



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

 2-STAR RATING

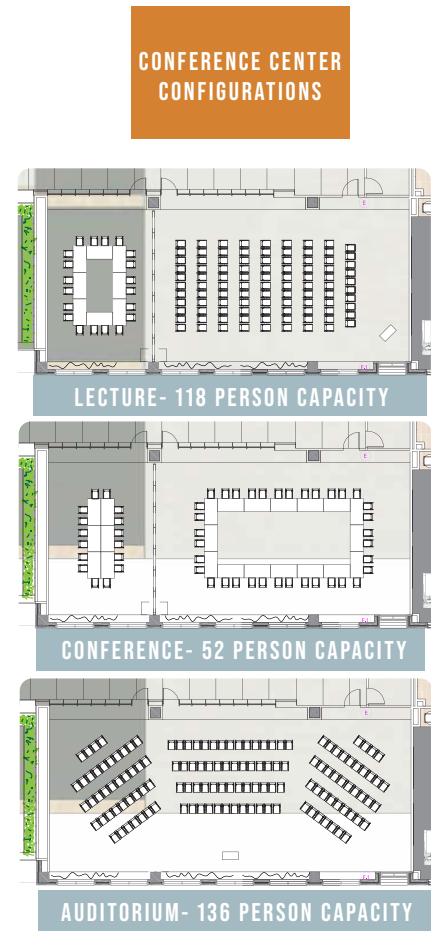
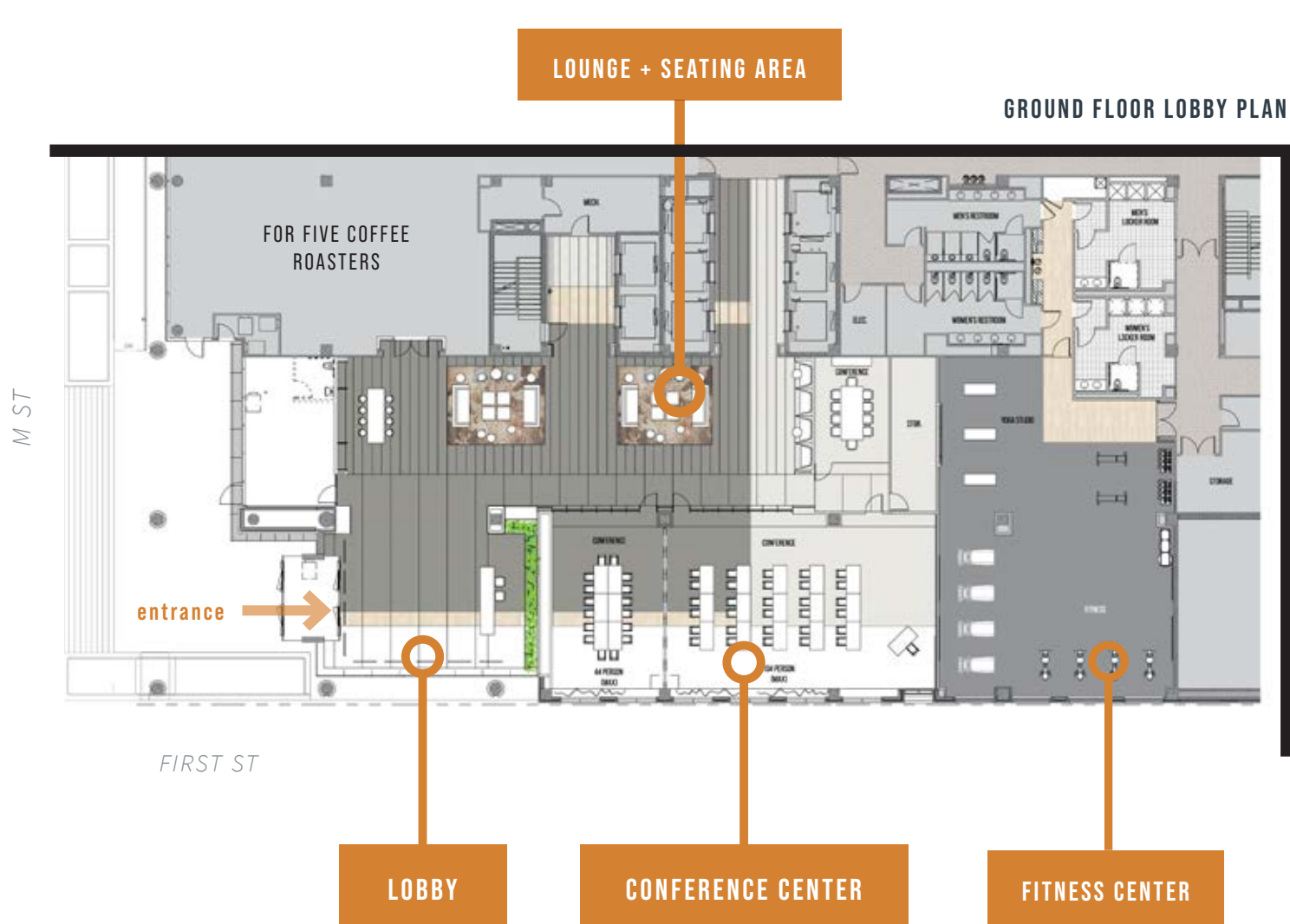


SHARED
OUTDOOR
TERRACES

15FT
FINISHED
CEILINGS

OUTDOOR SPACE
INTEGRATED INTO YOUR
OFFICE ENVIRONMENT

ENTIRE GROUND FLOOR RENOVATED



NEW ENTRY EXPERIENCE GROUND FLOOR LOBBY



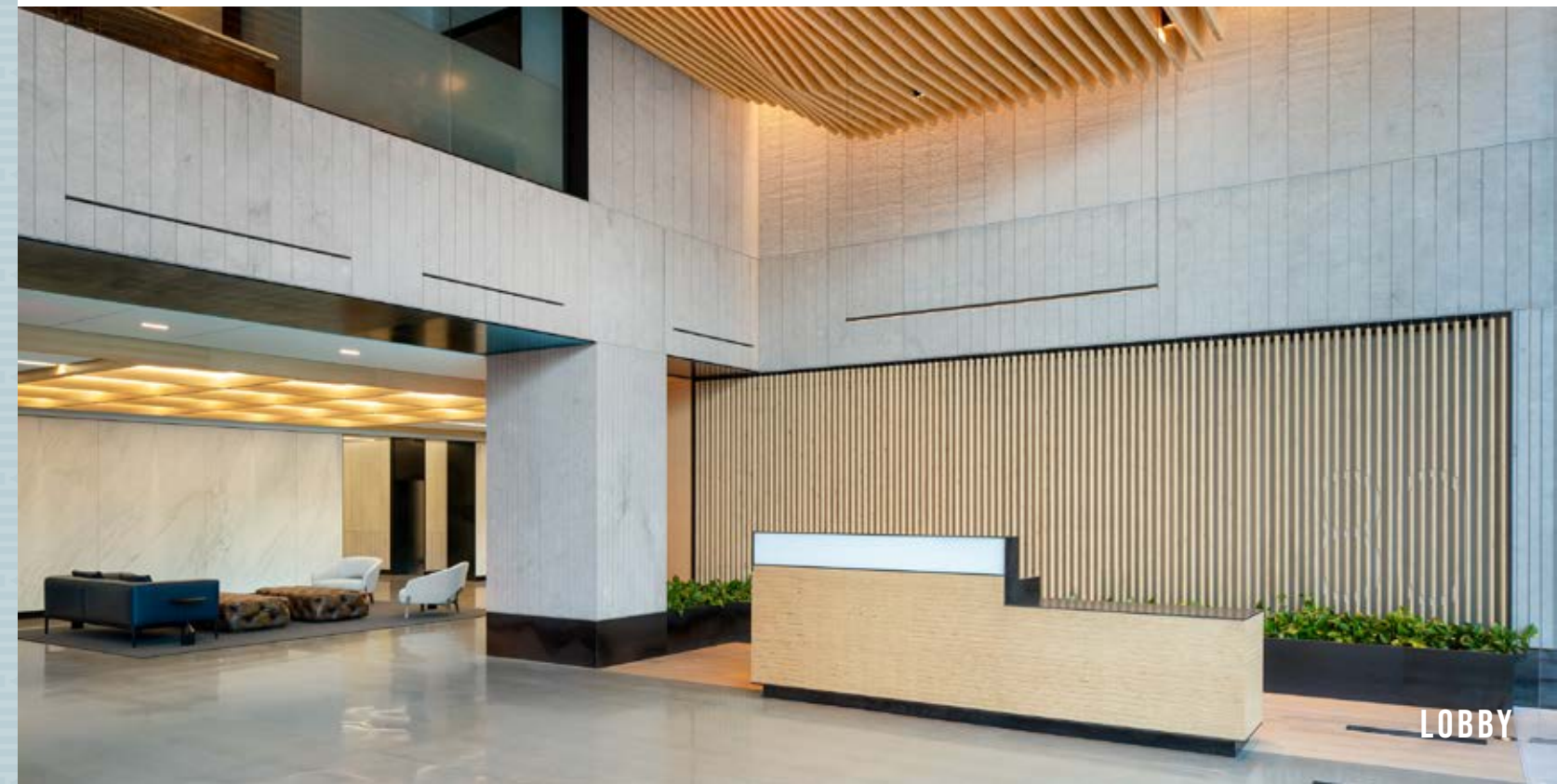
CONFERENCE ROOM



FITNESS CENTER



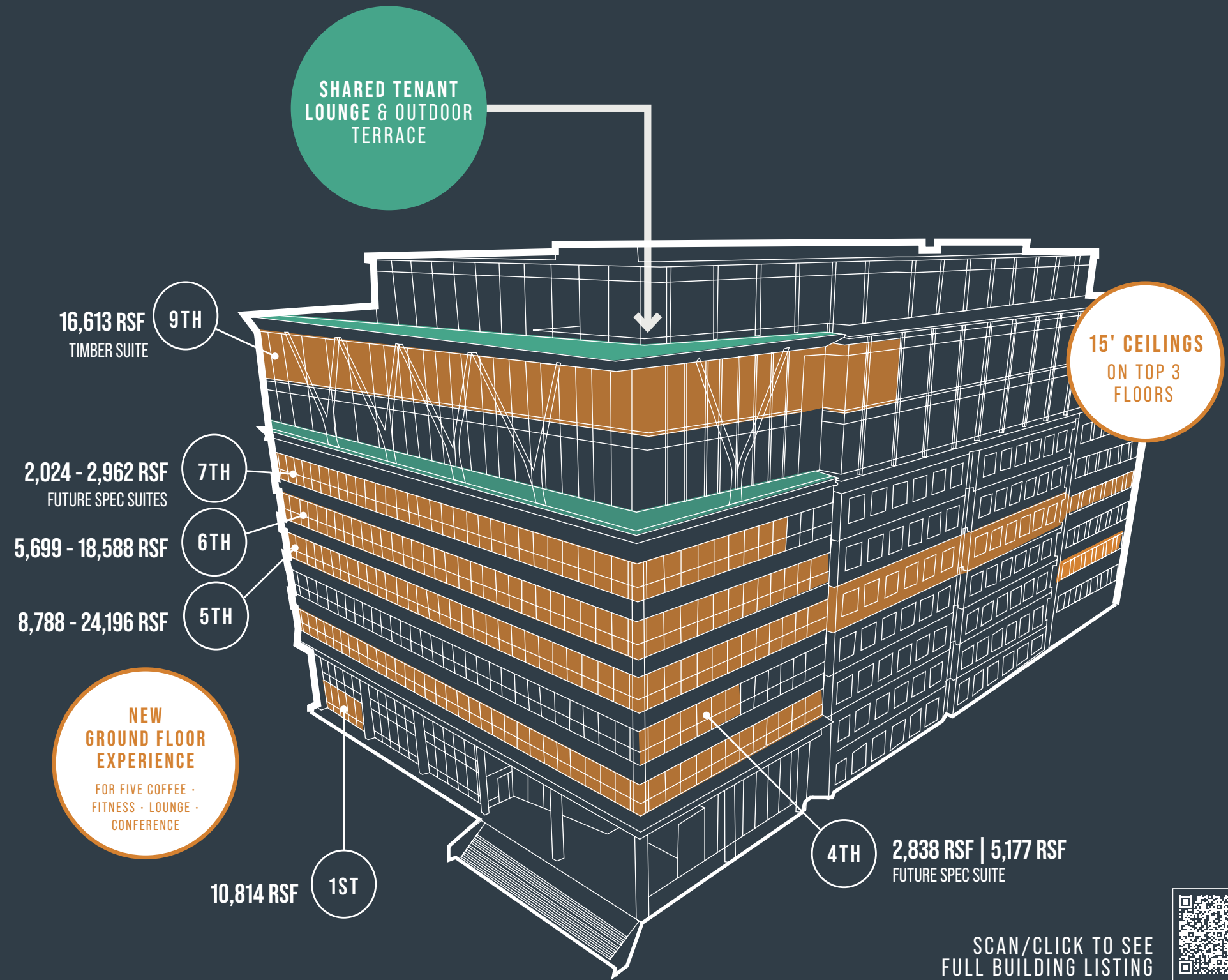
LOBBY SEATING AREA



LOBBY



OUTDOOR SPACE INTEGRATED INTO YOUR OFFICE ENVIRONMENT



80M
STREET

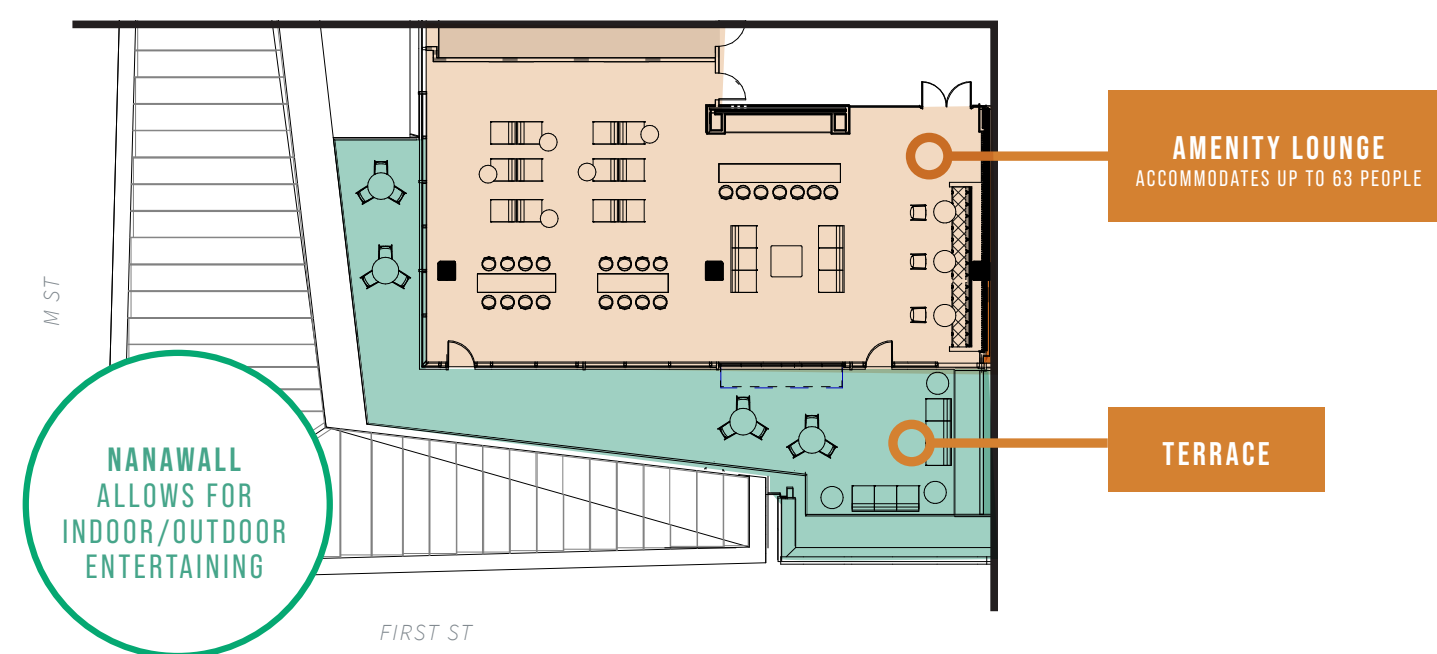
SCAN/CLICK TO SEE
FULL BUILDING LISTING



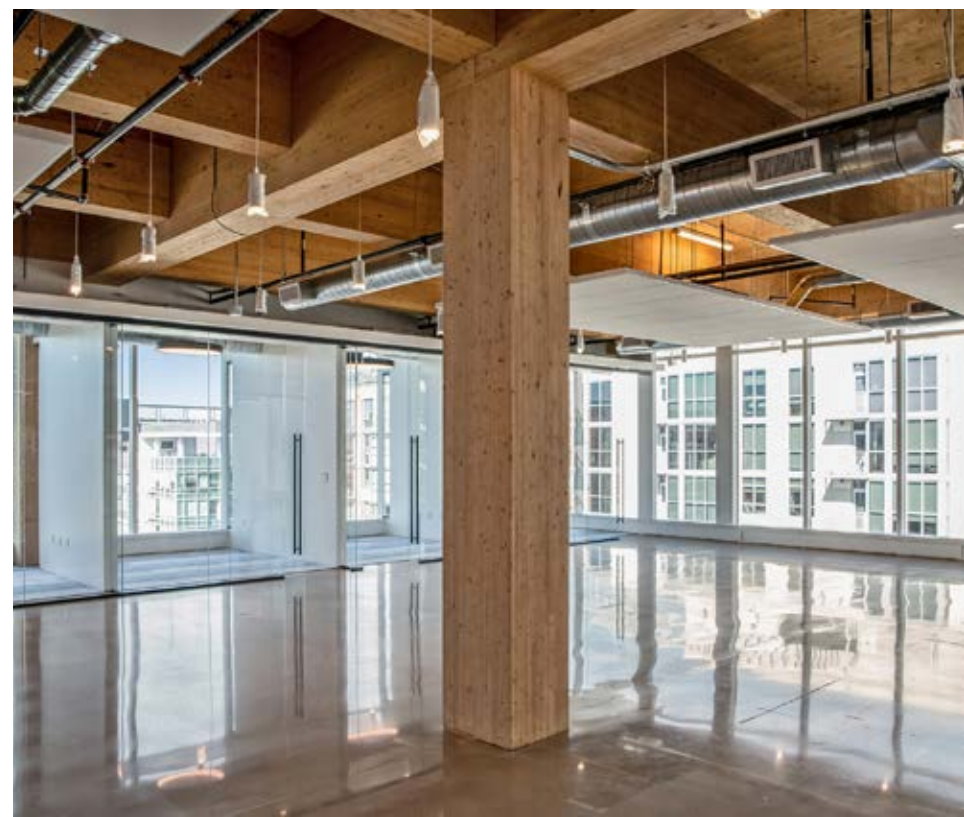
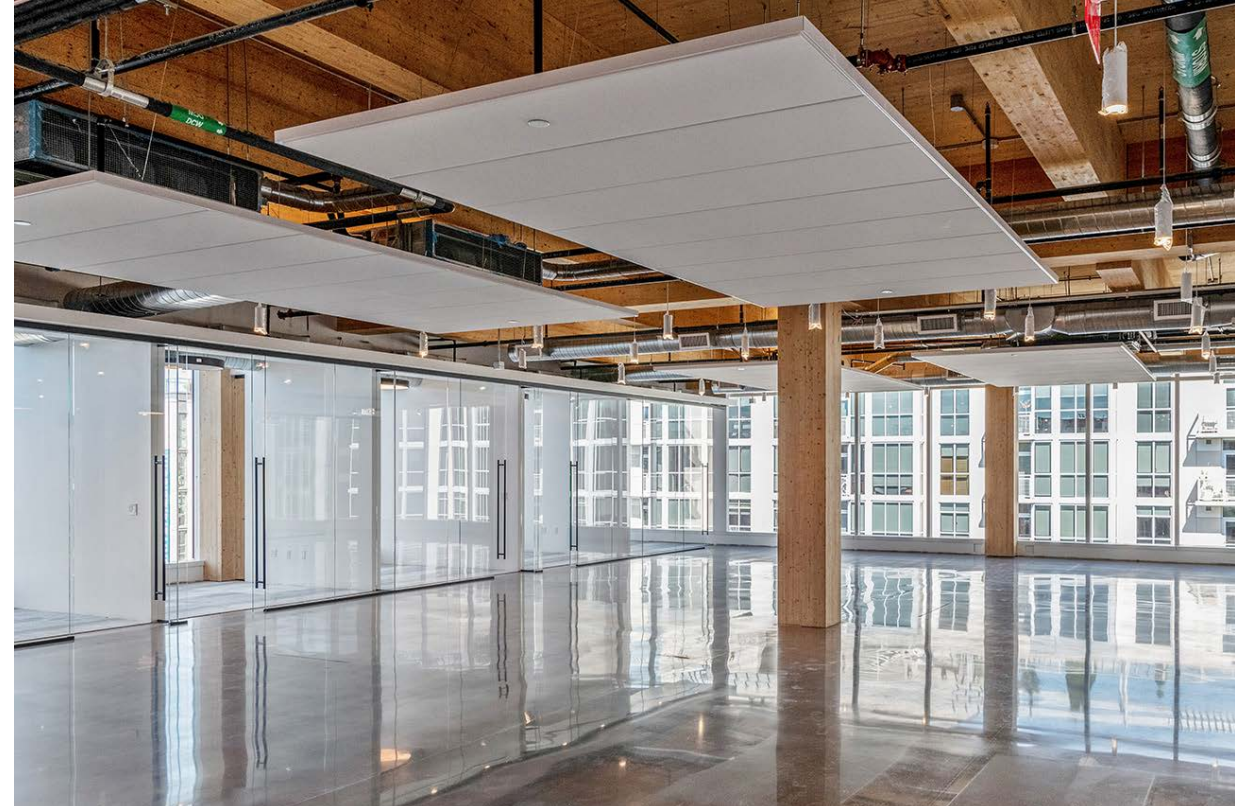


10TH FLOOR TERRACE + AMENITY LOUNGE

10TH FLOOR AMENITY PLAN



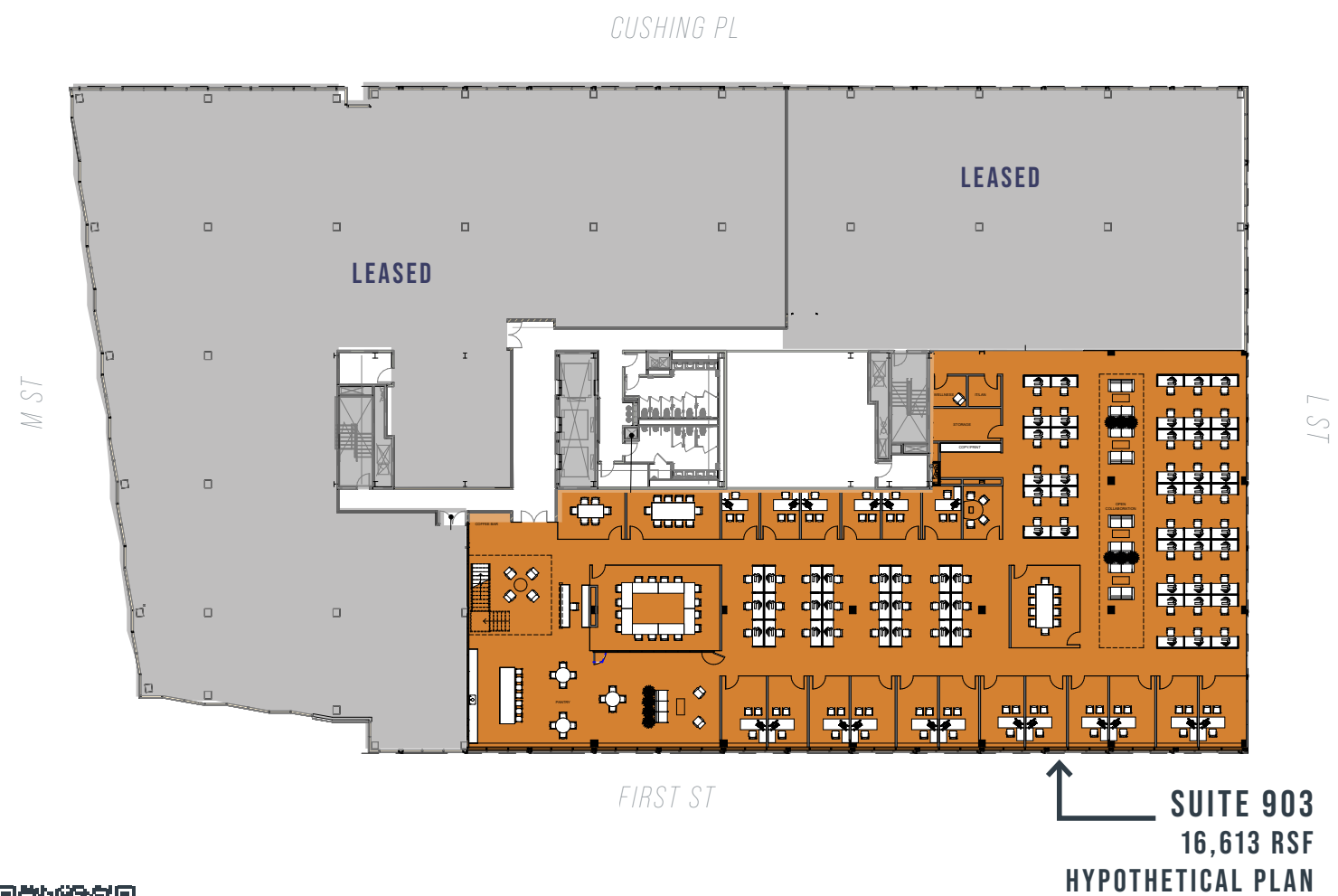
AMENITY TERRACE



9TH FLOOR

16,613 RSF

15 FT SLAB-TO-SLAB CEILINGS



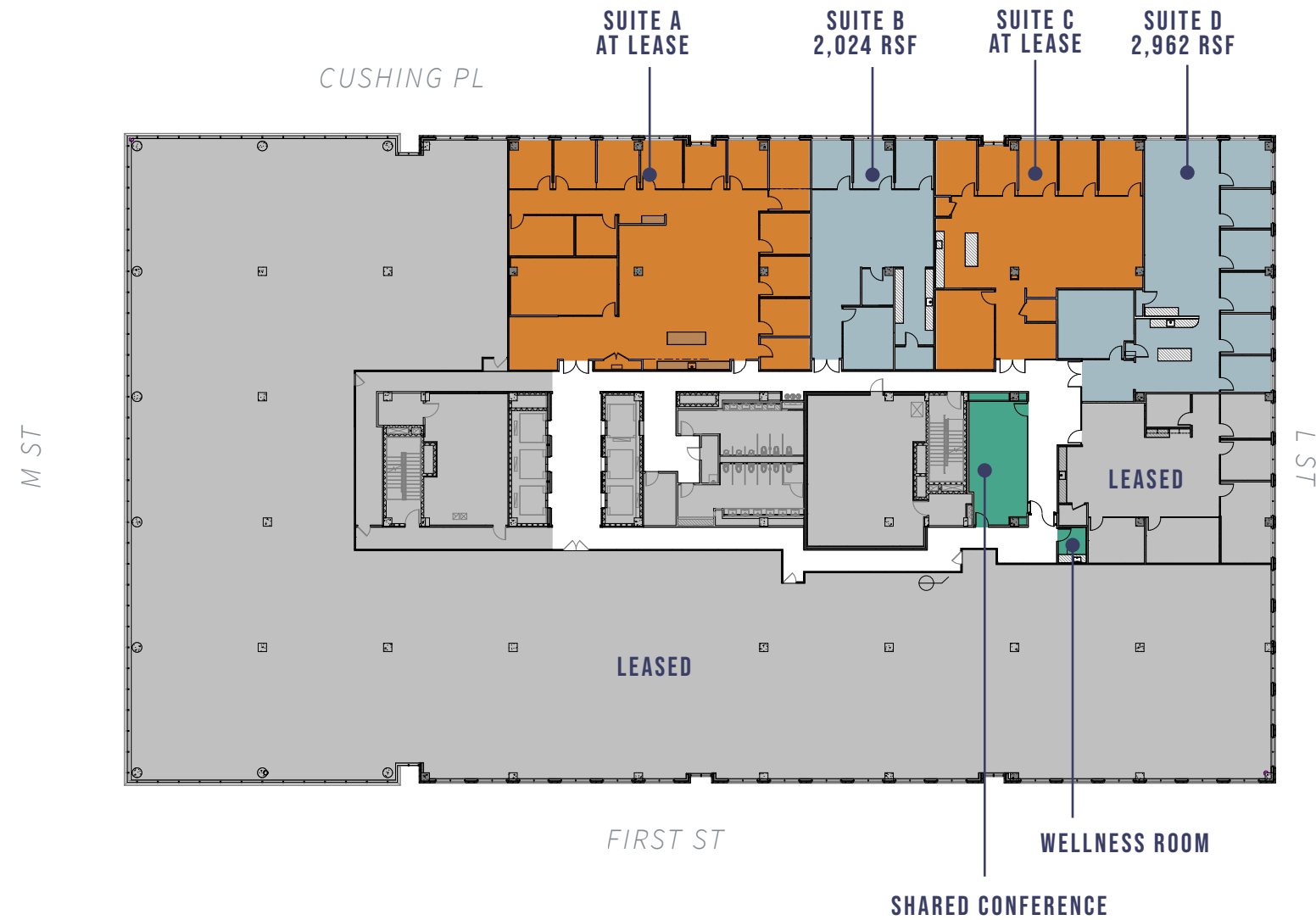
SCAN/CLICK TO
TOUR SUITE 903

9TH FLOOR
NEW FLOOR

7TH FLOOR

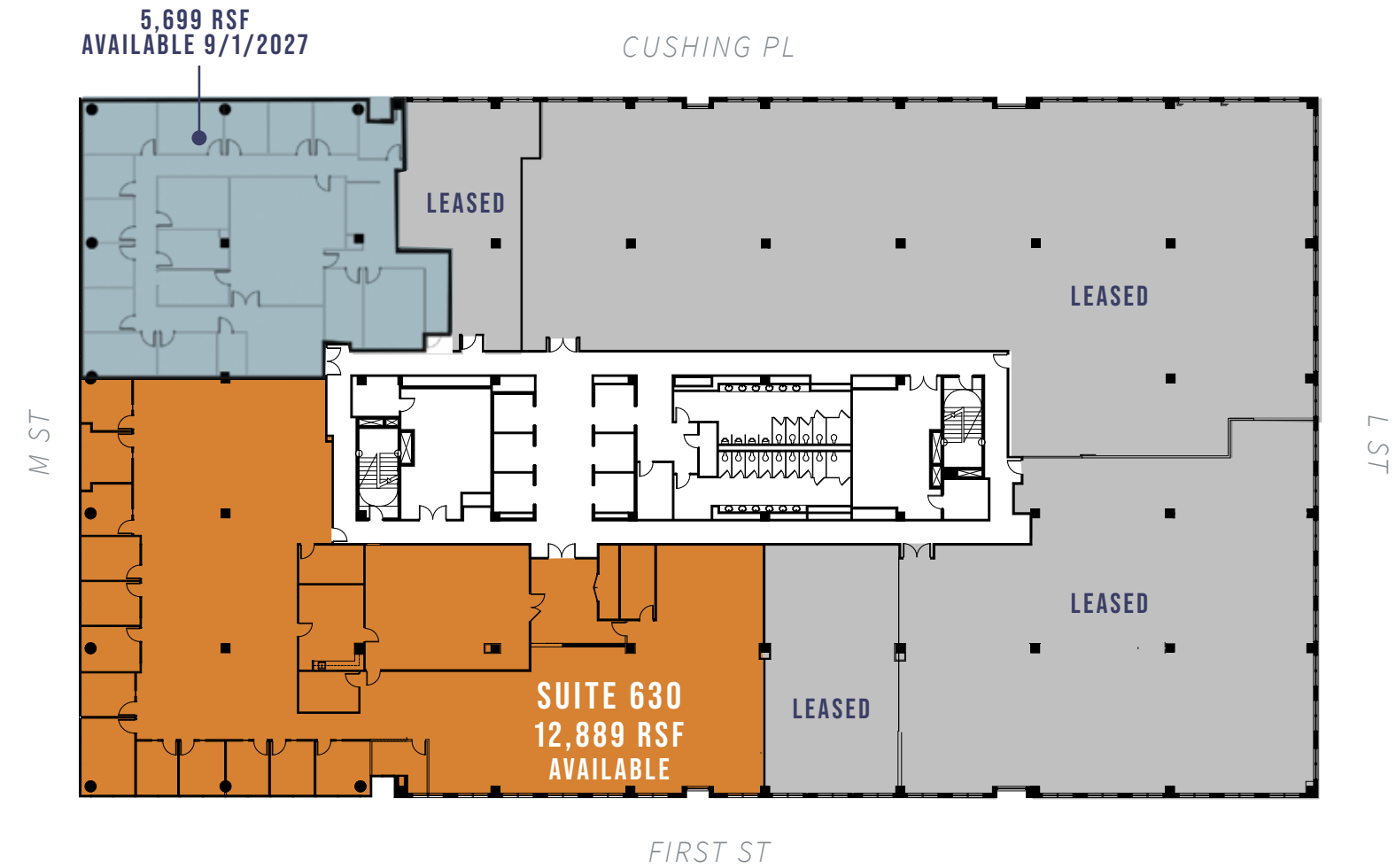
7TH FLOOR SPEC SUITES

2,024 RSF | 2,962 RSF
12 FT SLAB-TO-SLAB CEILINGS



6TH FLOOR

5,699 RSF | 12,889 RSF
12 FT SLAB-TO-SLAB CEILINGS



6TH FLOOR

AS-BUILT PLAN

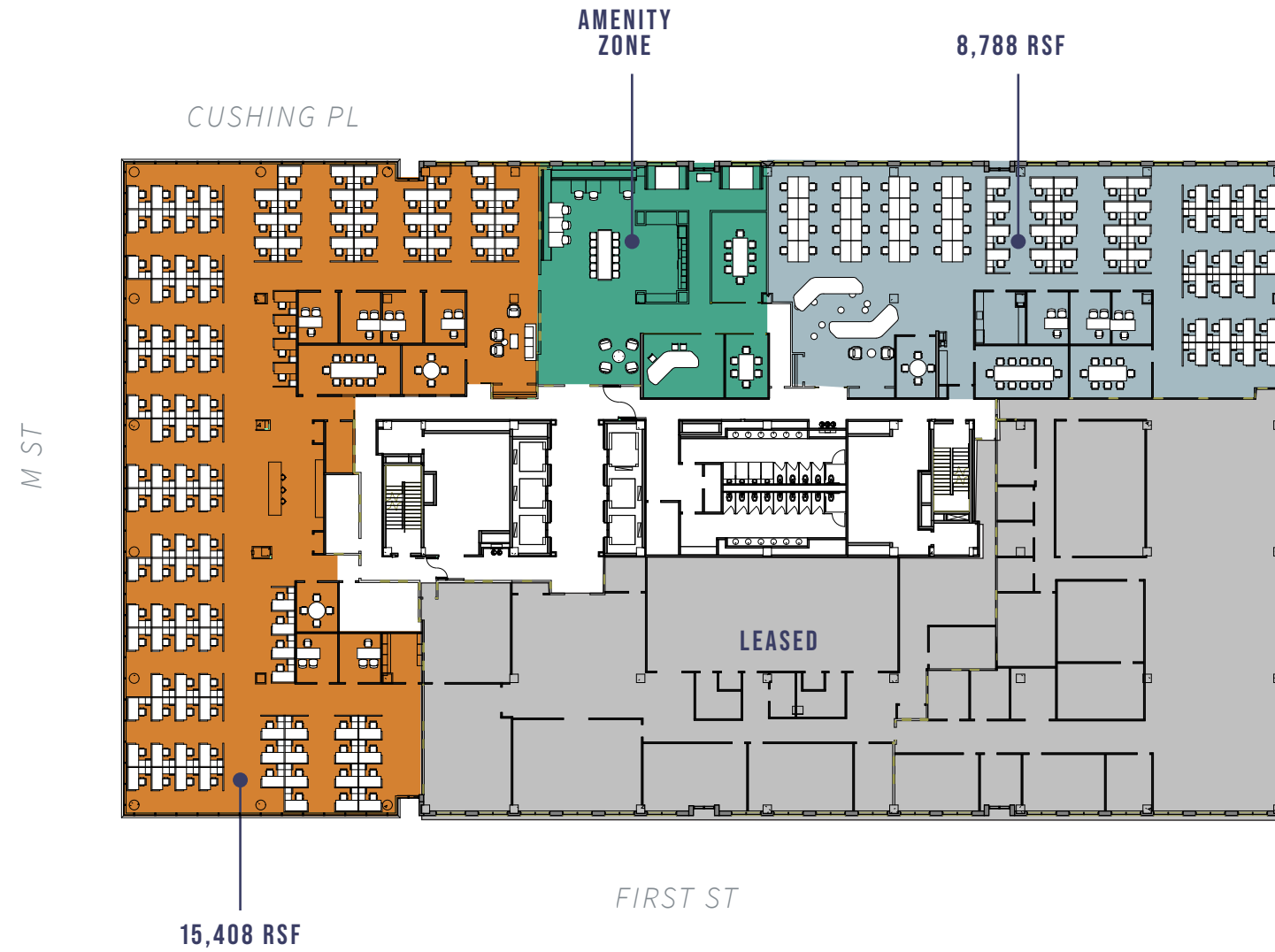
5TH FLOOR

5TH FLOOR HYPOTHETICAL PLAN

8,788 RSF | 15,508 RSF

12 FT SLAB-TO-SLAB CEILINGS

ONE AMENITY ZONE

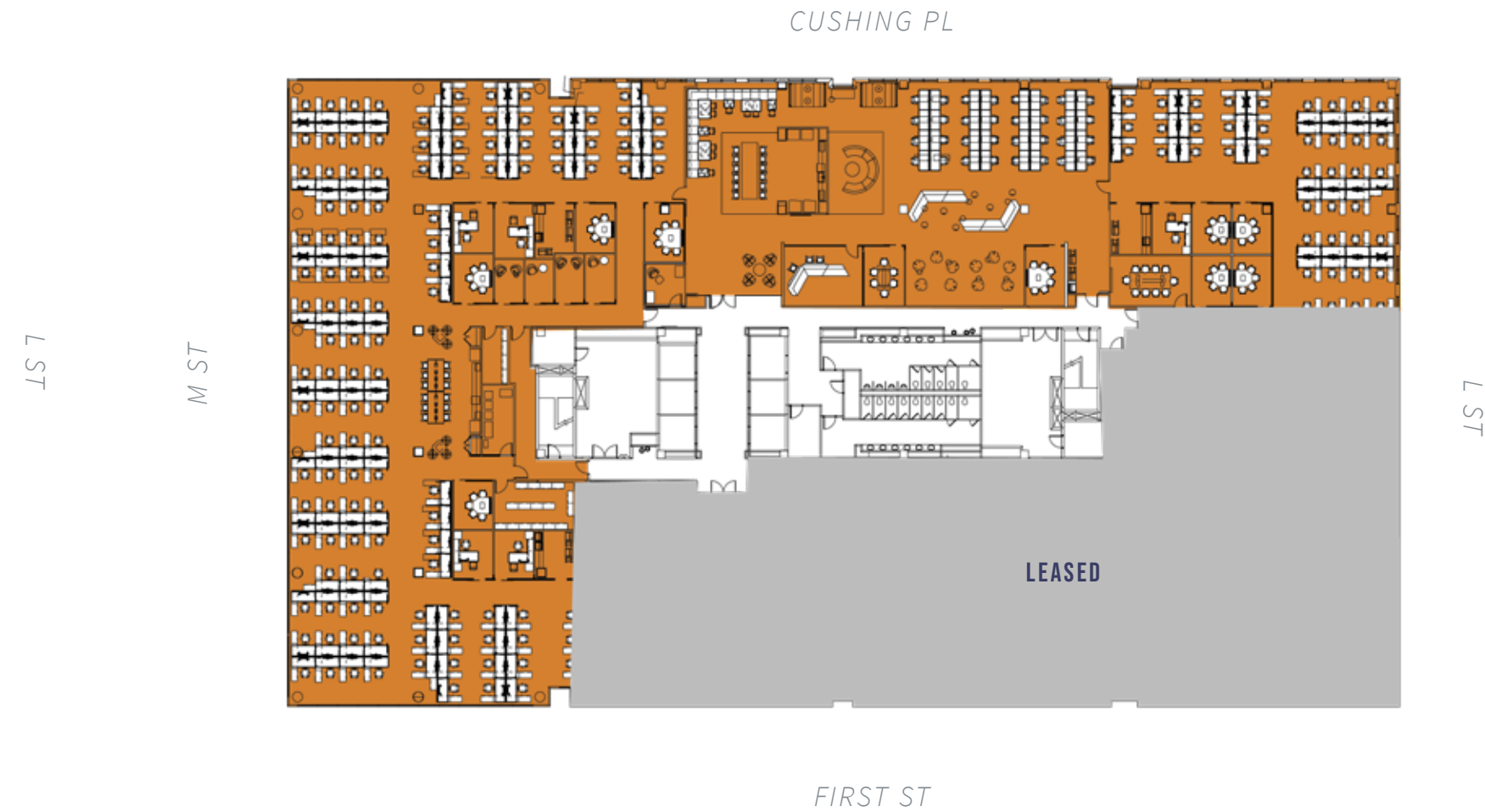


5TH FLOOR AS-BUILT

26,054 RSF

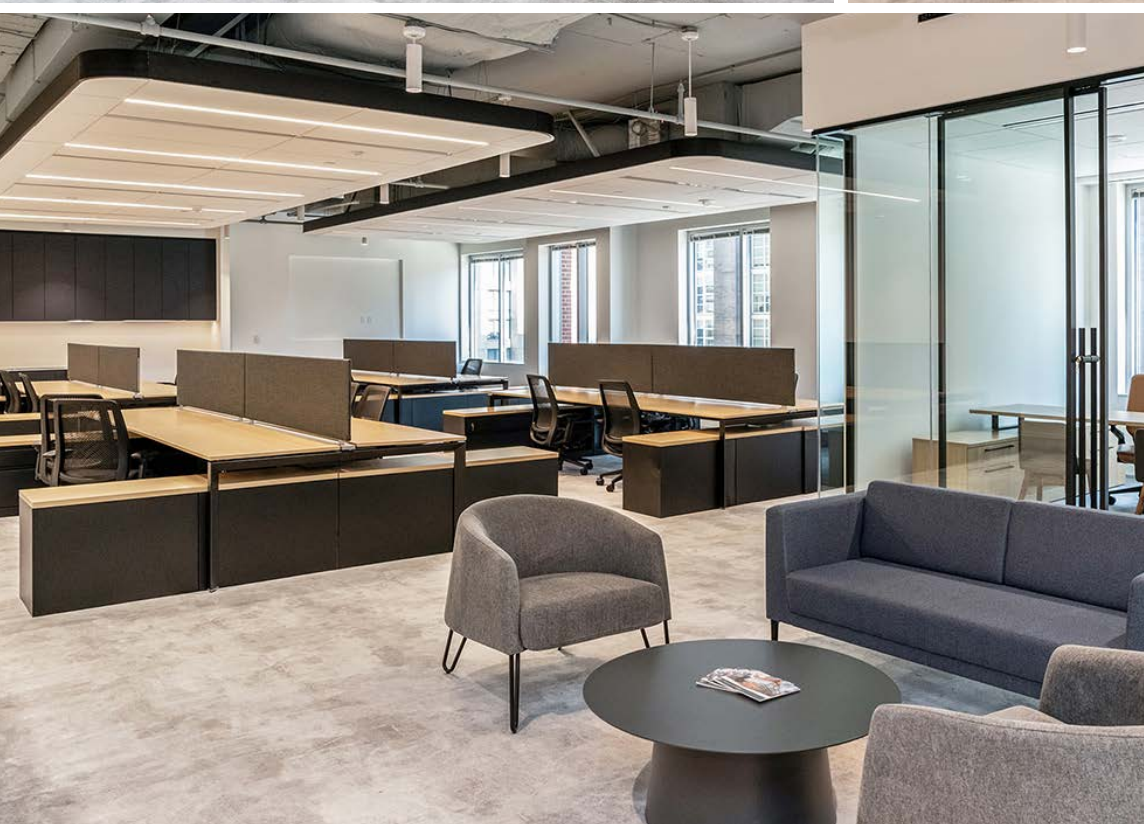
12 FT SLAB-TO-SLAB CEILINGS

SCAN/CLICK TO
TOUR 5TH FLOOR



5TH FLOOR

AS-BUILT PLAN



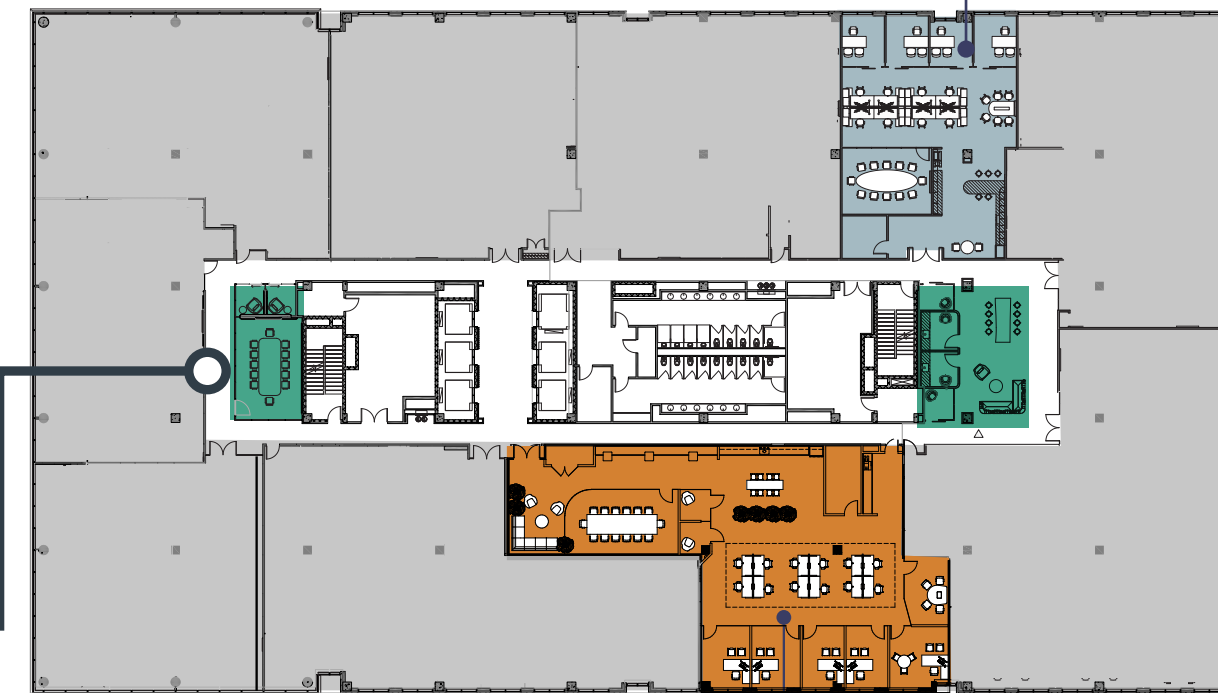
4TH FLOOR FUTURE SPEC SUITE

2,838 RSF | 5,177 RSF

TWO AMENITY ZONES

12 FT SLAB TO SLAB CEILINGS

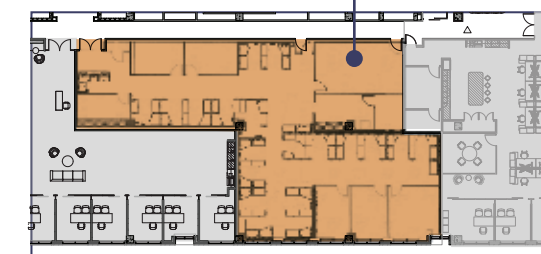
SUITE 420
2,838 RSF



FIRST ST

SUITE 440 TEST-FIT
5,177 RSF

SUITE 440 AS-BUILT
5,177 RSF



SCAN/CLICK TO
TOUR AMENITIES

4TH FLOOR
SPEC SUITE PLAN



STEP INTO
SUCCESS

NEWLY RENOVATED LOBBY

GROUND FLOOR

10,814 RSF

12'3" SLAB-TO-SLAB CEILINGS

SCAN/CLICK TO
TOUR SUITE 180



SUITE 180
10,814 RSF

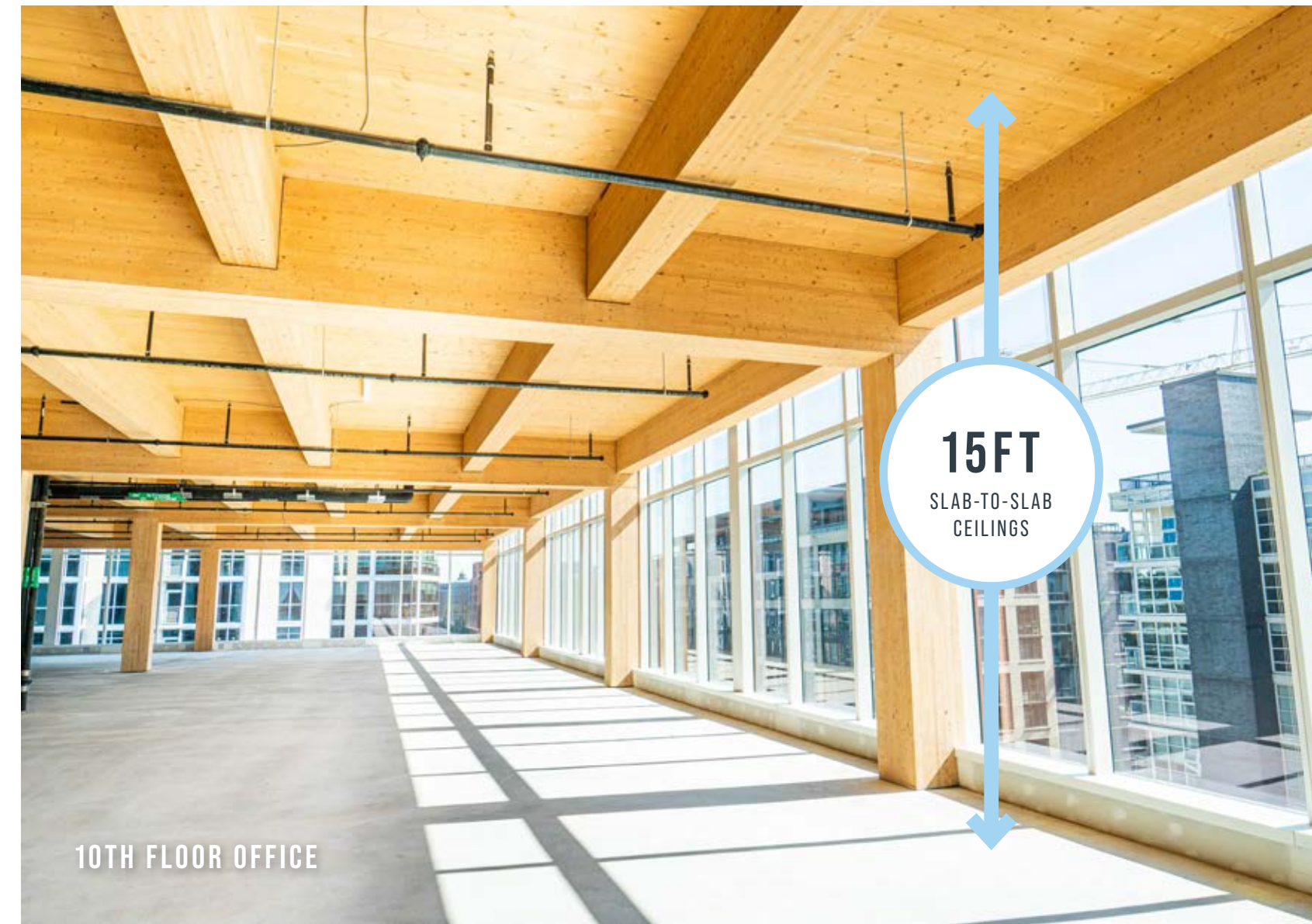
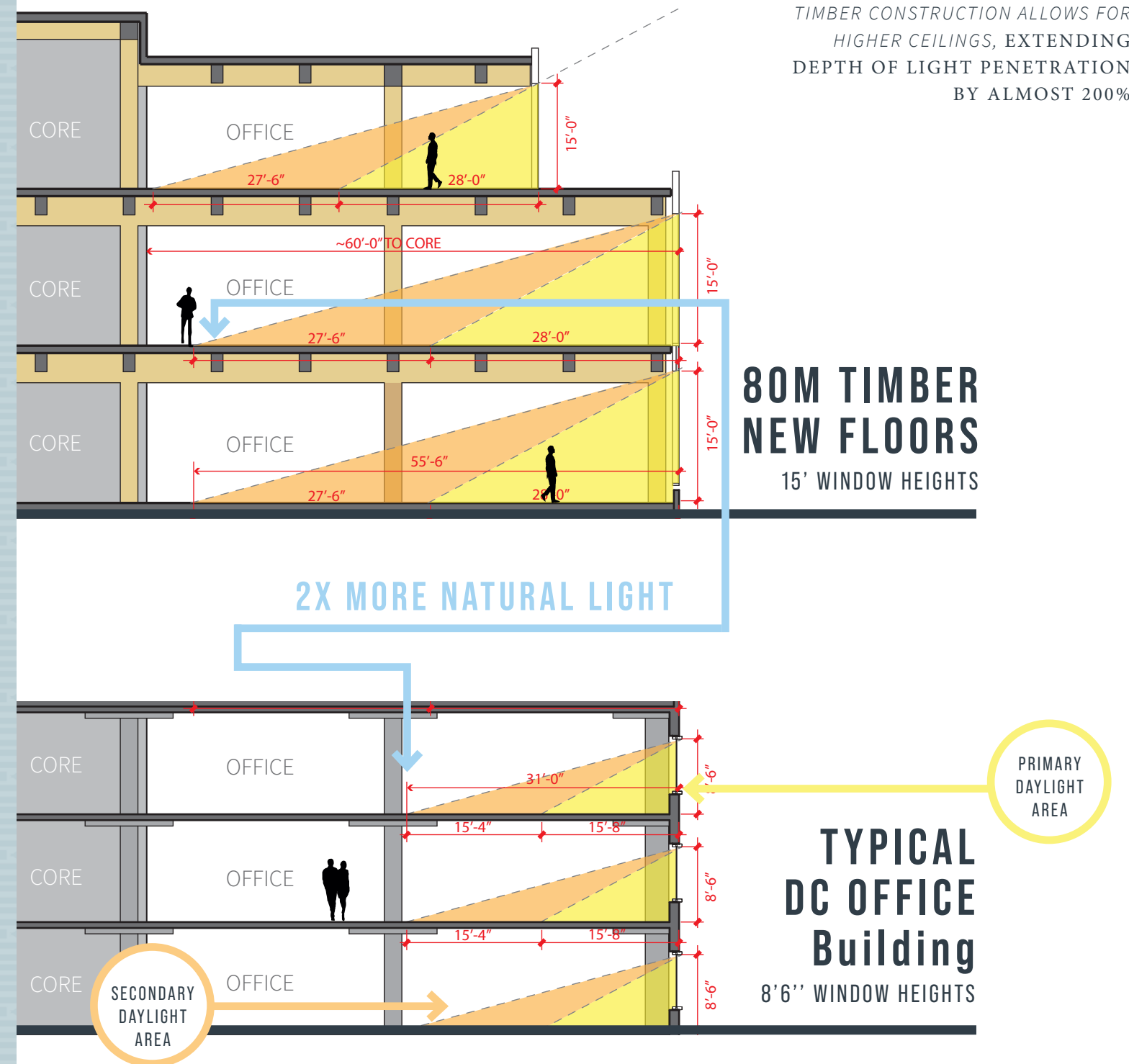
CUSHING PL



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

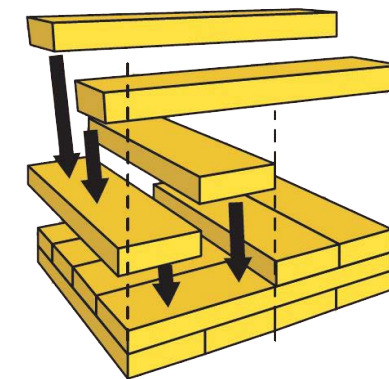
Engineered product made of two or more layers of lumber glued together with the grain of each layer running **perpendicular** to the previous layer

Product size:

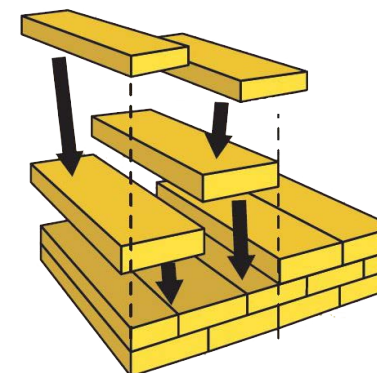
Up to 15” thick x 10’ wide x 64’ long

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



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