



250

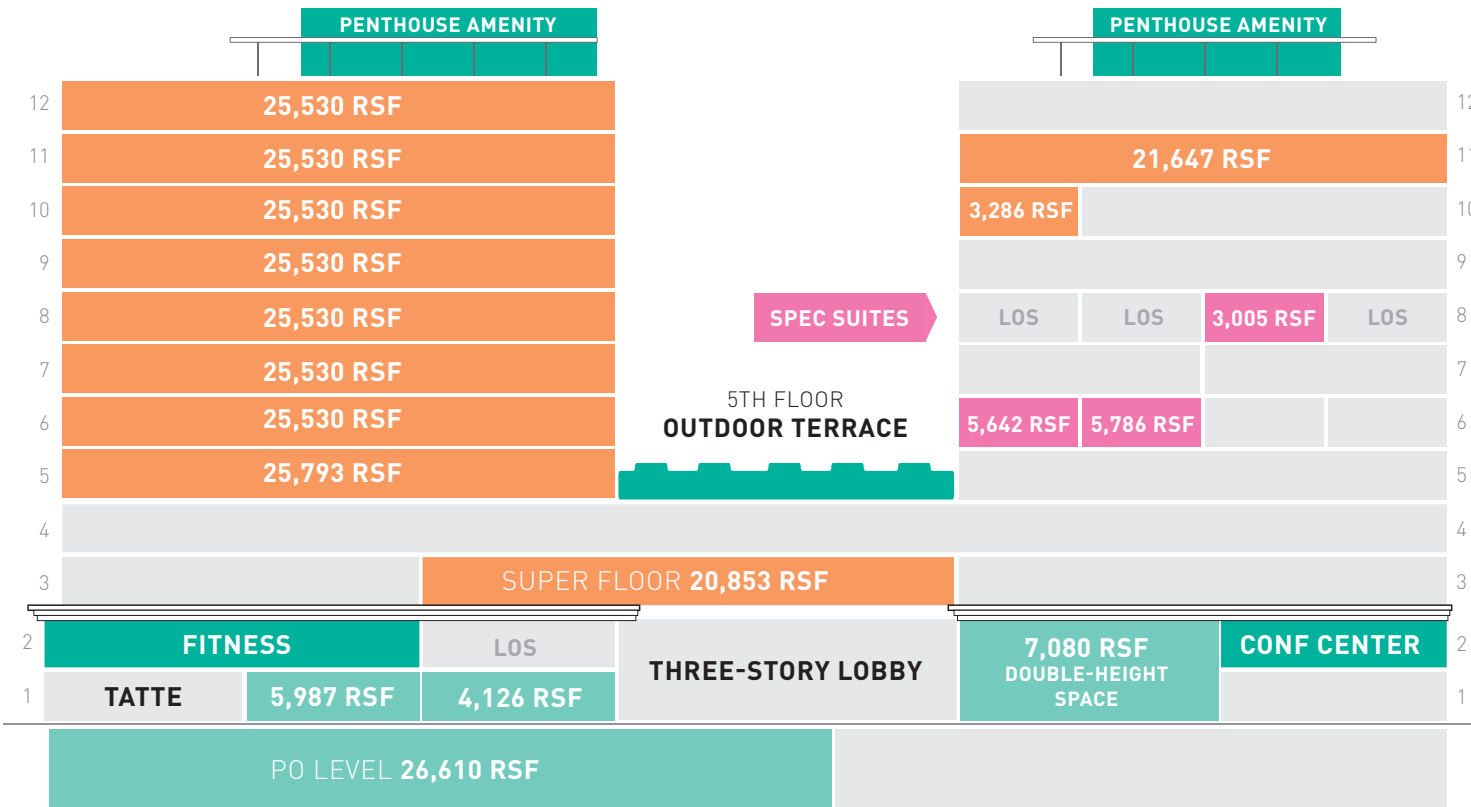


MASSACHUSETTS
AVENUE

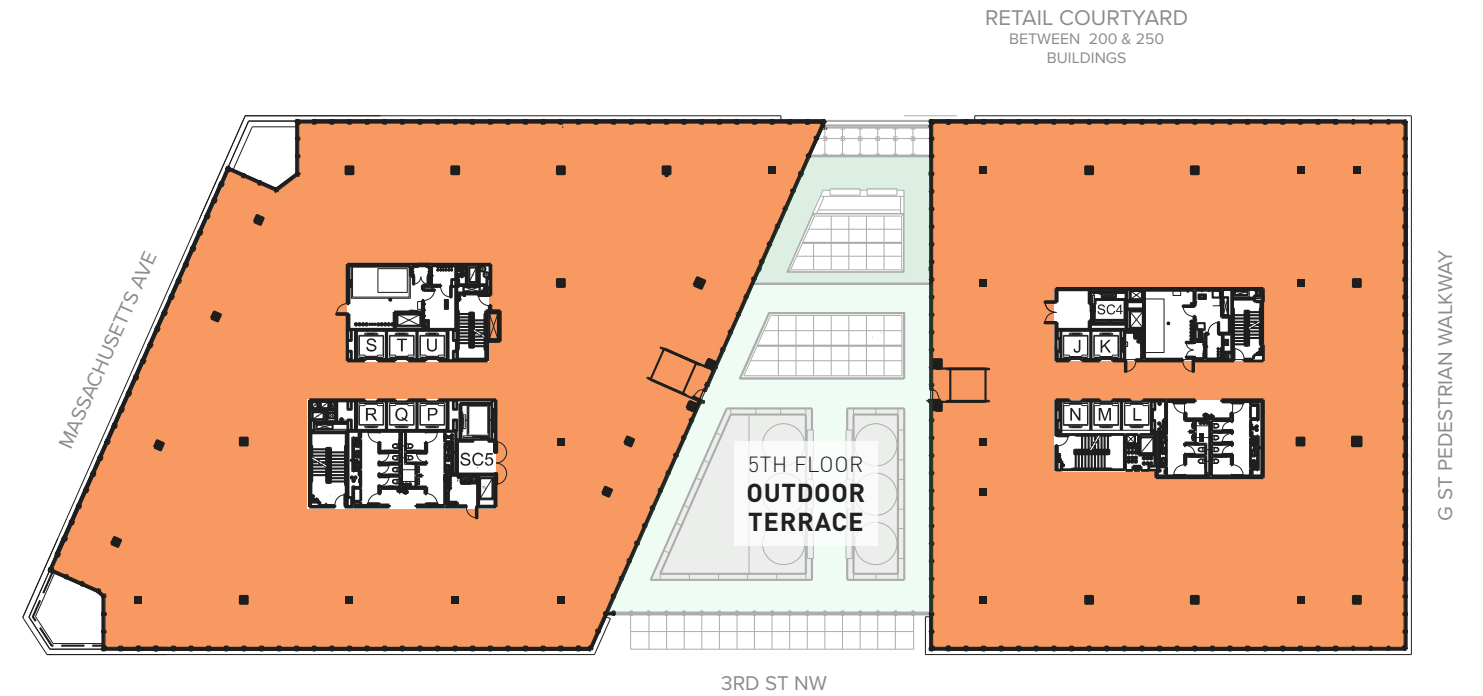
AVAILABILITIES



NORTH TOWER 204,503 RSF CONTIGUOUS



TYPICAL FLOOR PLAN



NORTH TOWER
FLOORS 5-12
25,530 RSF PER FLOOR

SOUTH TOWER
FLOORS 5-12
21,647 RSF PER FLOOR

5TH FLOOR OUTDOOR TERRACES

Connecting 250 North and South Towers



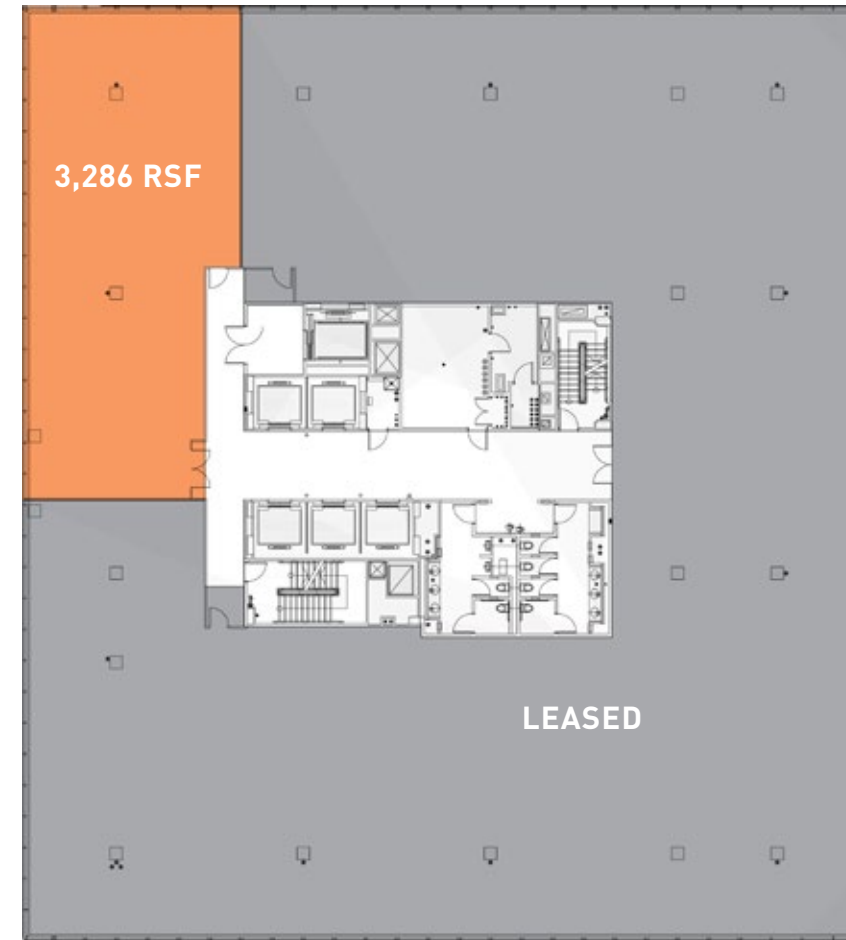


10TH FLOOR PLAN

10TH FLOOR - SOUTH TOWER 3,286 RSF

RETAIL COURTYARD
BETWEEN 200 & 250 BUILDINGS

COURTYARD
BETWEEN 250 NORTH &
SOUTH TOWERS



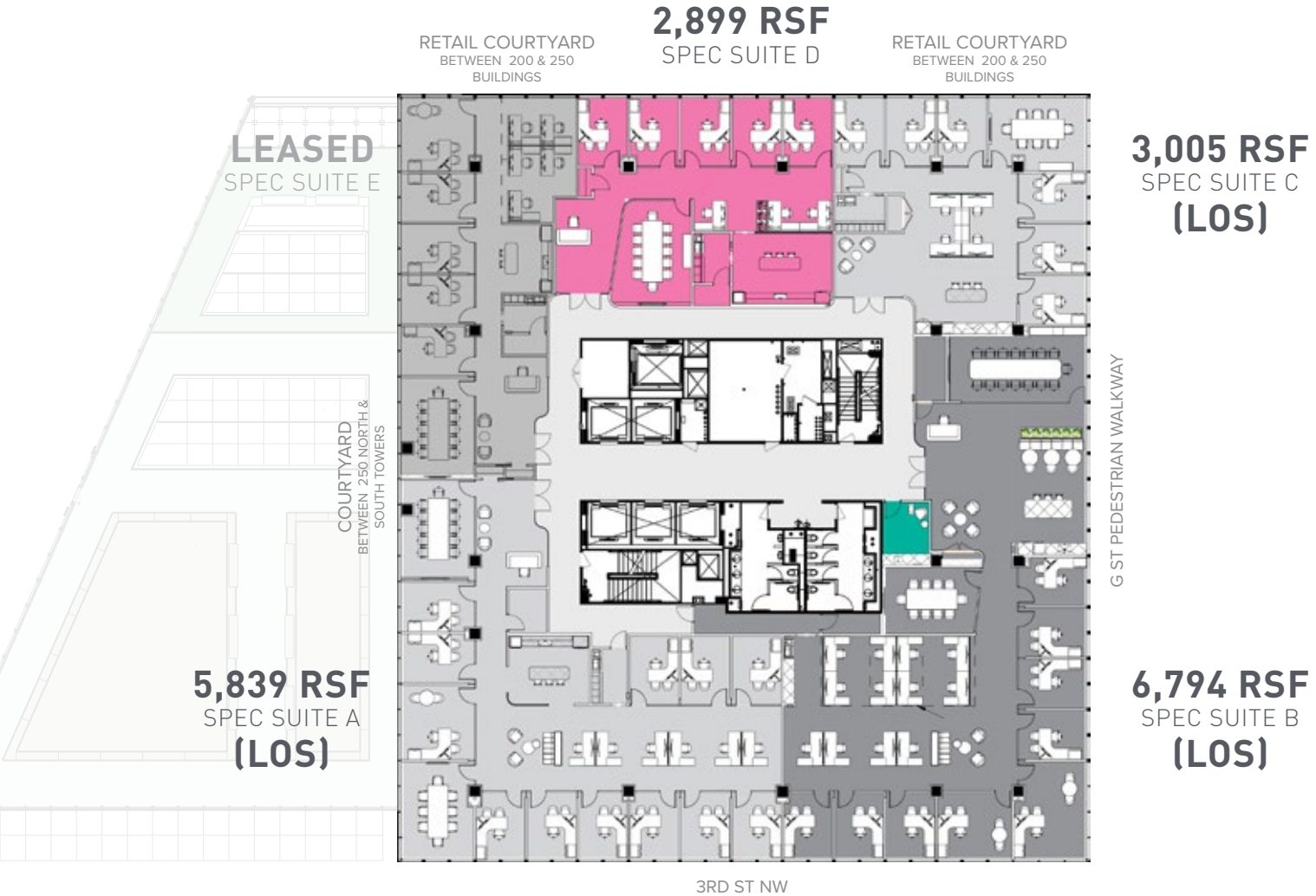
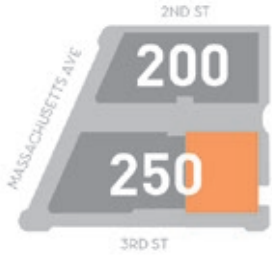
G ST PEDESTRIAN WALKWAY

3RD ST NW



8TH FLOOR SOUTH TOWER SPEC SUITES

250 **X** MASSACHUSETTS
AVENUE



6TH FLOOR SOUTH TOWER SPEC SUITES

250  **MASSACHUSETTS
AVENUE**



RETAIL COURTYARD
BETWEEN 200 & 250
BUILDINGS

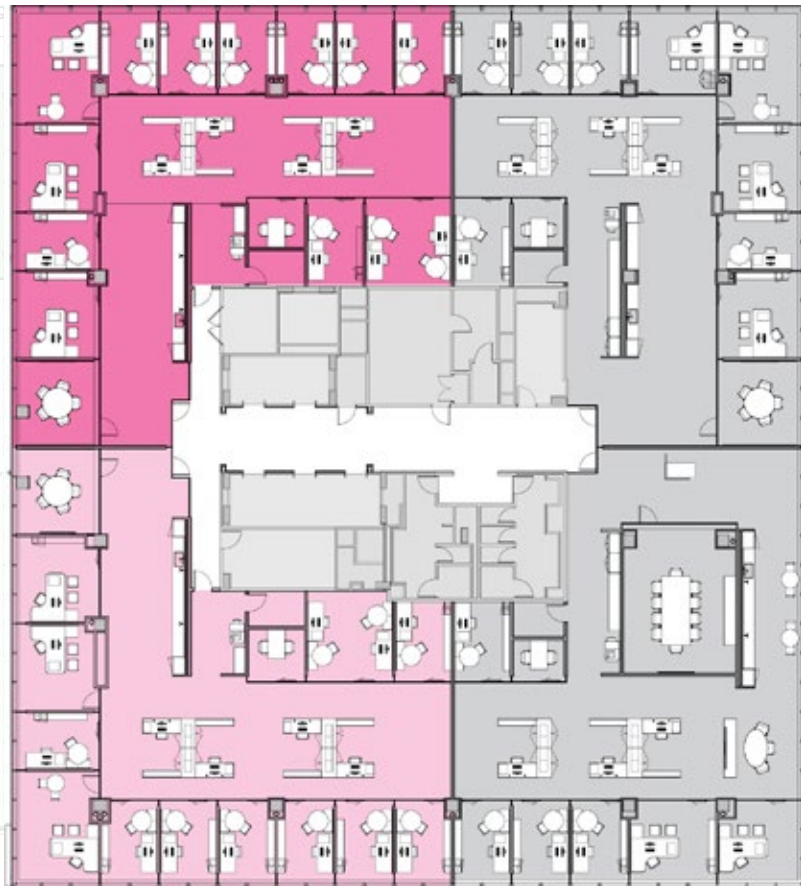
5,642 RSF
SPEC SUITE 650

VIRTUAL TOUR



5,786 RSF
SPEC SUITE 680

VIRTUAL TOUR



LEASED

G ST PEDESTRIAN WALKWAY

LEASED

3RD ST NW

COURTYARD
BETWEEN 250 NORTH &
SOUTH TOWERS



Digitally Staged Photographs
at the 250 Massachusetts Building

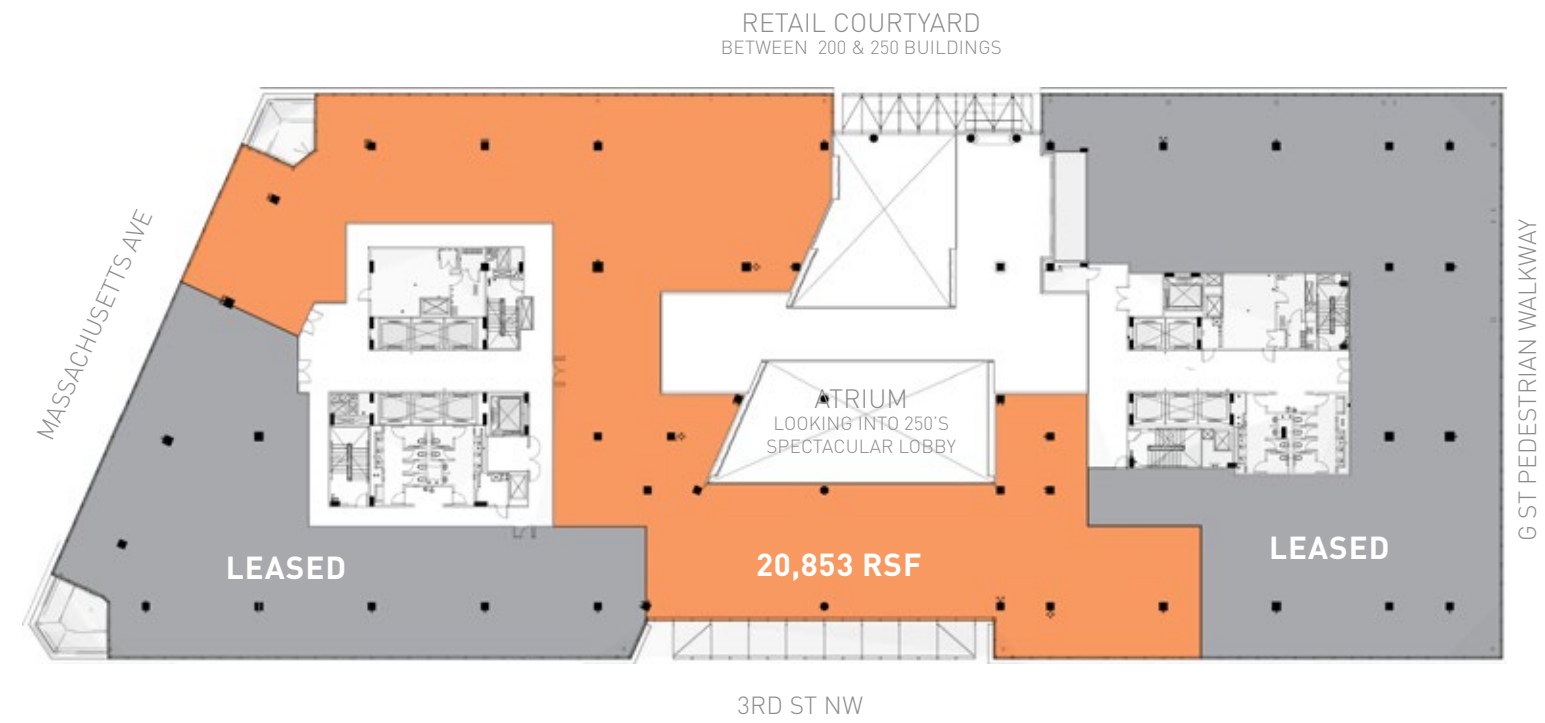
3rd Street Building Lobby
250 Mass

250 MASSACHUSETTS



250 Massachusetts Avenue

3RD FLOOR PLAN

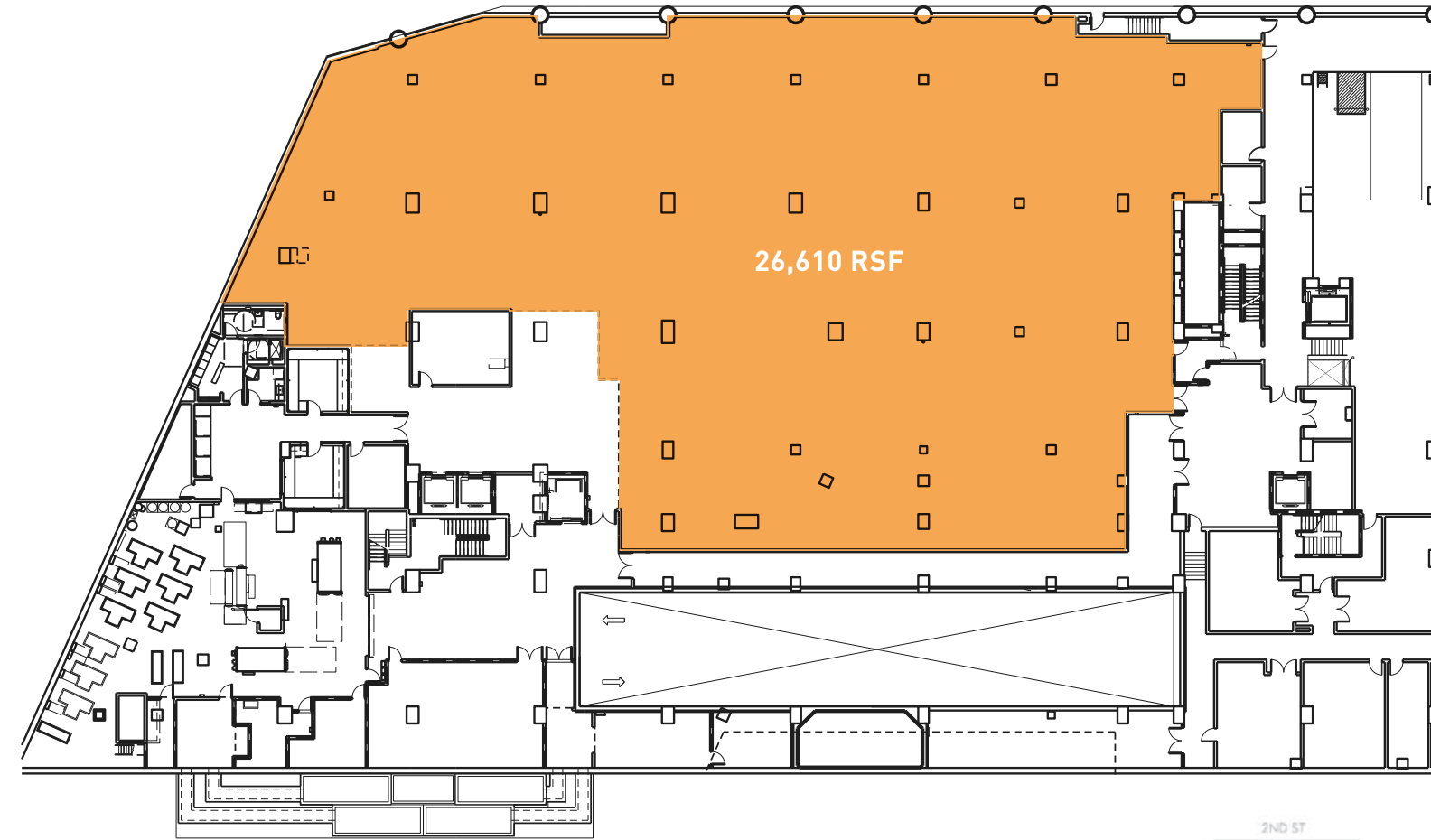


3RD FLOOR
20,853 RSF
VIEWS OF BUILDING'S
SPECTACULAR LOBBY





P0 LEVEL FLOOR PLAN



P0 LEVEL
26,610 RSF
16'8" FT CEILINGS





GEORGETOWN UNIVERSITY CAMPUS

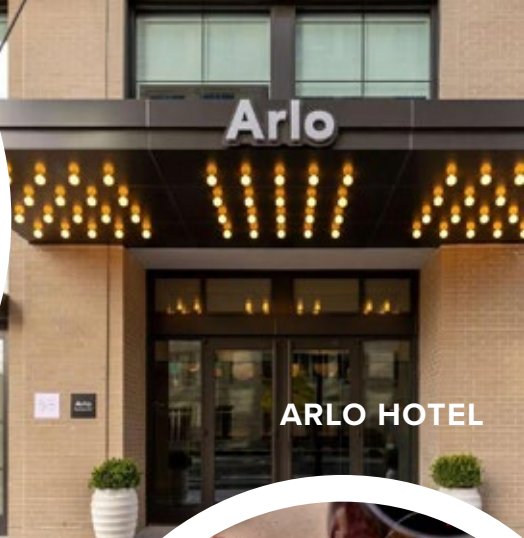


U.S. CAPITOL BUILDING

GEORGETOWN UNIVERSITY CAPITOL CAMPUS



NEW CAPITAL ONE ARENA RENOVATION



ARLO HOTEL



ARRELS IN ARLO



CAPITAL ONE ARENA



NATIONAL BUILDING MUSEUM



LOVE, MAKOTO
THE BEST OF JAPAN IN THE
HEART OF DC

by Michelin Star Rated Chef
 Makoto Okuwa



L'ARLENTE
GLAM-ITALIAN RESTAURANT

by Eric Eden and Chef David Dashaies
 of *The Unconventional Diner*



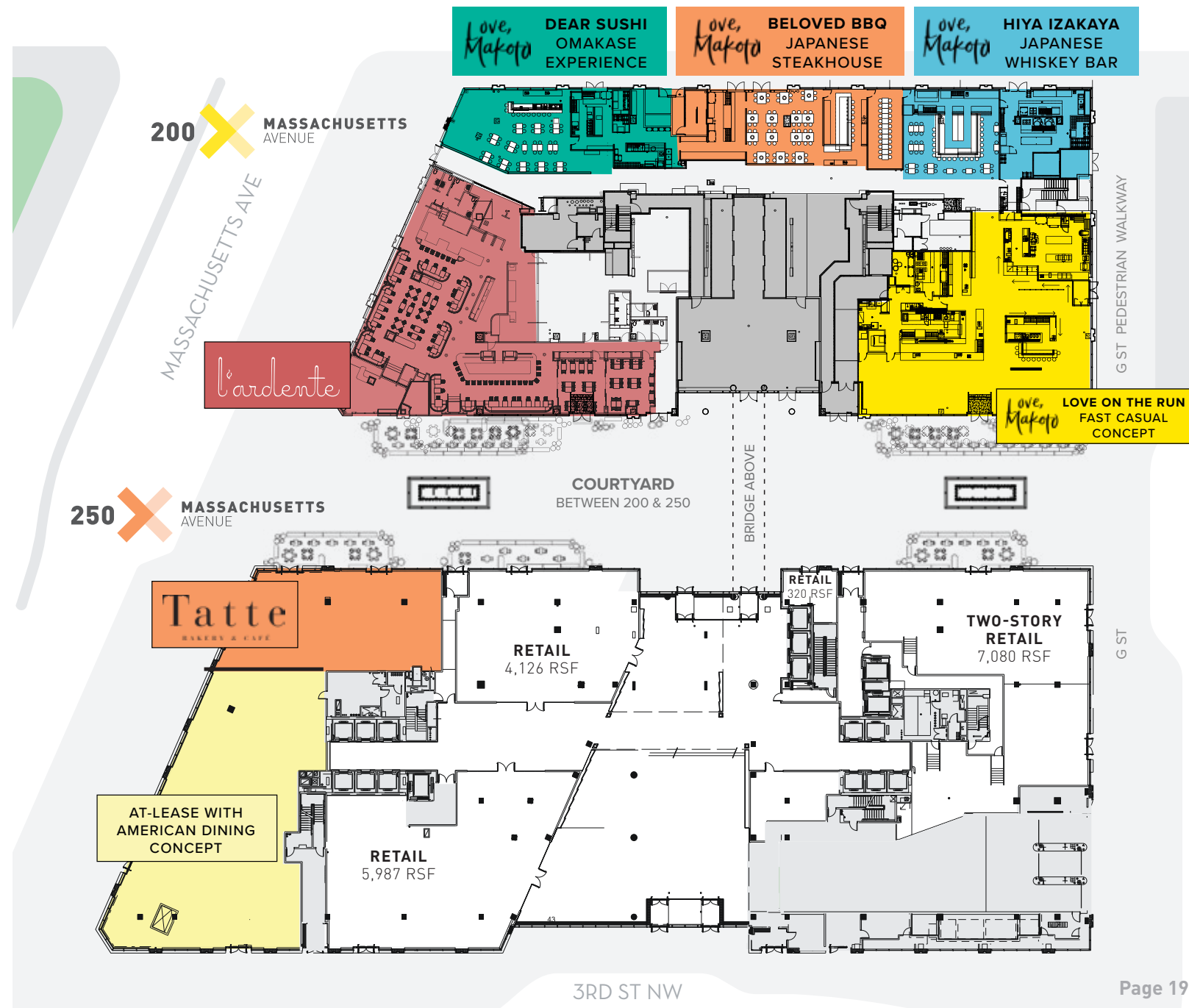
TATTE BAKERY & CAFÉ

ELEGANT COFFEE & ALL-DAY BRUNCH
 by Tzurit Or



ON-SITE DINING

SIX RESTAURANTS EXPERIENCES AT CAPITOL CROSSING



TATTE BAKERY & CAFÉ
ELEGANT COFFEE & ALL-DAY BRUNCH
by Tzurit Or



BRUNCH
ALL
DAY
Friday,
Saturday,
& Sunday
Tatte



**RETAIL
OPEN**

at

CAPITOL X CROSSING



L'ARDEnte
GLAM-ITALIAN RESTAURANT
by Eric Eden and Chef David Dashaies
of The Unconventional Diner
HONORED WITH A
MICHELIN GUIDE BIB GOURMAND

**RETAIL
OPEN**

at

CAPITOL X CROSSING

LOVE, MAKOTO
JAPANESE FULL SERVICE & FAST CASUAL
by Celebrity Chef Makoto Okuwa



20 BEST
RESTAURANTS
Washington DC
Condé Nast
Traveler



GEORGETOWN UNIVERSITY UNIVERSITY CAPITOL CAMPUS



NEWLY OPENED RESTAURANT
from chef
Pepe Moncayo
Arlo's
Spanish Cuisine





SPECTACULAR THREE-STORY LOBBY

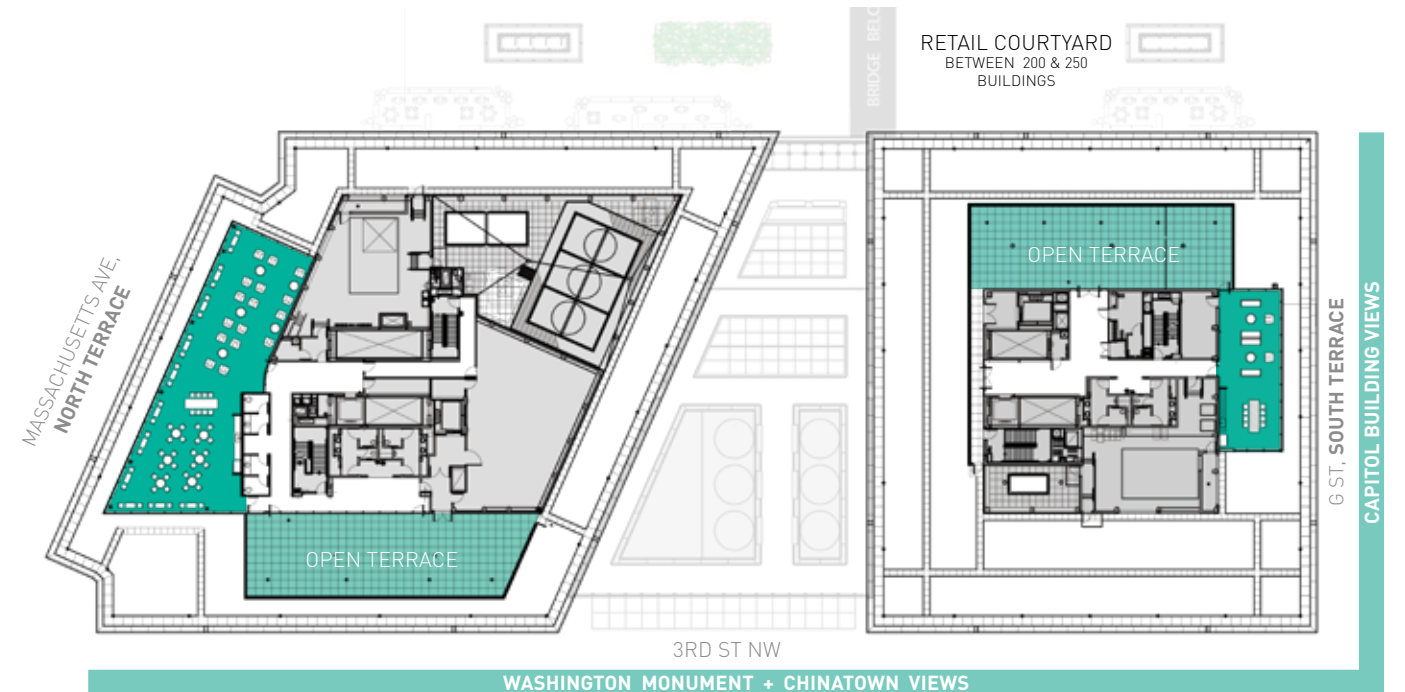
at the 250 Massachusetts Building

ROOFTOP TERRACE PENTHOUSES

250 North and South Towers



Top Floor View
North Terrace



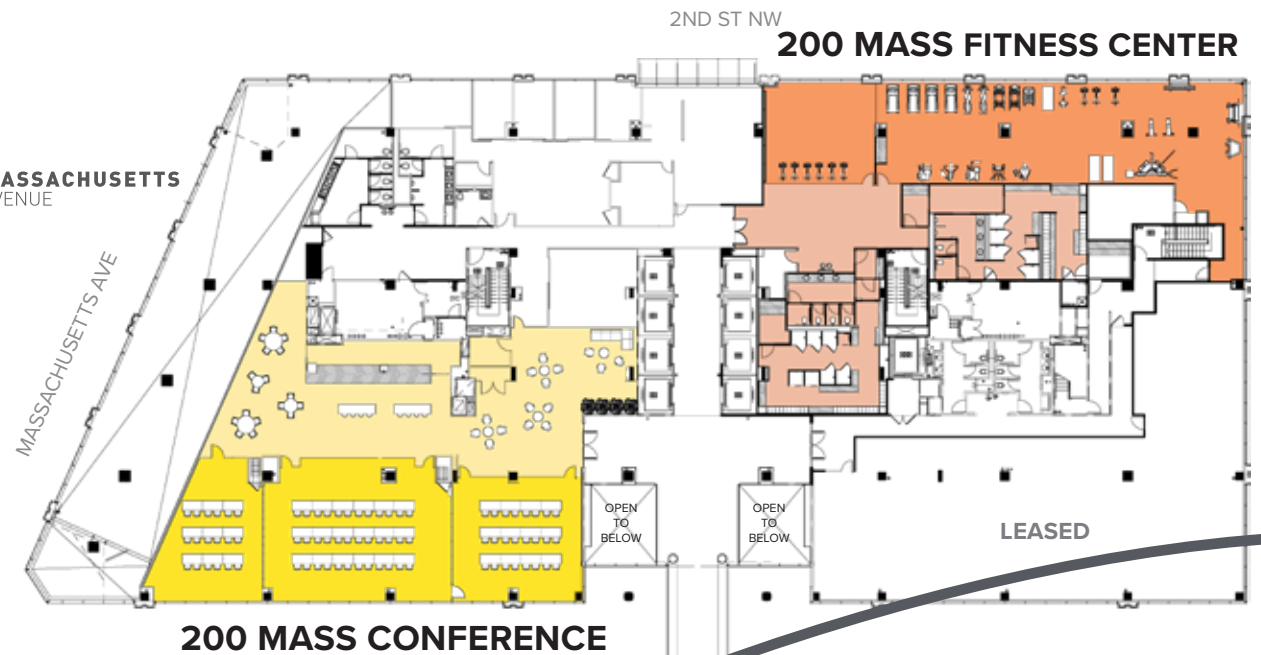
WASHINGTON MONUMENT + CHINATOWN VIEWS





250 MASS
CONFERENCE CENTER
CAN ACCOMMODATE 150+

200 X MASSACHUSETTS AVENUE



200 MASS CONFERENCE

250 X MASSACHUSETTS AVENUE

250 MASS FITNESS CENTER



250 MASS CONFERENCE

250 MASS FITNESS CENTER
LOCKERS | SHOWERS | SAUNAS



250 MASS CONFERENCE CENTER
CAN ACCOMMODATE 150+



WELLNESS IMPACT

Capitol Crossing is committed to creating a **happier, healthier** work environment that enables your employees and visitors to thrive. Cleaner air, efficient systems, and more green space does more than lower carbon footprints – **it improves the lifestyle of the community.**



AIR

All air handlers are equipped with **Merv-15 filters and UV lights** which kill all bacteria, virus', and mold.



WATER

Capitol Crossing utilizes **water cisterns, which capture and treat storm water run-off.** There is a central water conservation system on the roof that **collects, treats, and reuses rainwater** when possible.



NOURISHMENT

Onsite restaurants like Tatte, L'Ardente and Love, Makoto provide employees with multiple healthy eating options



LIGHT

With four sides of high-performance, triple pane glass, both 200 and 250 Massachusetts Ave. allow employees to enjoy the maximum amount of natural light – which **decreases eyestrain, headaches, and blurred vision symptoms.**



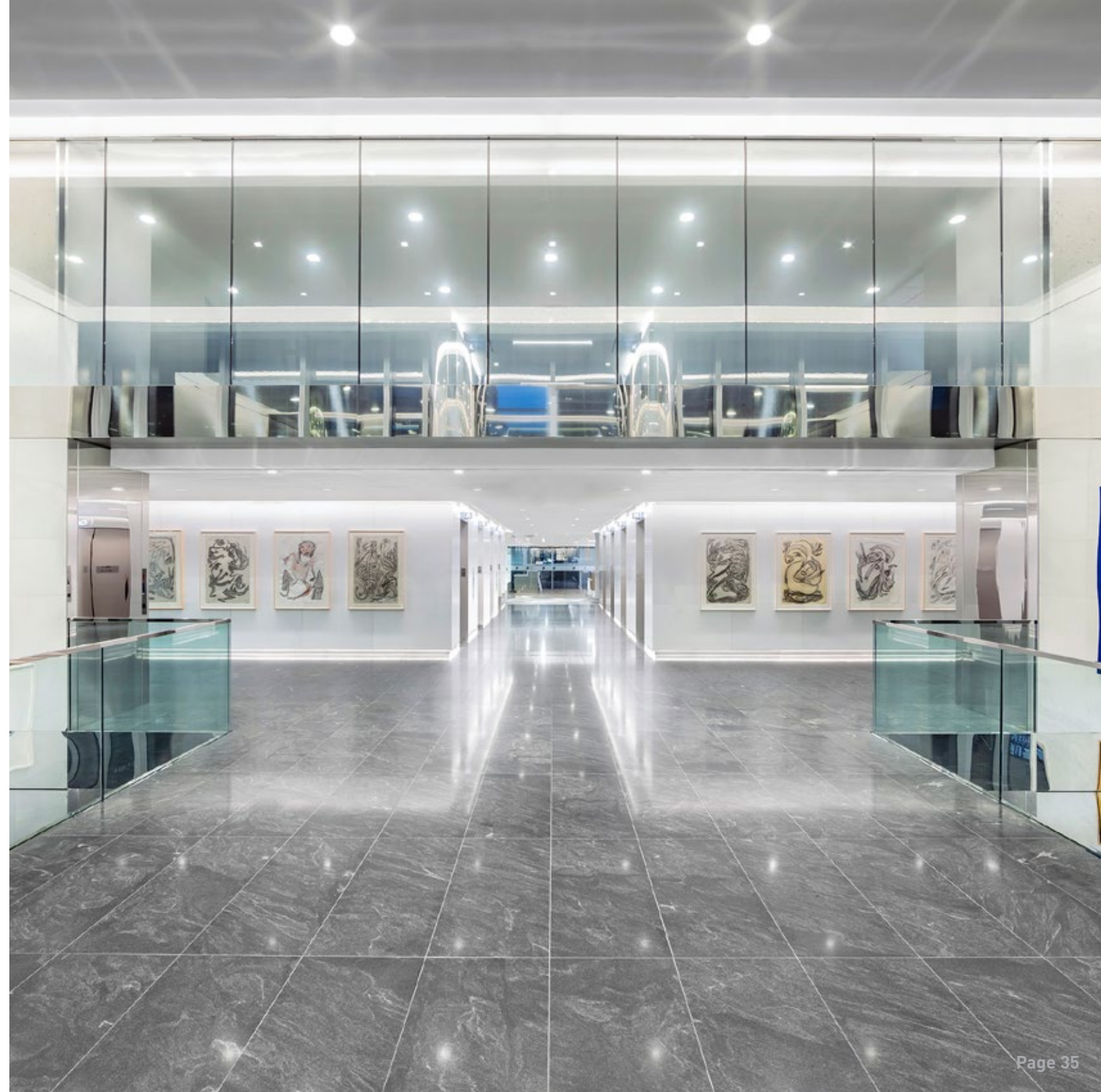
FITNESS

Without leaving the building, **employees can enjoy Capitol Crossing's private fitness centers** which include: a Peloton bike studio, a treadmill studio, locker rooms with saunas, showers, and towel service, turf area, open and accessible stairways, 440 spaces for bike storage with a dedicated changing area, allowing employees to bike to work year-round.



COMFORT

Employees can enjoy breakout areas for informal meetings or creative brainstorming sessions in any of Capitol Crossing's shared communal areas, including: **glass-enclosed penthouse and terrace** with seating at 200 Massachusetts Ave, penthouse at 250 Massachusetts Ave, 5th Floor outdoor terrace at 250 Massachusetts Ave, a **distraction-free, comfortable environment created by high-performance mechanical systems,** which eliminate the noise of building systems.



FOR LEASING INFORMATION

EVAN BEHR

202 258 3738
evan.behr@jll.com

NATHAN BEACH

240 401 6734
nathan.beach@jll.com

KRISTEN MATHIS

908 907 2094
kristen.mathis@jll.com

ANSLEE KROUCH

630 209 3523
anslee.krouch@jll.com



250  MASSACHUSETTS
AVENUE