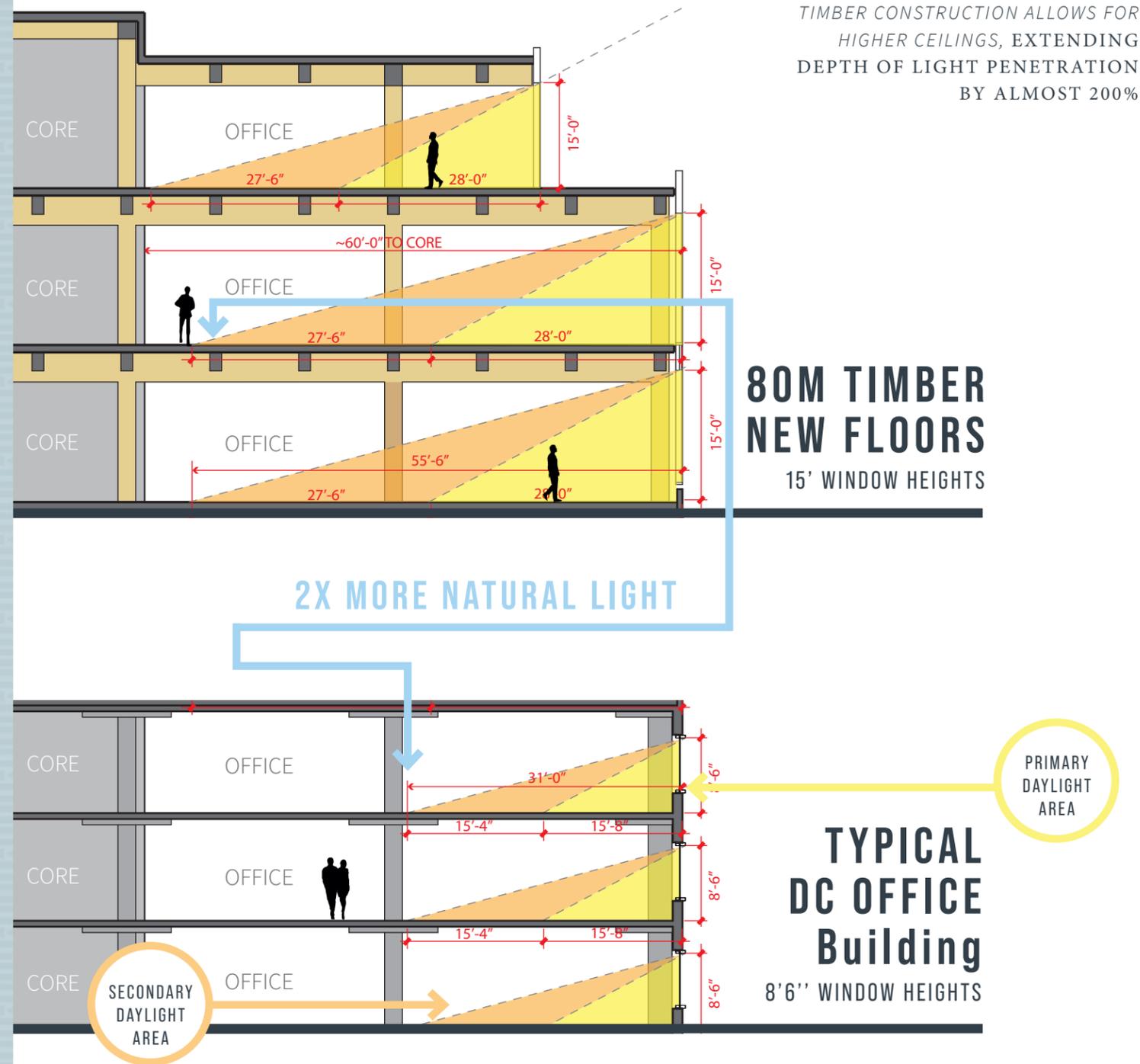
SCAN TO TOUR
SUITE 180 NOW



AS-BUILT PLAN

1ST FLOOR
AS-BUILT & TEST-FIT PLAN

DESIGNING SPACE FOR TOMORROW'S WORKFORCE



Wiredscore Silver

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

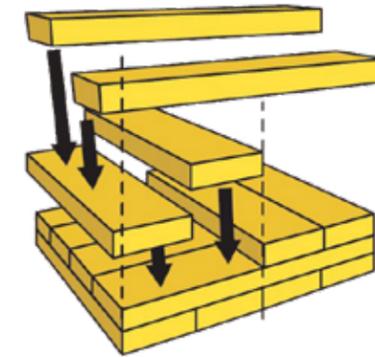
Engineered product made of two or more layers of lumber glued together with the grain of each layer running **perpendicular** to the previous layer

Product size:

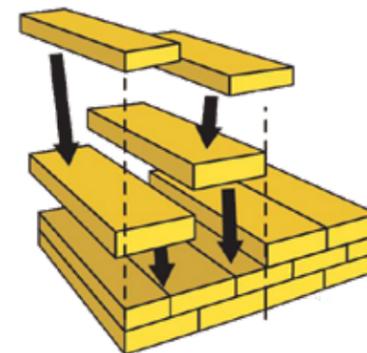
Up to 15" thick x 10' wide x 64' long

Trees used:

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



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



PRIMARY APPLICATION: COLUMNS & TRUSSES

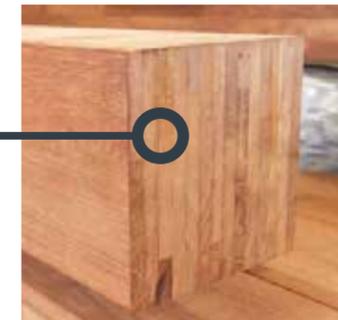
Engineered product made of two or more layers of lumber glued together with the grain of all layers running **parallel** to the length

PRODUCT SIZE:

Up to 20" thick x 7' wide

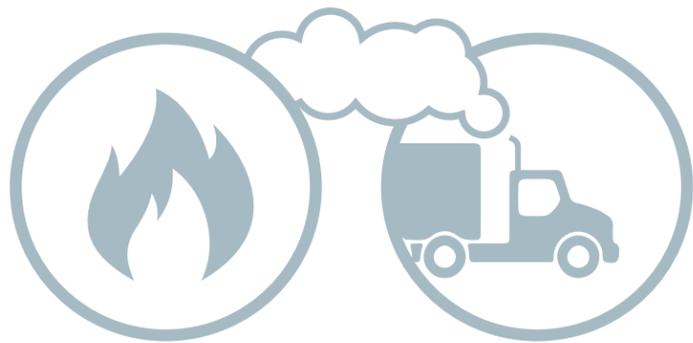
TREES USED:

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

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

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Columbia
Property Trust

80M
STREET



FASTEST GROWING NEIGHBORHOOD IN DC BALLPARK-NAVY YARD