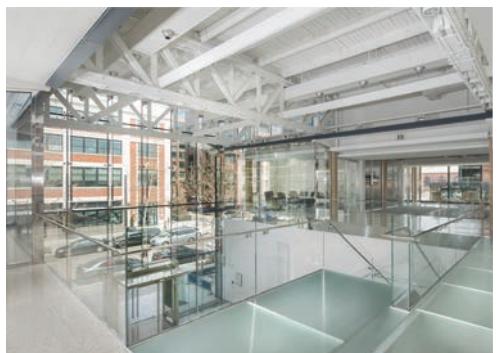


301  
WATERSTREET

# WORK IN AN EXTRAORDINARY WATERFRONT NEIGHBORHOOD



# THE PREMISES

Full floor opportunity  
17,699 RSF

## THE VIEW

Freestanding building with  
panoramic water views on three sides

## ENTRANCE

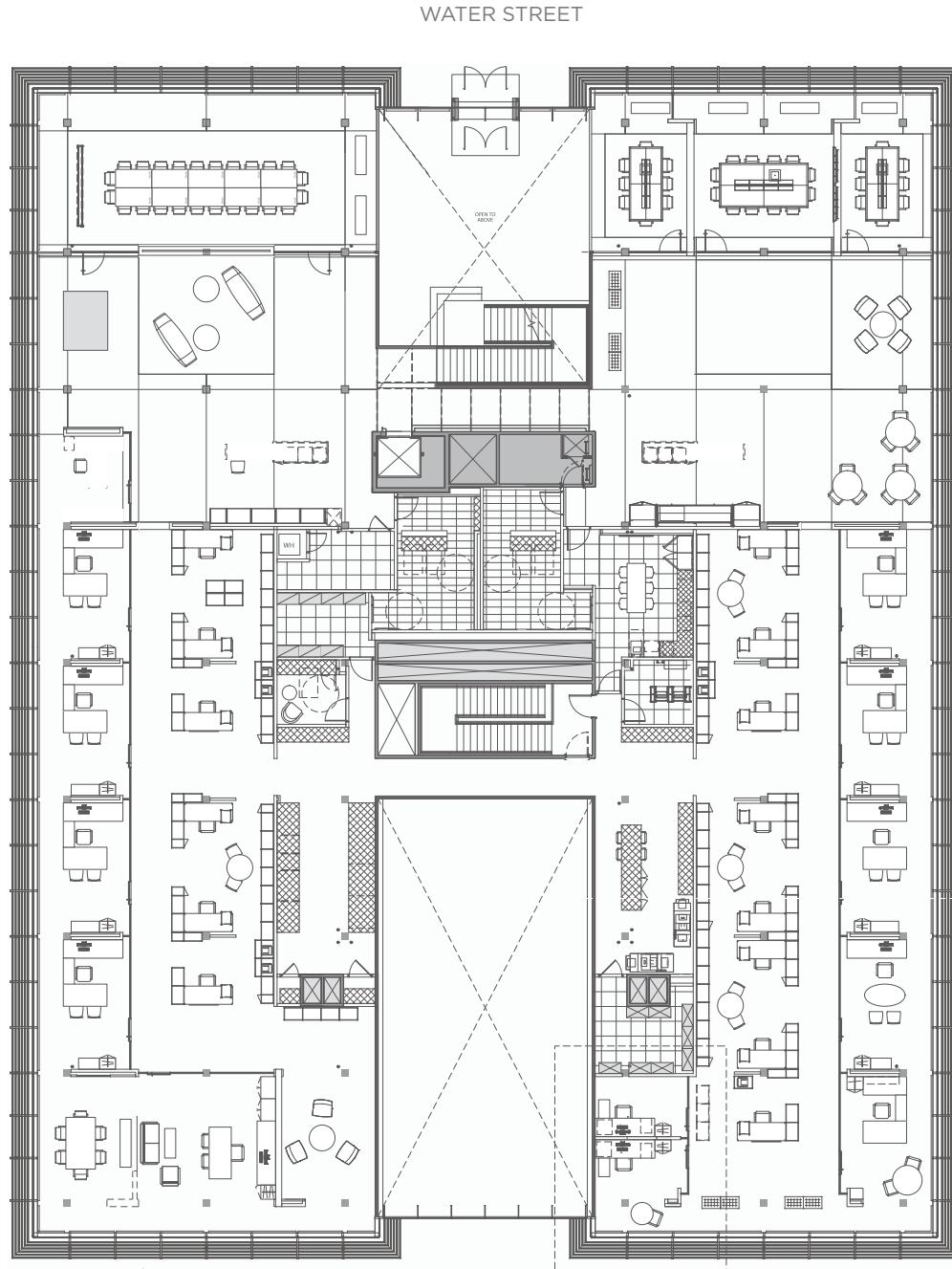
Full floor opportunity with dramatic  
street front entrance and soaring 33'  
ceiling height at ground level

## BUILDING

554 linear SF of window line and  
ceiling heights of 10 feet on average

## HISTORY

Adaptive reuse of historical Navy  
Yard building



WATERFRONT



# AMENITIES AND NEIGHBORHOOD

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Located in the heart of The Yards, a 24/7  
live • work • play walkable urban  
neighborhood

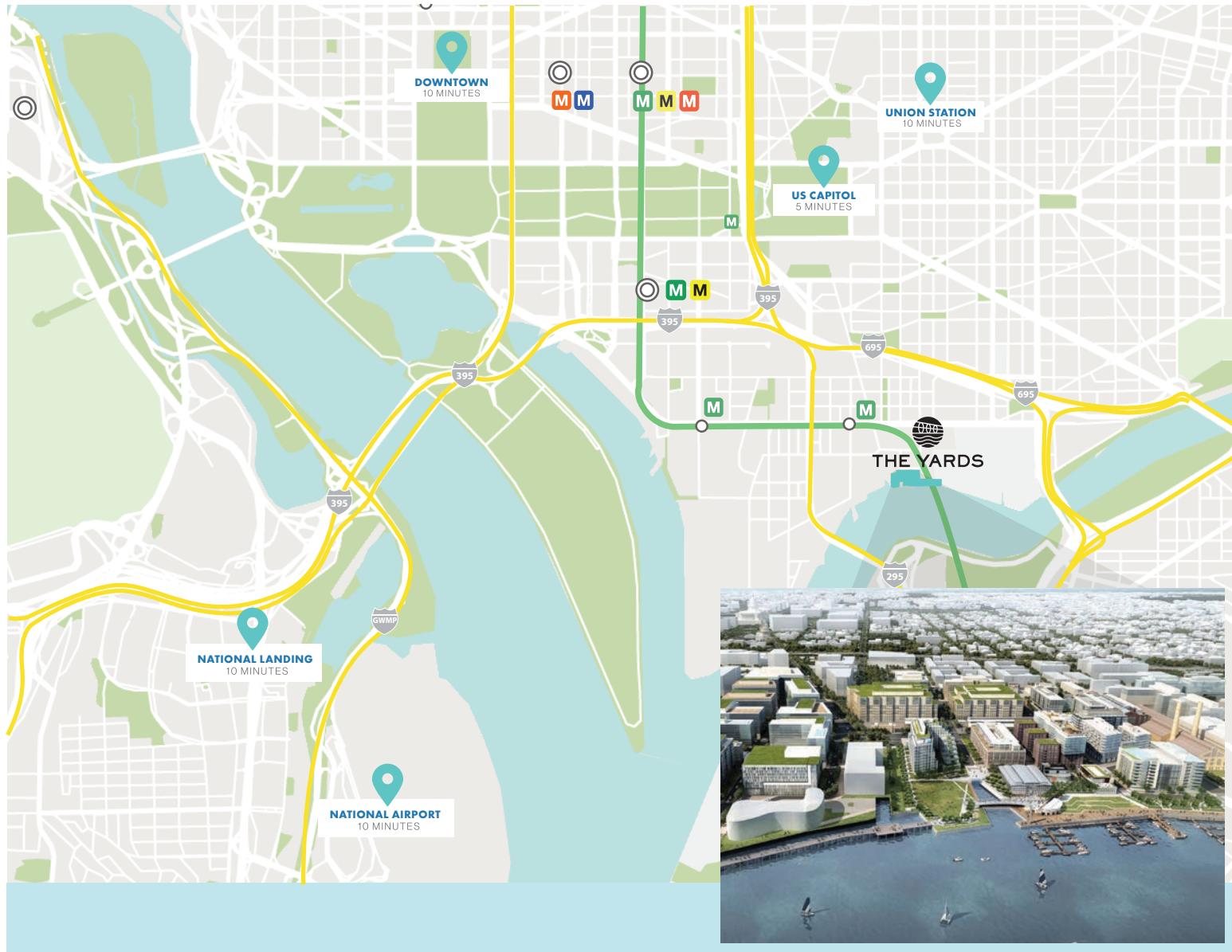
Surrounded by an abundance of  
restaurants and retailers

Active waterfront featuring a 2-mile river  
walk and 50 slip marina

225 room full-service Thompson Hotel  
opening this winter



# ACCESS



Easily accessible via:



3 blocks from  
**Navy Yard Metro**

# THE ULTIMATE TENANT EXPERIENCE



**Activated**  
BY BROOKFIELD PROPERTIES

Activated brings unique, fun experiences, time-saving concierge services, and exclusive access to Brookfield's entire portfolio of free fitness programming, relaxing lounges, and roof terraces.

Learn more at [www.brookfieldactivated.com](http://www.brookfieldactivated.com)

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HAPPY HOURS WORKSHOPS CULTURAL EXCURSIONS COOKING DEMONSTRATIONS  
HOLIDAY EVENTS PREMIUM EVENT TICKETS IN-OFFICE CATERING EVENT PLANNING  
WELLNESS PROGRAMMING CORPORATE TEAM BUILDING FITNESS CENTERS  
FREE FITNESS CLASSES ROOF TERRACES GOLF SIMULATOR AND SO MUCH MORE

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## THE YARDS

The Yards is a development of Brookfield Properties which, at full buildout, will feature 1.8 million SF of office space, up to 3,400 places to live, 400,000 SF of retail, dining & services, a flagship 225 room Thompson hotel, and an award-winning waterfront park spread across approximately 25 buildings situated on 48 waterfront acres in the Navy Yard district.

The neighborhood blends the historic feel of former Navy Yard industrial buildings given new lives through adaptive reuse, with sleek all-new construction components.

Additional info can be found online at:

[TheYardsDC.com](http://TheYardsDC.com)

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