

The One Place to Be

1 Massachusetts Ave, NW



8th Floor:

3,735 - 16,344 SF

(*3,735 SF currently separately demised)

Availability:

Immediately

Rate:

\$43.00 PSF

Term Through:

1/31/2036

*Early termination 1/31/2031

Space Features:



Top floor with views of The Capitol and Library of Congress



Space shows like new



Building conference center (seats up to 200 Theatre Style)



Underground parking



1-block to Union Station, Amtrak and metro

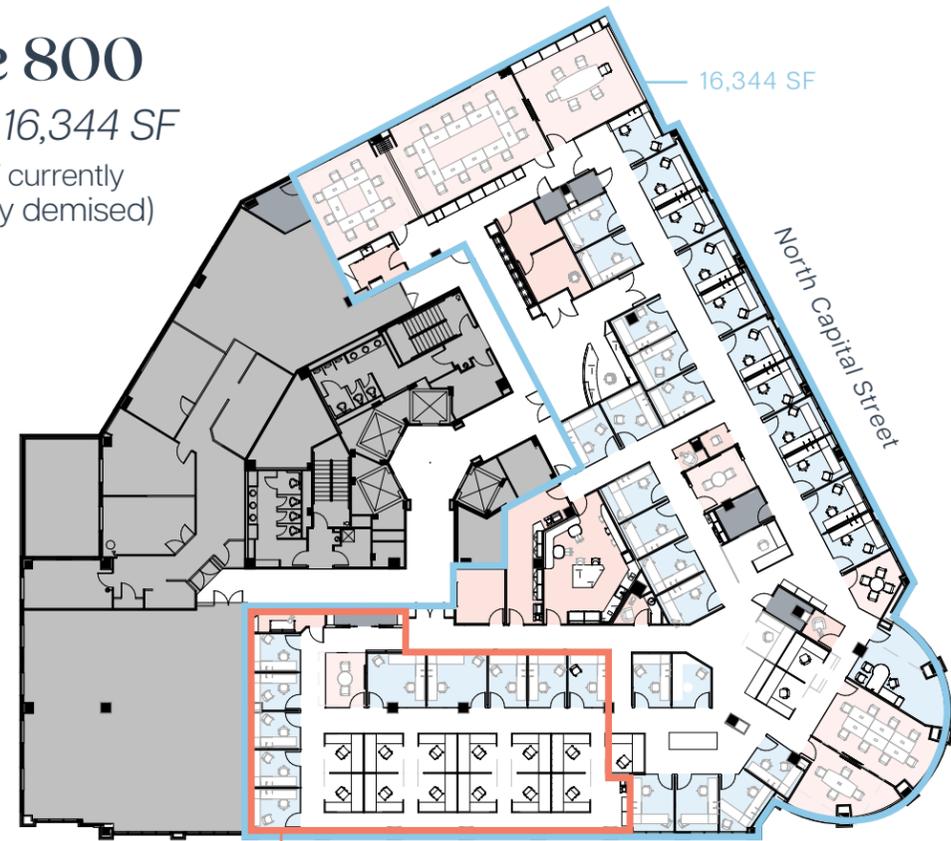


Fitness center

Suite 800

3,735 - 16,344 SF

(*3,735 SF currently separately demised)



Option B: 3,735 SF — Massachusetts Ave.

Program Summary

- **Reception:** Expansive modern reception with prominent branding
- **Offices:** 39 glass-front private offices with auto sit-stand desks
 - 16-windowed
 - 23-interior
- **Workstations:** 14- 8'x8' workstations with auto sit-stand desks
- **Main Conference Center:**
 - 16-20 people (can be combined)
 - 20-28 people (can be combined)
 - Standalone 8-10-person on window line with auto shades
 - Moveable wall can create a large conference room for 50-60
 - Catering kitchen
 - Entertainment/buffet/serving area
- **Executive Conferencing**
 - 10-14 person on window line w/ auto shades
 - 6-8 person on window line w/ auto shades
- **Soundproof Media Room:** For podcasts, interviews, etc.
- **Café/Lounge:** Marble island, extra seating, TV
- **Phone Rooms:** 2 private
- **Huddle Rooms:** 2 (2-4) person
- **IT/LAN Room** with storage room and supplemental HVAC
- **Wellness Rooms:** 2 private wellness rooms with refrigerators



EXEC. OFFICE



RECEPTION



HALLWAY CONFERENCE



OFFICE HALLWAY



WORKSTATIONS



DINE-IN KITCHEN



INTERIOR OFFICE



WORKSTATION



LARGE CONFERENCE



WINDOW OFFICE



EXEC. CONFERENCE

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