

MARITIME PLAZA

1201 M STREET, SE + 1220 12TH STREET, SE



COPT DEFENSE
PROPERTIES

MARITIME PLAZA HIGHLIGHTS

- IMMEDIATELY ADJACENT TO THE WASHINGTON NAVY YARD
- SHUTTLE PROVIDED TO NAVY YARD, METRO STATIONS & VA RAILWAY EXPRESS ●●●●●
- ON-SITE AMENITIES INCLUDE A DELI, FITNESS CENTER & CONFERENCE FACILITY
- CAMPUS STYLE OFFICE PROJECT WITH AN URBAN FEEL
- EXCEPTIONAL FINISHED CEILING HEIGHTS FROM 9'.6" TO 11'.6"
- 1.5/1,000 SF PARKING RATIO
- COLUMN FREE SPACE



THE NEIGHBORHOOD



STEPS FROM NAVY YARD EAST GATE

75+
RESTAURANTS

52+
SHOPPING & RETAIL

8+
HOTELS

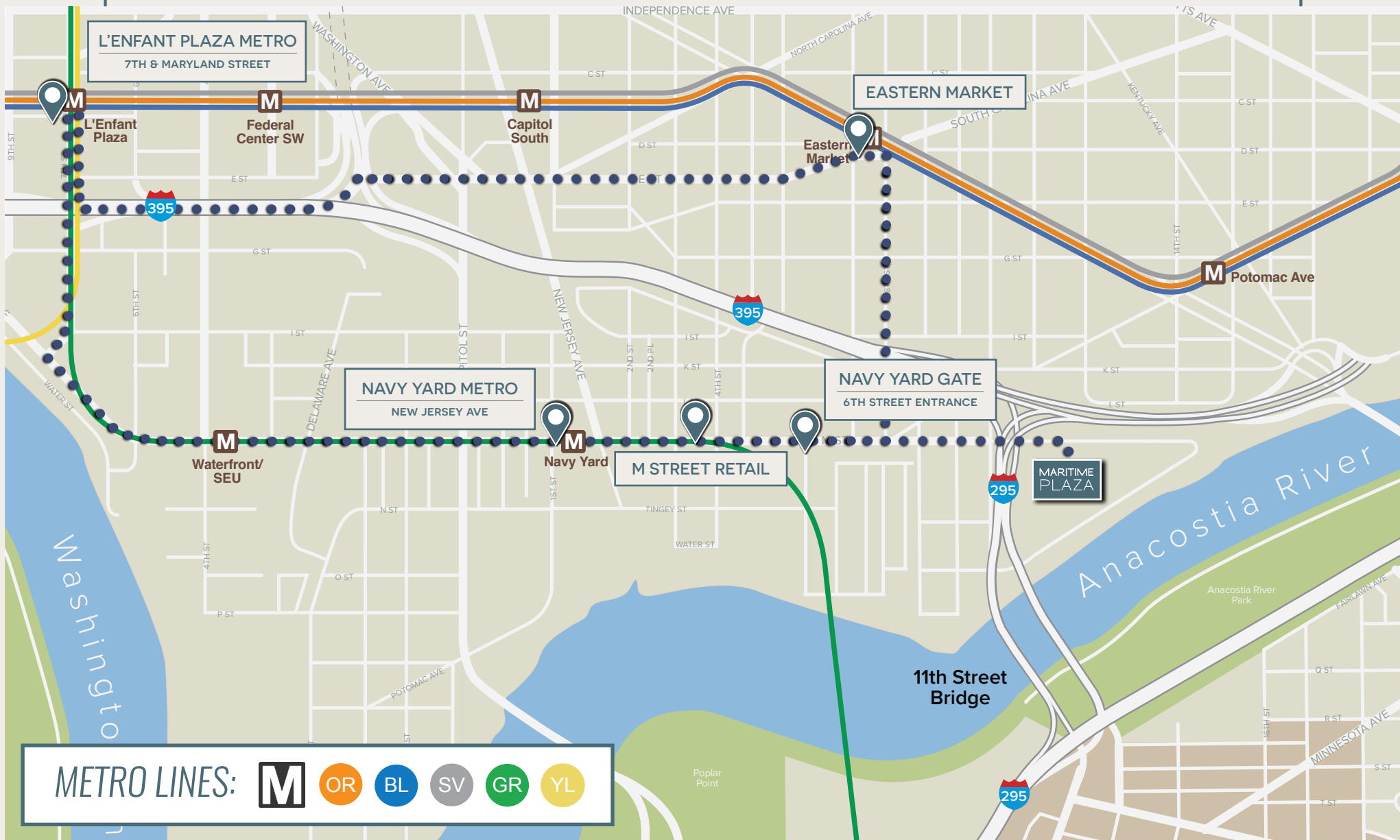
12+
FITNESS STUDIOS

MAP KEY:

-  RESTAURANTS & BARS
-  HOTELS
-  FITNESS
-  RETAIL

MARITIME PLAZA PRIVATE SHUTTLE SERVICE DESTINATIONS

RUNS FROM 6:00 AM TO 6:00 PM (MONDAY-FRIDAY)



MARITIME PLAZA — CURRENT AVAILABILITY



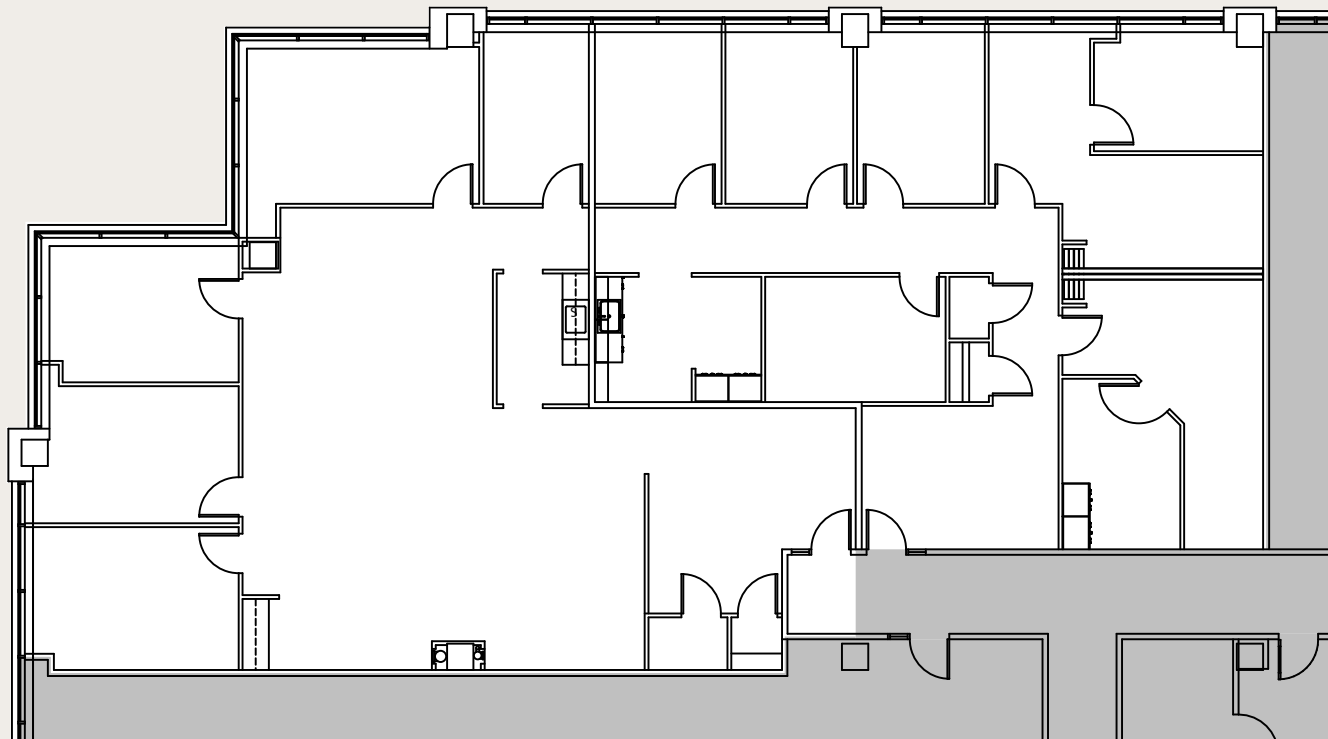
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1220 12TH STREET, SE

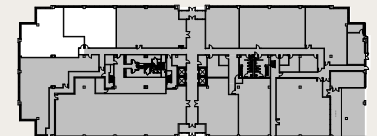
GROUND FLOOR / SUITE 70 & 80

4,640 RSF / AVAILABLE 4.1.2026

WINDOW LINE



KEY PLAN



MARITIME PLAZA

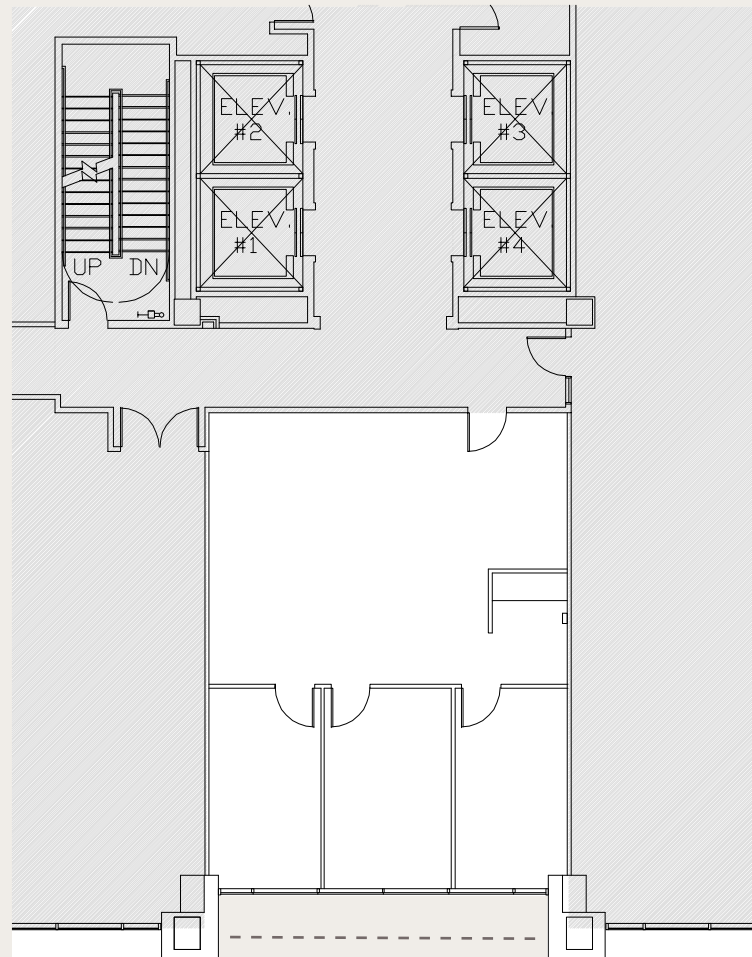
1201 M STREET, SE + 1220 12TH STREET, SE

1220 12TH STREET, SE

FIRST FLOOR / SUITE 100

1,164 RSF / AVAILABLE NOW

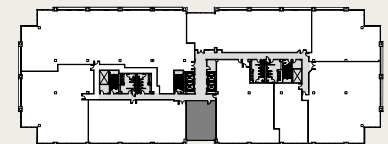
WINDOW LINE



KEY PLAN

**AVISON
YOUNG**

 **COPT DEFENSE**
PROPERTIES



MARITIME PLAZA

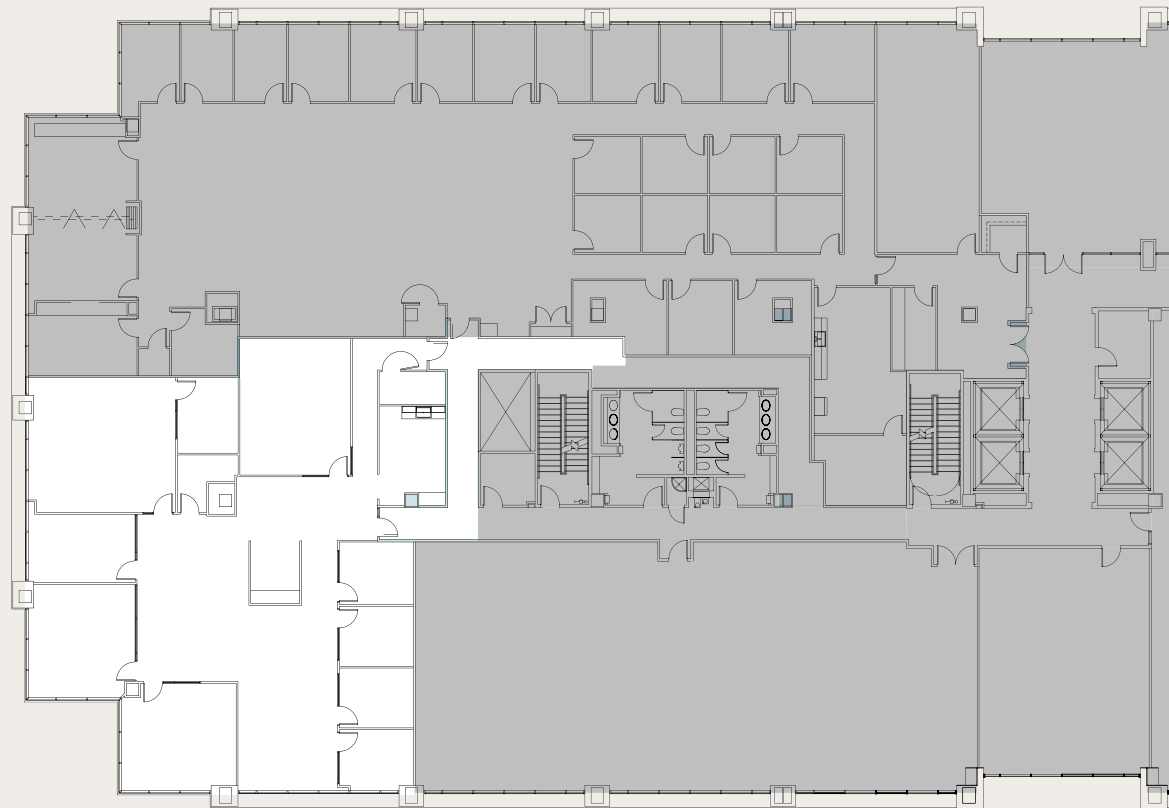
1201 M STREET, SE + 1220 12TH STREET, SE

1220 12TH STREET, SE

FIRST FLOOR / SUITE 170

5,271 RSF / AVAILABLE NOW

WINDOW LINE



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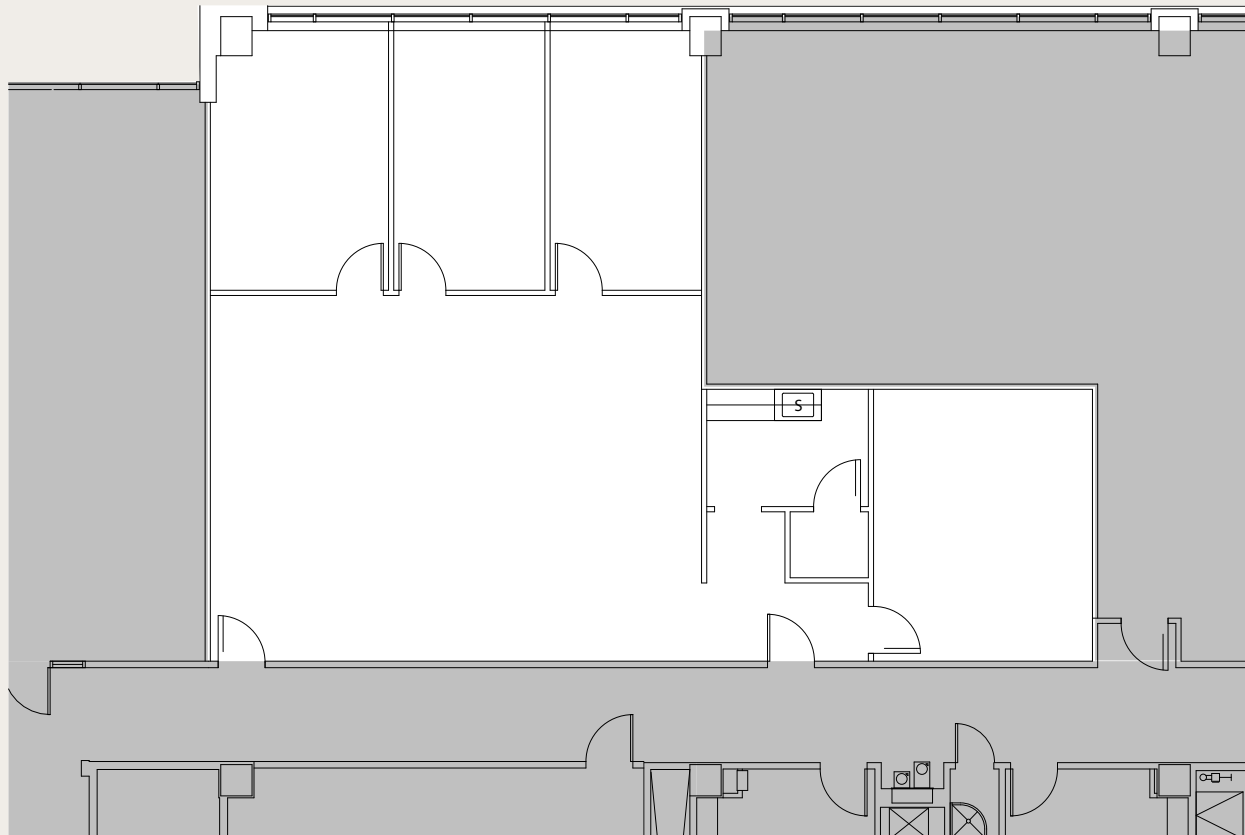


1220 12TH STREET, SE

THIRD FLOOR / SUITE 350

AT LEASE

WINDOW LINE



KEY PLAN

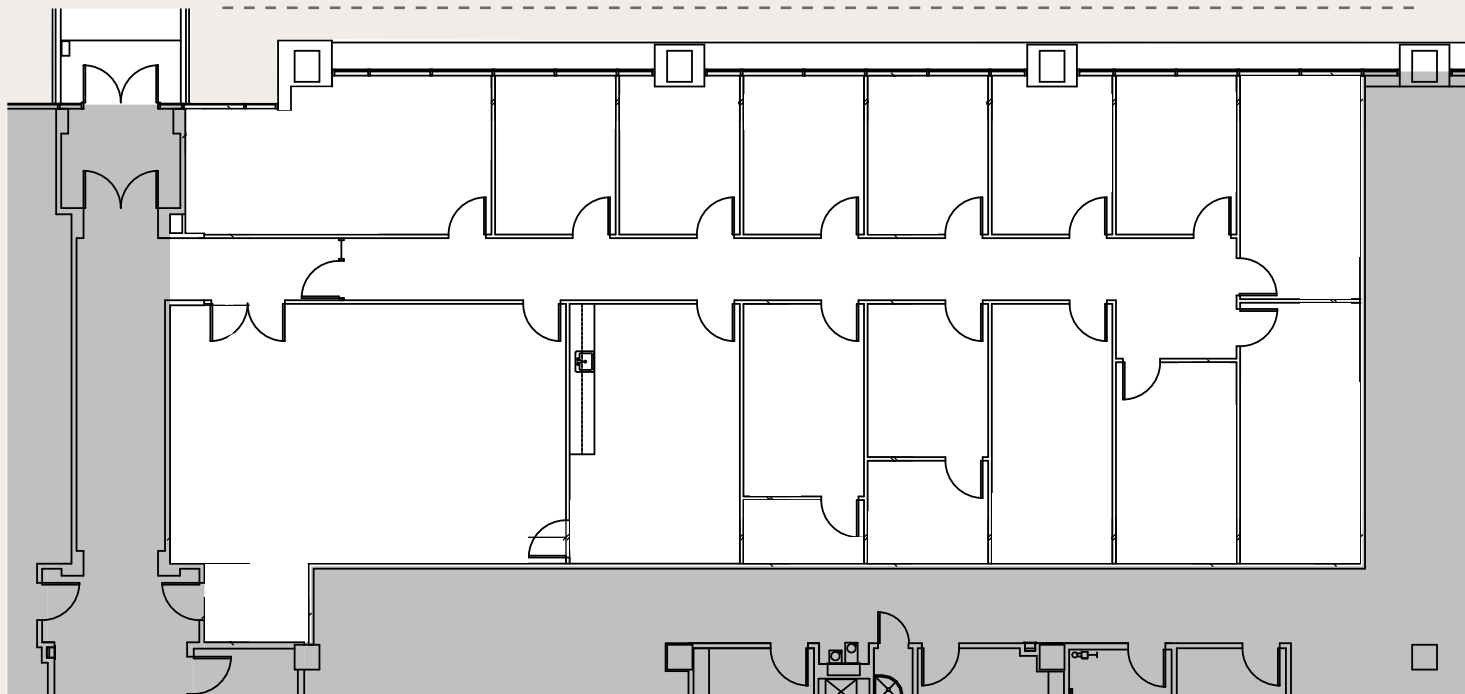


1201 M STREET, SE

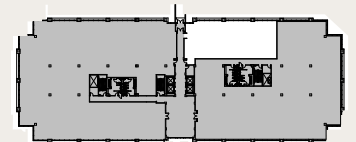
FIRST FLOOR / SUITE 120

4,378 RSF / AVAILABLE 4.1.2026

WINDOW LINE



KEY PLAN

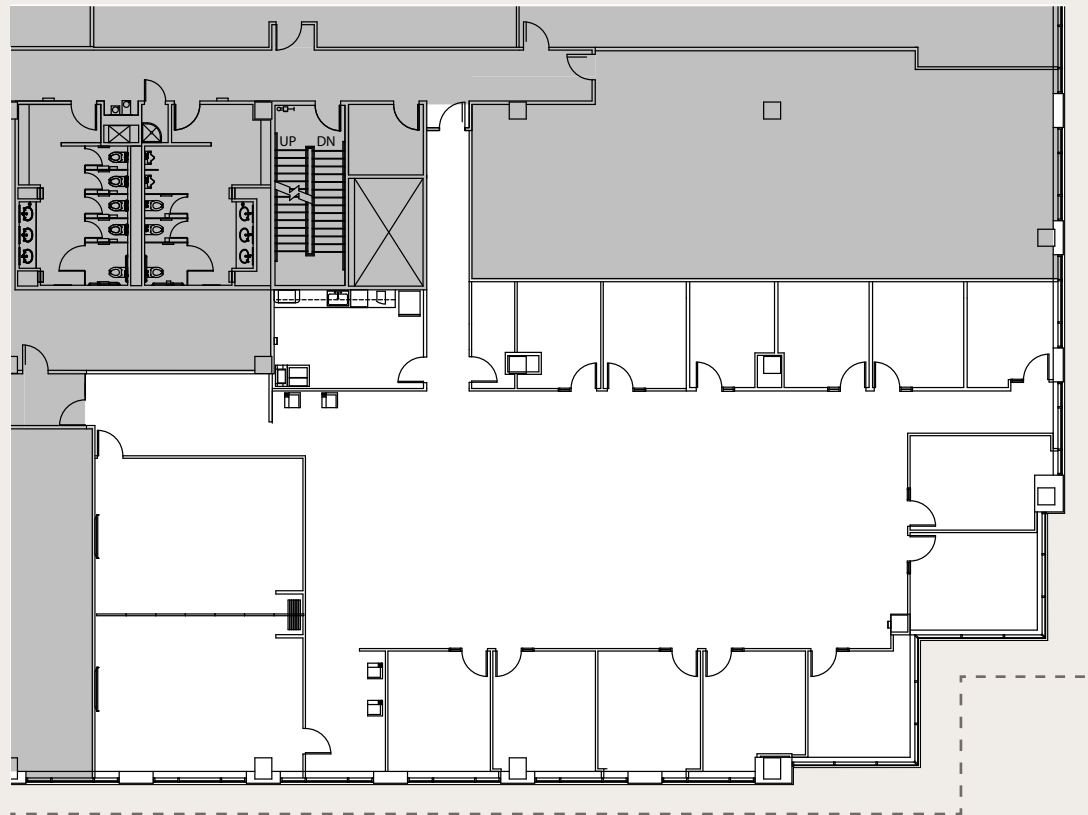


1201 M STREET, SE

SECOND FLOOR / SUITE 240

7,091 RSF / AVAILABLE 4.1.2026

WINDOW LINE



KEY PLAN



MARITIME PLAZA

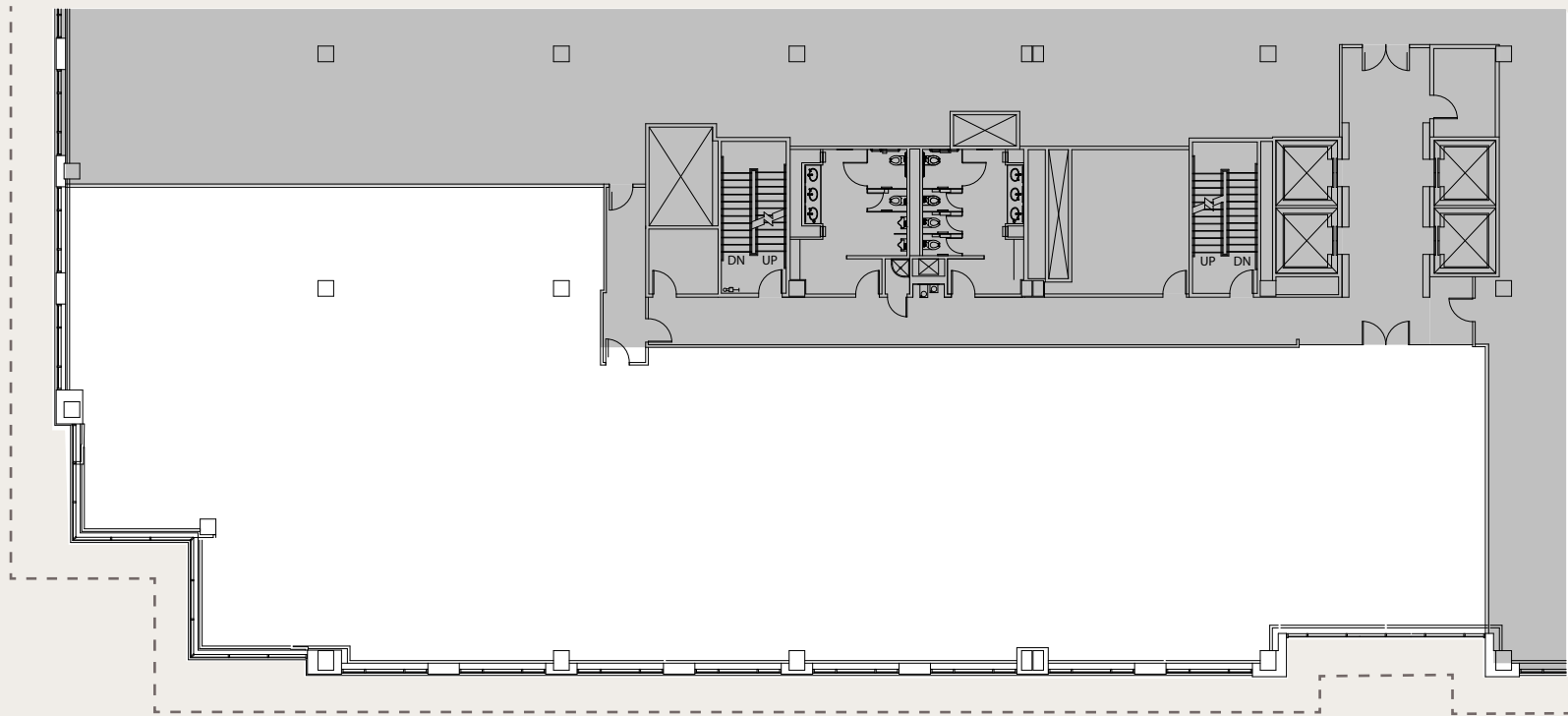
1201 M STREET, SE + 1220 12TH STREET, SE

1201 M STREET, SE

THIRD FLOOR / SUITE 350

9,666 RSF / AVAILABLE 2.1.2026

WINDOW LINE



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FOR MORE INFORMATION CONTACT:

GREG TOMASSO

202.644.8551

GREG.TOMASSO@AVISONYOUNG.COM

LAURYN HARRIS

202.644.8680

LAURYN.HARRIS@AVISONYOUNG.COM

MACY PARANA

202.644.8678

MACY.PARANA@AVISONYOUNG.COM

**AVISON
YOUNG**

2001 K STREET NW
SUITE 200 NORTH
WASHINGTON, DC, 20006
202.644.8700

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