

2445

M STREET

WASHINGTON D.C.



**6,093 - 60,665
SF AVAILABLE**
FOR SUBLEASE IN
WEST END



CBRE

IT'S ALL IN THE DETAILS



Located in the Energized West End



80-person Classroom and Conference Center with Flexible Configurations and State-of-the-Art Technology



Two-Story Roof Lounge and Terrace with Seating, Expansive Views and a Putting Green



9th Floor Lounge and Pantry with Open Collaboration Areas and Quiet Call Rooms



On-Site Café



Two-Story Fitness Center



Private Street-Level Courtyard



On-Site Parking Garage



Bike Storage



Rock Creek Park is Located Across the Street Providing Direct Access to 1,700 Acres of Walking Trails and Greenspace

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DISCOVER HOW YOU FIT IN

6,093 SF - 60,665 SF

2 FLOORS: 2ND FLOOR: 30,917 SF / 4TH FLOOR: 39,786 SF

- 2ND FLOOR SUITES DIVISIBLE FROM **7,369 SF TO 14,786 SF**
- 4TH FLOOR SUITES DIVISIBLE FROM **10,163 SF TO 17,328 SF**

TERM: **THROUGH 2/28/2032**

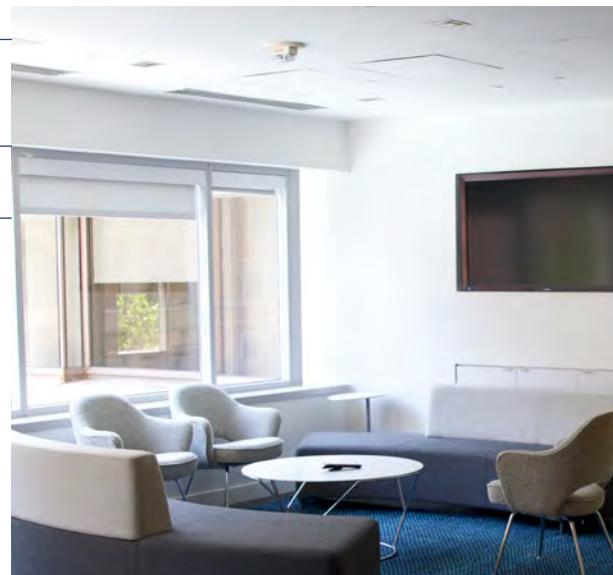
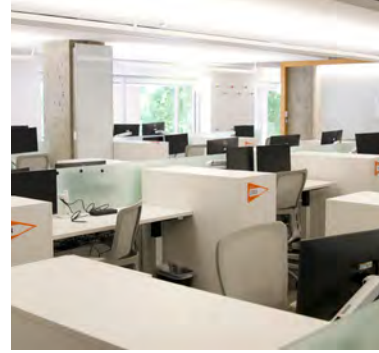
RENTAL RATE: **\$49.00 - \$51.00 FULL SERVICE**

FLEXIBLE FLOORPLATES

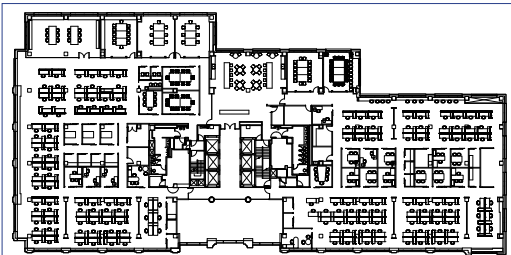
FULLY FURNISHED AND BUILT OUT

LARGE WINDOWS ON FOUR SIDES PROVIDING ABUNDANT NATURAL LIGHT

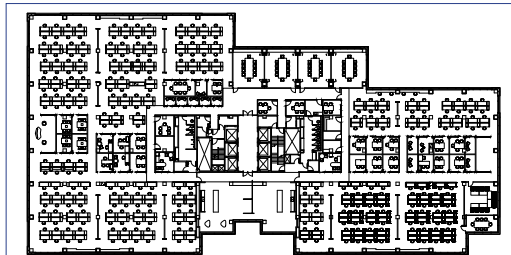
SPECTACULAR VIEWS OF ROCK CREEK PARK



2ND FLOOR



4TH FLOOR



CLICK HERE TO TAKE THE VIRTUAL TOUR



CLICK HERE TO TAKE THE VIRTUAL TOUR

2445 | M STREET

2ND FLOOR | 30,917 SF

SUITES DIVISIBLE FROM 6,093 SF TO 14,786 SF

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**FULLY DEMISED
& FURNISHED**

Scott Hoffman

+1 202 585 5538

scott.hoffman2@cbre.com

Tyler Bensten

+1 202 585 5539

tyler.bensten@cbre.com

Paul Adkins

+1 240 205 6871

paul.adkins@cbre.com

Phillip Thomas

+1 202 585 5542

phillip.thomas@cbre.com

Brittany Gosnell

+1 202 585 5582

brittany.gosnell@cbre.com

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CBRE

4TH FLOOR | 39,786 SF

SUITES DIVISIBLE FROM 10,163 SF TO 17,328 SF

2445 | M STREET
WASHINGTON D.C.



**CLICK HERE TO TAKE
THE VIRTUAL TOUR**



Full floor available. Sublandlord will demise.

Scott Hoffman

+1 202 585 5538

scott.hoffman2@cbre.com

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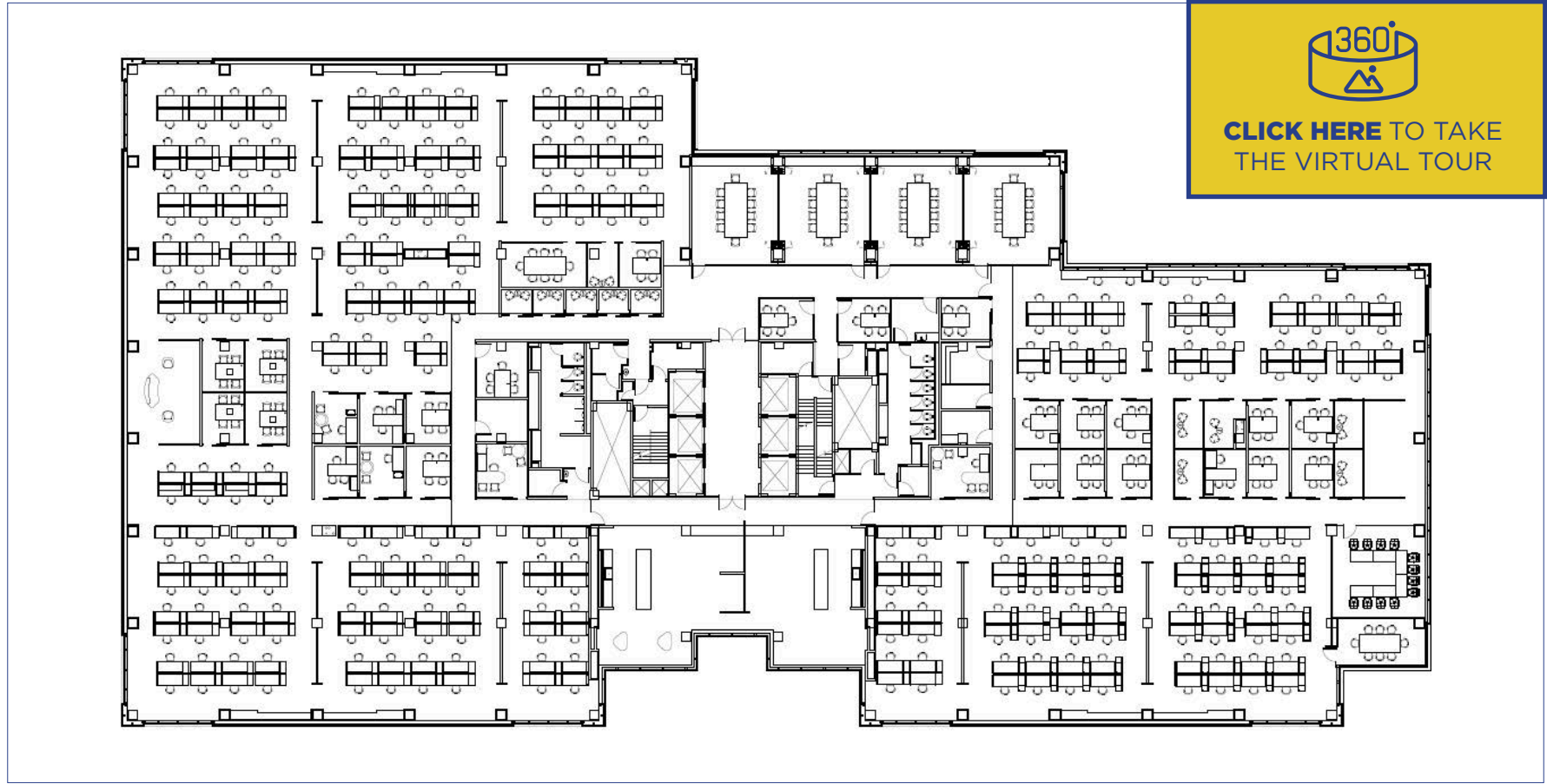
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4TH FLOOR | 39,786 SF

ENTIRE FLOOR AVAILABLE

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Scott Hoffman

+1 202 585 5538

scott.hoffman2@cbre.com

Tyler Bensten

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tyler.bensten@cbre.com

Paul Adkins

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+1 202 585 5542

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West End Golf Links				
HOLE	1	2	3	
PLAYER	PAR	3	2	TOTAL
COURSE RECORD: J.K. SLOVINSKI - 3 SHOTS				

Scott Hoffman
Executive Vice President
+1 202 585 5538
scott.hoffman2@cbre.com

Tyler Bensten
Senior Vice President
+1 202 585 5539
tyler.bensten@cbre.com

Paul Adkins
Associate
+1 240 205 6871
paul.adkins@cbre.com

Phillip Thomas
Executive Vice President
+1 202 585 5542
phillip.thomas@cbre.com

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Senior Associate
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