

Monumental Change

600
Fifth



Setback and *looking* *forward*

One of the only buildings in DC comprised of a full city block, 600 Fifth has dramatic setbacks that provide more opportunities to enjoy outdoor space, light and fresh air.



In good company

Within a 1/2 mile of 600 Fifth

3,700+ Private Practice Attorneys

24 AMLaw 200 Firms

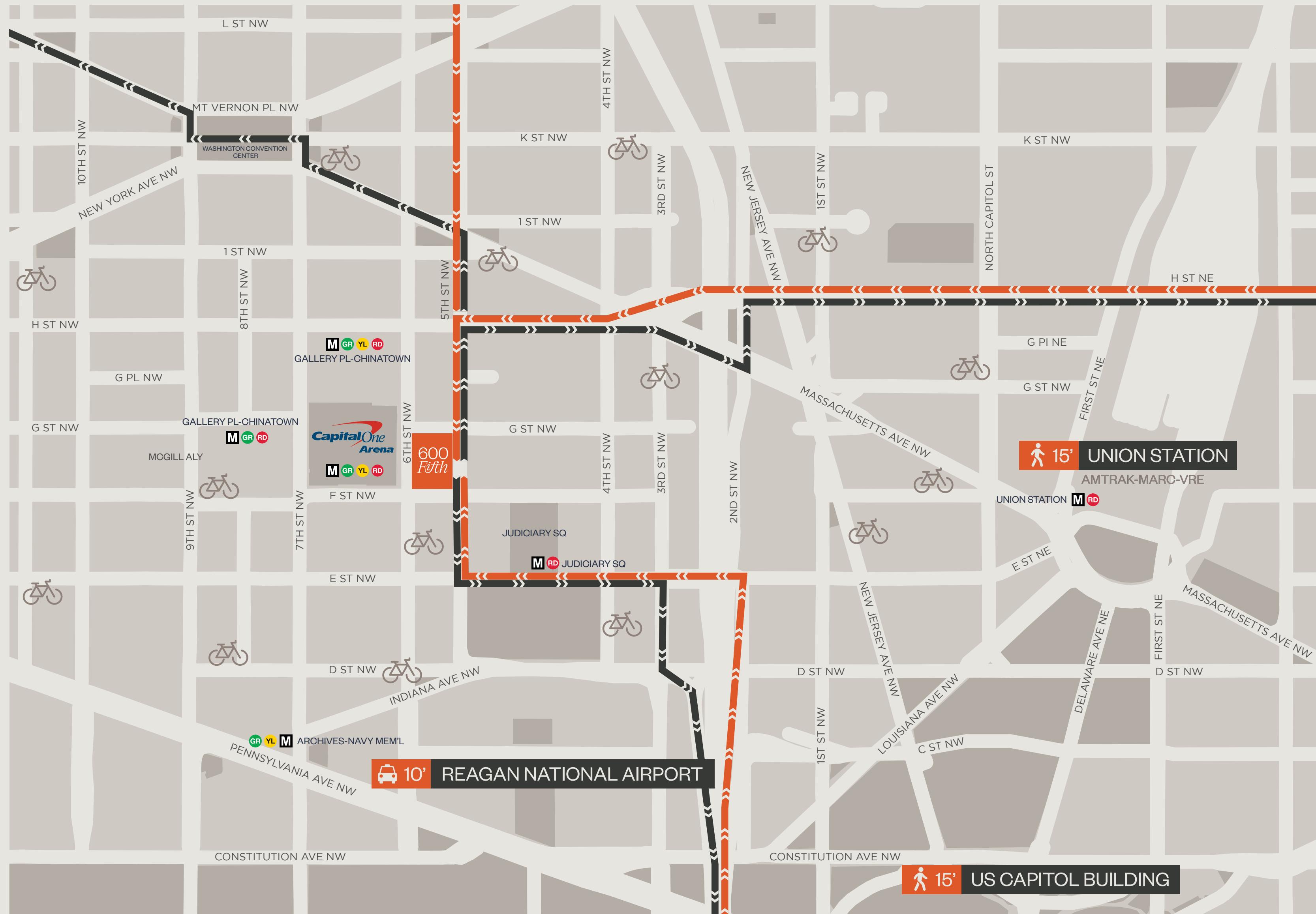
35 Fortune 500 Companies



All roads lead to 600 Fifth

Two-way streets ring all four sides of 600 5th, allowing for easy access and egress in any direction.

Walk Score: 96
Bike Score: 94



Greatness All Around You

Within a 10-minute walk:

35+

Full-Service Restaurants

20+

Michelin-Rated Restaurants

40+

Fast Casual Eateries and Coffee Shops

6+

World-Class Entertainment Venues

13+

Museums

10+

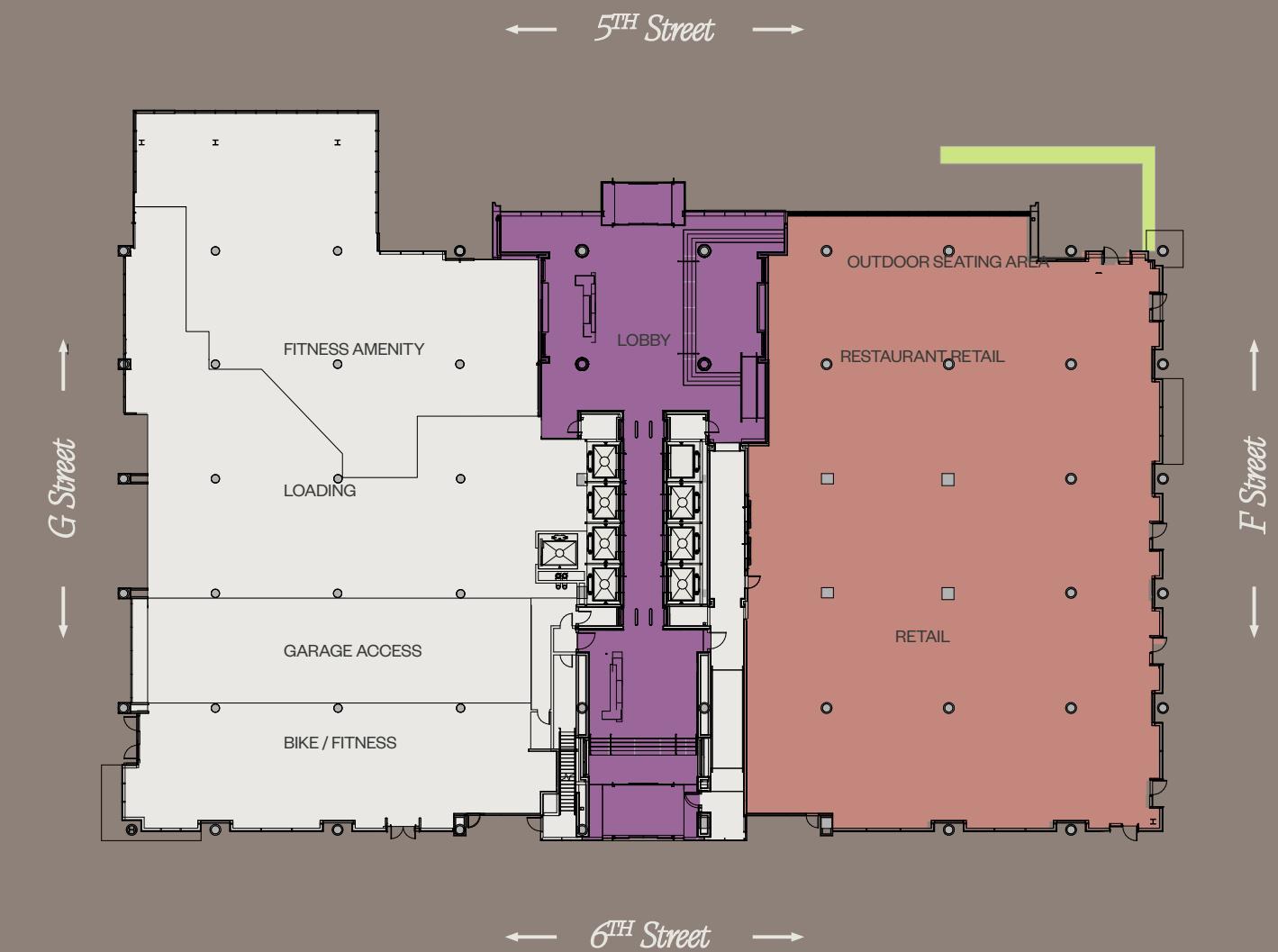
Hotels

40+

Retailers



Ground Floor



Bars, Cafe, Museums, Restaurants & More!

Food & Drinks



MI VIDA

DOS TOROS
TAQUERIA



Tatte

THE SMITH

sweetgreen

DAIKAYA

HipCityVeg



SPICE 6 MODERN INDIAN

Pitango



CHOPT
Create Your Salad Company



FRESH
Baguette

HILL
COUNTRY



Take dining to the next level

Within a 10-minute walk:

35+

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Restaurants

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Restaurants

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Fast Casual Eateries
and Coffee Shops

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World-Class
Entertainment Venues

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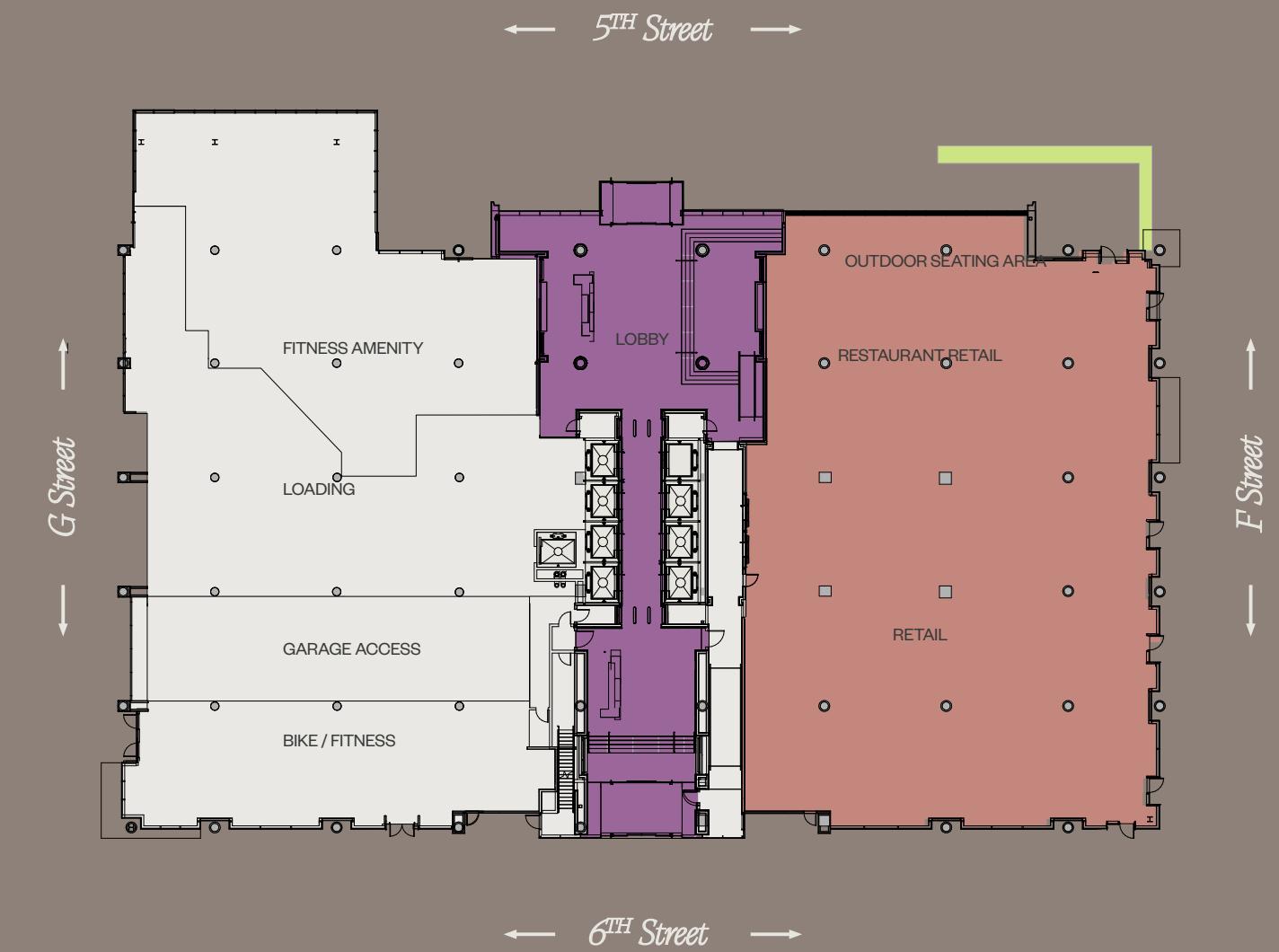
Hotels

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Retailers



Ground Floor



Michelin Rated Restaurants,
At Your Fingertips

minibar
by José Andrés

fiola

SUSHI
NAKAZAWA

CRANES
SPANISH KAISEKI

MÉTIER

ESTUARY

Rum's
KITCHEN

OLEÑA
BY JOSÉ ANDRÉS

JALEO
BY JOSÉ ANDRÉS

KARMA
MODERN JAPANESE

Oyamel
COCINA MEXICANA

BAR *CHINOIS*

RASNA
FLAVORS OF INDIA

l'ardente

CHINA
CHILCANO
BY JOSÉ ANDRÉS

MOON
RABBIT

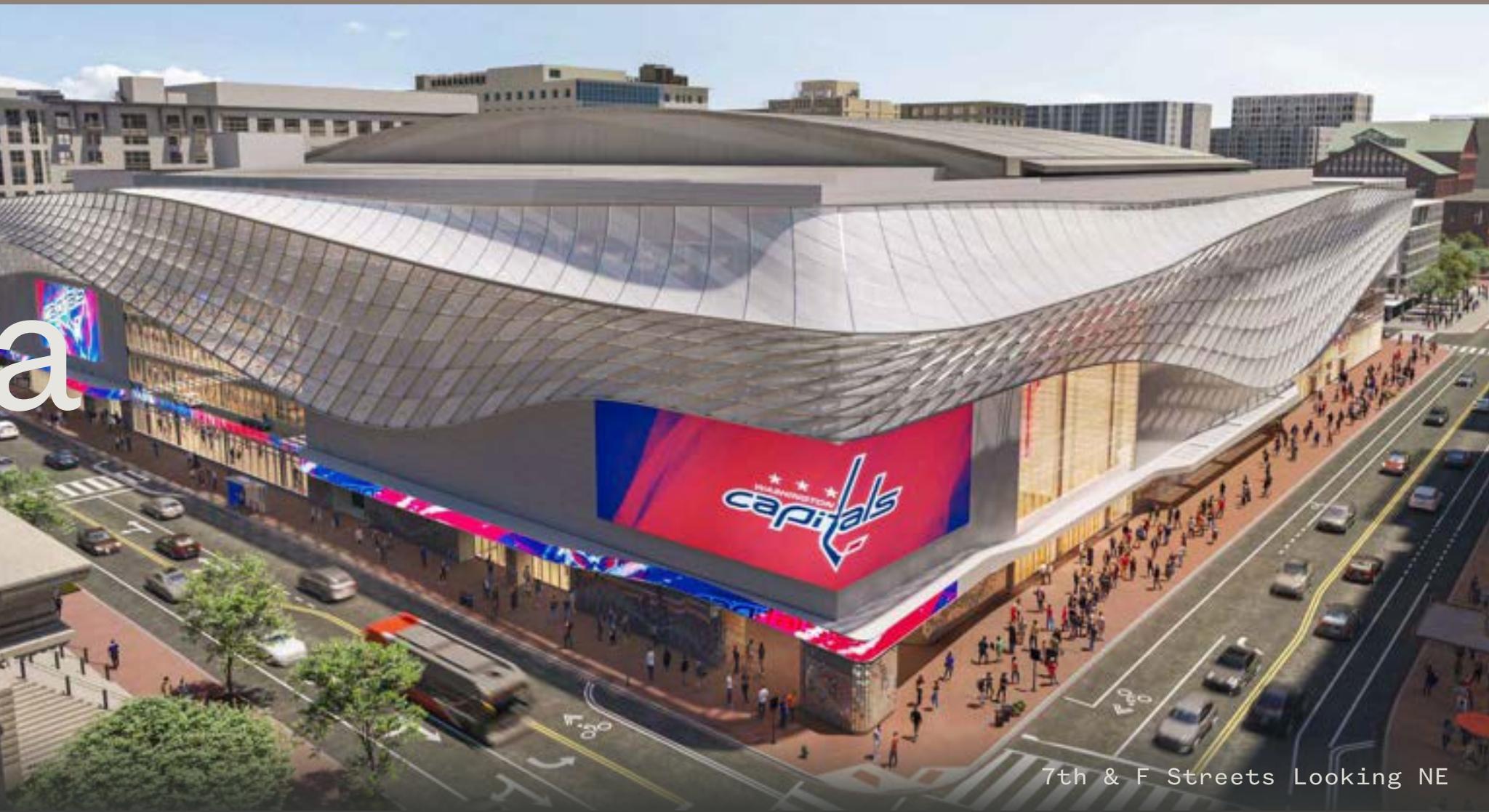
RIGGS ZAYTINYA

Ottoman Taverna

600 Fifth and Capital One Arena

Leading Downtown's Revitalization

- \$1B+ Capital One Arena renovation in final planning stages
- Glass-façade improvements and neighborhood-facing retail
- Improved access and upgraded streetscape along 6th Street
- Increased security focus surrounding 7th and H Streets intersection



First Impressions

Ground Floor



An activated streetscape

The building's ground-level restaurant and retail space fosters an activated streetscape along 5th, 6th & F Streets.



Wellness takes center stage

Our tenants' well-being is our top priority.

600 Fifth will be LEED Gold and one of the first office buildings in Washington, D.C. to be WELL Building Certified.



Air
High performance MERV 13-
greater air filters to allow for 100%
fresh air to flow throughout the
HVAC cycle

Light
Indoor space designed to maximize
natural light across occupant areas

Nourishment
Healthy eating and occupant well-being
promoted through high quality and
sustainability designed common areas

Water
Sustainable water use is at the heart of 600
Fifth's design, with the building systems
using approximately 11% less water than
comparable buildings

Fitness
Encourages a more active
lifestyle for tenants

Comfort
Promotes ergonomic design

Mind
Focuses on nurturing the
emotional well-being of tenants

State-of-the-art motivation

Our ground floor, lobby-level fitness center looks out to The National Building Museum for a workout with a view.

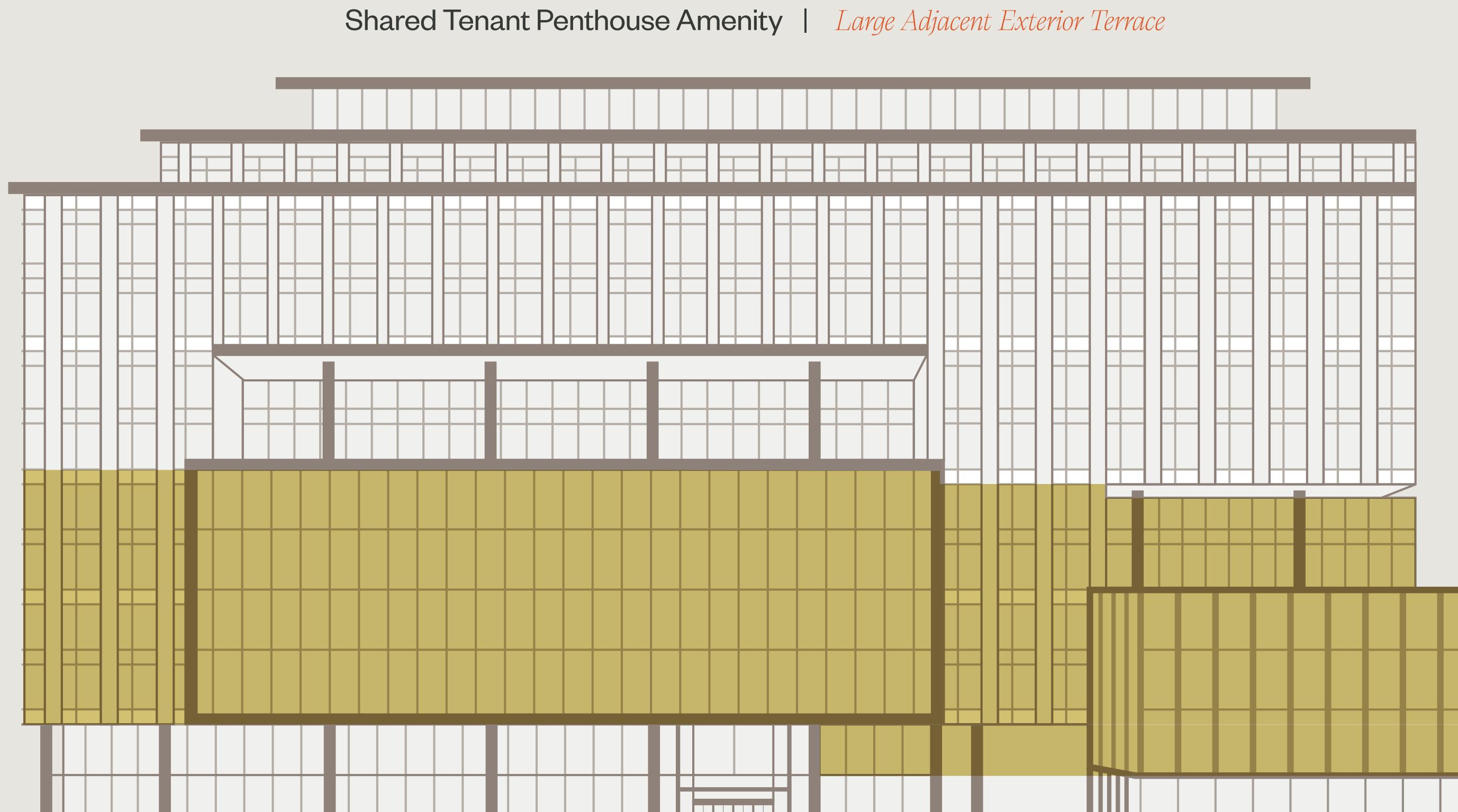


Room to ride

Our spacious and secure bike room provides plenty of space for bikers and direct access to 6th Street.



Freestanding Floors with Expansive Private Terraces





The top spot
for all occasions

Hypothetical Penthouse Conference Layout



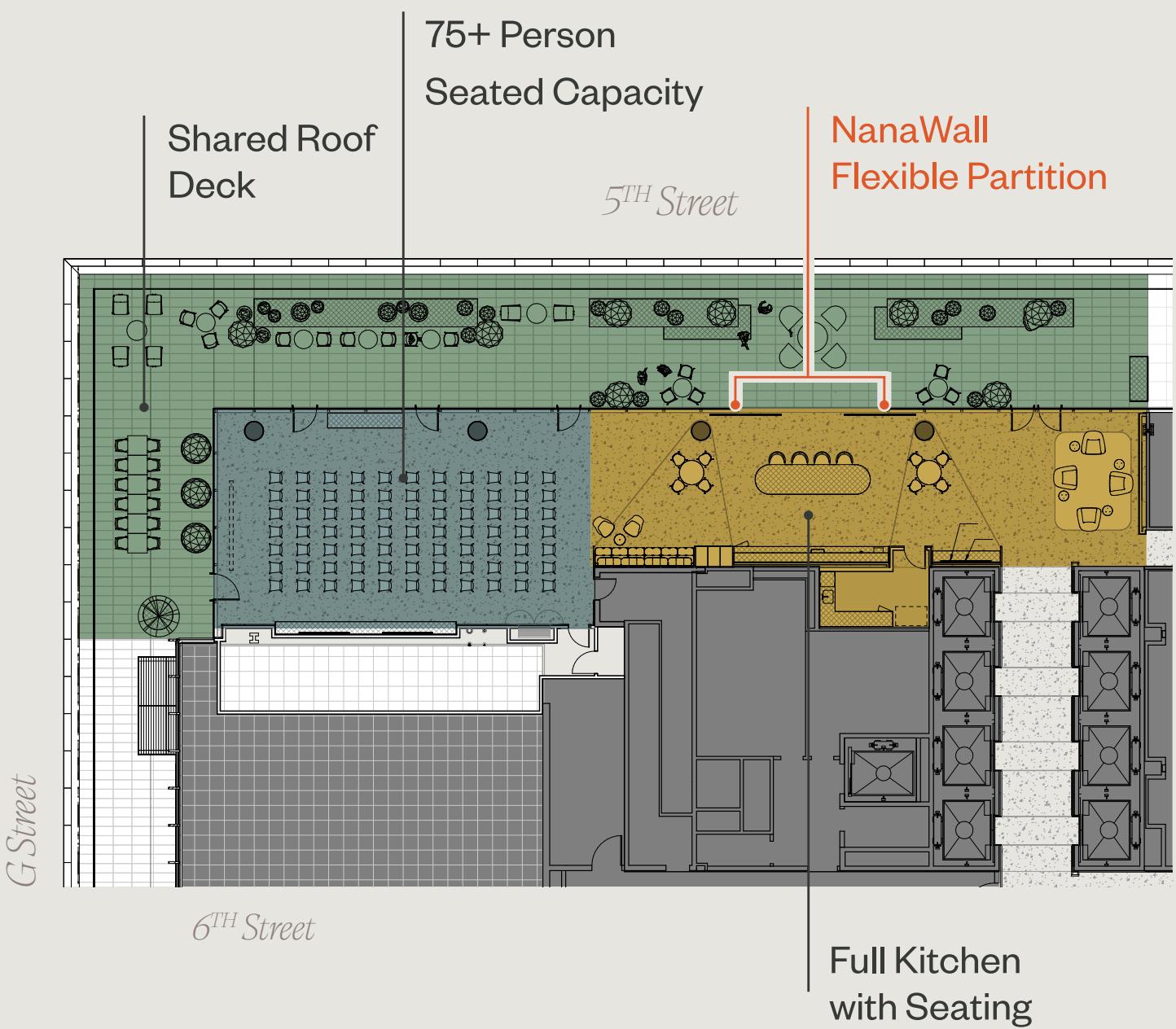
Flexibility Mastered

Penthouse Features

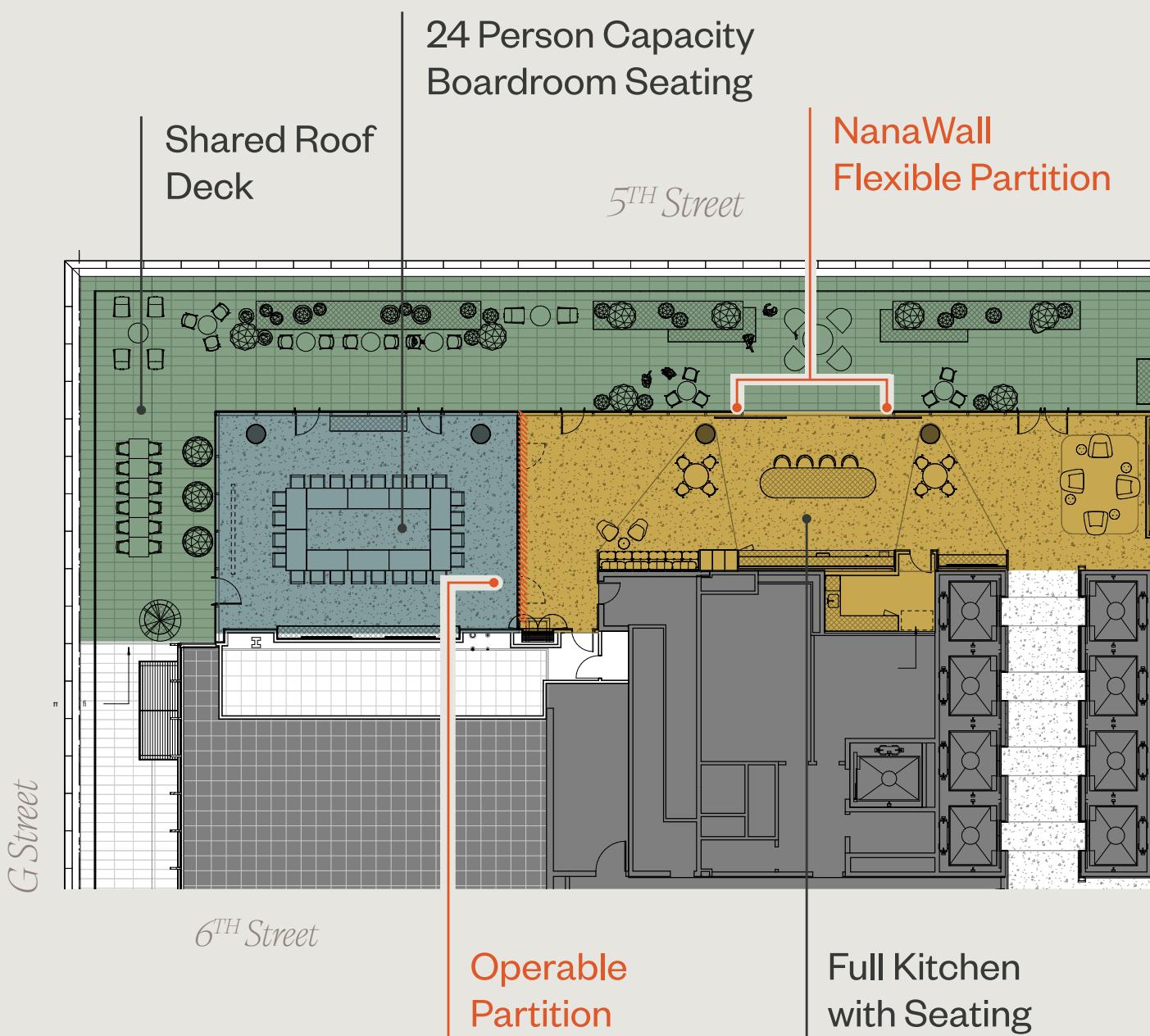
Hypothetical Layout

High-Ceiling 75+ Person Seated Capacity Conference Facility • Full Height Glass • Best-in-Class Tenant Lounge
D.C.'s Best Multi-Purpose Space • Sliding Glass NanaWall with Views of Prime Pennsylvania Avenue location

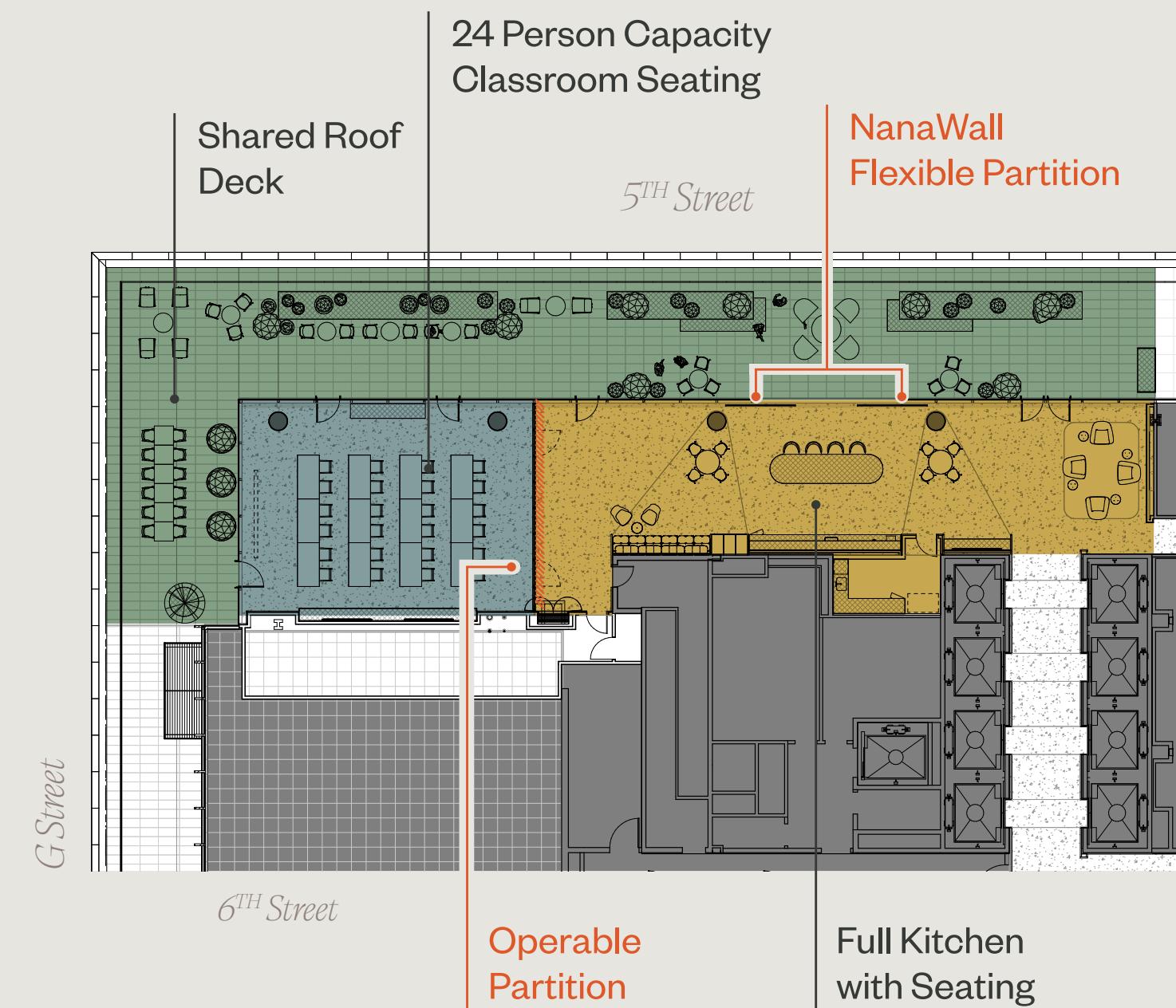
The Big Crowd



The Board Meeting



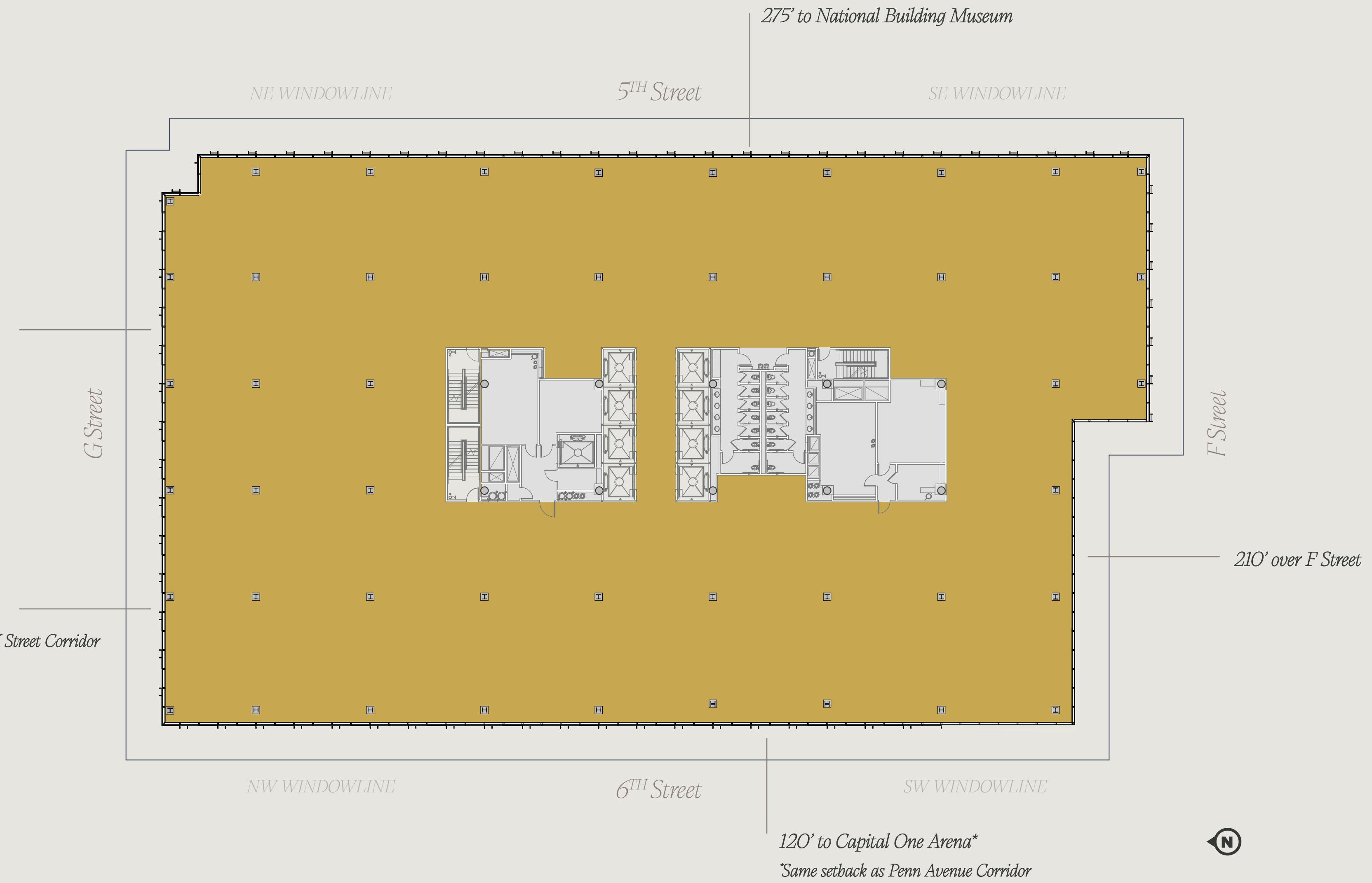
The Focused Classroom



Dramatic Setbacks

150' - 210' 5th Floor & Above

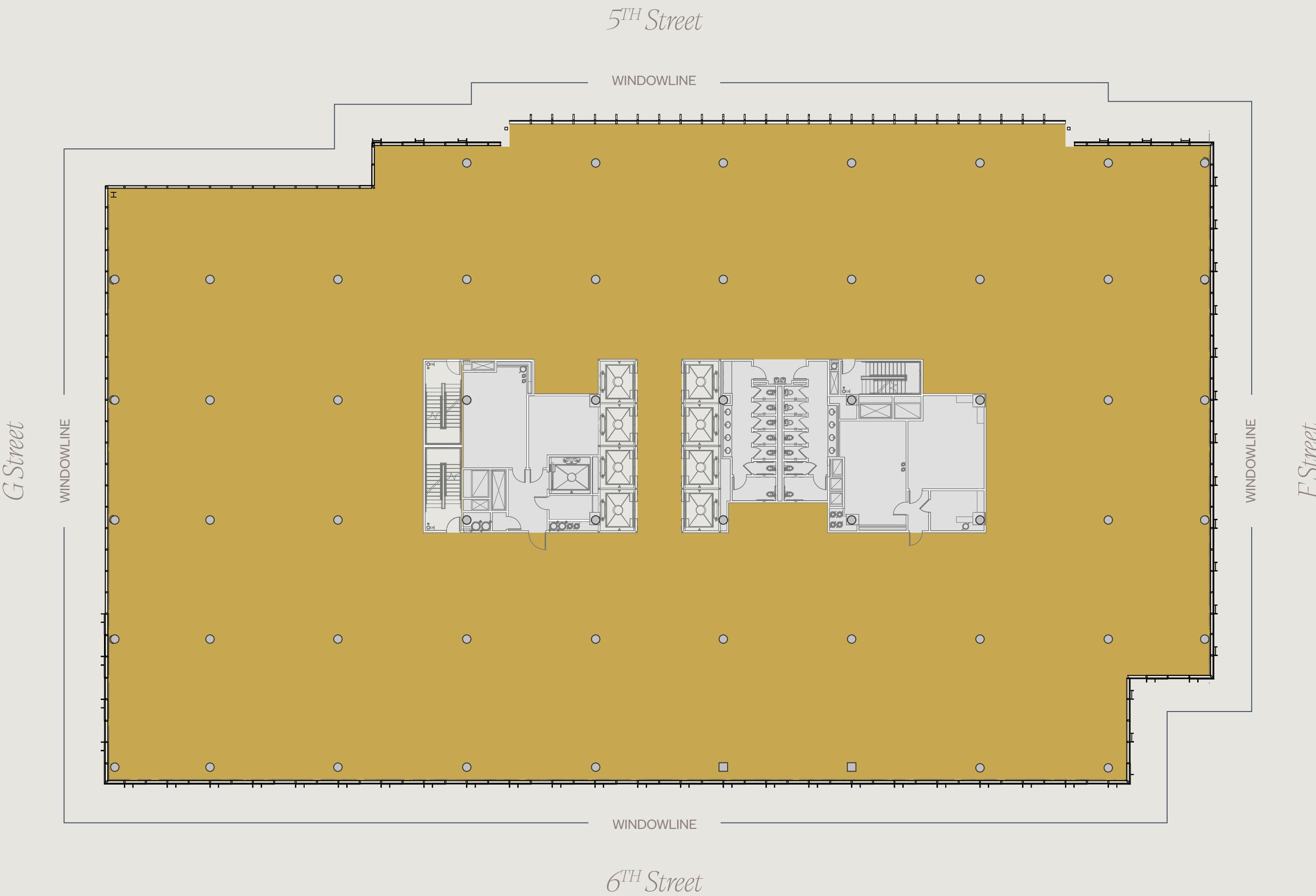
90' Floors 2-5*
*Same setback as K Street Corridor



Sixth Floor

40,741 RSF

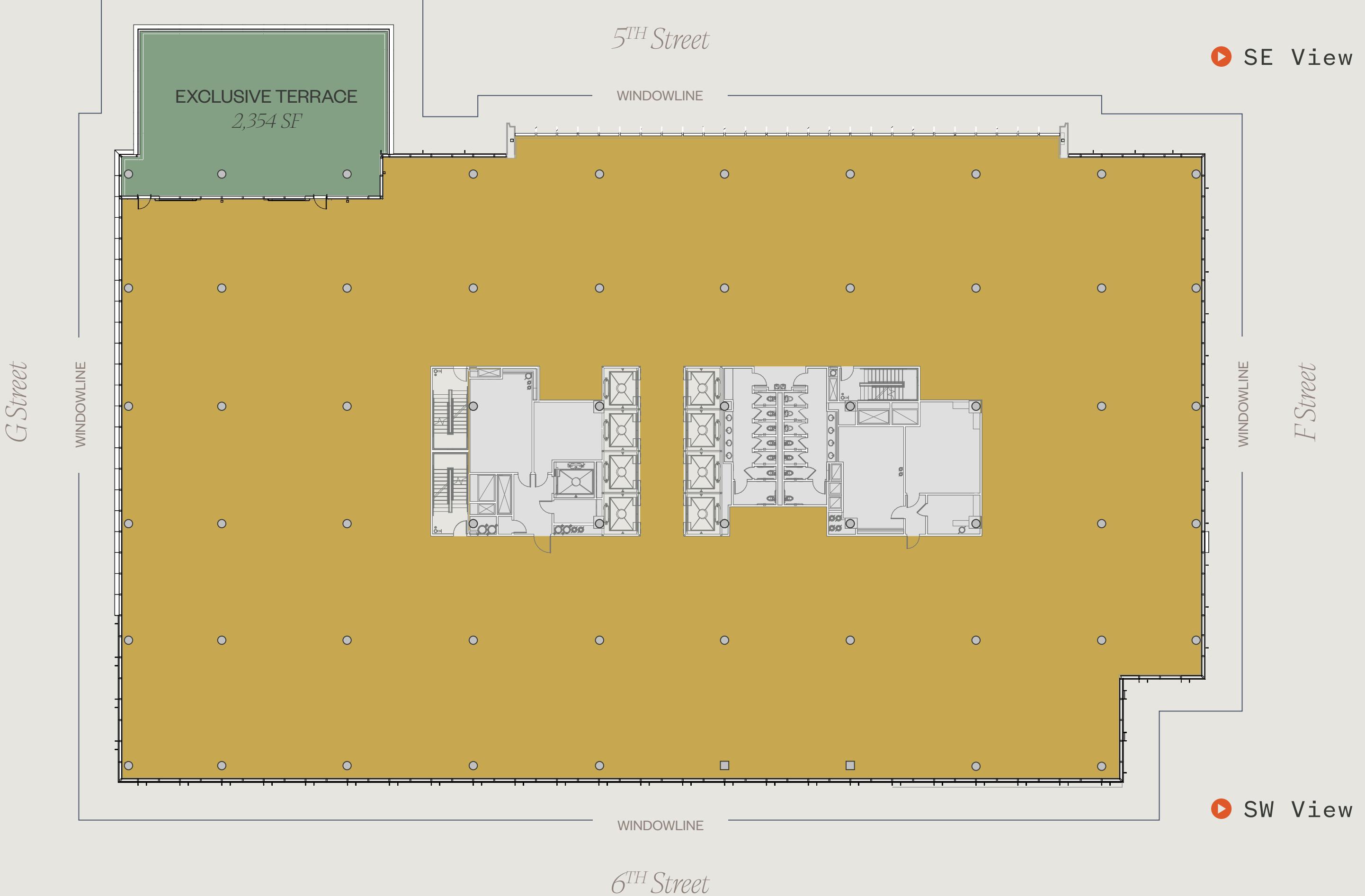
860+ Feet of Linear Glass



Fifth Floor

40,745 RSF

860+ Feet of Linear Glass





Fifth Floor Exclusive Terrace





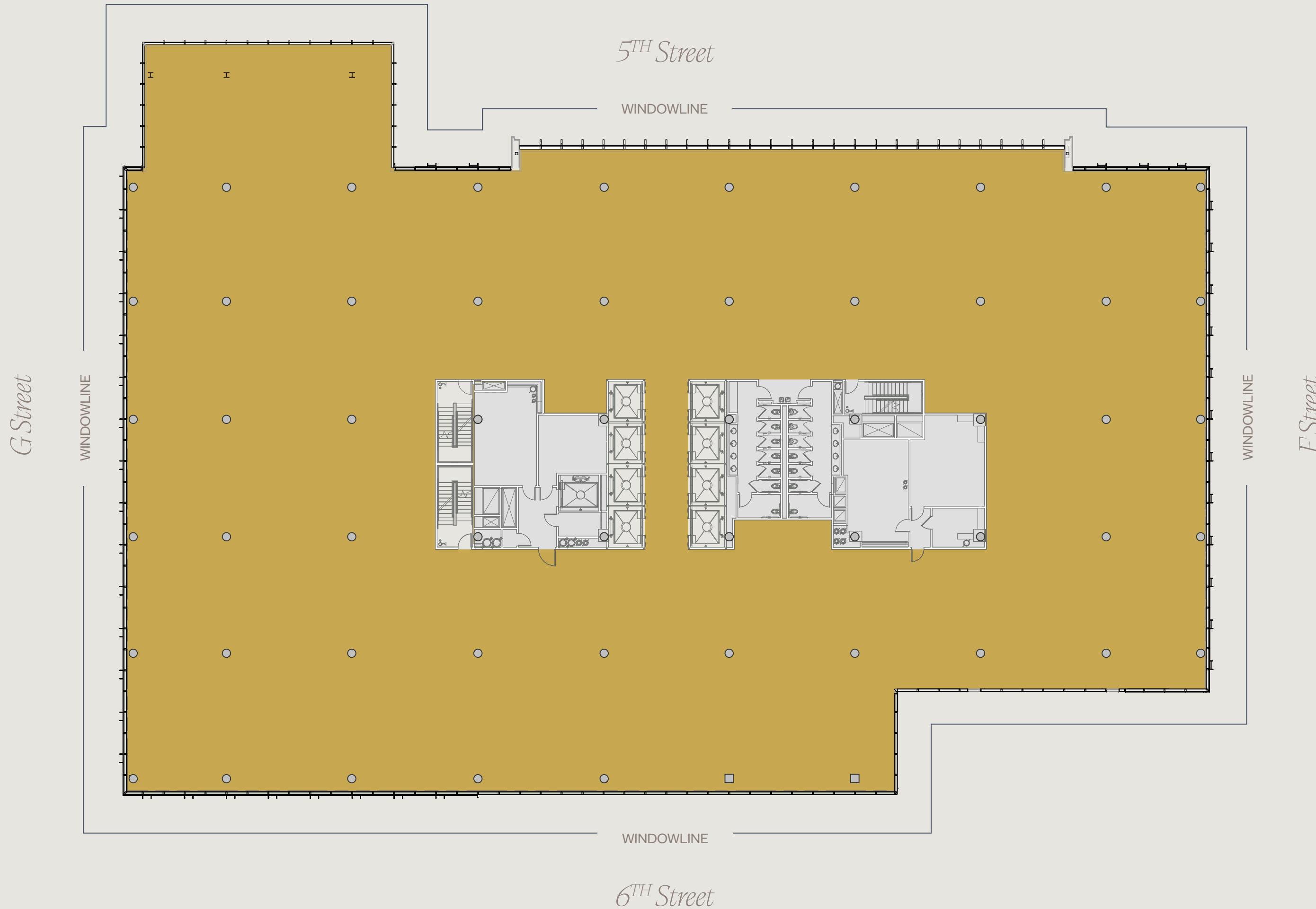
Fifth Floor Terrace E View



Fourth Floor

42,006 RSF

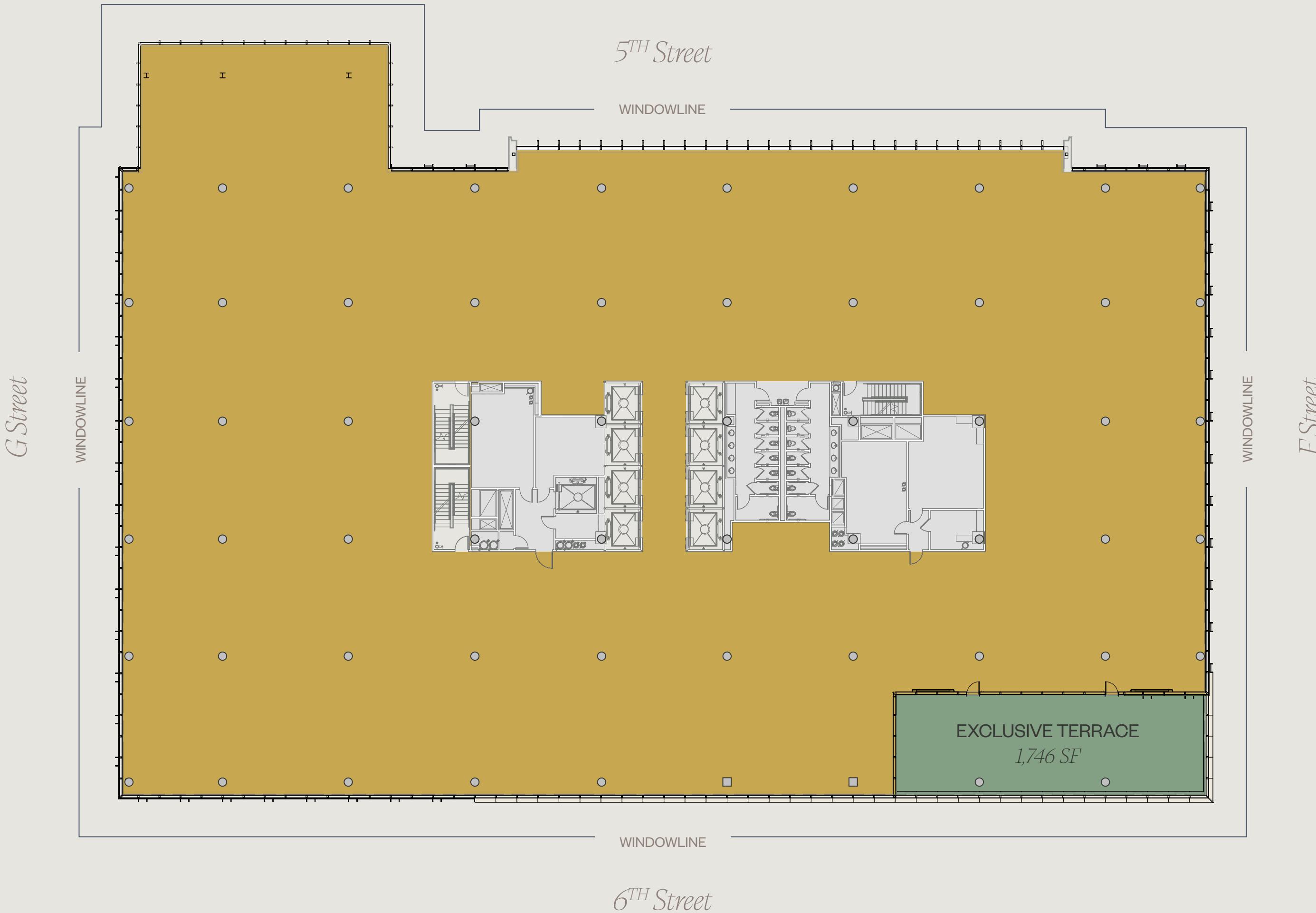
900+ Feet of Linear Glass



Third Floor

41,933 RSF

900+ Feet of Linear Glass



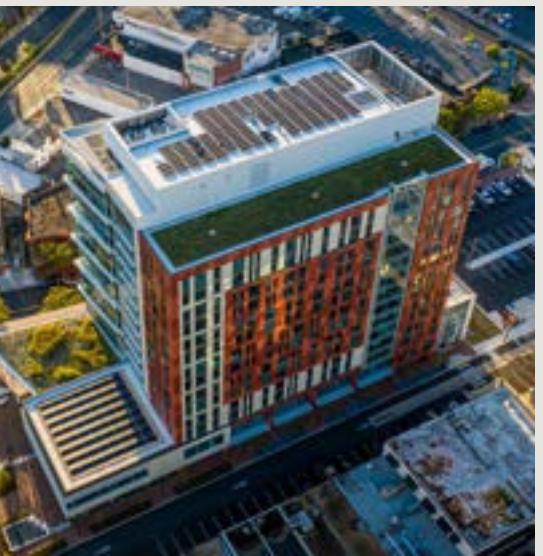
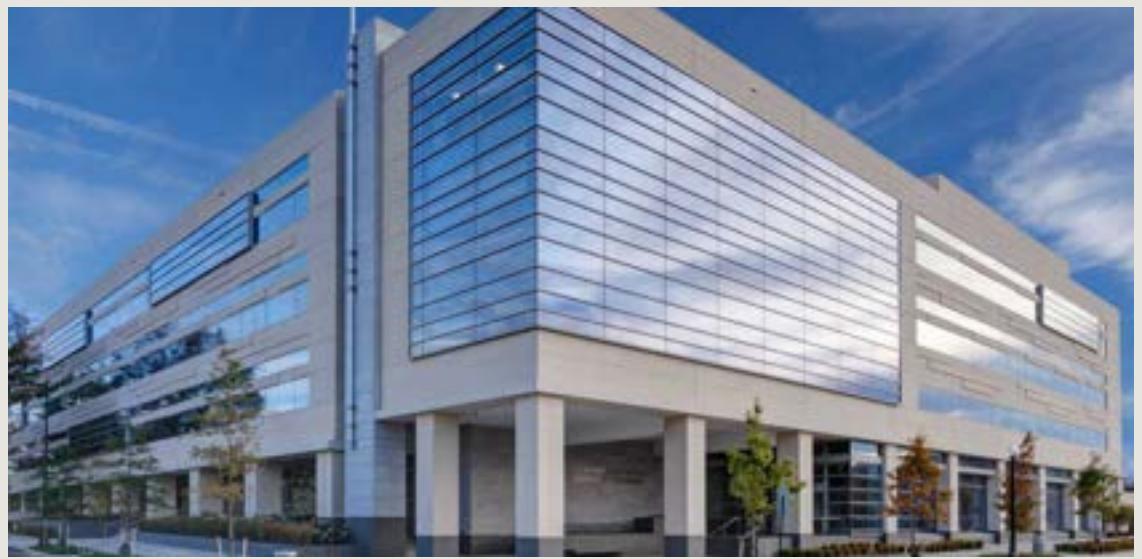
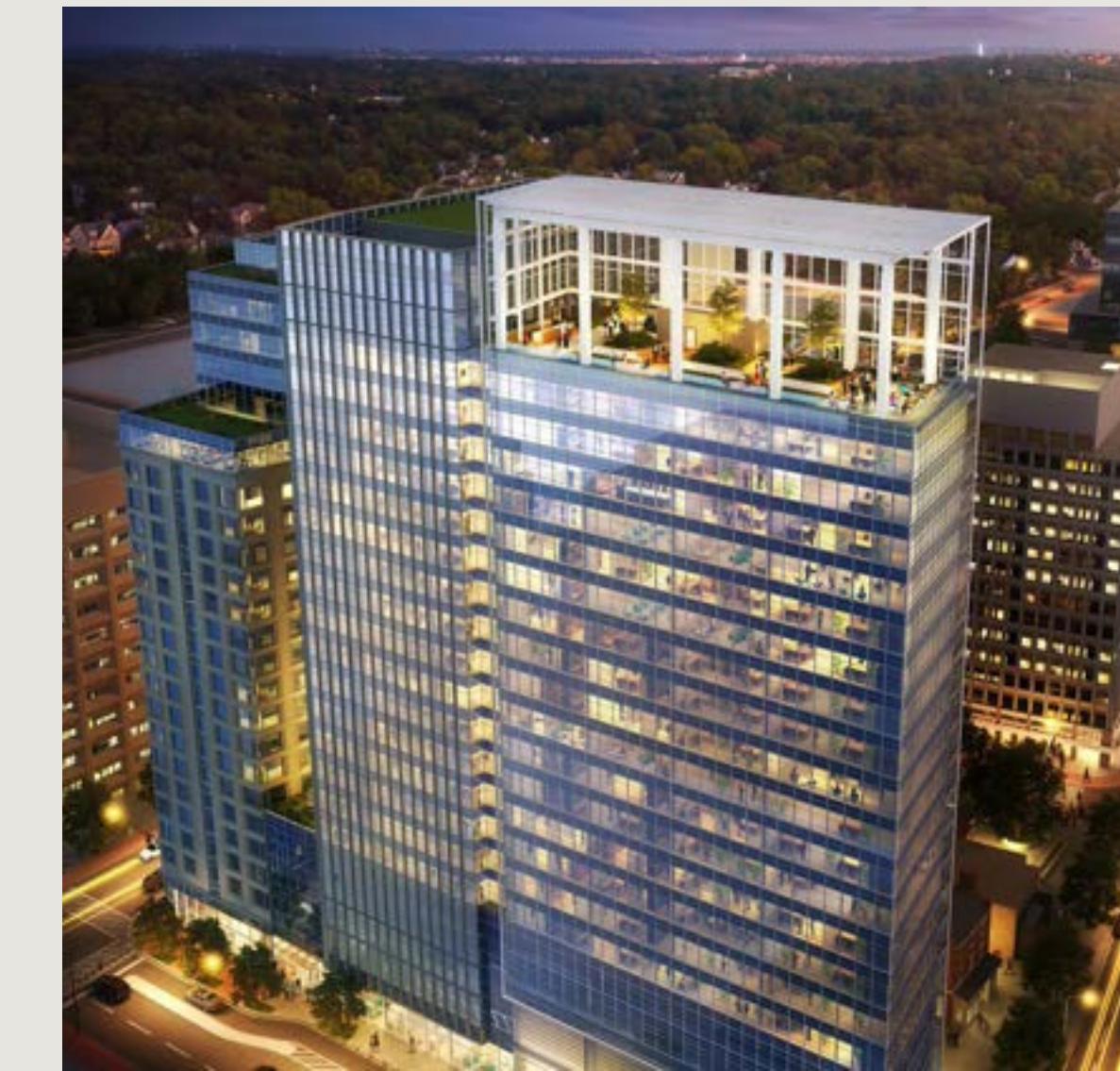
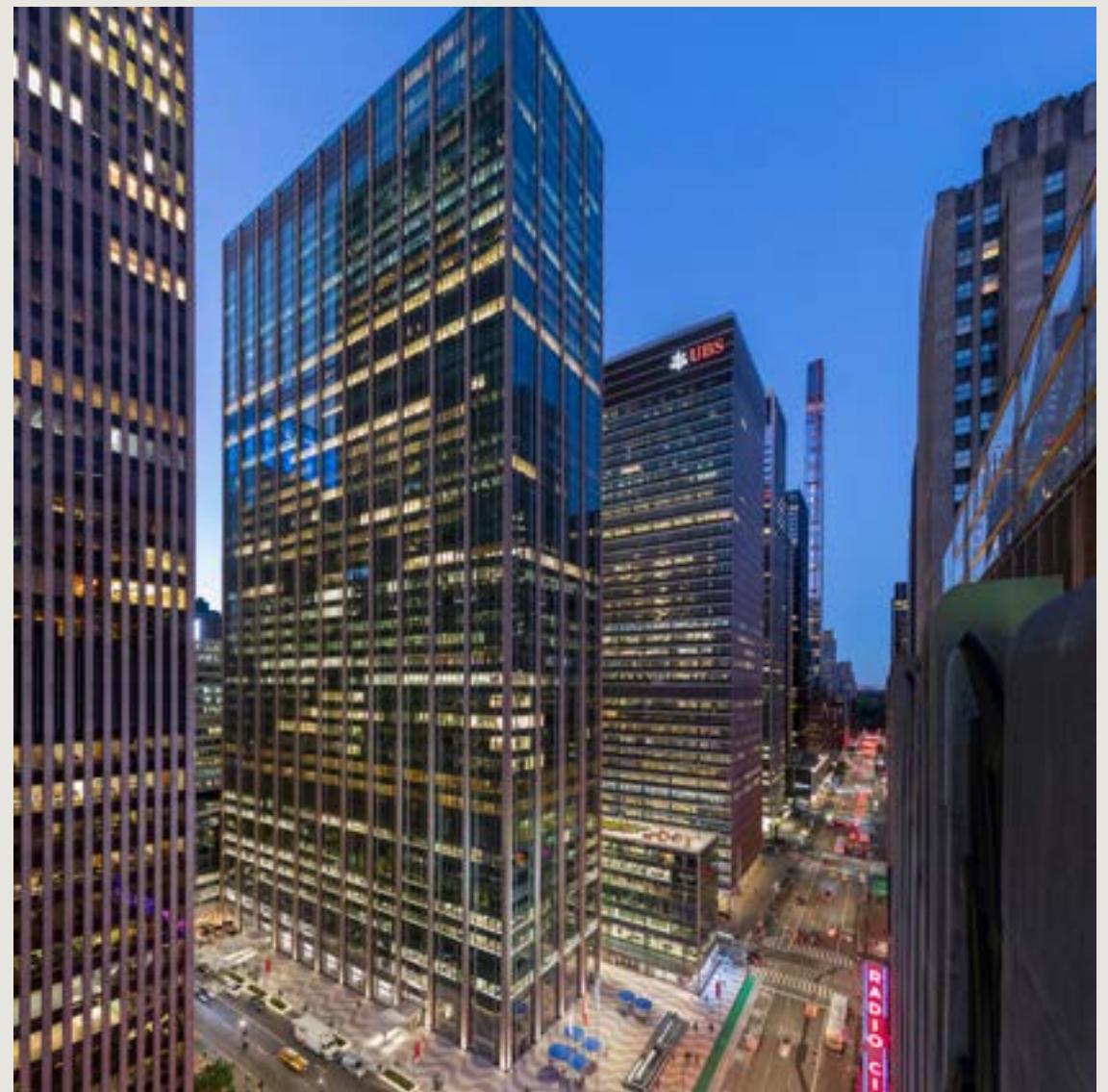
Third Floor Exclusive Terrace



Second Floor

20,095 RSF





Rockefeller Group

www.rockefellergroup.com

Rockefeller Group (www.rockefellergroup.com) is a leading real estate developer, owner and operator, known for pioneering large-scale urban mixed-use developments. Over the past decade, the company has held ownership interests in class-A office buildings in Washington, DC, and has joint venture development and redevelopment

projects downtown and in Tysons, VA. The company has a 90-year history in U.S. real estate development, tracing its roots to the development of New York's Rockefeller Center, where the company continues to hold an ownership interest in approximately six million square feet of class-A office space.

Stonebridge

www.stonebridge.us.com

Stonebridge (www.stonebridge.us.com) is a privately held real estate development and investment firm focused on creating exceptional places in the Greater Washington area. The company's portfolio includes several of the region's most successful mixed-use projects including Constitution Square,

200 Eye Street, SE and Flats at Bethesda Avenue and The Darcy. During the past 20 years, the principals of Stonebridge have been involved in the acquisition, development, joint venture, financing and disposition of real estate assets in the Washington area exceeding \$6 billion in value.



600 *Fifth*

ROCKEFELLER
GROUP

STONEBRIDGE

Owned, Developed and Managed by
Rockefeller Group and Stonebridge.

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