



3,022 SF - 44,183 SF  
TROPHY OFFICE SPACE AVAILABLE



Lincoln

99MSTREET.COM







ROOF TERRACE

A **PREMIER PROPERTY** offering a world-class customer experience and a commitment to the industry's highest sustainability standards.

### THE BUILDING

- 220,000 SF / 11 stories of trophy office space
- 11,000+ SF of prime retail space
- Typical floor plate: 22,143 RSF
- 8'11" finished ceiling height: 30' x 45' column bays
- Four levels of below-grade parking
- Parking ratio of 1/1,500 PSF
- EV charging stations
- Green roof

### THE AMENITIES

- Circa, Wells Fargo & El Bebe restaurants on the ground floor
- 4,750 SF rooftop terrace equipped with event lobby, restrooms and collaborative meeting spaces
- 4,300 SF club-like fitness facility
- Locker rooms and towel service
- Secured bike storage
- Close proximity to five parks and the Riverwalk Trail

### THE ACCESS

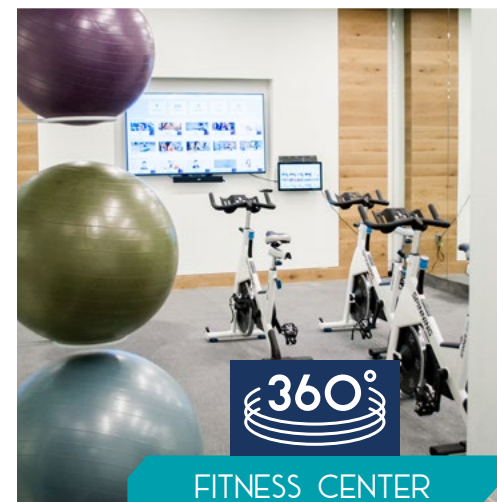
- Immediate access to the Navy Yard & Ballpark Metro station
- Five blocks from Capitol Hill
- Easy access to I-395 and I-295
- Two miles from National Reagan Airport
- One block from Washington Nationals Stadium
- Dozens of walkable restaurants and retail outlets



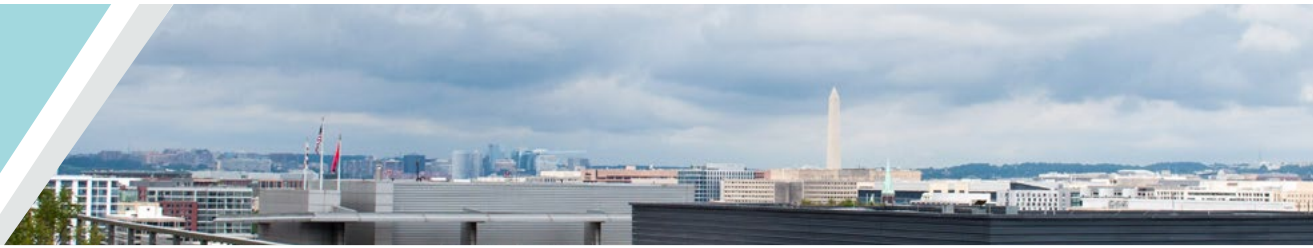
1ST STREET RETAIL



LOBBY

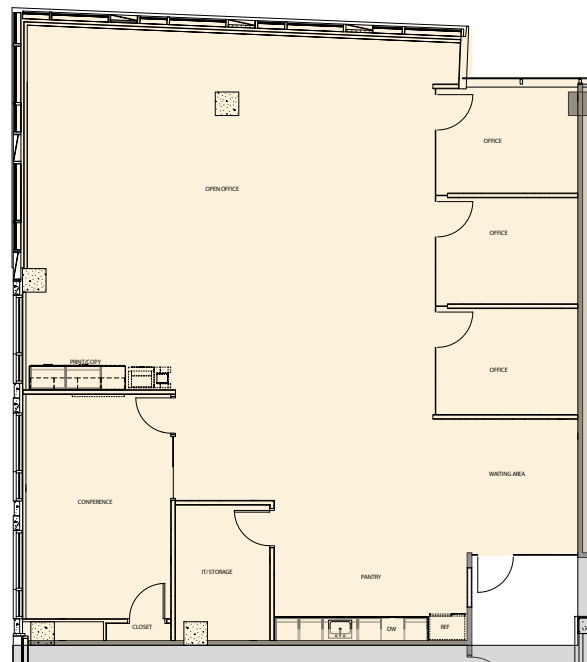


FITNESS CENTER

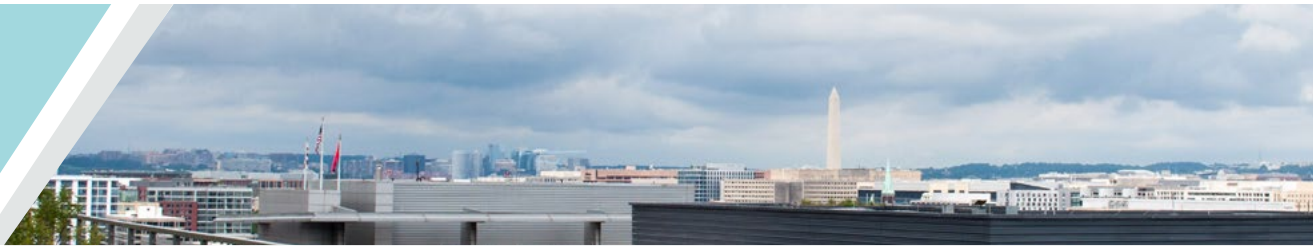


M STREET

SPEC SUITE 225 - 3,022 SF  
AVAILABLE IMMEDIATELY



1ST STREET



M STREET

SPEC SUITE 425 - 3,549 SF  
AVAILABLE JULY 1, 2026

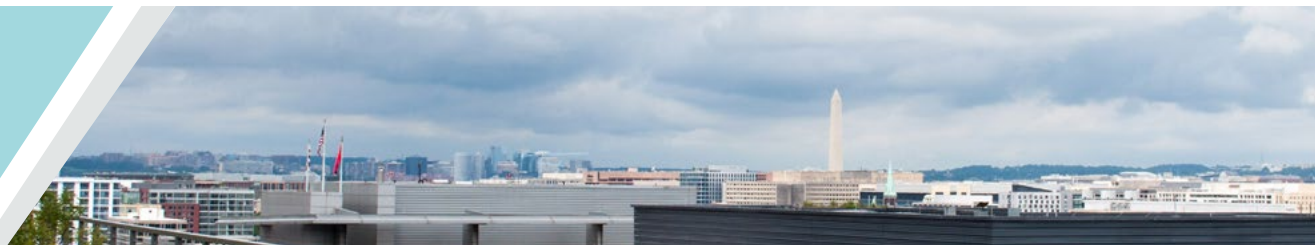


1ST STREET

4TH FLOOR NEWLY DELIVERED HIGH-END SPEC SUITE  
VIEW MATTERPORT



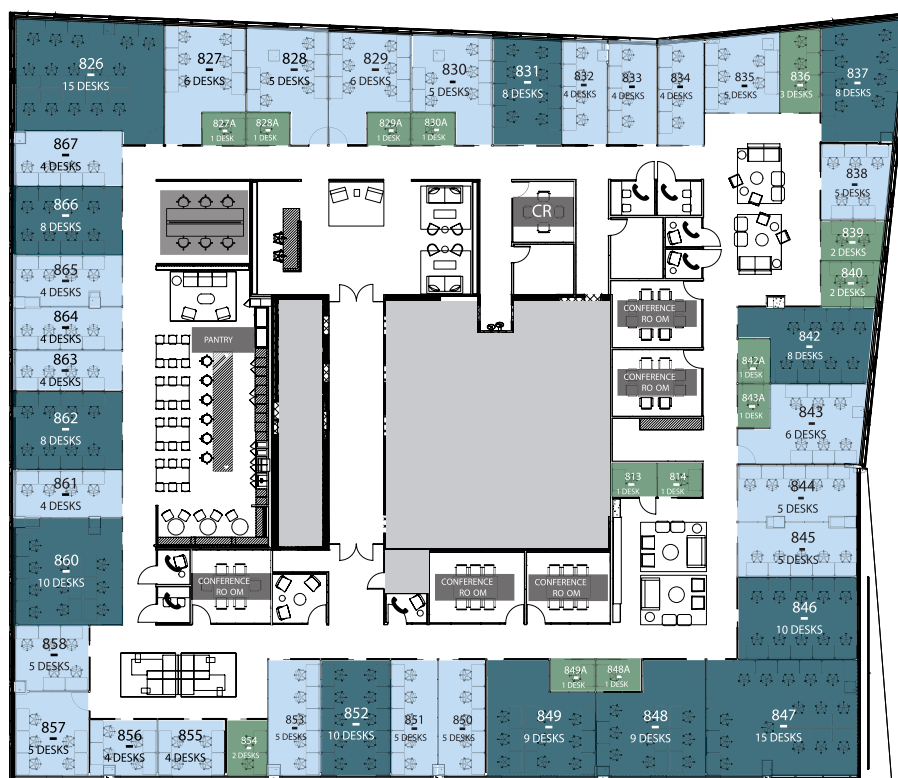




## M STREET

- Private desks (6)
- Private phone booths (7)
- Conference rooms (7)
- Communal seating
- Shared kitchen & pantry
- Reception & mail room
- Print & scan station
- Restrooms

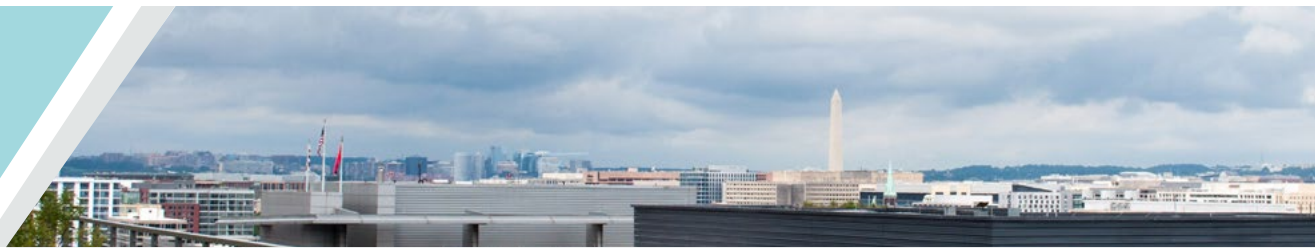
- SMALL OFFICE**  
1-3 DESKS
- MEDIUM OFFICE**  
4-6 DESKS
- LARGE OFFICE**  
7-10 DESKS
- PRIVATE DESKS**  
6 DESKS



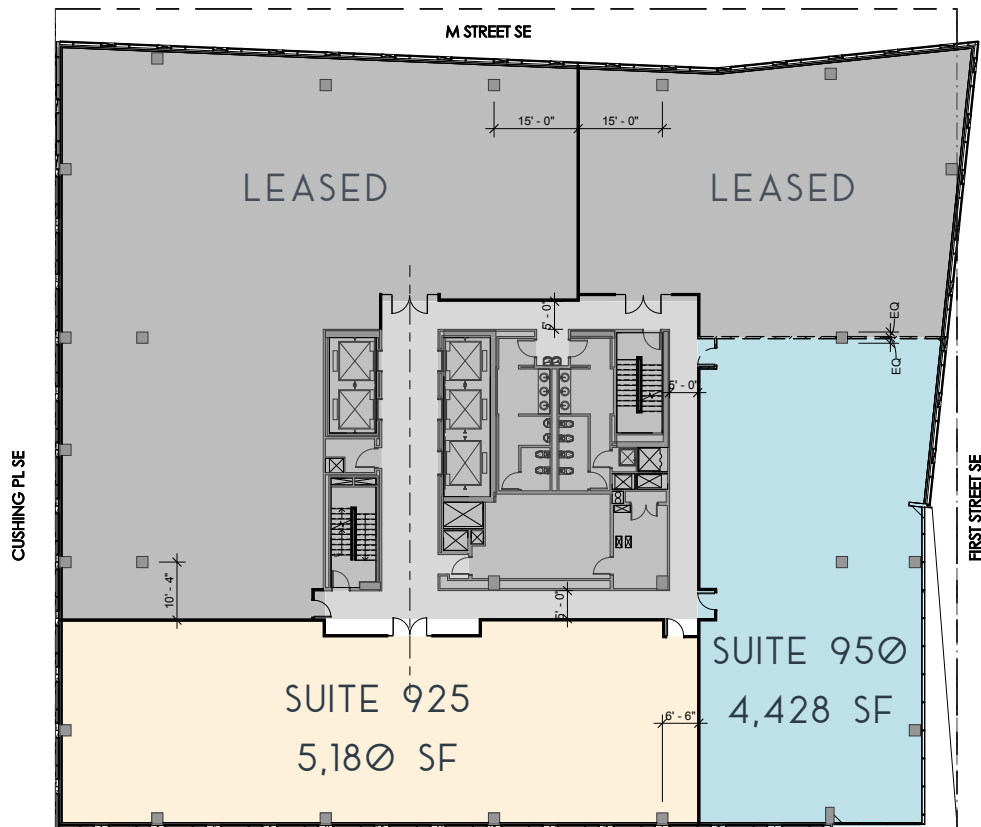
1ST STREET

8TH FLOOR - 22,091 SF  
VIEW MATTERPORT





M STREET



1ST STREET

SUITES 925 & 950 CAN BE COMBINED  
TO A CONTIGUOUS BLOCK OF 9,608 SF

9TH FLOOR - 9,608 SF  
SHELL CONDITION

