

301
WATER STREET

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

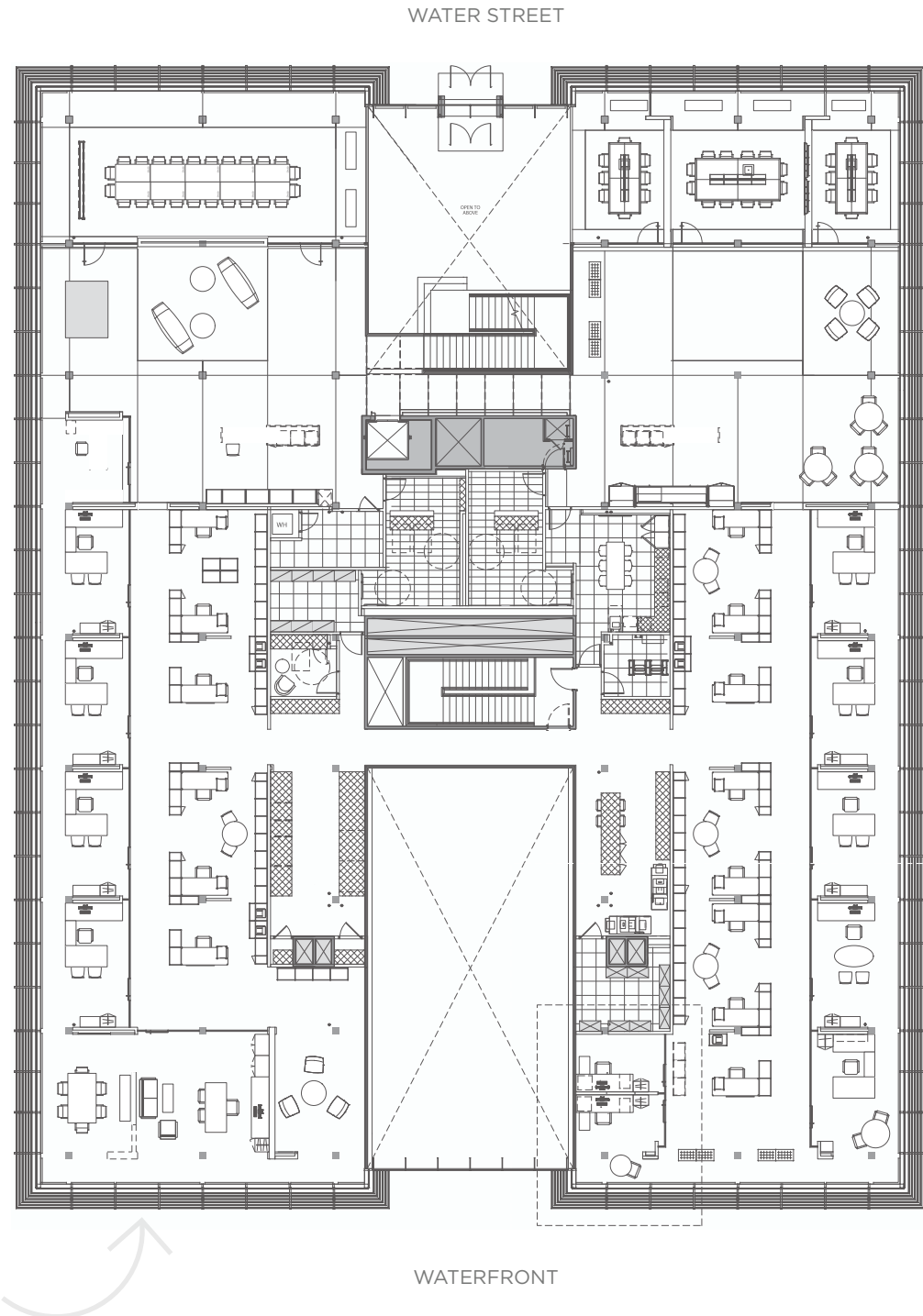
Full floor opportunity with dramatic
street front entrance and soaring 33'
ceiling height at ground level

BUILDING

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

HISTORY

Adaptive reuse of historical Navy
Yard building





AMENITIES AND NEIGHBORHOOD

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

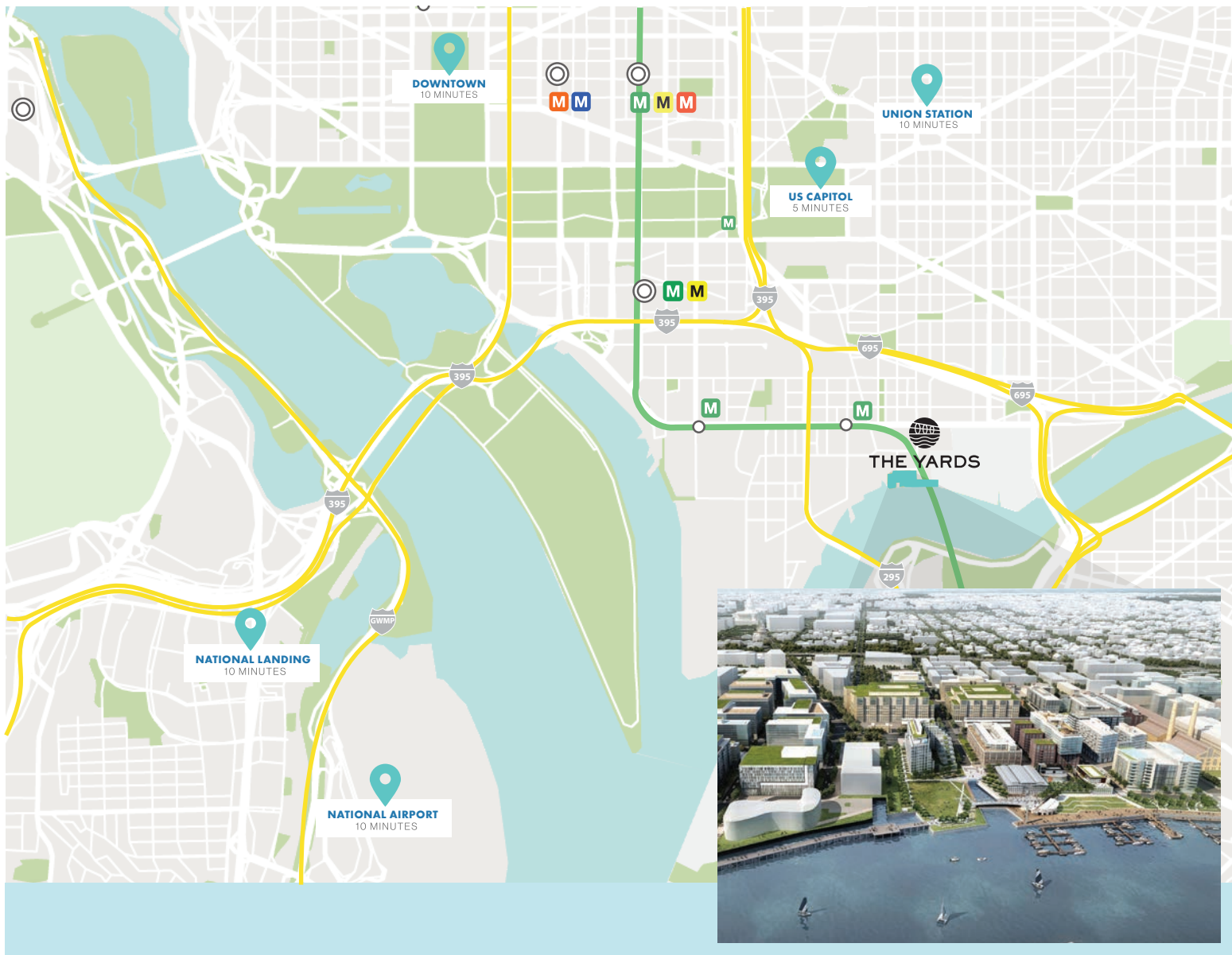
Surrounded by an abundance of
restaurants and retailers

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



BALANCE



EXPERIENCE



ACCESS

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

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



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

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