

1250
CONNECTICUT
AVENUE



Brookfield
Properties

BRIGHT, SWEEPING VIEWS EFFICIENT FLOORPLATES

Brookfield
Properties



AMENITY CENTER

3,200 SQUARE FOOT CONFERENCING,
LOUNGE AND ENTERTAINMENT SPACE

Brookfield
Properties



FLEXIBLE CONFERENCING FACILITY

SEATING UP TO 75, COLLABORATIVE BREAKOUT SPACES
AND ENTERTAINMENT SPACE WITH CATERING FACILITIES

Brookfield
Properties

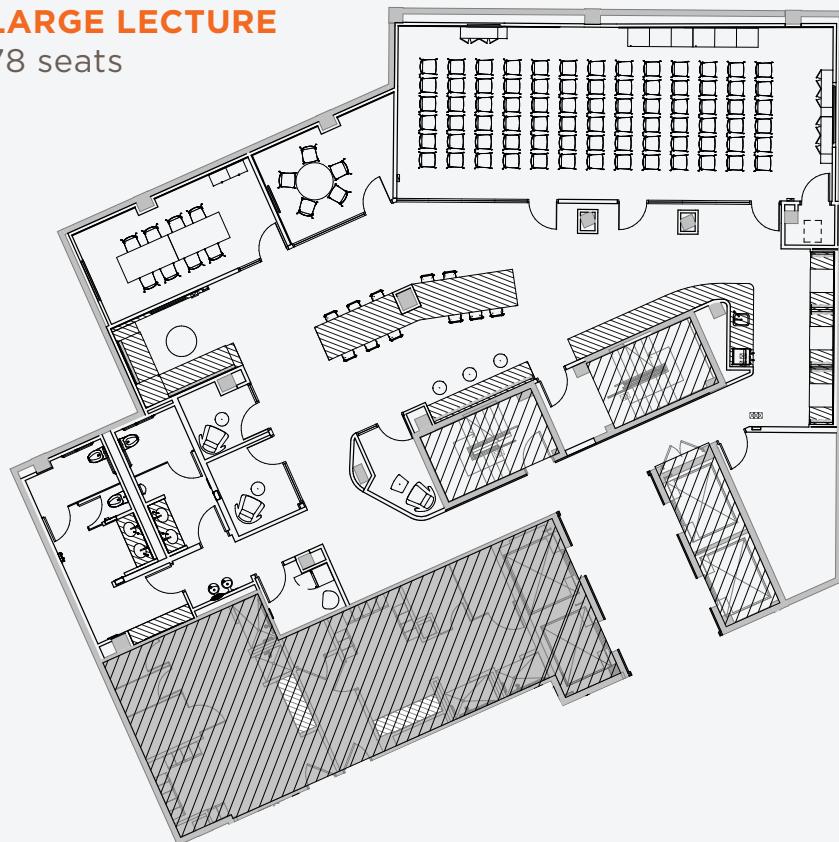


FLEXIBLE CONFERENCING FACILITY

Brookfield
Properties

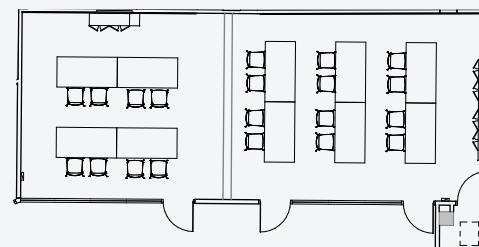
LARGE LECTURE

78 seats



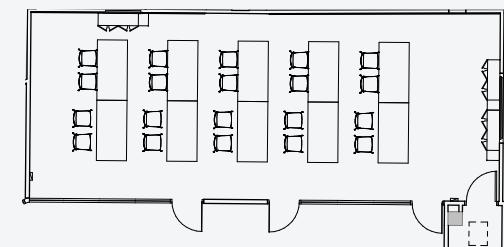
SMALL CLASSROOM

12 seats



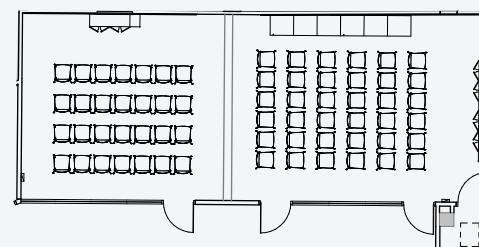
LARGE CLASSROOM

20 seats



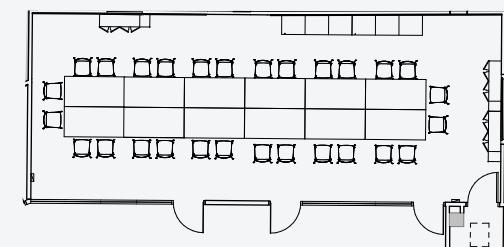
SMALL LECTURE

36 Seats



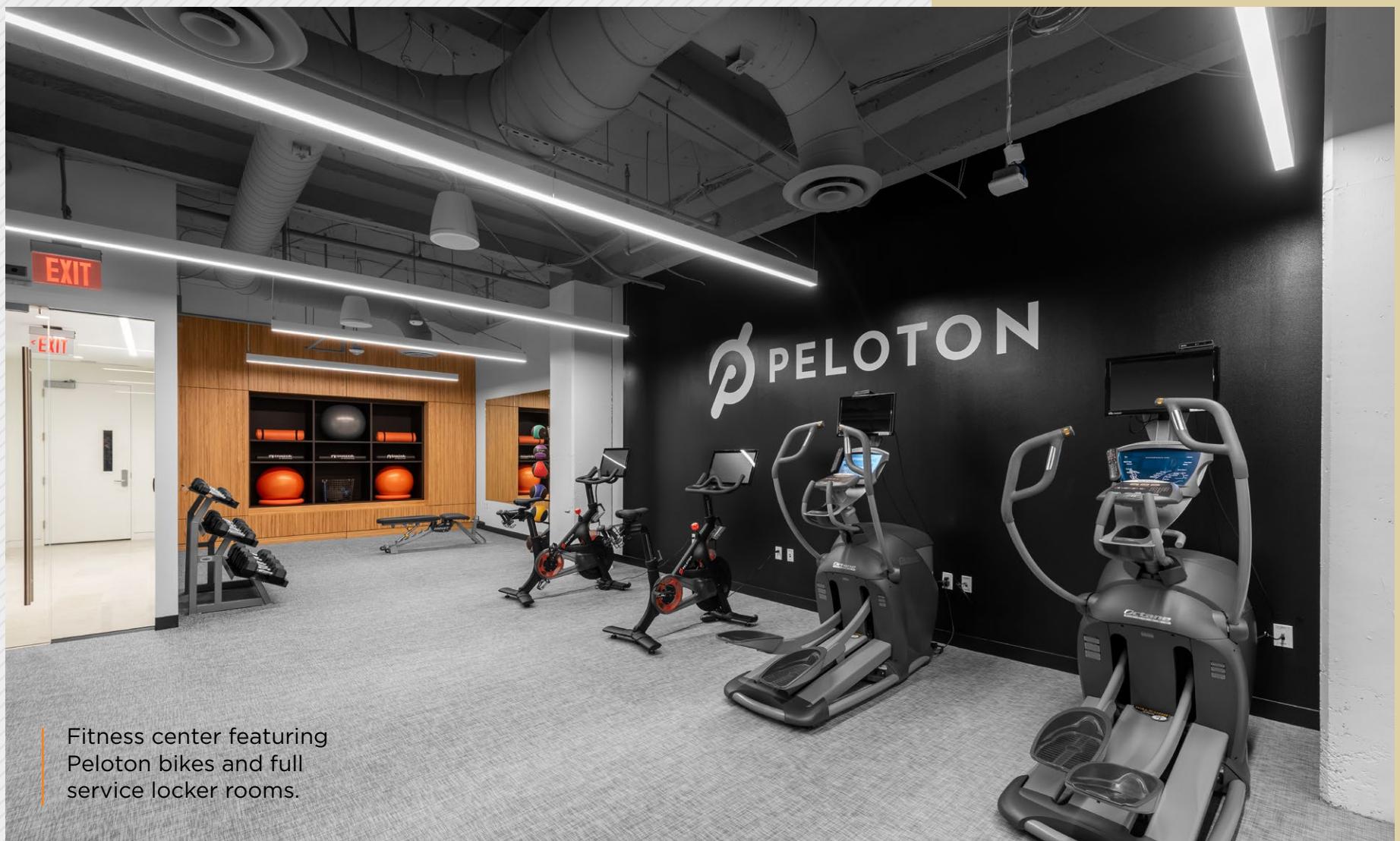
BOARDROOM

28 Seats



FITNESS CENTER

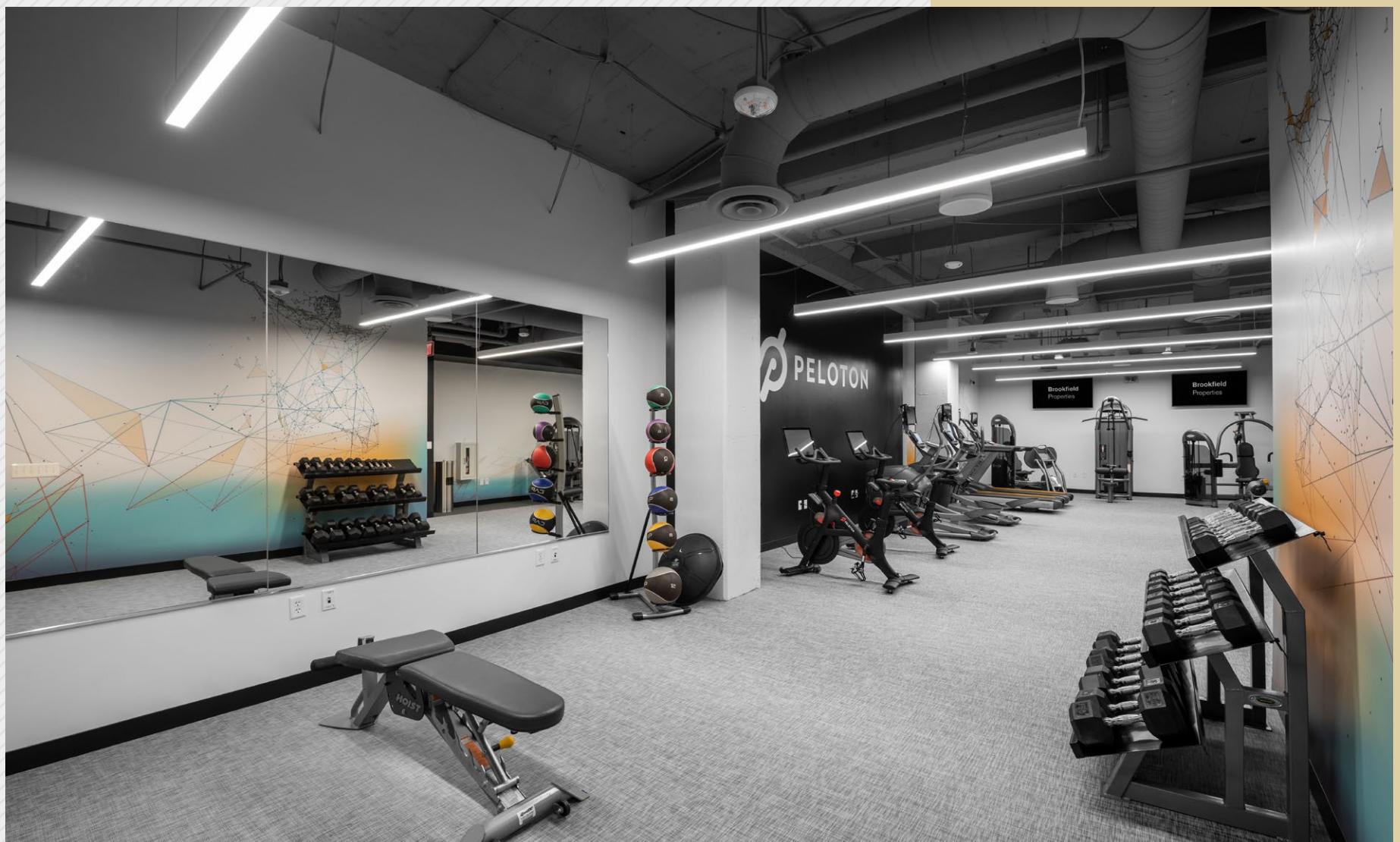
Brookfield
Properties



Fitness center featuring
Peloton bikes and full
service locker rooms.

FITNESS CENTER

Brookfield
Properties



OPTIMAL LOCATION

Brookfield Properties

Map Key 14

White Tablecloth Restaurants

55 Casual/Quick-Serve Eateries

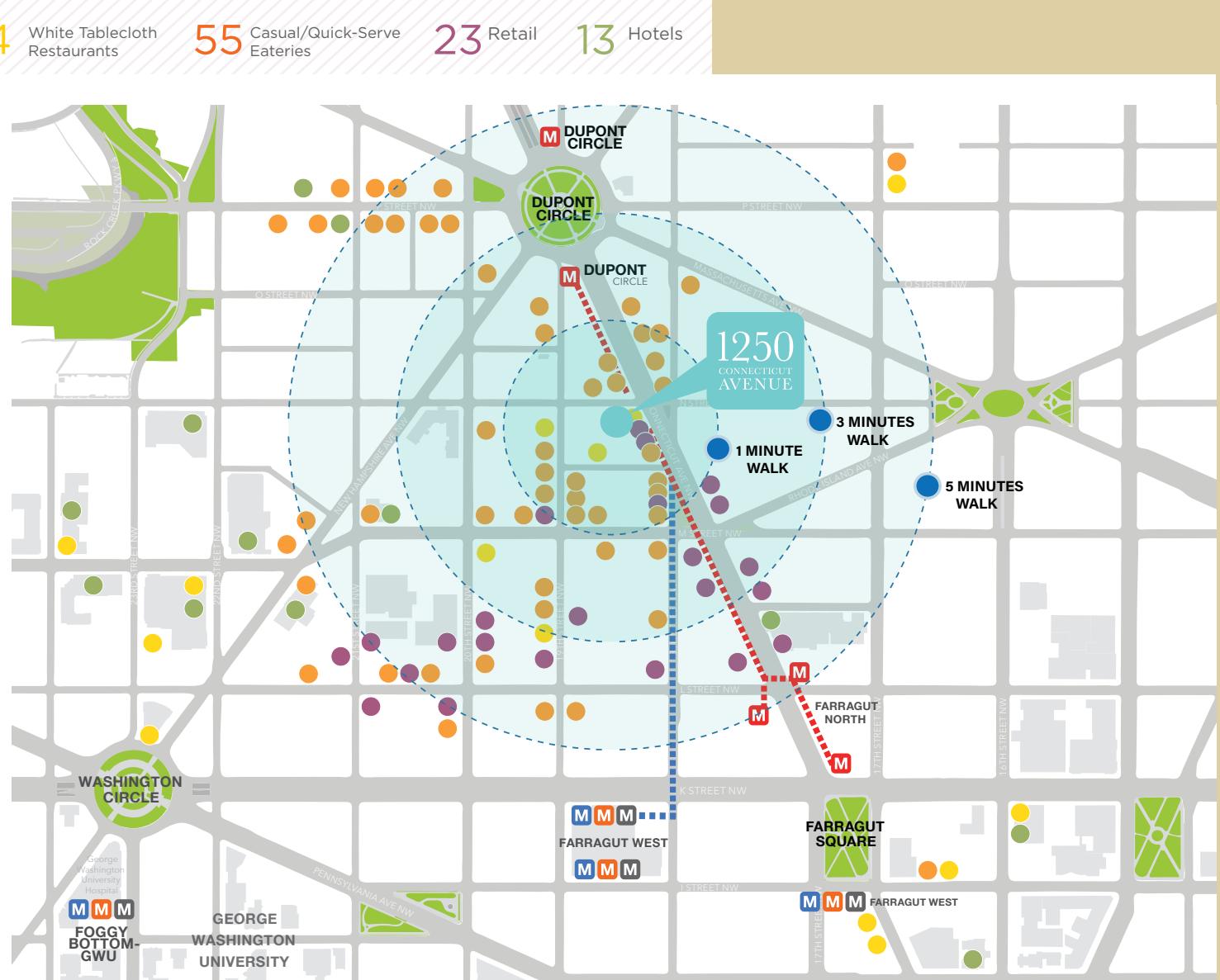
23 Retail

13 Hotels

3 BLOCKS
FROM FARRAGUT WEST
METRO STATION 

1 BLOCK
FROM DUPONT CIRCLE
METRO STATION 

STEPS FROM THE ENTERTAINMENT AND CULTURE OF DUPONT



1250 CONNECTICUT AVE. NW

7TH FLOOR

SUITE 700 24,530 RSF

6TH FLOOR

SUITE 600 16,283 RSF

AVAILABLE 9/1/2026

SUITE 601 8,271 RSF

AVAILABLE IMMEDIATELY

4TH FLOOR

SUITE 400 7,254 RSF

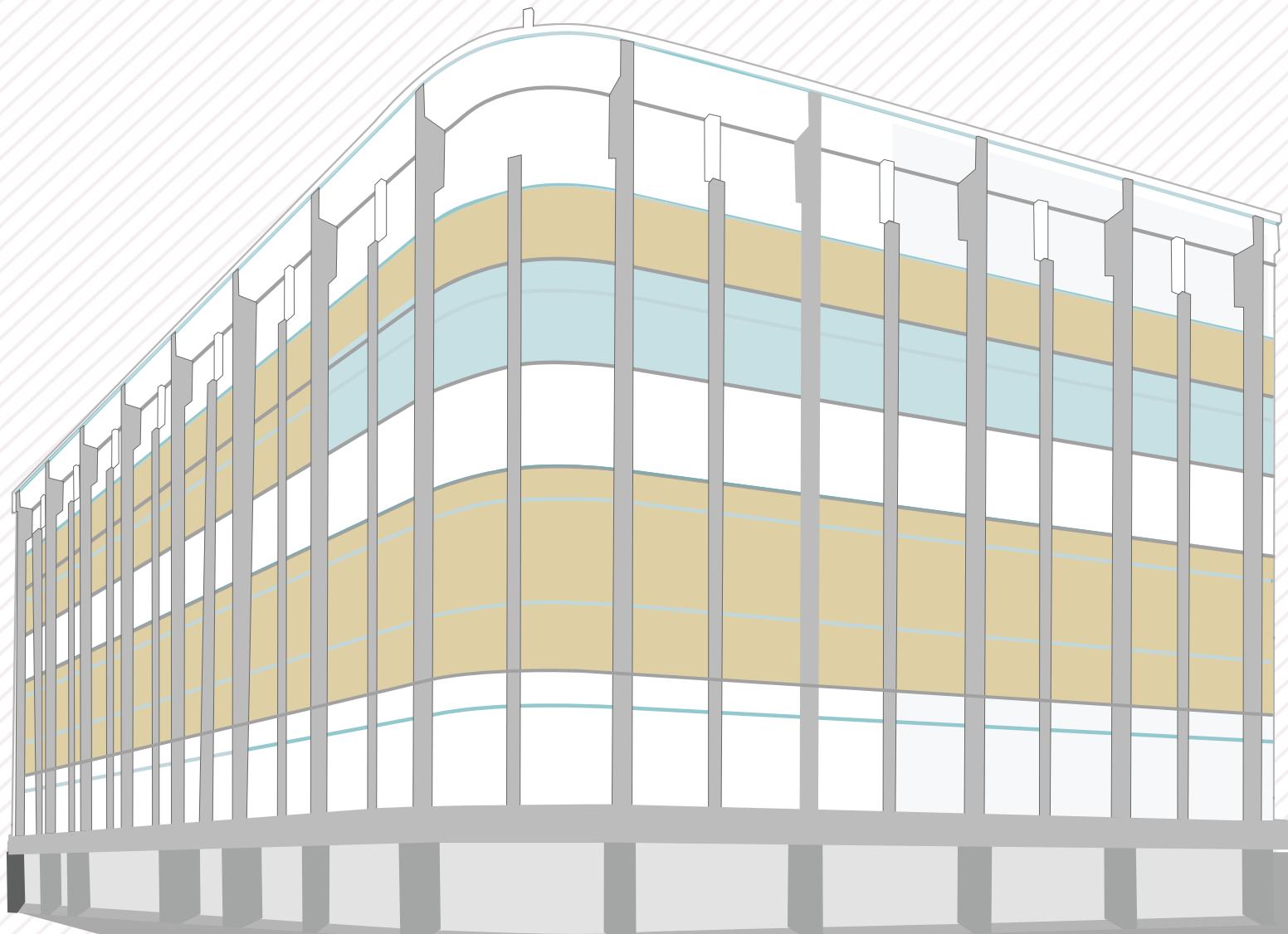
SUITE 420 4,280 RSF

SUITE 430 2,162 RSF

AVAILABLE 8/1/2026

3RD FLOOR

SUITE 300 22,348 RSF

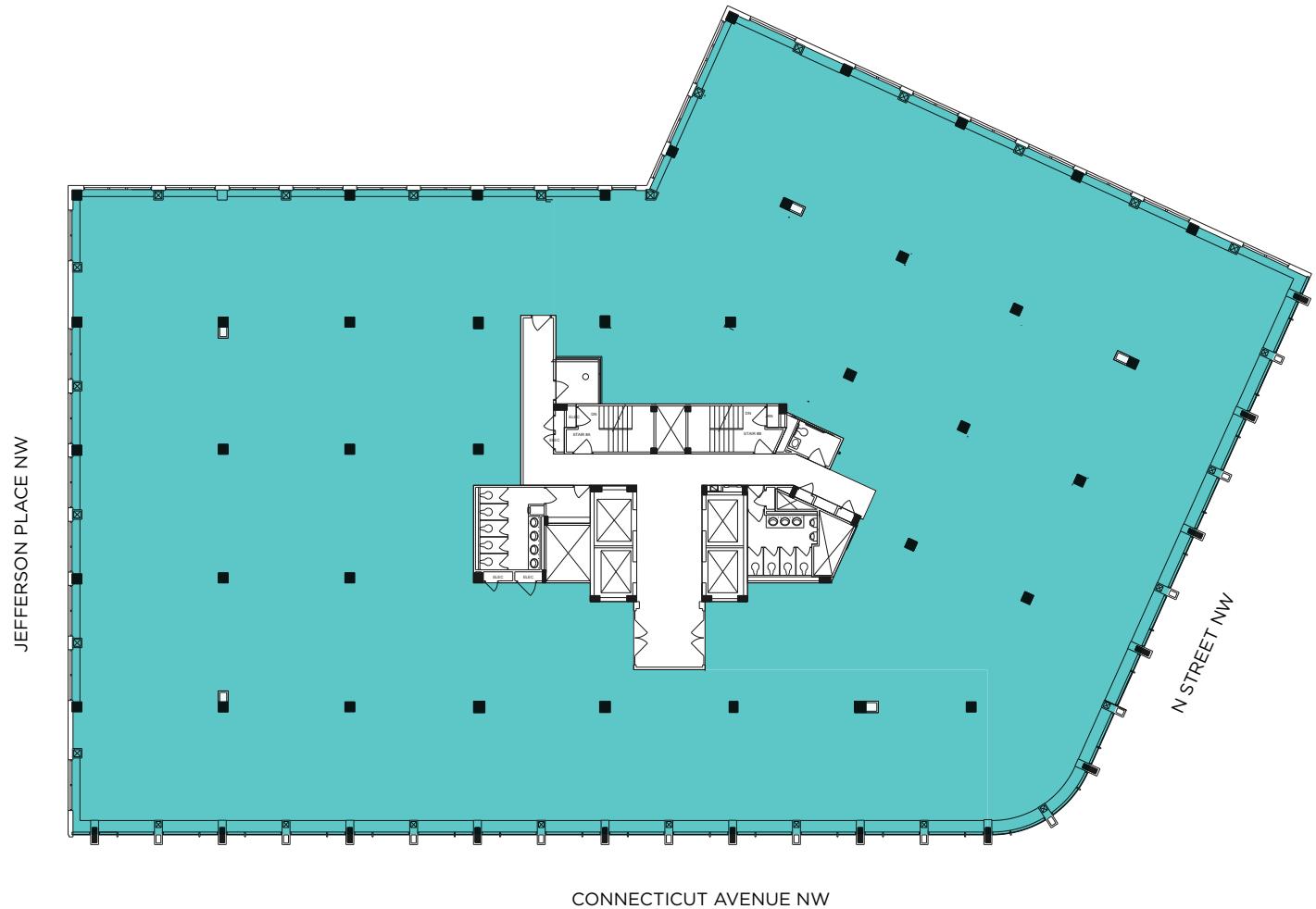


1250 CONNECTICUT AVE. NW

**Brookfield
Properties**

SUITE 300

■ 22,348 RSF



1250 CONNECTICUT AVE. NW

SUITE 400

■ 7,254 RSF

AVAILABLE 8/1/26

PHONE BOOTH	1
WORKSTATIONS	6
OFFICES	19
CONFERENCE	2
PANTRY	1

SUITE 420

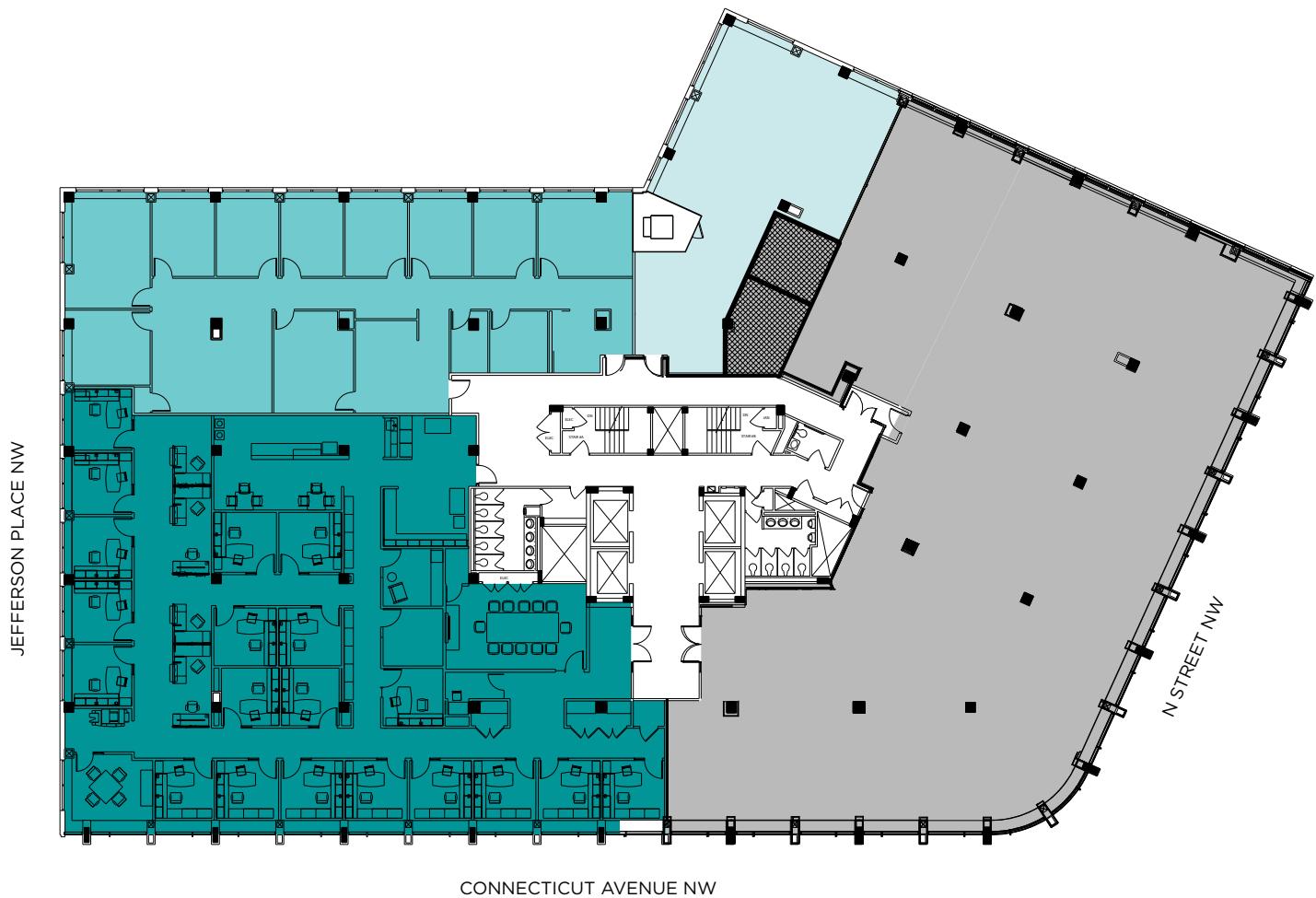
■ 4,280 RSF

[VIRTUAL TOUR](#)

SUITE 430

■ 2,162 RSF

[VIRTUAL TOUR](#)



1250 CONNECTICUT AVE. NW

SUITE 600

■ 16,283 RSF

AS-BUILT

AVAILABLE 9/1/26

WORKSTATIONS	37
OFFICES	11
EXECUTIVE OFFICE	2
CONFERENCE	6
PANTRY	2

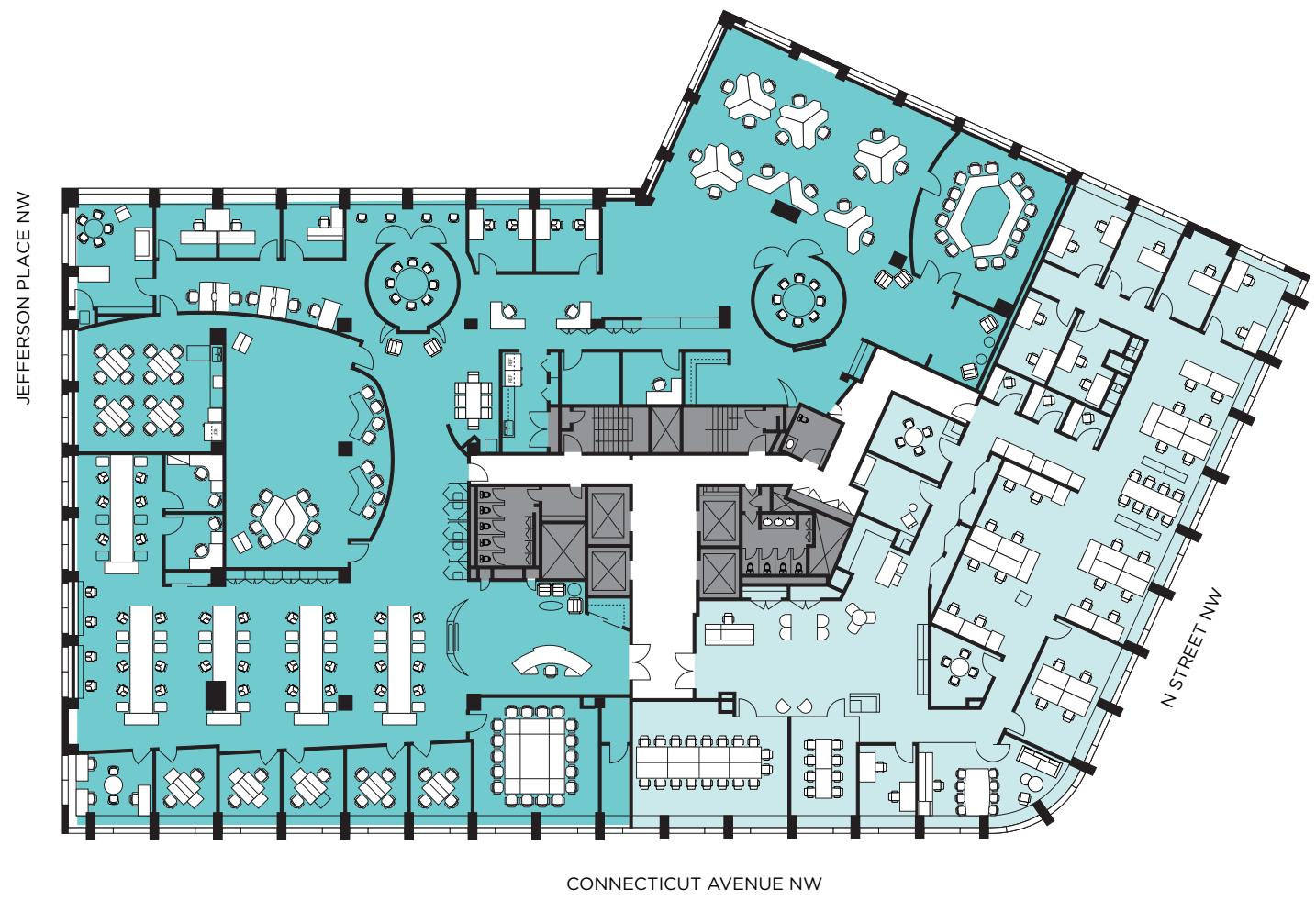
SUITE 601

8,271 RSF

AS-BUILT

■ AVAILABLE IMMEDIATELY

PHONE BOOTH	3
WORKSTATIONS	56
OFFICES	19
EXECUTIVE OFFICE	2
CONFERENCE	8
PANTRY	1
WELLNESS	1



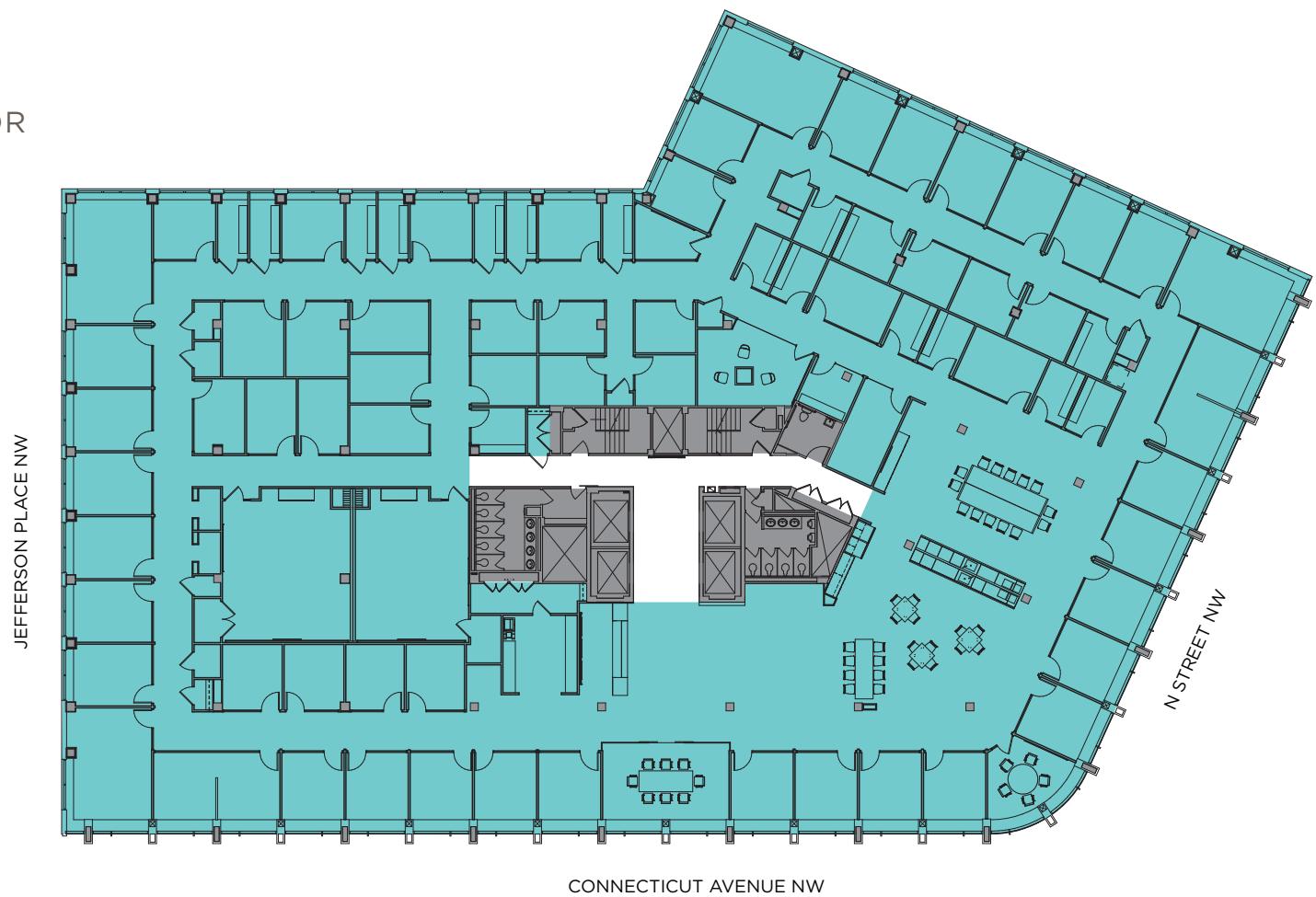
1250 CONNECTICUT AVE. NW

SUITE 700

24,530 RSF

■ AS-BUILT | FULL FLOOR

PHONE BOOTH	2
WORKSTATIONS	30
OFFICES	79
CONFERENCE	6
PANTRY	1



Activated

BY BROOKFIELD PROPERTIES

48+ AMENITY OFFERINGS SPANNING OVER A 100,000 SQUARE FEET THROUGHOUT DC, VIRGINIA, AND MARYLAND.

- CATERING
- COOKING DEMONSTRATIONS
- CONFERENCE CENTERS
- CULTURAL EXCURSIONS
- FITNESS CENTERS
- FREE FITNESS CLASSES
- GOLF SIMULATOR
- HAPPY HOURS
- HOLIDAY EVENTS
- PREMIUM EVENT TICKETS
- ROOFTOP TERRACES
- TEAM BUILDING
- WELLNESS PROGRAMMING
- WORKSHOPS
- YOGA
- AND SO MUCH MORE

At Brookfield Properties, we believe an active workplace makes for a happy workforce – that by building community, companies boost productivity and improve employees' well being. Our teams deliver a robust program of events and activities designed to bring people together and intended to help them thrive. By engaging teams, we make work more rewarding.



Experience

A curated calendar of creative, unique experiences makes coming to work fun and engaging in all sorts of unexpected ways.



Concierge

Convenience at your fingertips through virtual concierge services – whether you need gourmet catering for that important client meeting or the perfect concert seats for a date night, Activated's got you covered.



Perks & Promotions

Activated unlocks exciting perks, discounts, and experiences from Brookfield Properties' global portfolio of retailers and partners.



Fitness & Wellness

With free in-person and streaming fitness and wellness classes, you'll be energized and ready to tackle your work week.



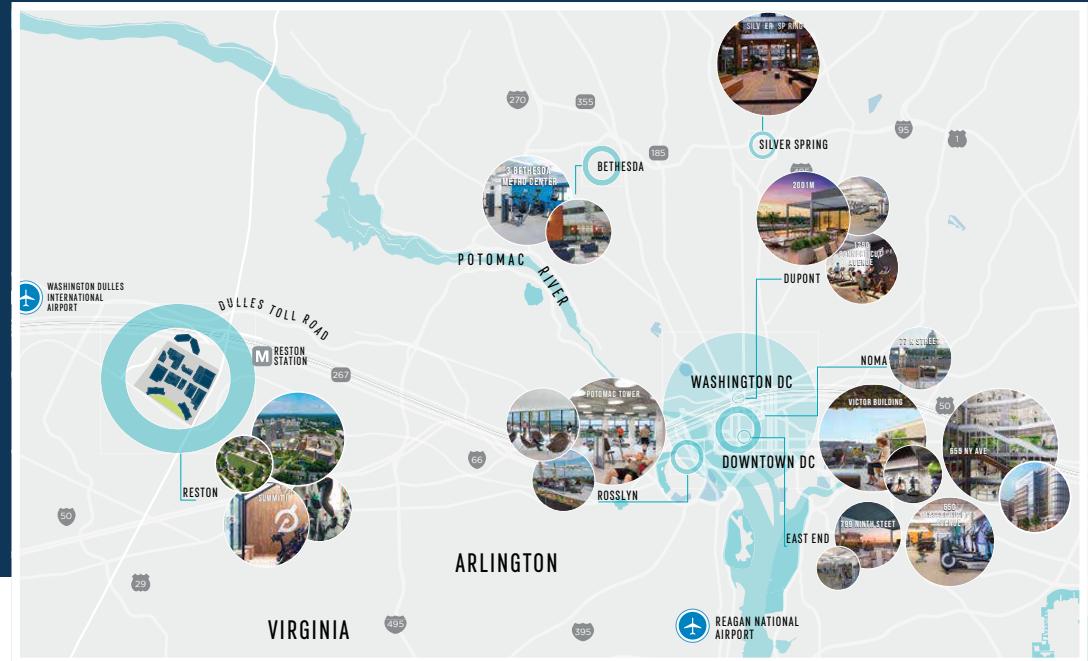
Spaces

Activated unlocks access to tenant amenity spaces across the region. Your schedule just got way more flexible.



Connect

Your community connection is all in one place on the axiis app. Download it today to find all you need to know about Activated programming and offerings.



LOS ANGELES
DENVER
HOUSTON
NEW YORK
WASHINGTON, DC



FITNESS CENTERS FEATURING PELOTON BIKES

Victor Building, 750 9th Street NW, Level P3
655 New York Ave NW, 1st and 2nd Floor
1250 Connecticut Avenue NW, Level 1C
799 9th Street NW, 2nd Floor
650 Massachusetts Avenue NW, 2nd Floor
2001 M Street NW, 1st Floor
3 Bethesda Metro Center, Bethesda, Mezzanine
7475 Wisconsin Avenue, Bethesda, Metro Level
Silver Spring Metro Plaza 8403, Plaza Level
Summit II, 2000 Edmund Halley Drive, Lower
Halley Rise, 12018 Sunrise Valley Drive, 1st Floor
77 K Street NE, 1st Floor
Potomac Tower, 1001 19th Street N, 6th Floor
2000 M Street NW, B level
1600 Wilson Boulevard, 14th Floor
Arlington Tower, 1300 17th Street N, Lobby Level
Silverline Center, 7900 Westpark Drive, 1st Floor
1775 Eye Street, NW, 1st Floor

FITNESS STUDIOS

Victor Building, 750 9th Street NW, Lower Level
655 New York Ave NW, 1st Floor
2001 M Street NW, 1st Floor
Potomac Tower, 1001 19th Street N, Level P3

ROOFTOP TERRACES

Victor Building, 750 9th Street NW, PH Level
655 New York Ave NW, East and West Terraces
799 9th Street NW, PH Level
2001 M Street NW, PH Level
3 Bethesda Metro Center, 12th Floor
77 K Street NE, PH level
Potomac Tower, 1001 19th Street N, 19th Floor
Bethesda Crescent, 7475 Wisconsin Ave, PH Level
Army Navy Building, 1627 Eye Street, 12th Floor
Arlington Tower, 1300 17th Street N, PH Level

GOLF SIMULATOR

2001 M Street NW, 1st Floor

LOUNGES

799 9th Street NW, PH Level
655 New York Ave NW, East Penthouse
2001 M Street NW, PH Level
3 Bethesda Metro Center, 12th Floor

Potomac Tower, 1001 19th Street N, 19th Floor
Army Navy Building, 1627 Eye St NW, 12th Floor
Arlington Tower, 1300 17th Street N, Lobby Level
Silverline Center, 7900 Westpark Drive, 1st Floor

CONFERENCE CENTERS

Victor Building, 750 9th Street NW, Lobby Level
655 New York Ave NW, West PH Level
1250 Connecticut Avenue NW, Lower Level
3 Bethesda Metro Center, Mezzanine Level
2000 M Street NW, B level
Silverline Center, 7900 Westpark Drive, 1st Floor

100%
renewable

Virginia portfolio GHG Scope 2
emissions reduced
by one-third



Reduced energy by 8% and
carbon by 25% since 2015



Composting at all
properties in DC portfolio



Ocean Seabins have been
installed in the marina at The
Yards in Washington, D.C. They
collect floating debris in the
water so that it never makes its
way to the ocean.

96%

of owned and managed
buildings are LEED certified



5 office rooftops have installed
solar fields and are producing
alternative energy.



To help grow the bee population,
8 beehives are residing on
rooftops throughout our
downtown portfolio



Rooftop gardens at 4
of our properties is a
sustainable amenity
for our tenants and the
local community

SUSTAINABILITY FIRST. ALWAYS.

We know: a cleaner future can't wait. It's why we're committed to reducing waste, saving energy, and managing resources across our portfolio. It's why we build with LEED Gold Standards in mind and adhere to guidance from third-party sustainability assessors, winning awards in the process.

And it's why we integrate innovative technology into our properties that help us create more efficient structures. Because when it comes to sustainability, we're all in.

Real estate, reimaged.
brookfieldproperties.com/sustainability



100% OF THE ELECTRICITY REQUIREMENTS FOR THE WASHINGTON, DC REGION OFFICE PORTFOLIO SUPPLIED THROUGH NUCLEAR POWER BY 2024.



BROOKFIELD PROPERTIES

ESG

BENEFITS TO TENANTS



INCREASES demand for finite zero emissions electricity supply, incentivizing new development and improving the mix of in-state clean energy sources.



LEVERAGING Brookfield's scale by contracting with nuclear power plants containing equipment from and supplied by Westinghouse, a Brookfield portfolio company.



24/7 CARBON-FREE ENERGY, ensuring contracted zero emissions electricity is flowing into the grid at the same time power is being drawn from the grid at each property.

WE WILL ACHIEVE THIS IN 2 WAYS

1

Through procurement of **Emissions Free Energy Credits** (EFECS) from zero-emissions energy.

2

A power purchase agreement from a Westinghouse-supplied nuclear power plant.

Brookfield
Properties | Real estate,
reimagined.

brookfieldproperties.com



1250

CONNECTICUT
AVENUE



Brookfield
Properties

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