



655
NEW YORK AVE



At 655 New York, we are **conquering the workday** with a revolutionary approach to development. By uniting structures that have stood their ground for over 100 years with new **soaring glasslines** and **monumental views**, an **unprecedented destination workplace** is emerging. Best-in-class office space and amenities make 655 New York a leading environment for collaboration, inspiration, and creativity.



An aerial photograph of a modern, multi-story building complex with a curved, tiered design. The building is surrounded by other urban structures and streets. The image is overlaid with a pattern of thin, orange, wavy lines that follow the contours of the building and the surrounding area. The text "IT'S ALL RIGHT HERE." is written in large, white, sans-serif capital letters across the center of the image. Below the text is a white wavy line.

IT'S
ALL
RIGHT
HERE.





Unique setbacks
create dynamic
exterior lines,
blending classic
& modern
architecture

Floor-to-ceiling
windows deliver
abundant natural
light and expansive
city views

150,000 SF
of available
East Tower
office space

Branding
opportunity
at East Tower
entrance

Office leasing
opportunities
in 7th Street
historic spaces

80,000 SF
of lifestyle
retail amenities

19 historic
structures united
with an 11-story,
all-new office
tower

LOGAN CIRCLE



COMMUTING MADE SIMPLE



Less than 5 minute walk to Green, Yellow and Red Metro lines



Loudoun County Commuter bus stop on-site and 2 minute walk to Maryland Commuter bus stop



Immediate access to Route 50 and Georgia Ave



3 blocks to 395



15 minute drive to DCA



10 minute drive to U.S. Capitol



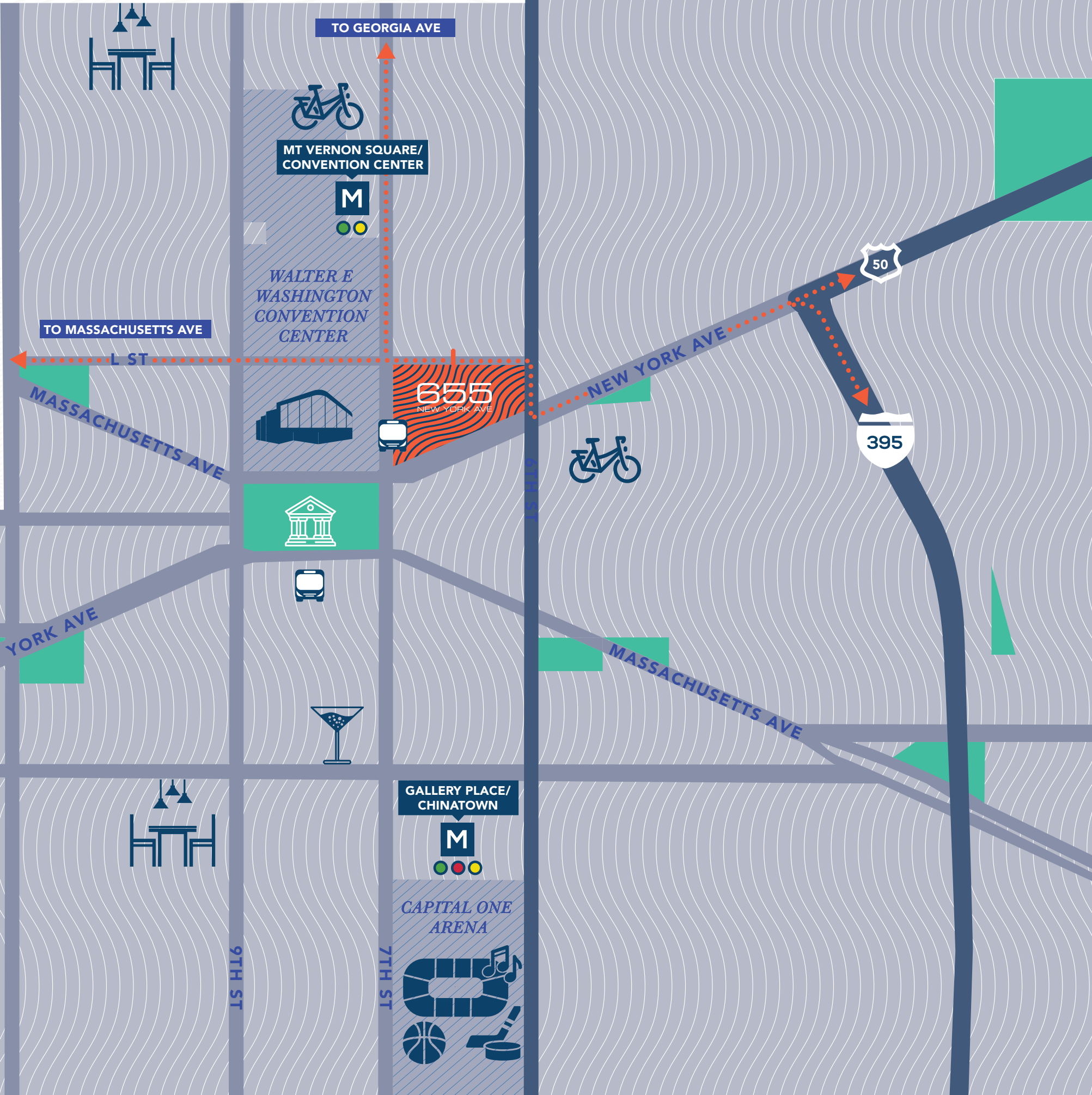
4 blocks to Mass Ave



2 Capital Bikeshare docks within 5 minutes' walk



Secure bike storage with showers and lockers



THE WHITE HOUSE

LIFESTYLE DESTINATION



COFFEE



DINING



COCKTAILS



FITNESS



SHOPPING

~
80,000 SF
of experiential
retail amenities



FOODIE'S PARADISE

LOCALS

kinship

the dabney

baby wale

DECK OVEN PIZZA
ALL-PURPOSE
PIZZERIA
MADE FRESH DAILY



CAVA



SMOKED
AND
STACKED

@convivial

CORDUROY

sweetgreen®

ESPITA
MEZCALERIA

BUTTERCREAM

BAKE  SHOP

CENTROLINA
MERCATO E OSTERIA


COMPASS
COFFEE

 FARMERS & DISTILLERS

BUSBOYS
AND POETS

OUT OF TOWNERS



Del
Frisco's

hg
honeygrow

RPM
ITALIAN

milk

momofuku

Panera
BREAD


MAISON KAYSER
PARIS


Nando's
PERI-PERI CHICKEN

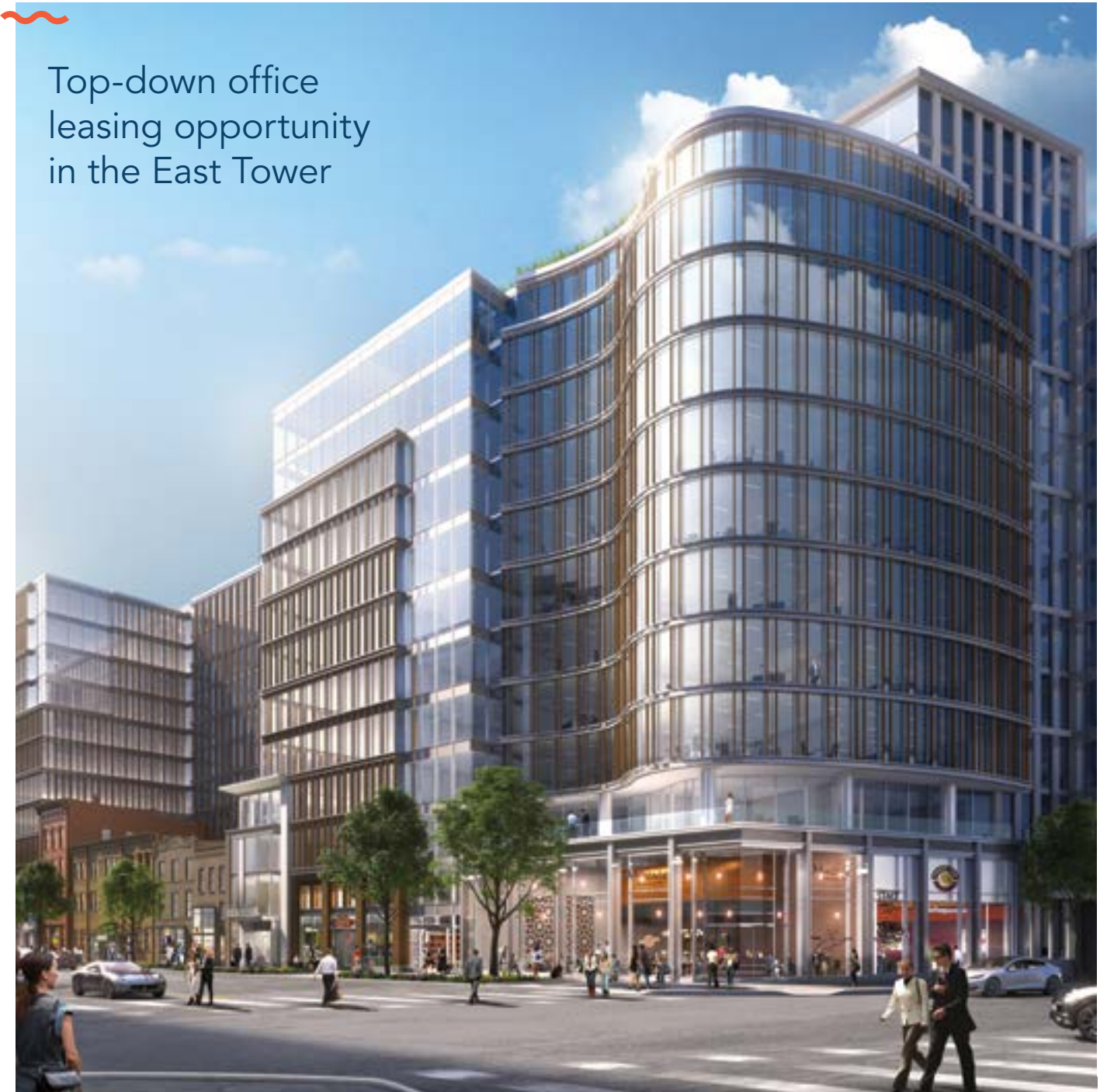
QBGB
KITCHEN AND BAR

La COLOMBE
COFFEE ROASTERS

SIGNATURE SPACES



Top-down office
leasing opportunity
in the East Tower



Dynamic architecture
Sweeping views
Active & versatile rooftop amenities



Light-filled interiors

10TH FLOOR 27,650 RSF

OFFICE INTENSIVE LAYOUT

- OFFICES // 60
- WORKSTATION // 10
- CONFERENCE & COLLABORATION
- STORAGE
- GREEN ROOFTOP



MIXED FORMAT PLAN

- OFFICES // 38
- WORKSTATION // 90
- CONFERENCE & COLLABORATION
- STORAGE
- GREEN ROOFTOP



WONDER BREAD FACTORY, DOUGLAS DEVELOPMENT, DC



BROOKFIELD PLACE, NEW YORK



HECHT WAREHOUSE, DOUGLAS DEVELOPMENT, DC



UNRIVALED EXPERIENCE



BROOKFIELD PLACE NEW YORK



MANHATTAN WEST, NEW YORK



Brookfield and Douglas Development Corporation are setting new benchmarks for the modern, urban live-work-play environment, embracing the changing lifestyle of today's sophisticated individual.



ULINE ARENA, DOUGLAS DEVELOPMENT, DC





**IT'S
ALL
RIGHT
HERE.**



OFFICE


Brookfield

WASHINGTON DC

The Victor Building
750 9th Street NW, Suite 700
Washington DC 20001

202 467 7700

RETAIL




702 H Street NW, Suite 400
Washington DC 20001
202 638 6300