

# MARITIME PLAZA

1201 M STREET, SE + 1220 12<sup>TH</sup> STREET, SE



# 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

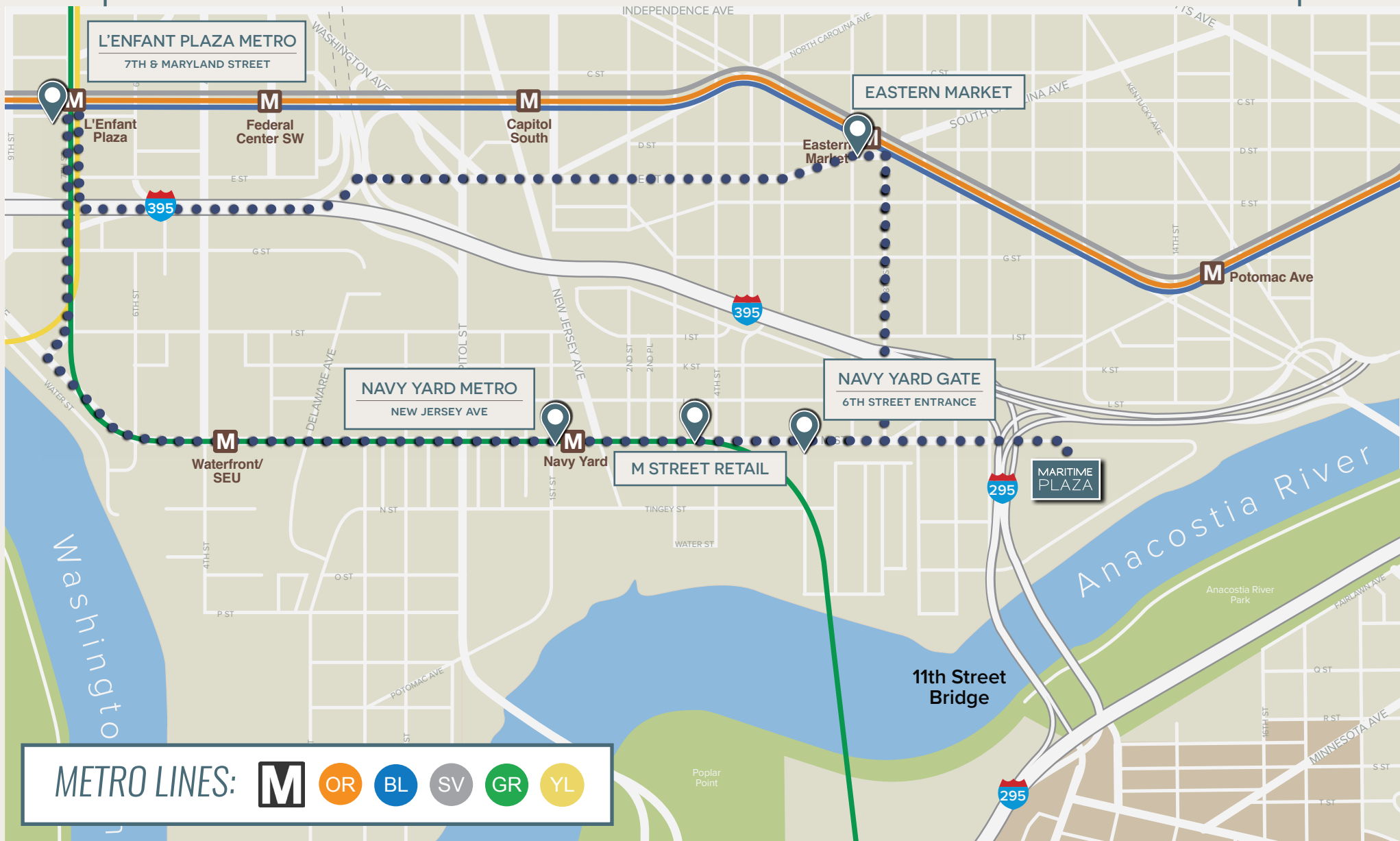
**12+**  
FITNESS STUDIOS

### 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

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# CURRENT AVAILABILITY



# MARITIME PLAZA

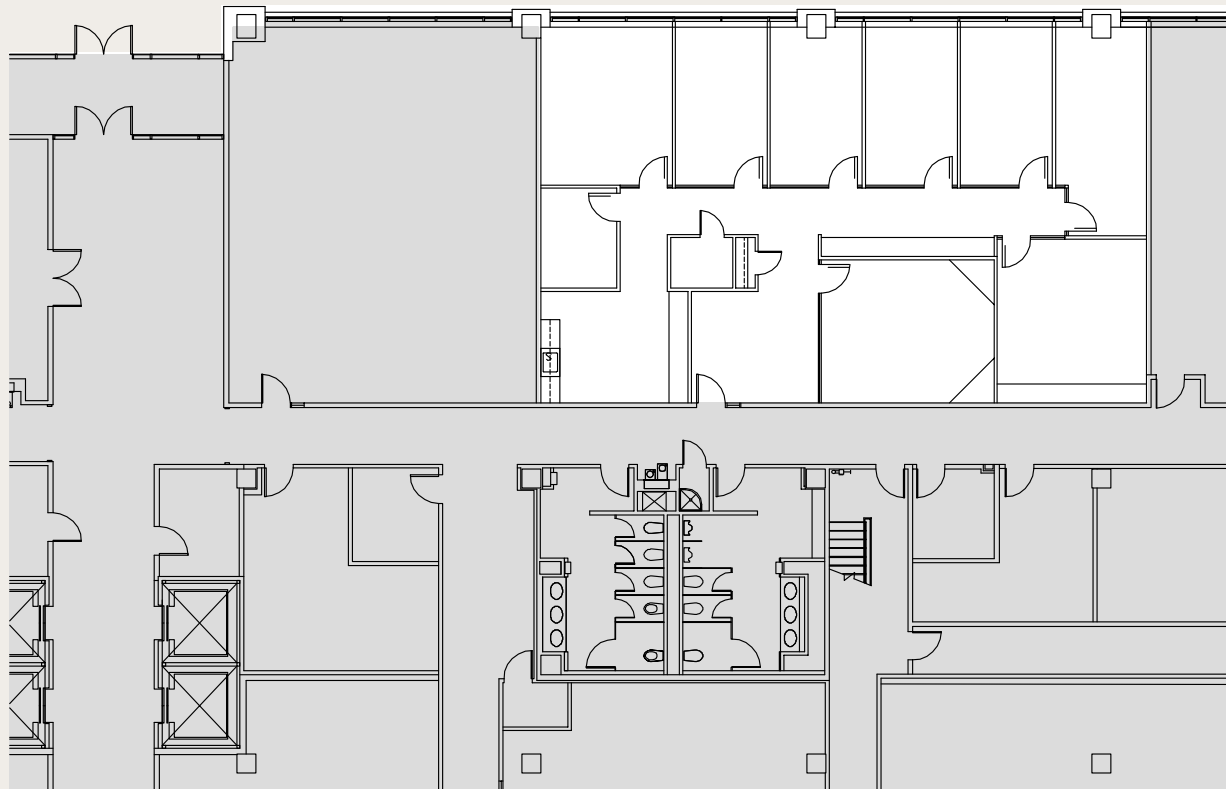
1201 M STREET, SE + 1220 12TH STREET, SE

## 1220 12TH STREET, SE

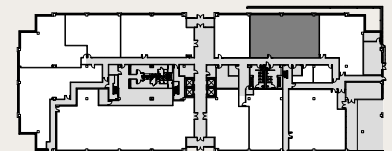
### GROUND FLOOR / SUITE 40

2,954 RSF / AVAILABLE NOW

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WINDOW LINE



KEY PLAN



**AVISON  
YOUNG**

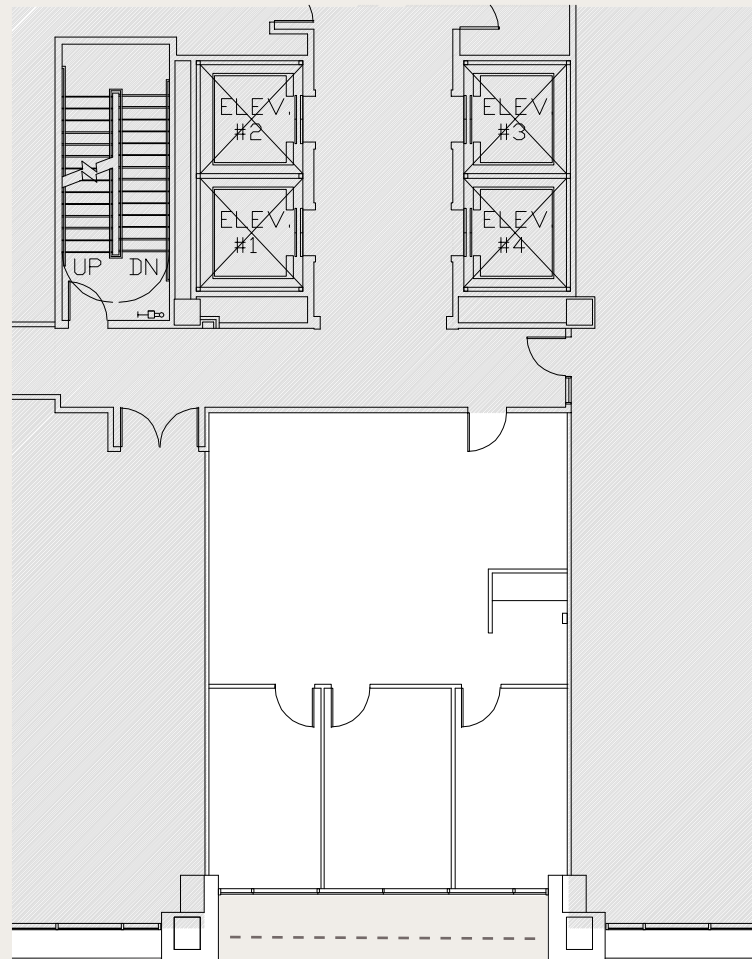
 **COPT DEFENSE**  
PROPERTIES

## 1220 12TH STREET, SE

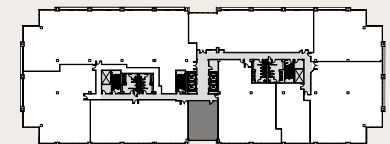
### FIRST FLOOR / SUITE 100

1,164 RSF / AVAILABLE 4.1.2025

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WINDOW LINE



KEY PLAN



# MARITIME PLAZA

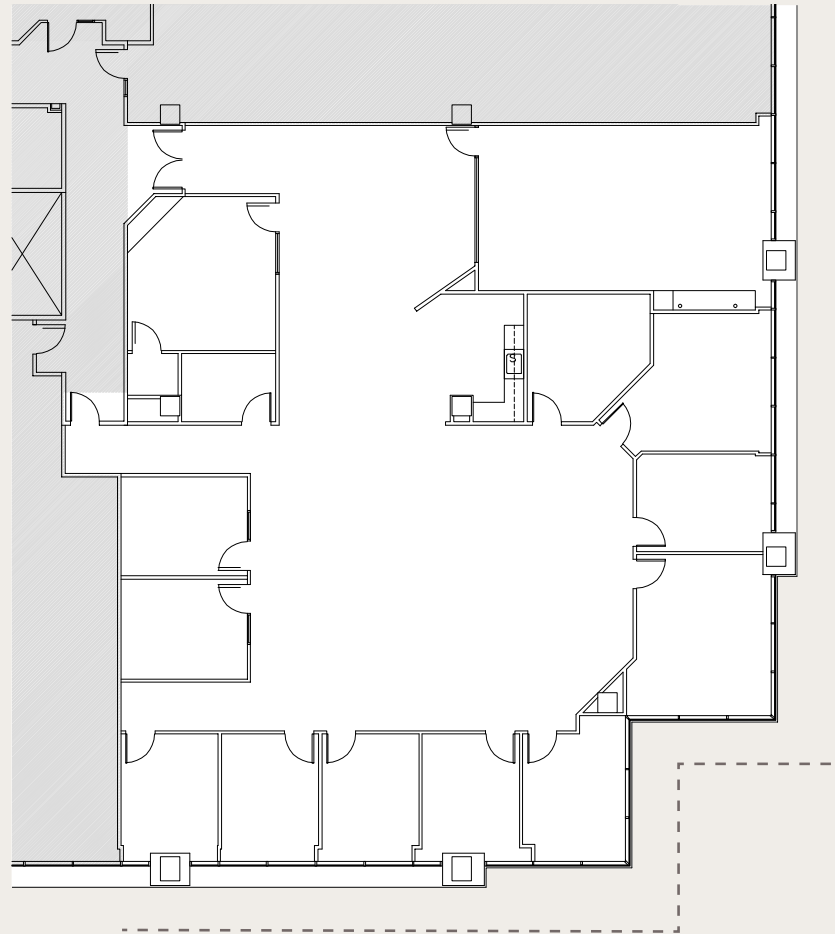
1201 M STREET, SE + 1220 12<sup>TH</sup> STREET, SE

## 1220 12TH STREET, SE

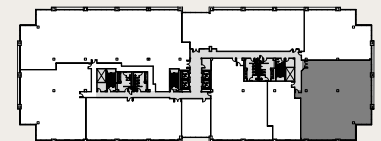
**FIRST FLOOR / SUITE 140**

5,629 RSF / AVAILABLE NOW

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**WINDOW LINE**



**KEY PLAN**



**AVISON  
YOUNG**

 **COPT DEFENSE**  
PROPERTIES



# MARITIME PLAZA

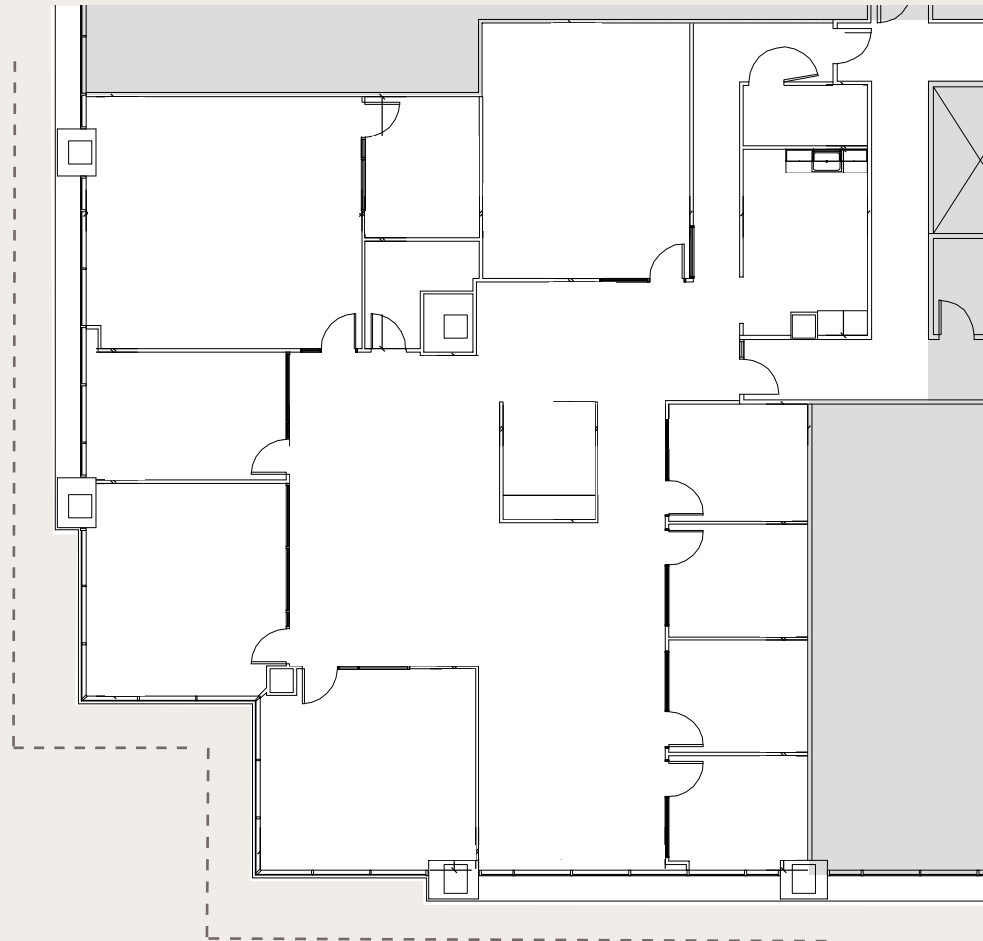
1201 M STREET, SE + 1220 12TH STREET, SE

## 1220 12TH STREET, SE

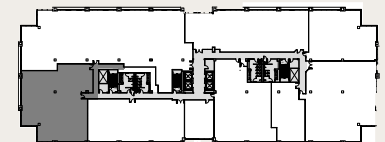
**FIRST FLOOR / SUITE 170**

5,271 RSF / AVAILABLE NOW

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**WINDOW LINE**



**KEY PLAN**



**AVISON  
YOUNG**

 **COPT DEFENSE**  
PROPERTIES

# MARITIME PLAZA

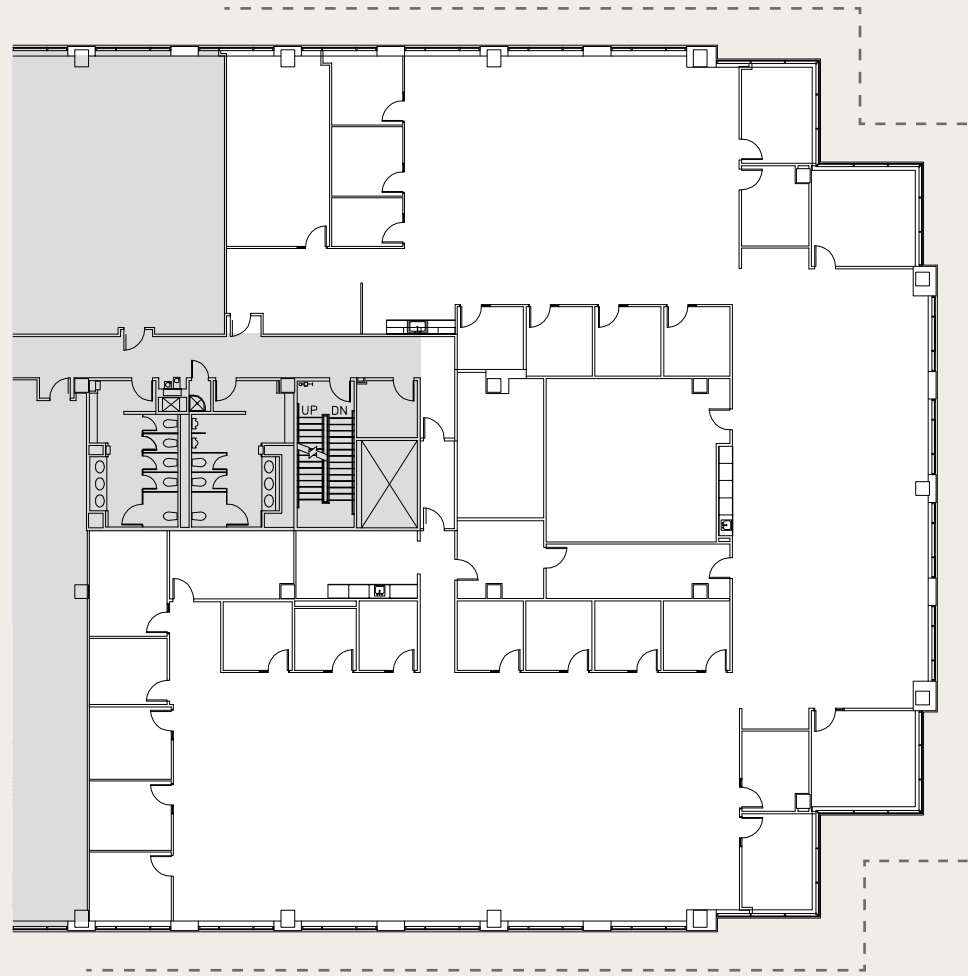
1201 M STREET, SE + 1220 12TH STREET, SE

## 1220 12TH STREET, SE

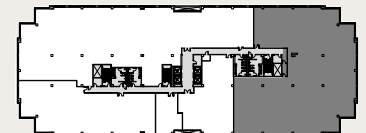
### SECOND FLOOR / SUITE 255

14,585 RSF / AVAILABLE 6.1.2025

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WINDOW LINE



KEY PLAN



**AVISON  
YOUNG**

 **COPT DEFENSE**  
PROPERTIES

# MARITIME PLAZA

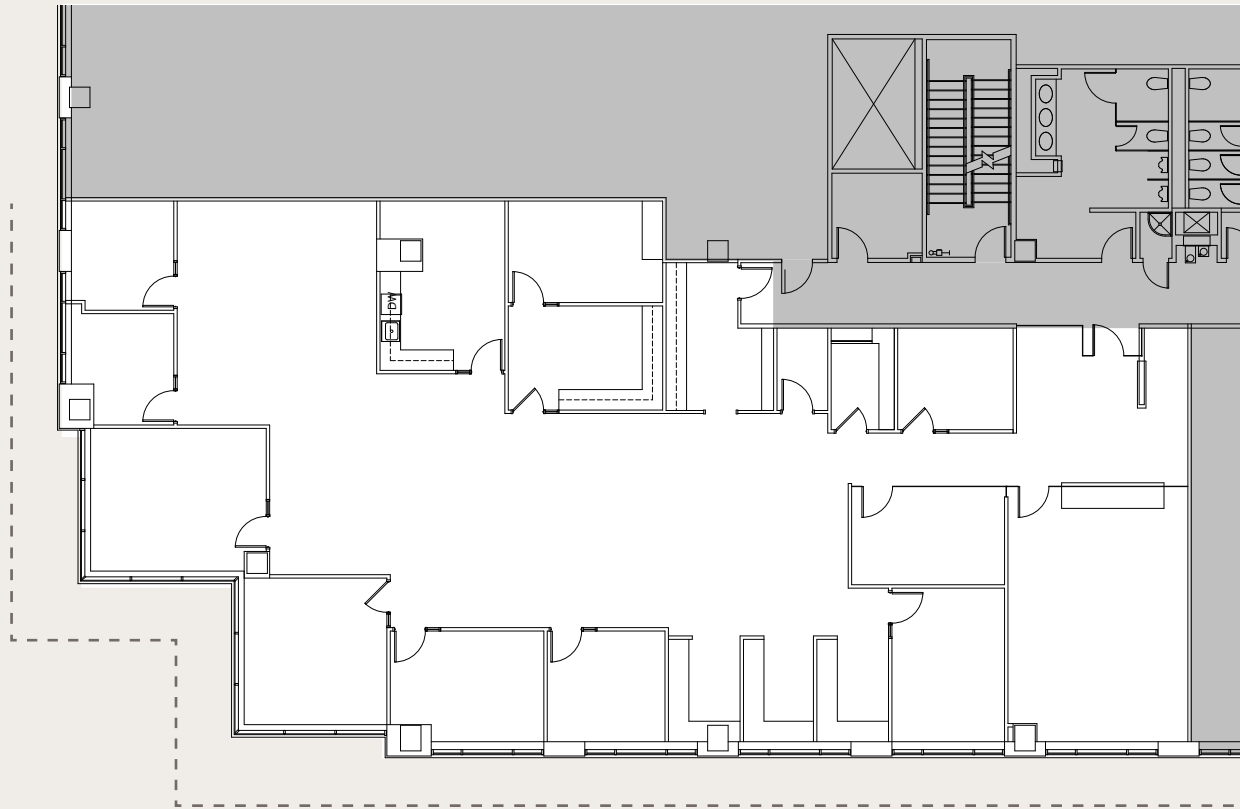
1201 M STREET, SE + 1220 12<sup>TH</sup> STREET, SE

## 1220 12TH STREET, SE

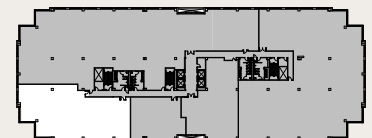
### SECOND FLOOR / SUITE 280

5,703 RSF / AVAILABLE NOW

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WINDOW LINE



KEY PLAN



**AVISON  
YOUNG**

 **COPT DEFENSE**  
PROPERTIES

# MARITIME PLAZA

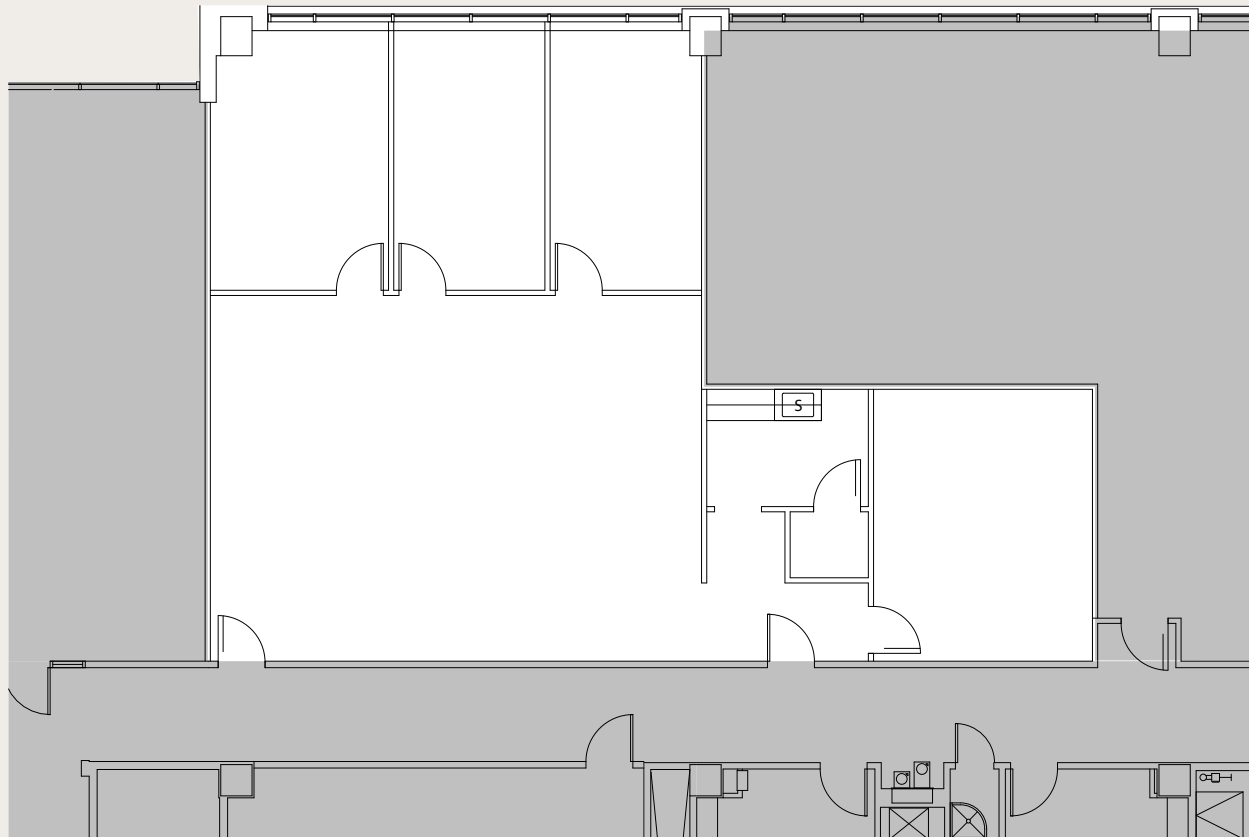
1201 M STREET, SE + 1220 12TH STREET, SE

## 1220 12TH STREET, SE

### THIRD FLOOR / SUITE 350

1,984 RSF / AVAILABLE 4.1.2025

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WINDOW LINE



KEY PLAN

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 **COPT DEFENSE**  
PROPERTIES



# MARITIME PLAZA

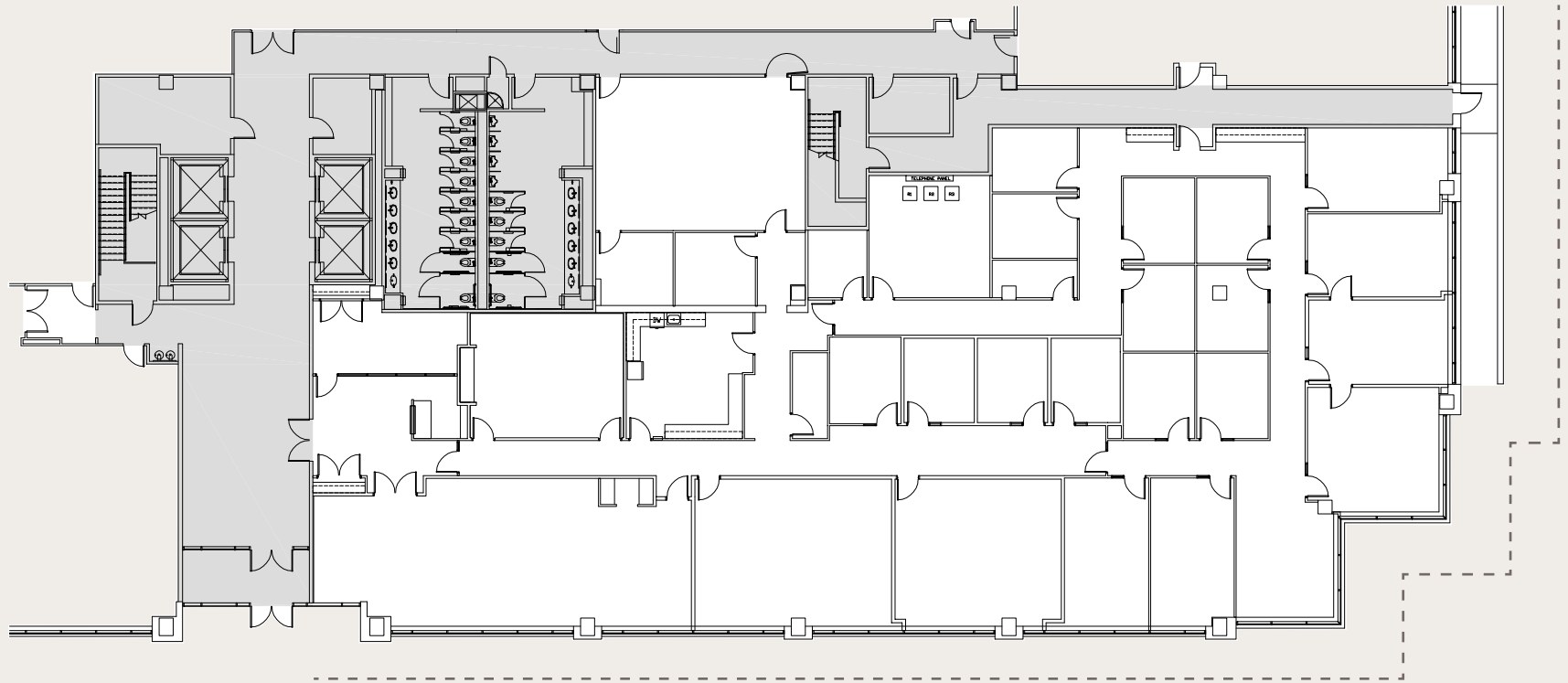
1201 M STREET, SE + 1220 12<sup>TH</sup> STREET, SE

## 1201 M STREET, SE

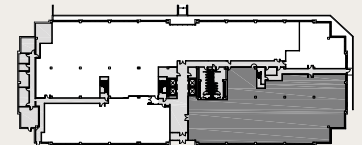
### GROUND FLOOR / SUITE G20

11,711 RSF / AVAILABLE NOW

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WINDOW LINE



**KEY PLAN**



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 **COPT DEFENSE**  
PROPERTIES

# MARITIME PLAZA

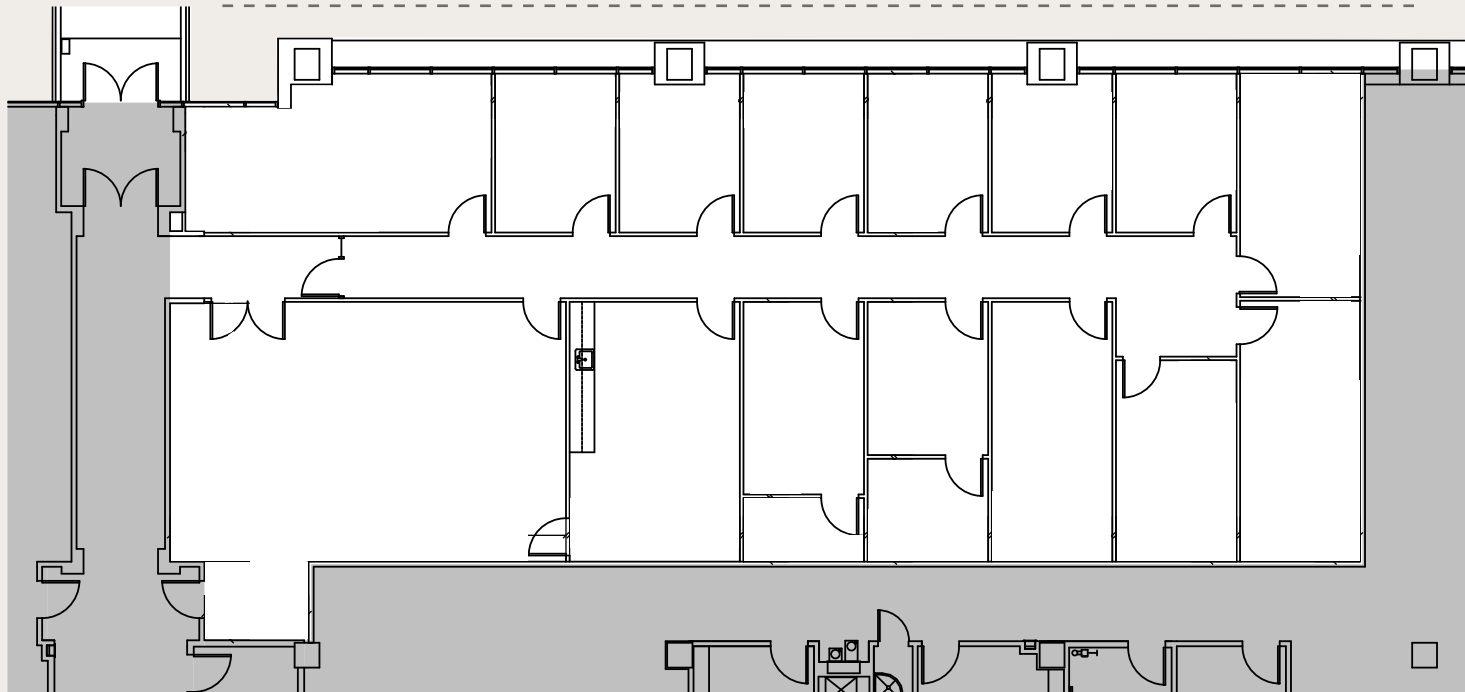
1201 M STREET, SE + 1220 12<sup>TH</sup> STREET, SE

## 1201 M STREET, SE

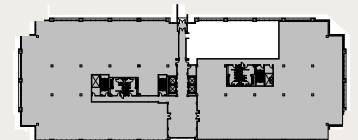
### FIRST FLOOR / SUITE 120

4,378 RSF / AVAILABLE 10.1.2025

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WINDOW LINE



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 **COPT DEFENSE**  
PROPERTIES

# MARITIME PLAZA

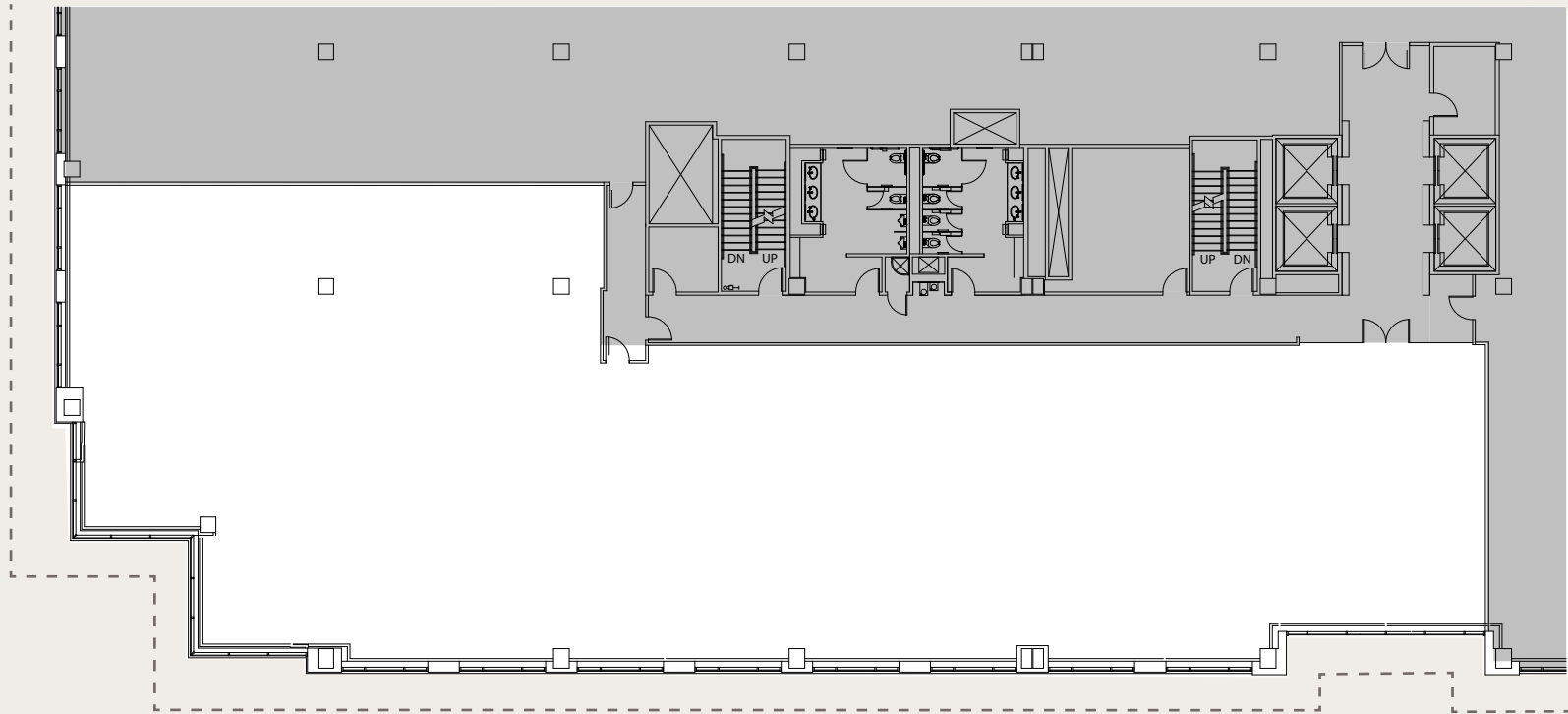
1201 M STREET, SE + 1220 12<sup>TH</sup> STREET, SE

## 1201 M STREET, SE

### THIRD FLOOR / SUITE 300

9,666 RSF / AVAILABLE NOW

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WINDOW LINE



KEY PLAN

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 **COPT DEFENSE**  
PROPERTIES



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