



3,549 SF - 44,183 SF
TROPHY OFFICE SPACE AVAILABLE



99MSTREETSE.COM



Lincoln



ROOF TERRACE

A **PREMIER PROPERTY** offering a world-class customer experience and a commitment to the industry's highest sustainability standards.

THE BUILDING

- 220,000 SF / 11 stories of trophy office space
- 11,000+ SF of prime retail space
- Typical floor plate: 22,143 RSF
- 8'11" finished ceiling height: 30' x 45' column bays
- 4 levels of below-grade parking
- Parking ratio of 1/1,500 PSF
- EV charging stations
- Green roof

THE AMENITIES

- Circa, Bluestone Lane & El Bebe restaurants on the ground floor
- 4,750 SF rooftop terrace equipped with event lobby, restrooms and collaborative meeting spaces
- 4,300 SF club-like fitness facility
- Locker rooms and towel service
- Secured bike storage
- Close proximity to 5 parks and the Riverwalk Trail

THE ACCESS

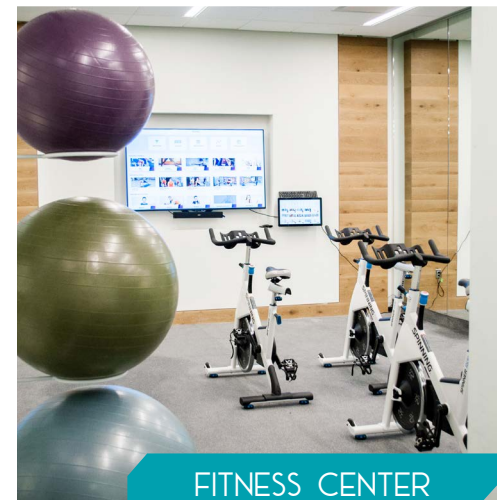
- Immediate access to the Navy Yard & Ballpark
- Metro station
- 5 blocks from Capitol Hill
- Easy access to I-395 and I-295
- 2 miles from National Reagan Airport
- 1 block from Washington Nationals Stadium
- Dozens of walkable restaurants and retail outlets



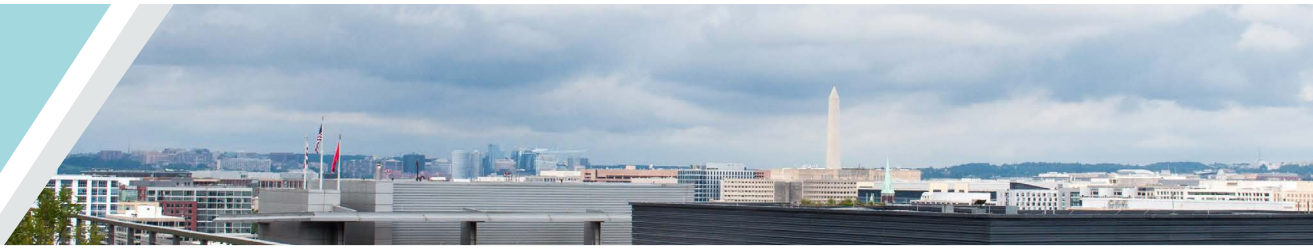
1ST STREET RETAIL



LOBBY



FITNESS CENTER



M STREET

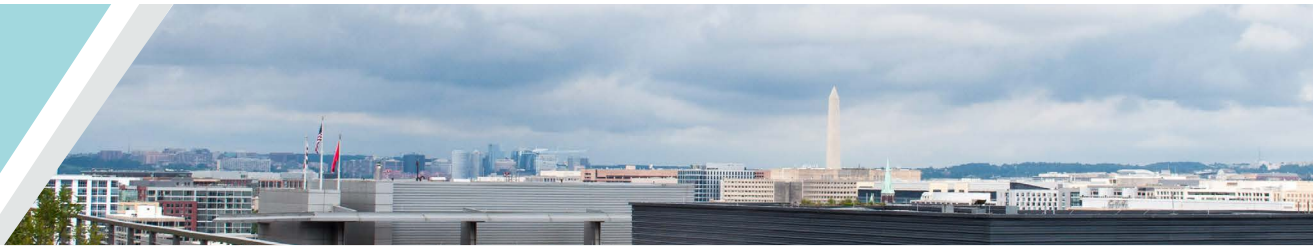
SUITE 425
3,549 SF

SUITE 450
5,966 SF



1ST STREET

4TH FLOOR NEWLY DELIVERED HIGH END SPEC SUITES



M STREET

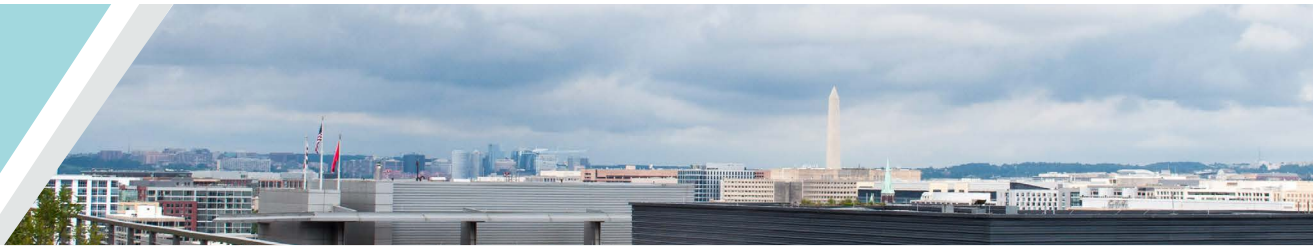
1ST STREET

- Private desks (6)
- Private phone booths (7)
- Conference rooms (7)
- Communal seating
- Shared kitchen & pantry
- Reception & mail room
- Print & scan station
- Restrooms

- SMALL OFFICE
1-3 DESKS
- MEDIUM OFFICE
4-6 DESKS
- LARGE OFFICE
7-10 DESKS
- PRIVATE DESKS
6 DESKS



8TH FLOOR - 22,091 SF
VIEW MATTERPORT



M STREET

1ST STREET

- Private desks (12)
- Private phone booths (8)
- Conference rooms (7)
- Wellness room
- Communal seating
- Shared kitchen & pantry
- Print & scan station
- Restrooms

- SMALL OFFICE
1-3 DESKS
- MEDIUM OFFICE
4-6 DESKS
- LARGE OFFICE
7-10 DESKS
- PRIVATE DESKS
12 DESKS



9TH FLOOR - 22,092 SF
VIEW MATTERPORT

