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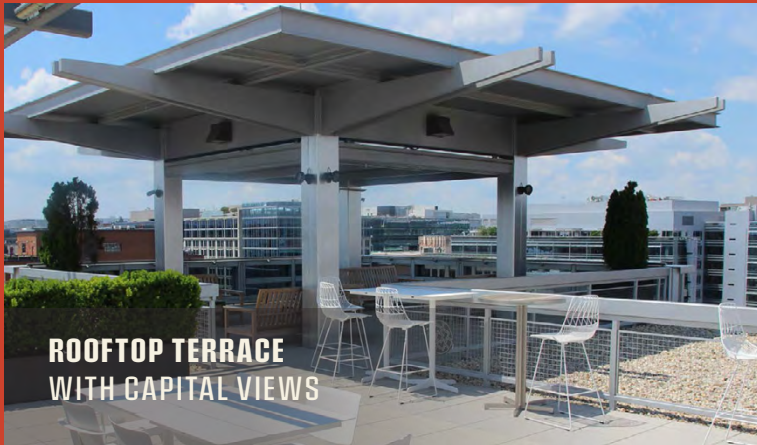
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MUST HAVE AMENITIES



2ND FLOOR CONFERENCE FACILITY & MOVE-IN READY OFFICES

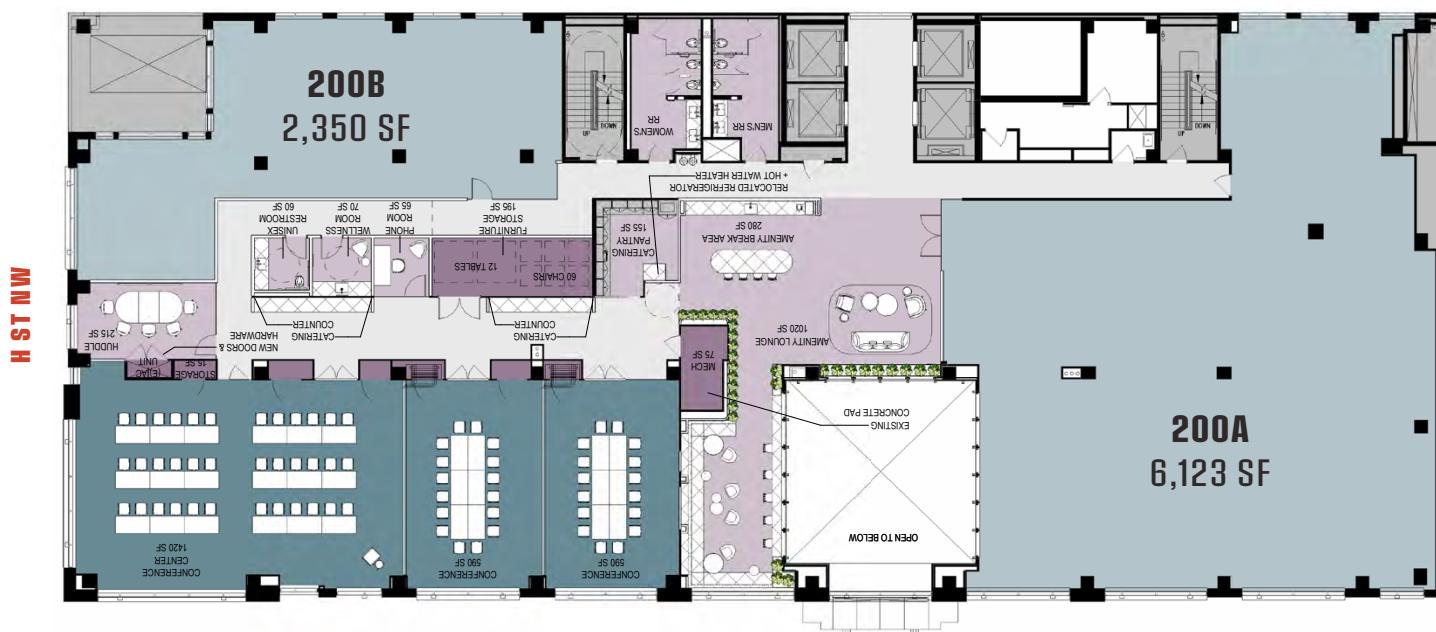


NEWLY DELIVERED



SPACE HIGHLIGHTS

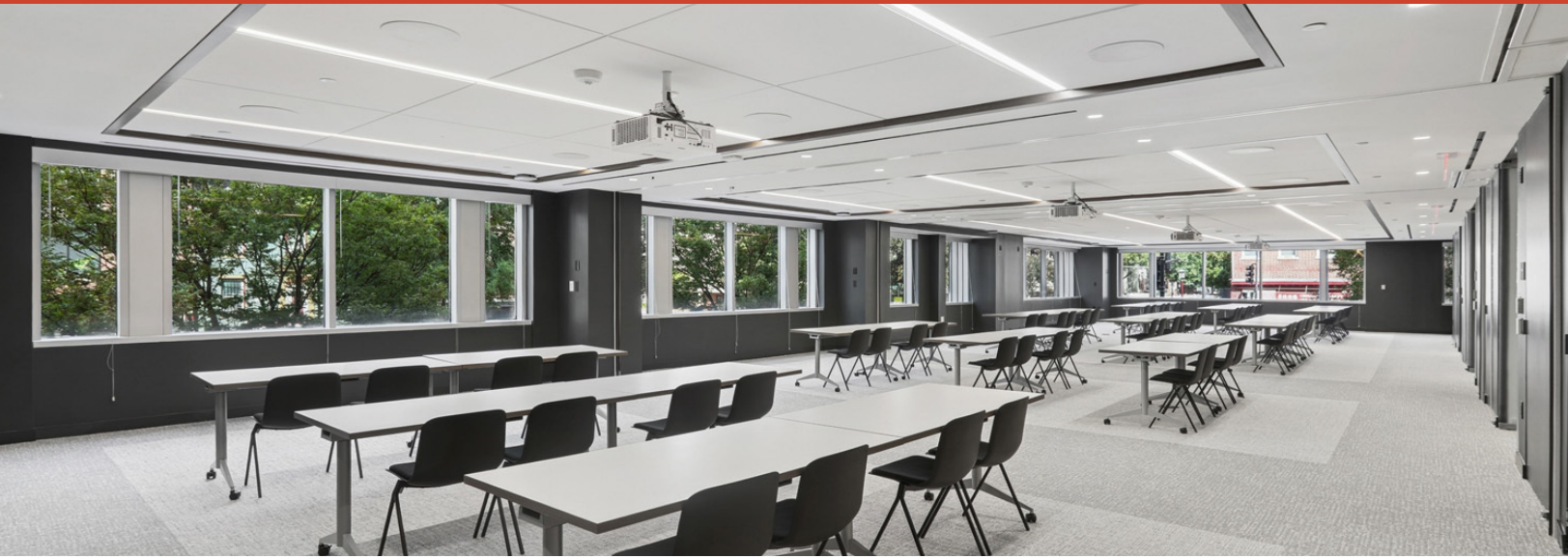
- 180+ person capacity facility
- Newly delivered second floor conference facility & tenant lounge
- Catering pantry & soft seating area
- Two turnkey offices:
 - 200A - 6,123 SF - Shell condition, Turnkey suite
 - 200B - 2,350 SF - Shell condition, Turnkey suite



SIXTH ST NW



NEWLY DELIVERED CONFERENCE & TENANT LOUNGE





MODULAR DESIGN. ENHANCED PRODUCTIVITY.

BGO set out to deliver an office concept that would address the evolving needs of tenants. The result is MIRO—Move-In Ready Offices, with thoughtful designs created in partnership with best-in-class architecture and design firms.

LEARN MORE



TURN-KEY & TECH ENABLED: MIRO's fully furnished and fully wired designs allow for immediate occupancy.



CUSTOMIZABLE: Make your MIRO suite your own with the help of BGO's in-house design & construction team.



ROOM TO GROW: We know space needs can change fast. With MIRO, tenants have the versatility to scale accordingly.



HYBRID WORK ENABLED: MIRO meets the needs of full-time, hybrid & remote employees, with video conferencing for dispersed teams & lockers for hybrid employees' personal belongings.



BIOPHILIC DESIGN: Weaving greenery and natural light throughout every space, maximizing wellness in the workplace.



MIX OF SPACES: Some of the best ideas are sparked in those spontaneous encounters. That's why MIRO includes a mix of spaces for focus & collaborative work.



BGO PARTNERSHIP: We see our tenants as valued partners, carefully considering their unique objectives, which is why we offer complementary design and construction services. Tenants have a seat at the table with our staff of experienced designers to create exciting workspaces to fit their unique goals and requirements.



RTO by BGO



BGO supports Tenants' efforts to attract employees to Return-to-Office by creating vibrant, amenity-rich workplaces.



As part of this initiative, Tenants of BGO Office properties enjoy these perks across the U.S.

ACCESS TO ANY BGO OFFICE

Amenity Center



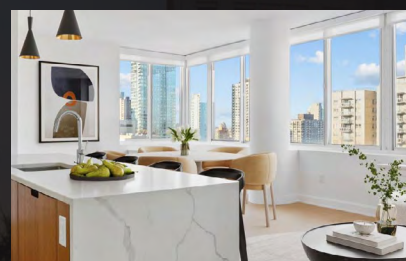
ANNUAL CREDIT

Towards BGO-owned Amenity Centers and BGO-owned & affiliated hotels and retailers*



\$1,000

Rent credit and waived amenity fee for the first year in any BGO Residential Community



*Applicable to all new leases and renewals



AVAILABLE SPACE SUMMARY



AVAILABILITIES	SF	DATE AVAILABLE
9th Floor	18,857 SF	Immediately
8th Floor	18,931 SF	12/2025
7th Floor	18,931 SF	4/1/2027
Suite 600	9,970 SF	4/1/2027
MIRO – Suite 620	2,452 SF	Immediately
Suite 510	7,936 SF	1/2026
MIRO – Suite 500	8,229 SF	Immediately
Suite 200A	6,123 SF	Immediately
Suite 200B	2,350 SF	Immediately

PROPERTY HIGHLIGHTS

- Corner Class A office with four sides of glass
- Newly delivered conference facility & tenant lounge recently delivered
- MIRO (move-in ready offices)
- Expansive covered rooftop terrace with WiFi
- Luxury fitness center with locker rooms & towel service
- Convenient parking (1/1,500 SF parking ratio) with electric car charging stations & bike room
- Highly efficient floor plates 16% Core factor with 20' x 30' column spacing and 10' slab to slab
- LEED® Gold Certified, Wiredscore Gold Certified & Energy Star Labeled®
- Immediate access to Gallery Place, Capital One Arena and Gallery Place-Chinatown Metro Station
- New on-site, restaurant: Mezcal Cantina

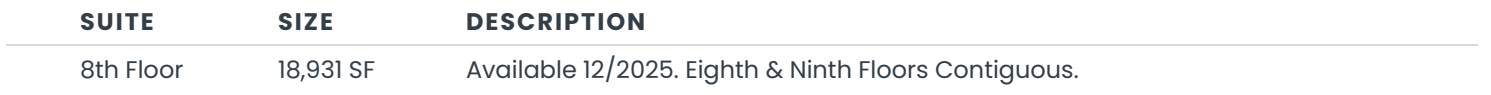


WINDOW LINE



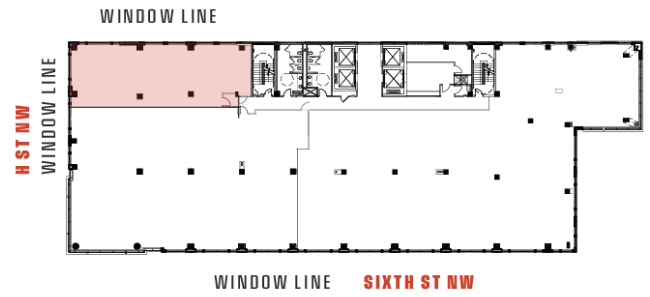
SIXTH ST NW

SUITE	SIZE	DESCRIPTION
9th Floor	18,857 SF	Available Immediately. Eighth & Ninth Floors Contiguous.

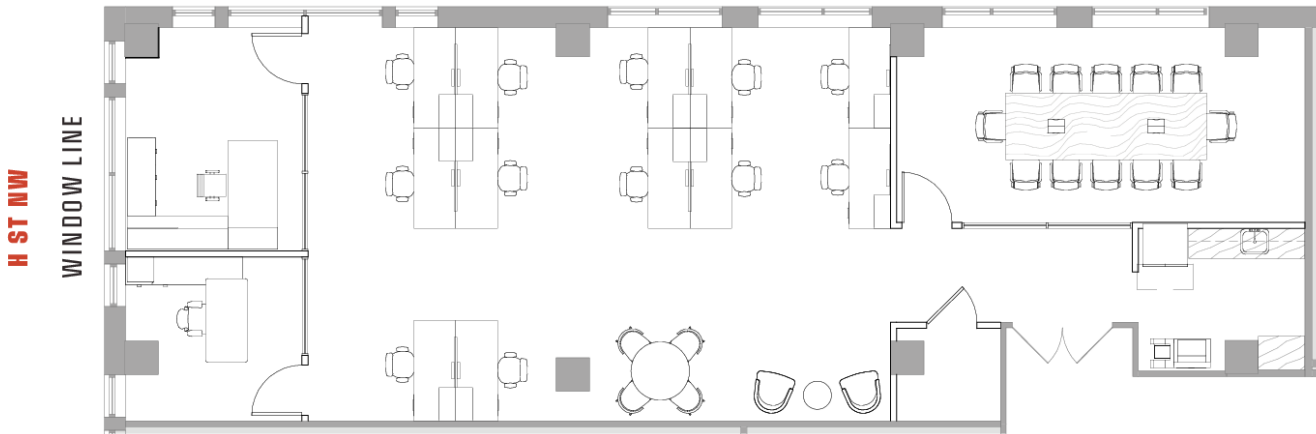




SUITE	SIZE	DESCRIPTION
7th Floor	18,931 SF	Full floor available 4/1/2027



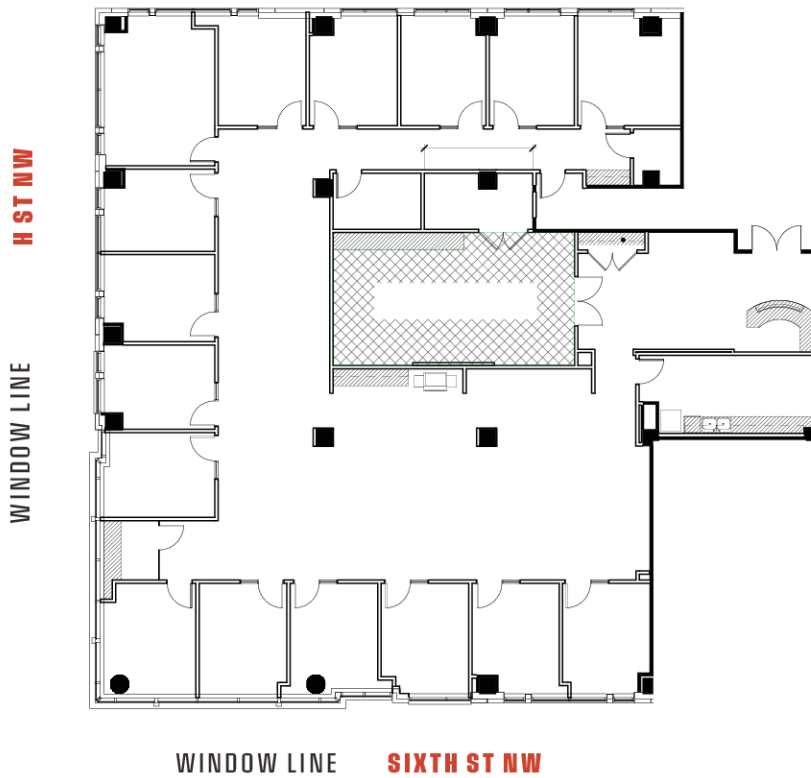
WINDOW LINE



SUITE	SIZE	DESCRIPTION
MIRO - Suite 620	2,452 SF	MIRO Available Immediately



SUITE	SIZE	DESCRIPTION
■ Suite 600	9,970 SF	Available 4/1/2027



SUITE	SIZE	DESCRIPTION
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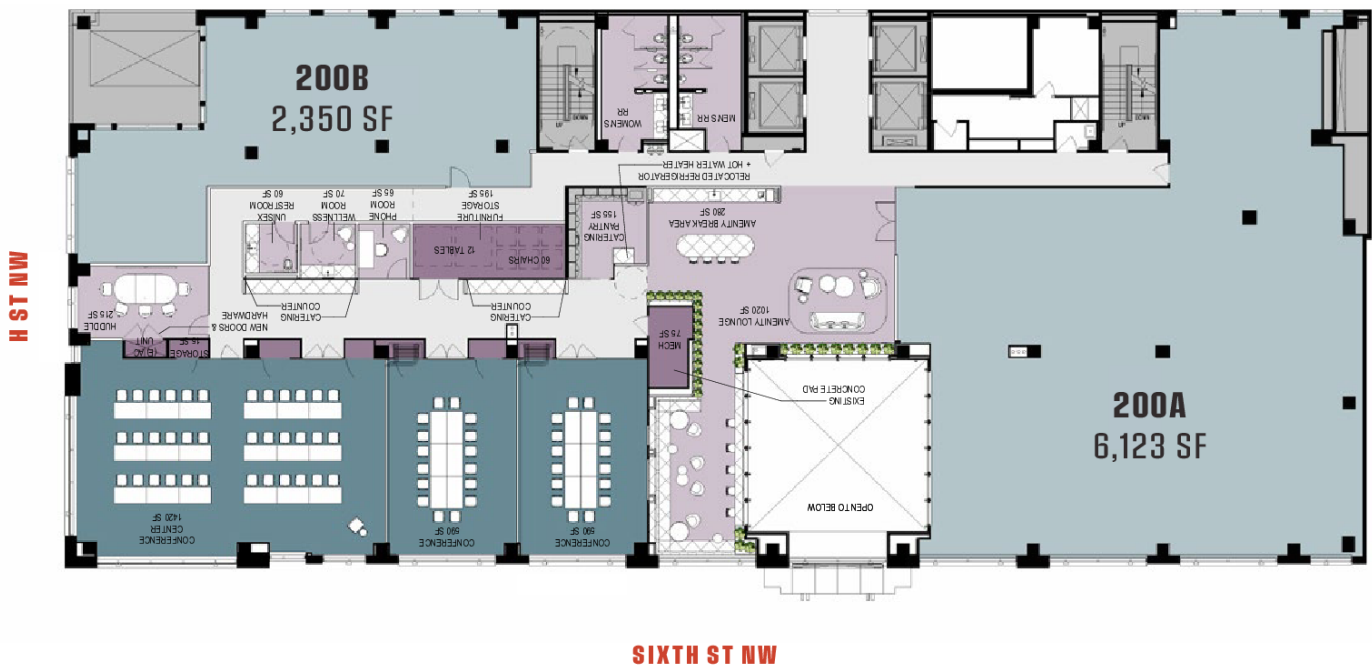
Suite 510	7,936 SF	Corner office windowline facing H St and 6th St. 2nd-gen office intensive layout (16) with open area available along with kitchen and reception space.
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WINDOW LINE SIXTH ST NW



SUITE	SIZE	DESCRIPTION
MIRO - Suite 500	8,229 SF	Corner front of building MIRO with direct elevator exposure. Opportunity to divide into 2 suites.



SUITE	SIZE	DESCRIPTION
Suite 200A	6,123 SF	Shell condition Turn-key suite to build
Suite 200B	2,350 SF	Shell condition Turn-key suite to build

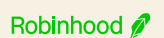


IN GOOD COMPANY

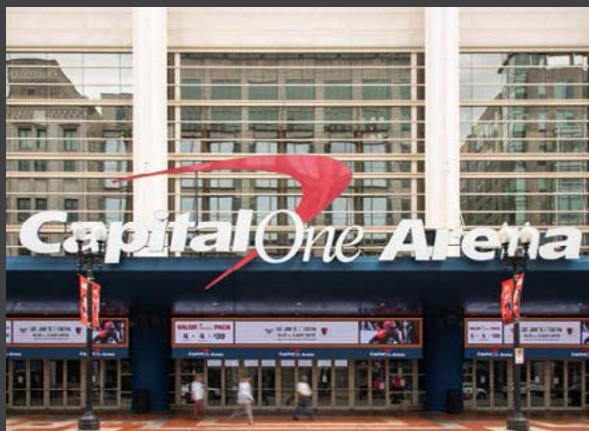
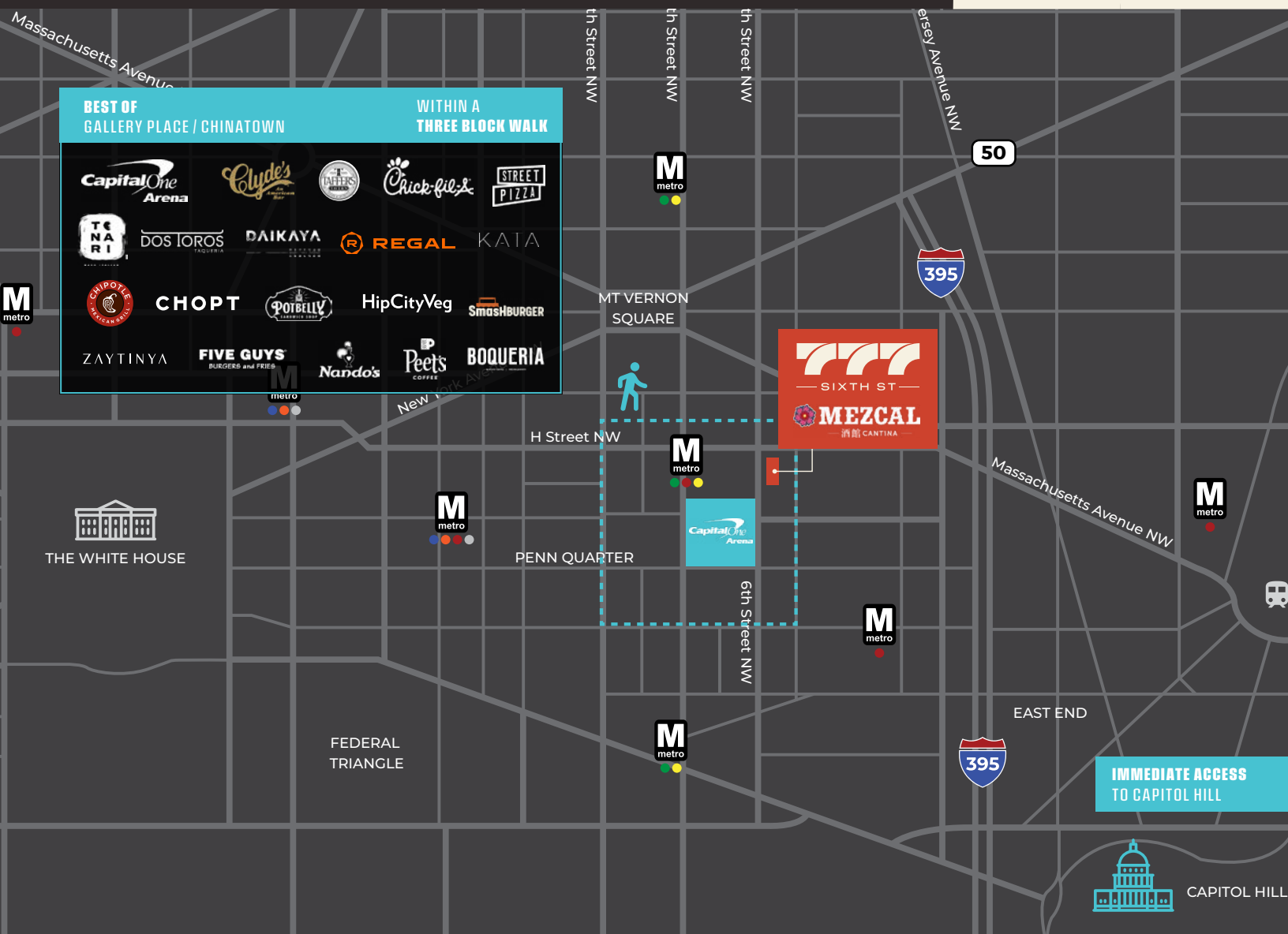
TOP INDUSTRY LEADERS & FIRMS RIGHT NEXT DOOR



TOP ORGANIZATIONS WITHIN THREE BLOCKS OF 777 SIXTH ST



A LOCATION THAT WORKS DAY & NIGHT





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OWNERSHIP



BGO is a leading, global real estate investment management advisor, real estate lender, and a globally recognized provider of real estate services. BGO serves the interests of more than 750 institutional clients with expertise in the asset management of office, industrial, multi-residential, retail and hospitality property across the globe. BGO has offices in 25 cities across twelve countries with deep, local knowledge, experience, and extensive networks in the regions where we invest in and manage real estate assets on behalf of our clients in primary, secondary and co-investment markets. BGO is a part of SLC Management, the institutional alternatives and traditional asset management business of Sun Life.

For more information, please visit www.bgo.com

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