

# *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

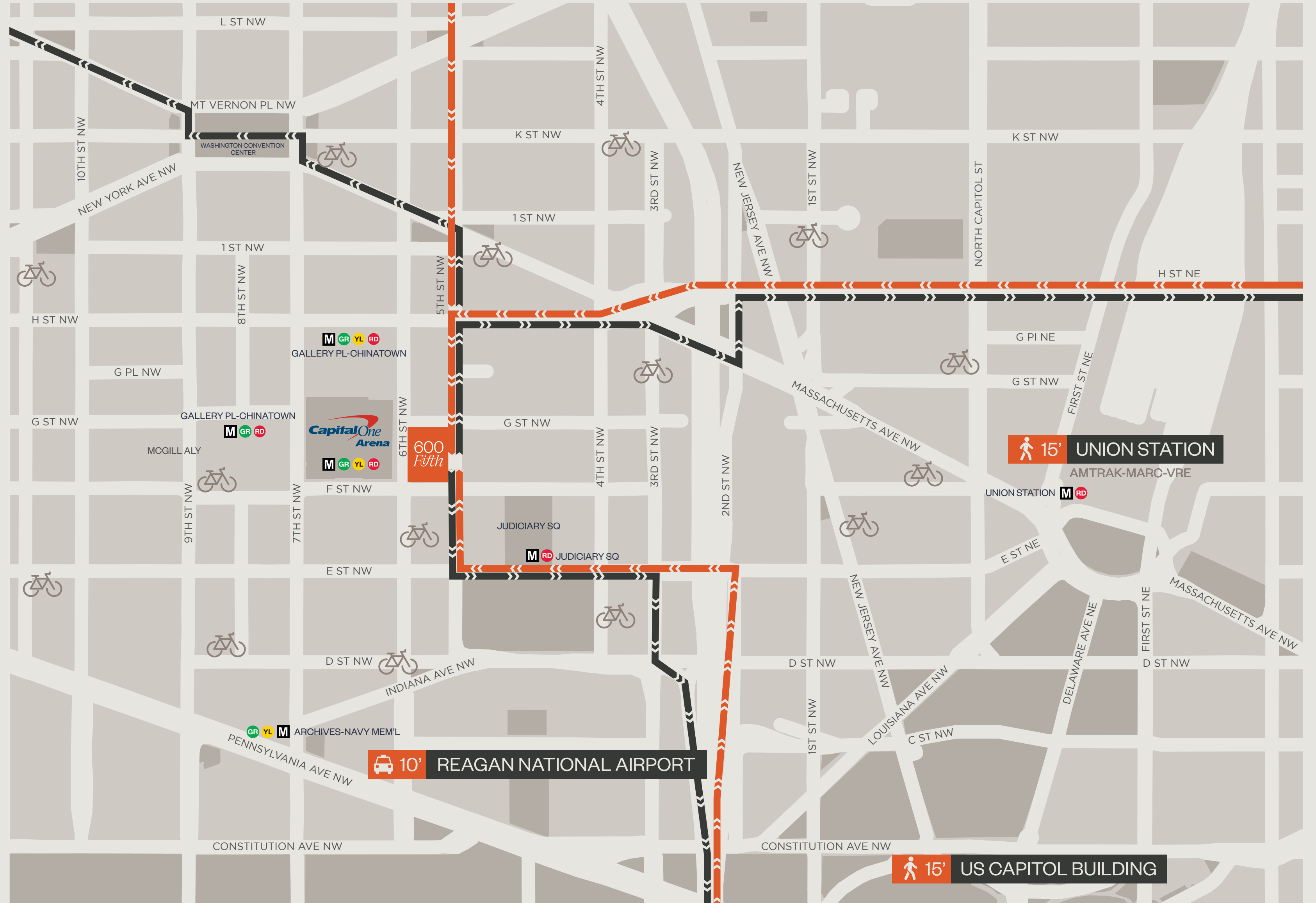


*All roads  
lead to*  
**600 Fifth**

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+

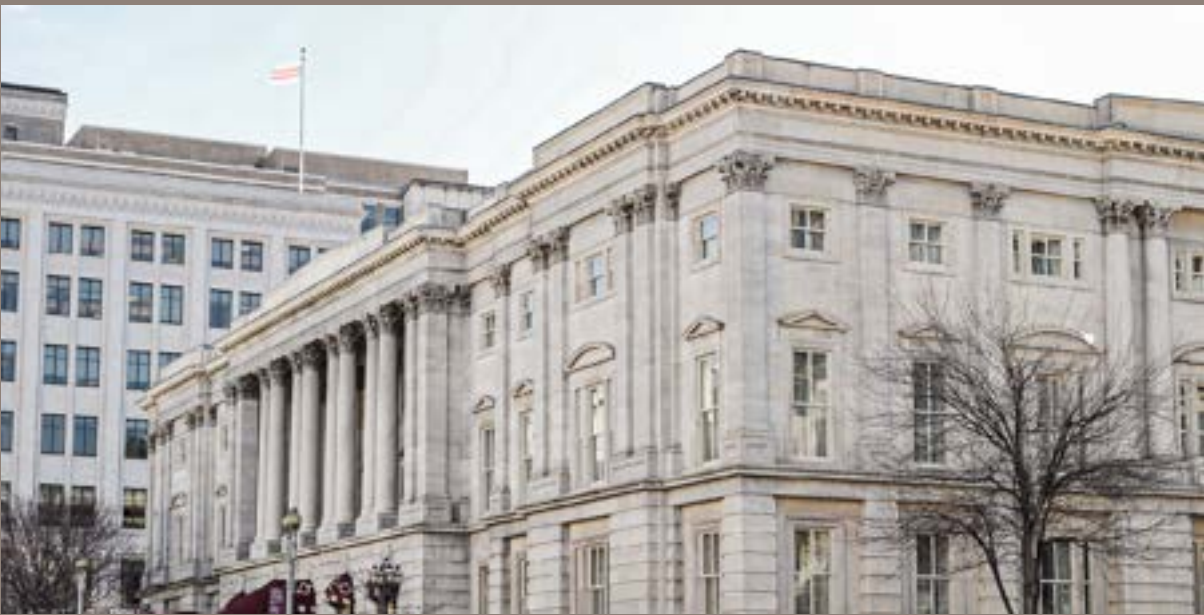
Museums

10+

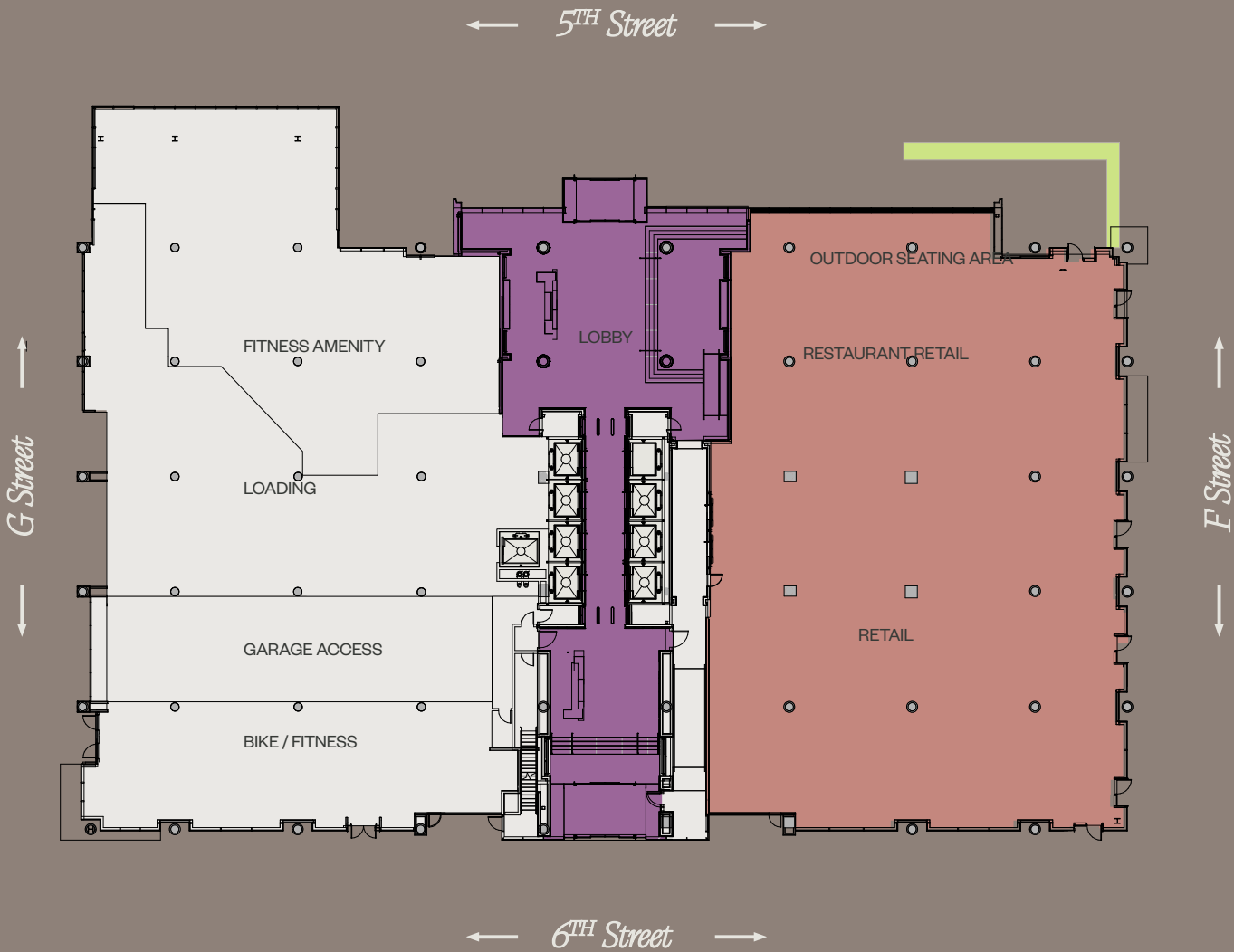
Hotels

40+

Retailers



## Ground Floor



## Bars, Cafe, Museums, Restaurants & More!

### Food & Drinks





# Take dining to the next level

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+

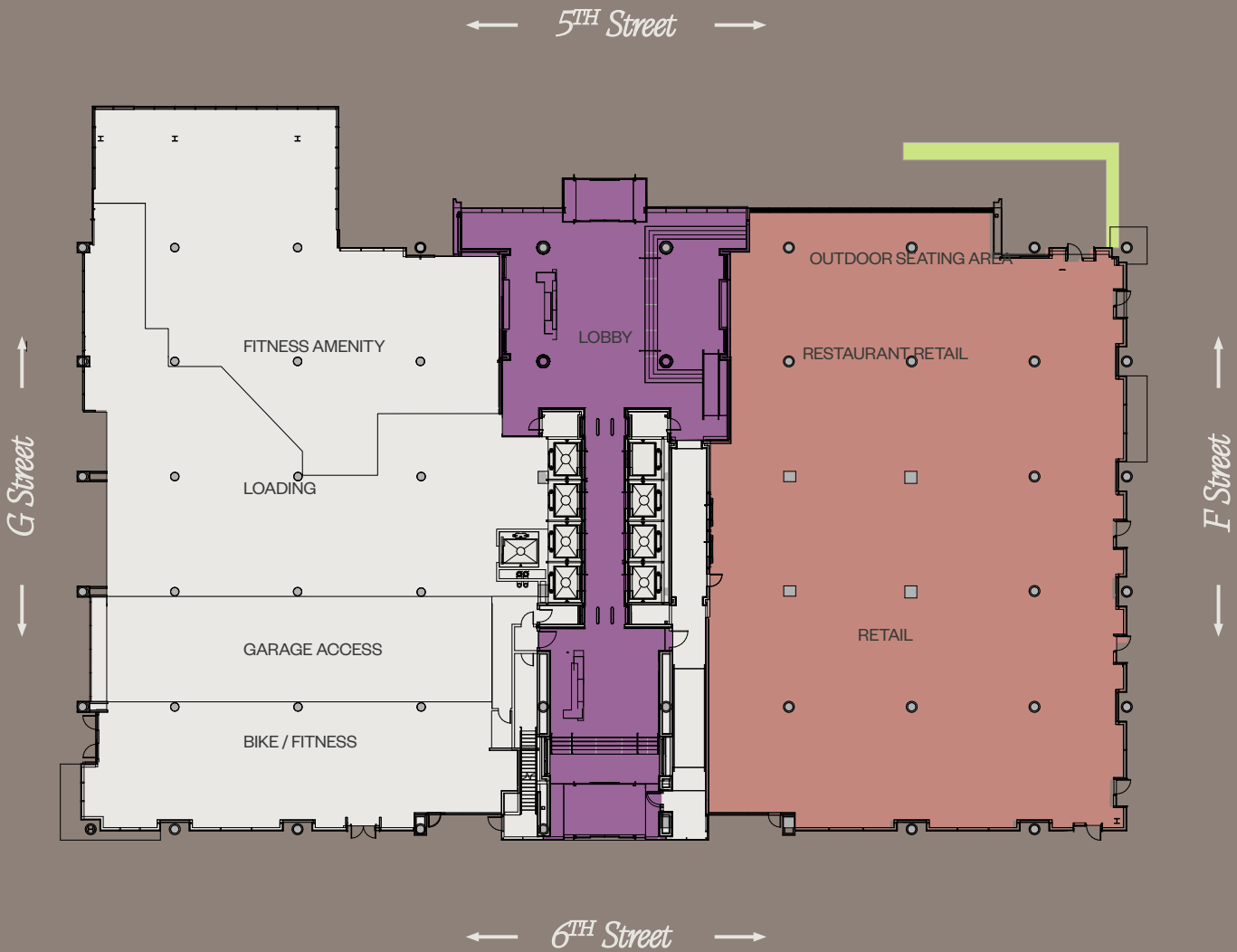
Hotels

40+

Retailers



Ground Floor



Michelin Rated Restaurants,  
At Your Fingertips

- minibar

by José Andrés
- Fiola

ETC.
- SUSHI

NAKAZAWA
- CRANES

SPANISH KAISEKI
- MÉTIER
- ESTUARY
- Rumi's

KITCHEN
- PLEÑA

BY JOSE ANDRÉS
- JALEO

BY JOSE ANDRÉS
- KARMA

BY JOSE ANDRÉS
- Oyamel

COCINA MEXICANA
- BAR CHINOIS
- RASIKA

FLAVORS OF INDIA
- l'ardente
- CHINA

CHILCANO
- 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-vor-greater air filters to allow for 100% fresh air to flow throughout the HVAC cycle



## *Nourishment*

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



## *Fitness*

Encourages a more active lifestyle for tenants



## *Comfort*

Promotes ergonomic design



## *Light*

Indoor space designed to maximize natural light across occupant 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



## *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.



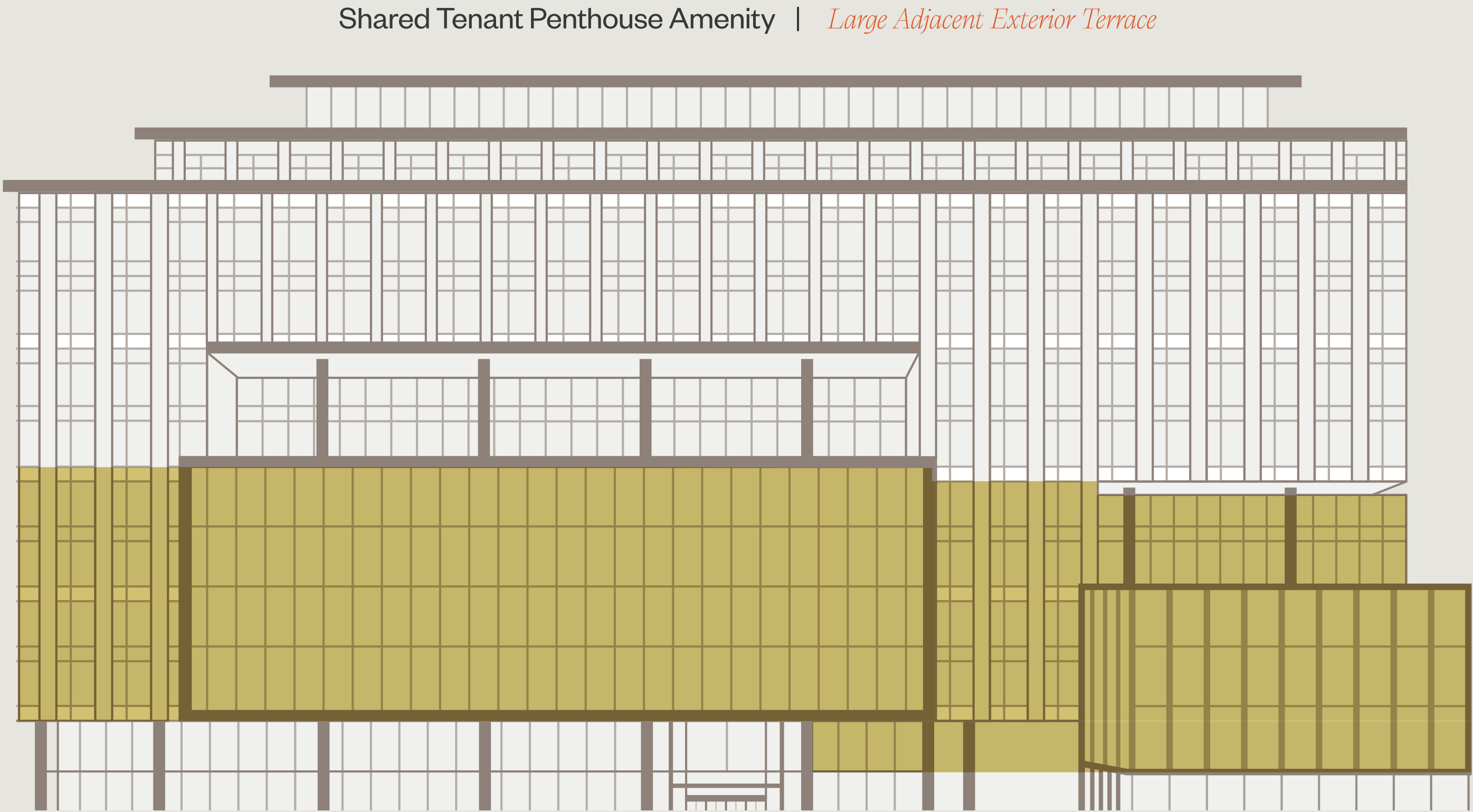


# *Room to ride*

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





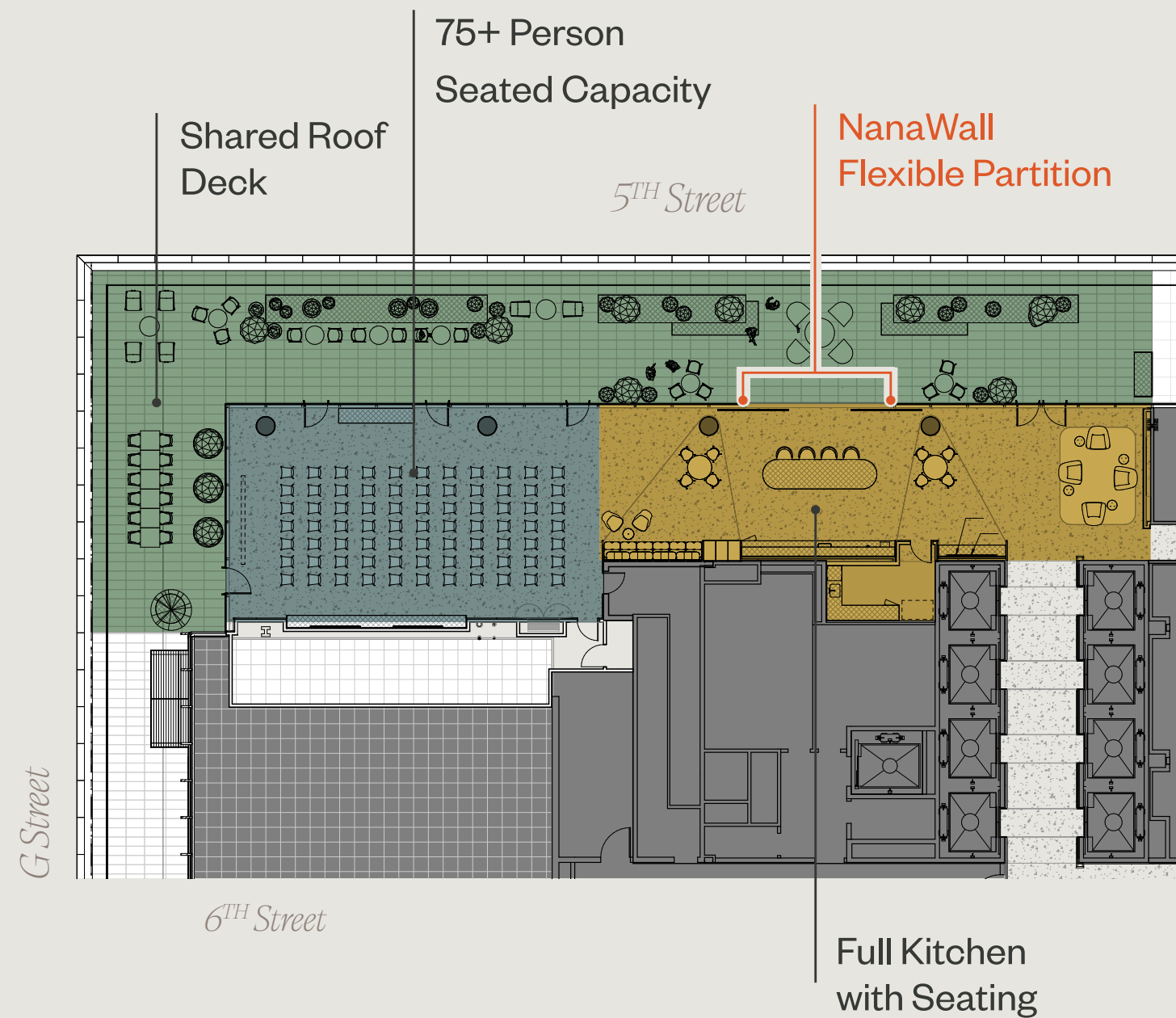
# Flexibility Mastered

## Penthouse Features

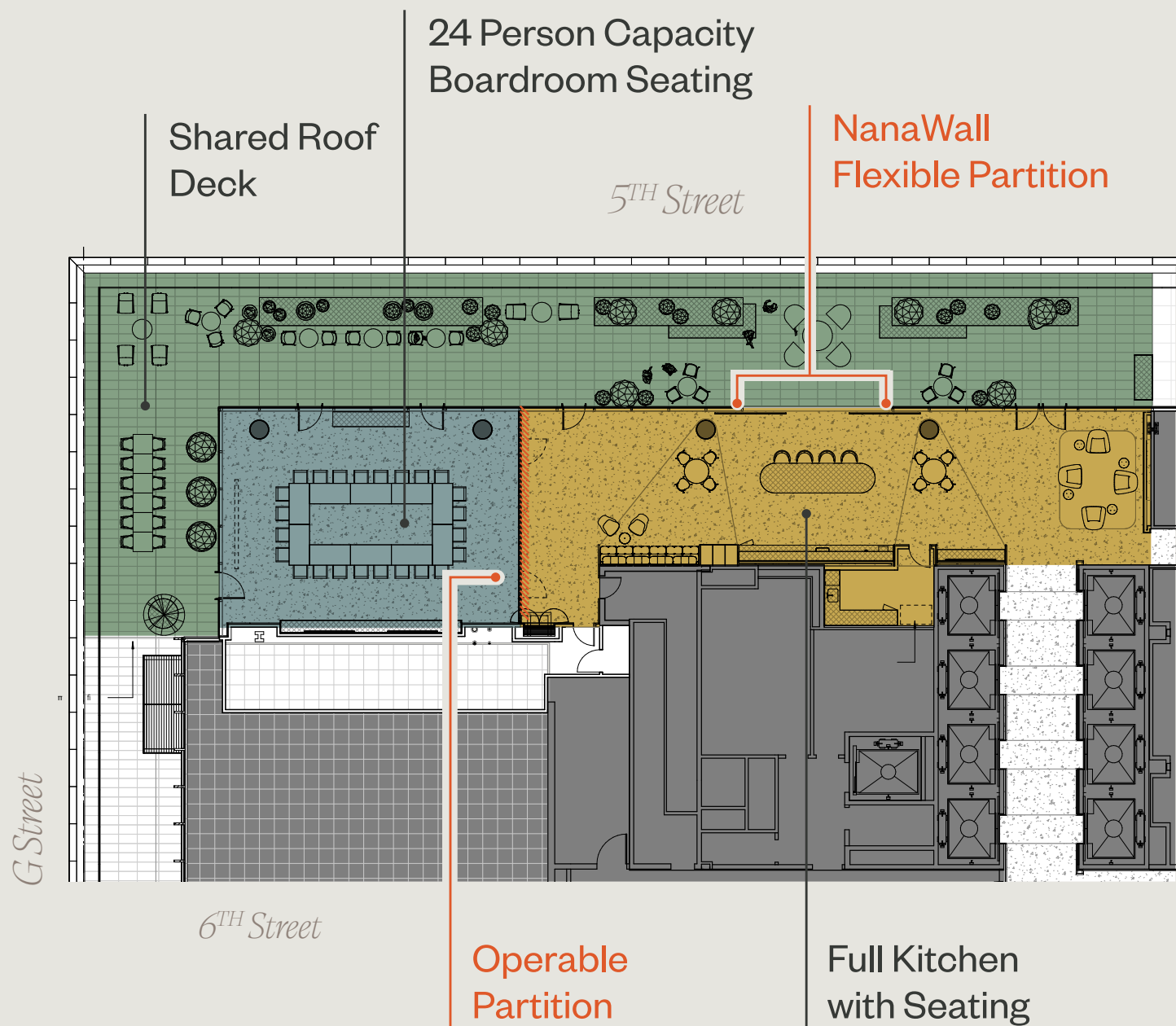
Hypothetical Layout

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

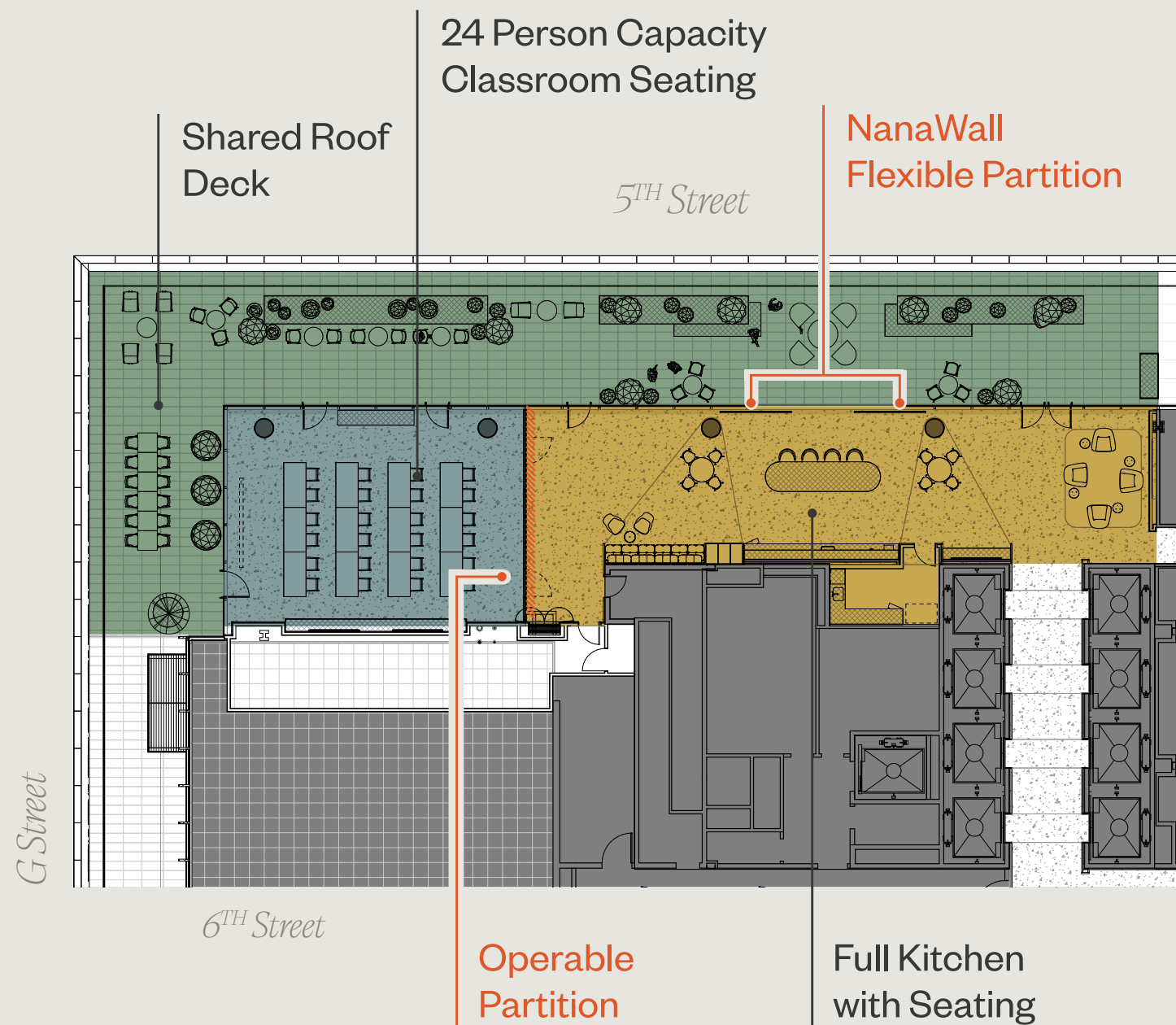
### The Big Crowd



### The Board Meeting

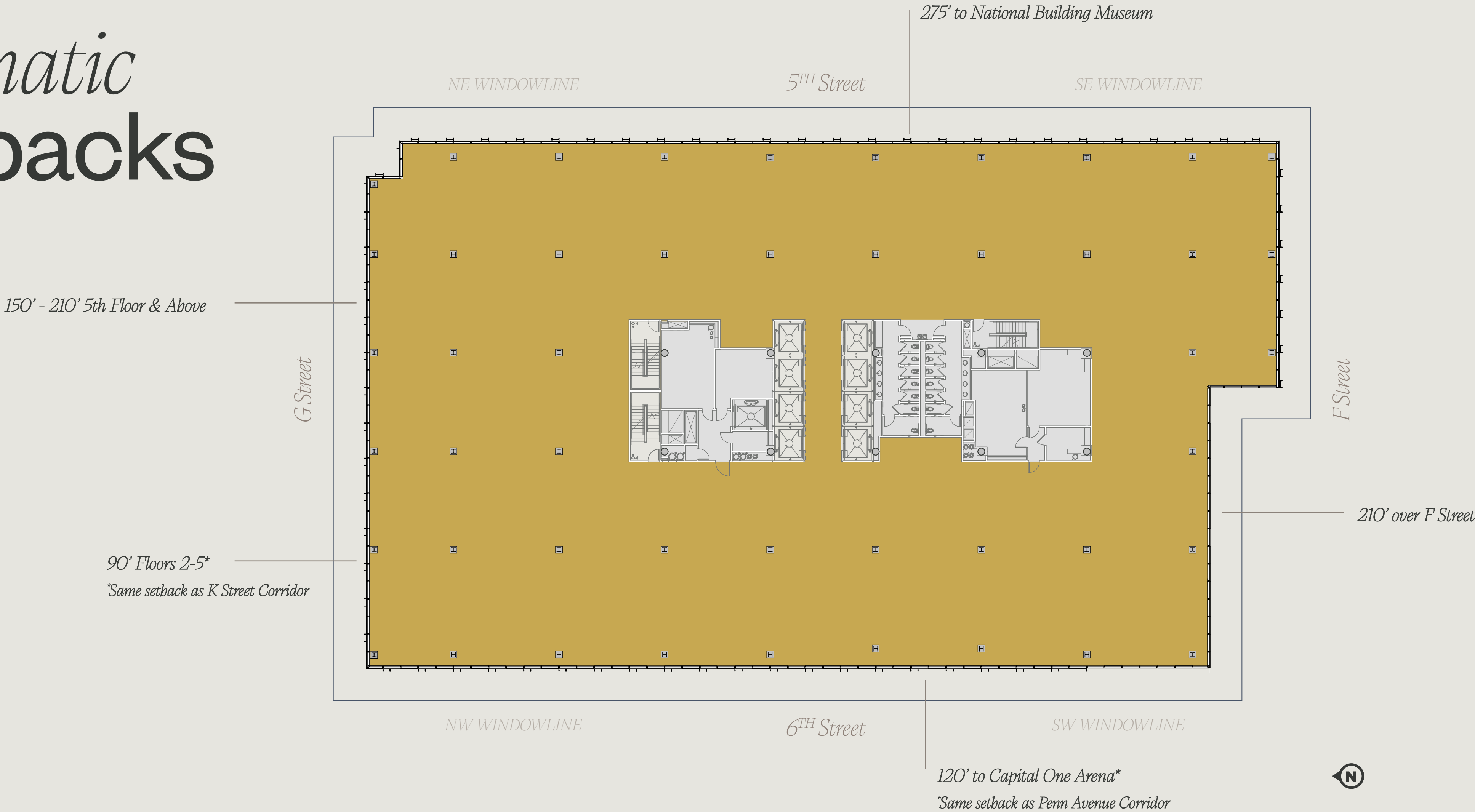


### The Focused Classroom





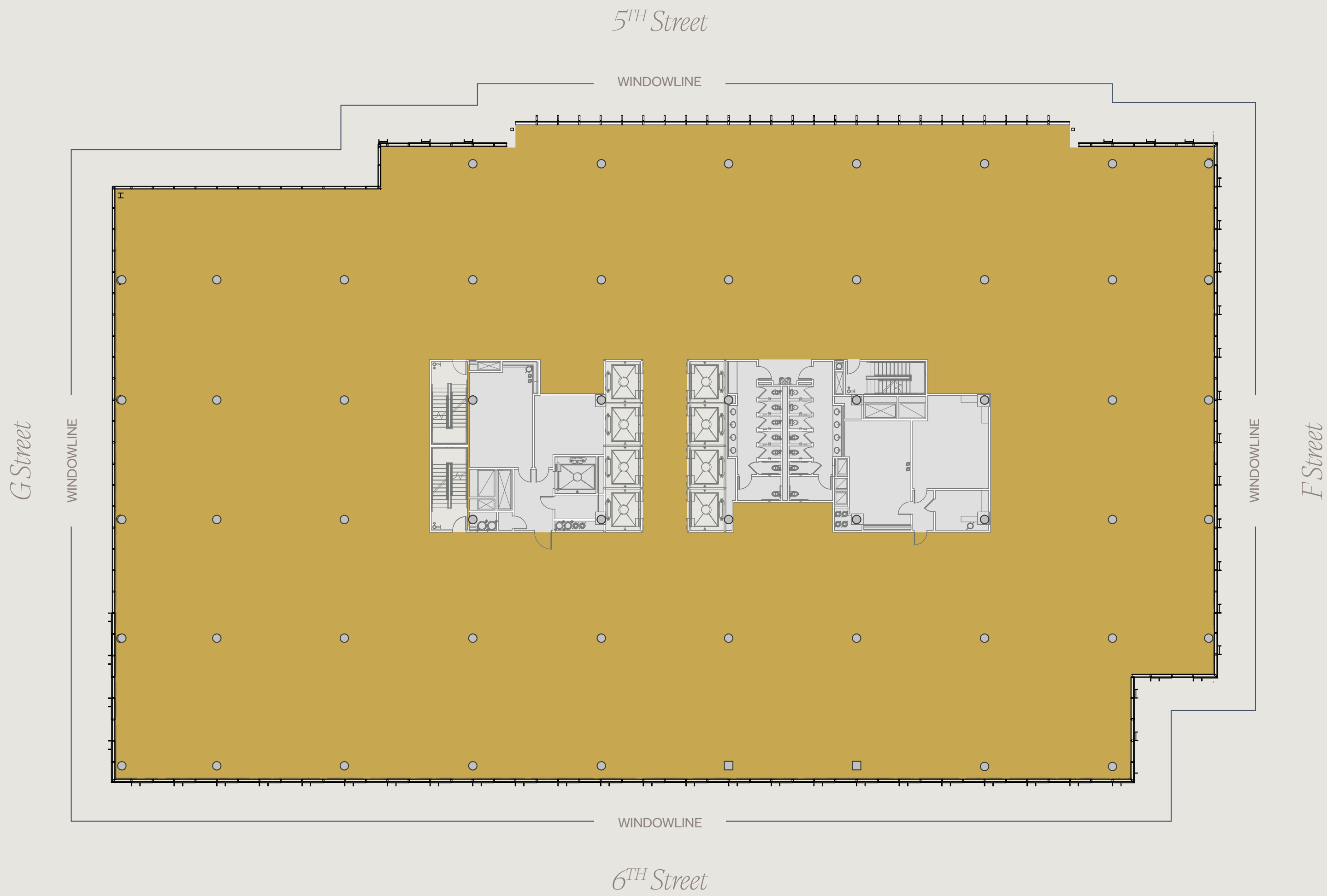
# Dramatic Setbacks





# Sixth Floor

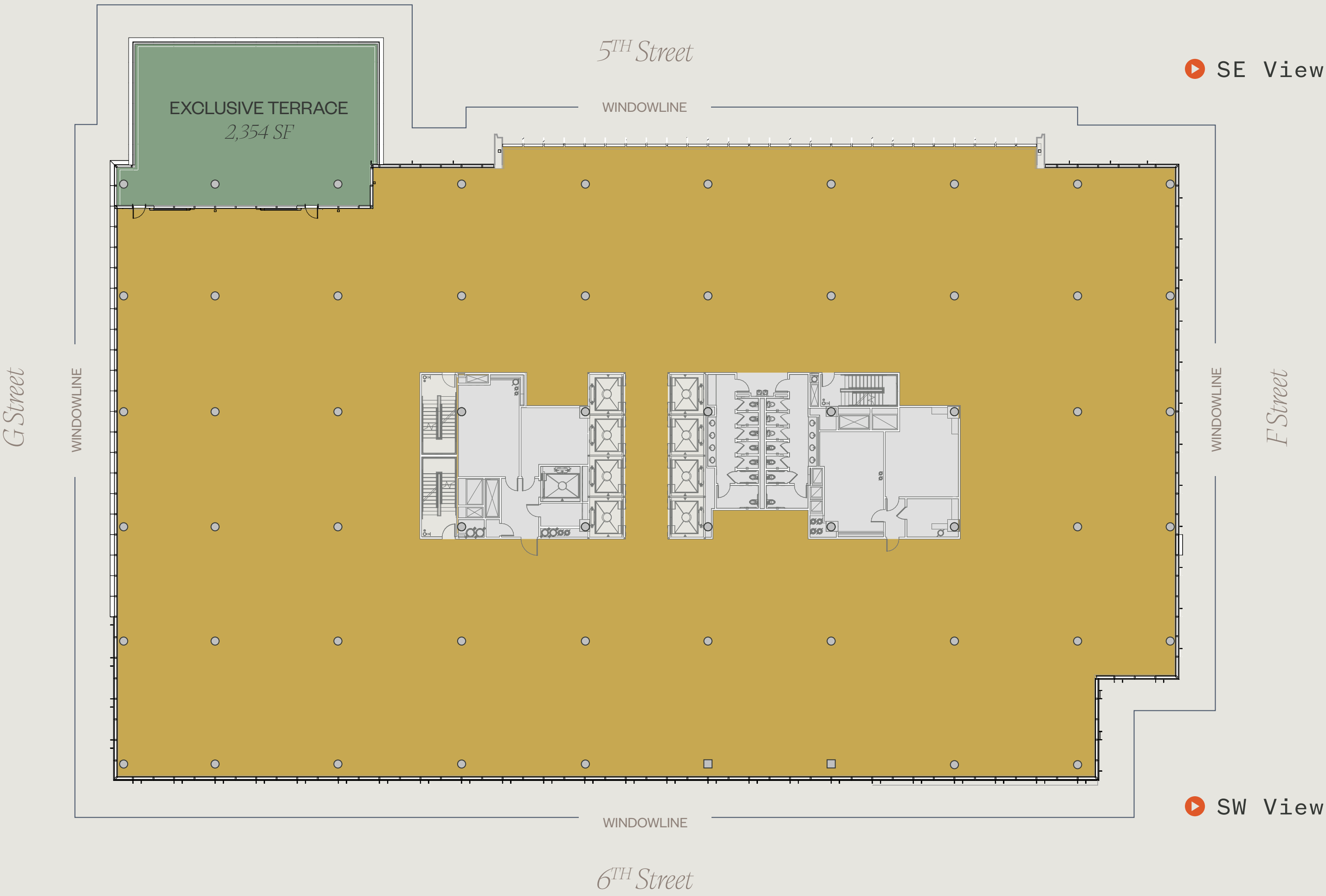
40,741 RSF  
860+ Feet of Linear Glass





# Fifth Floor

40,745 RSF  
860+ Feet of Linear Glass





## Fifth Floor Exclusive Terrace





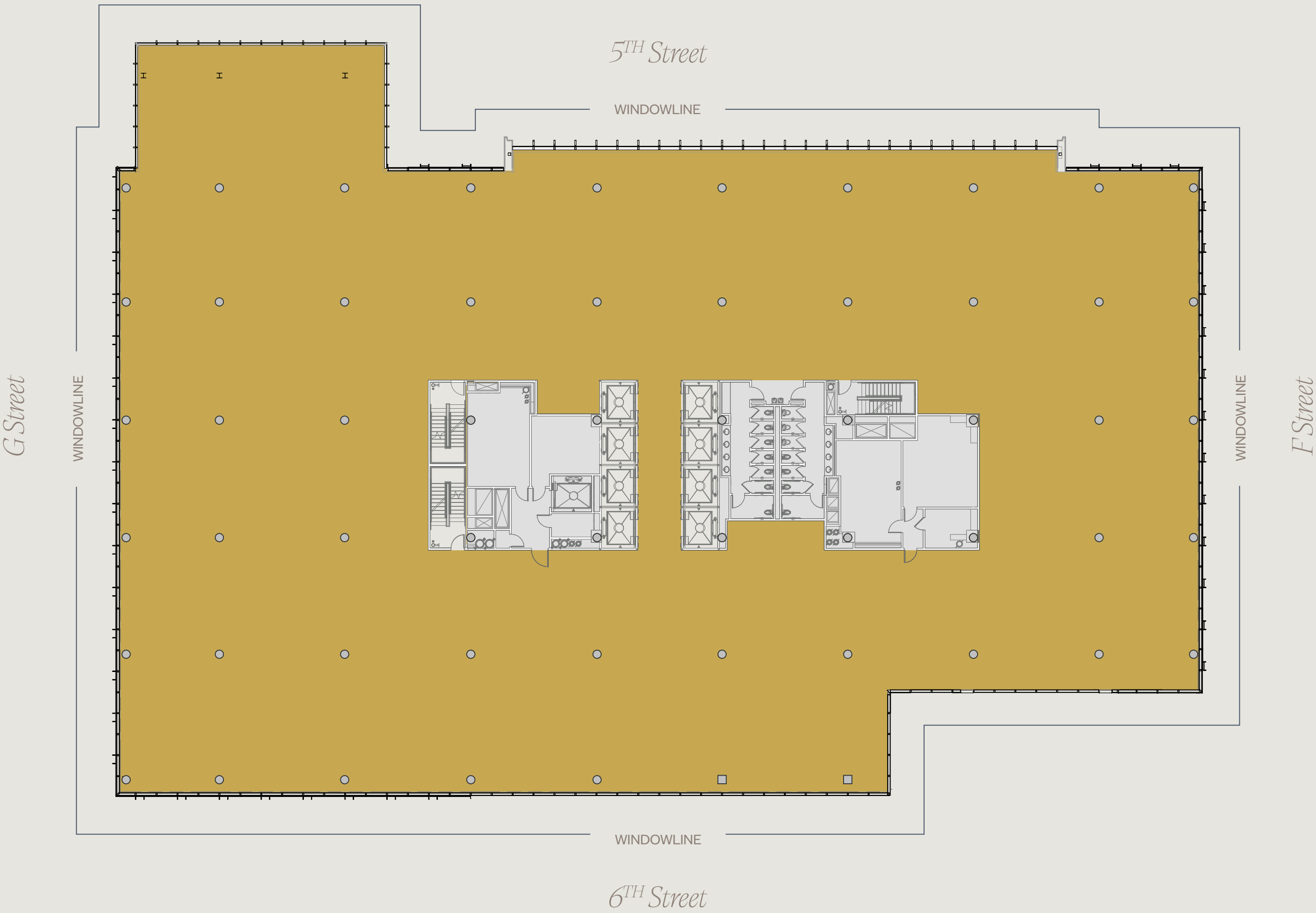
Fifth Floor Terrace E View





# Fourth Floor

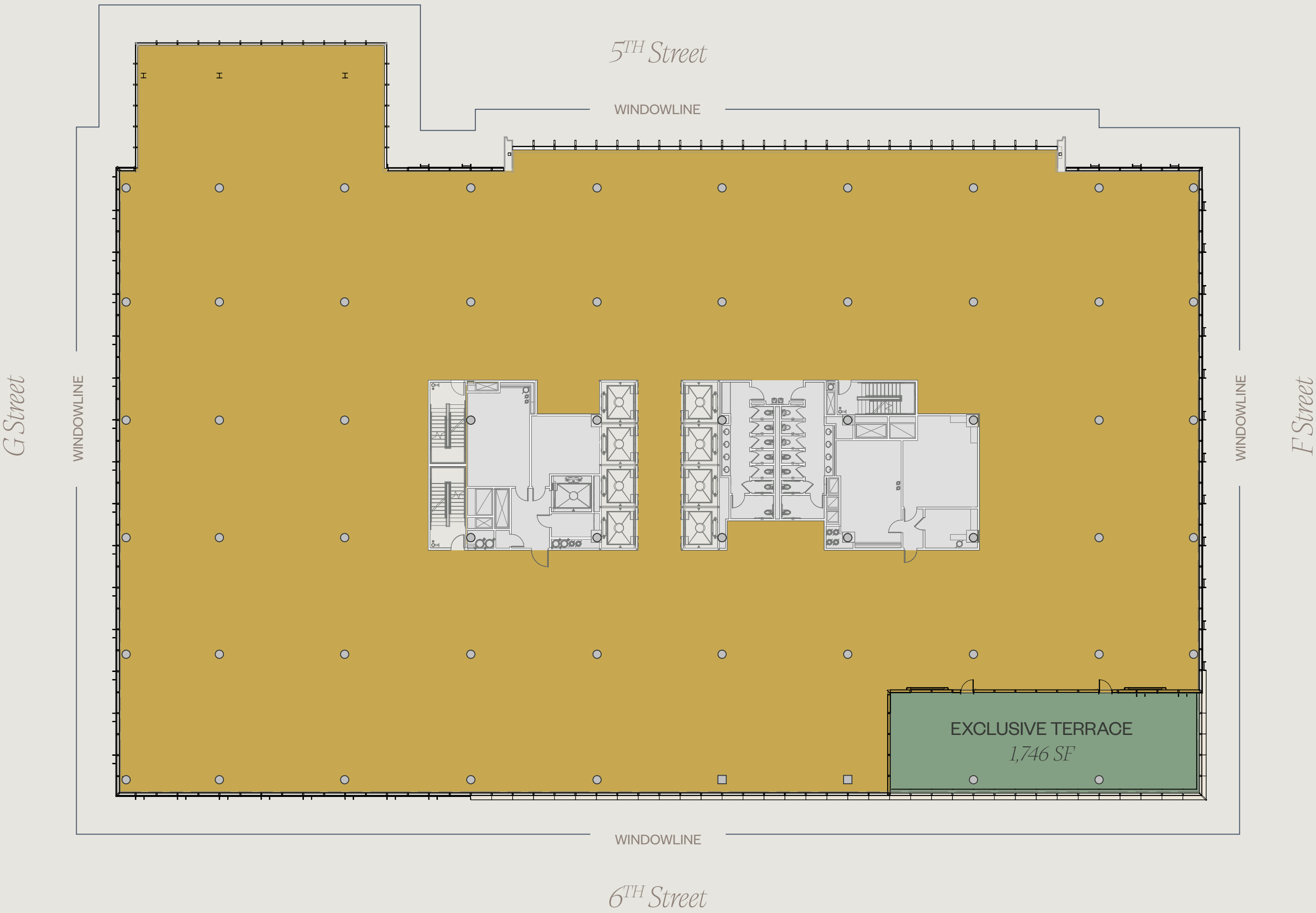
42,006 RSF  
900+ Feet of Linear Glass





# Third Floor

41,933 RSF  
900+ Feet of Linear Glass





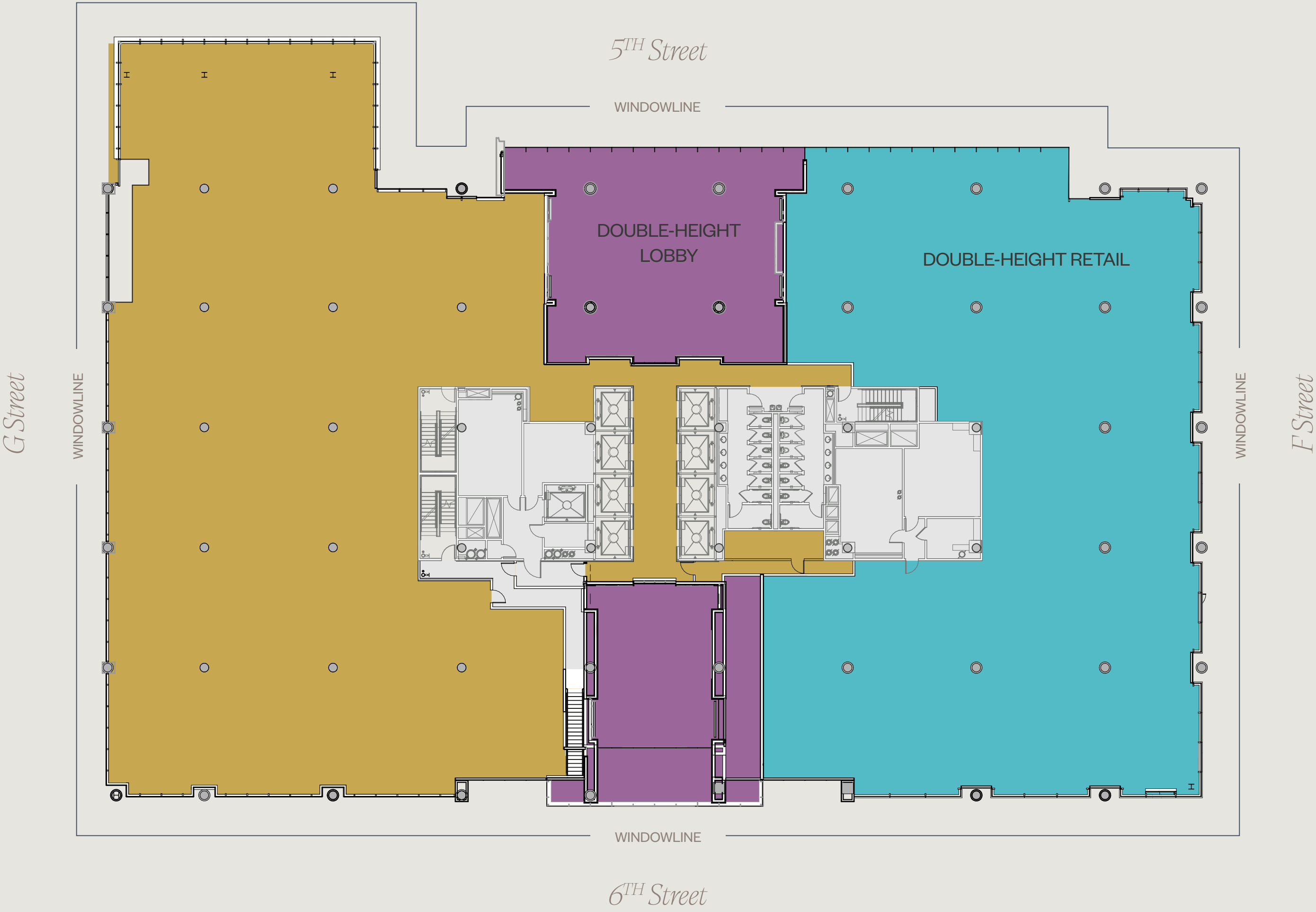
## Third Floor Exclusive Terrace





# Second Floor

20,095 RSF





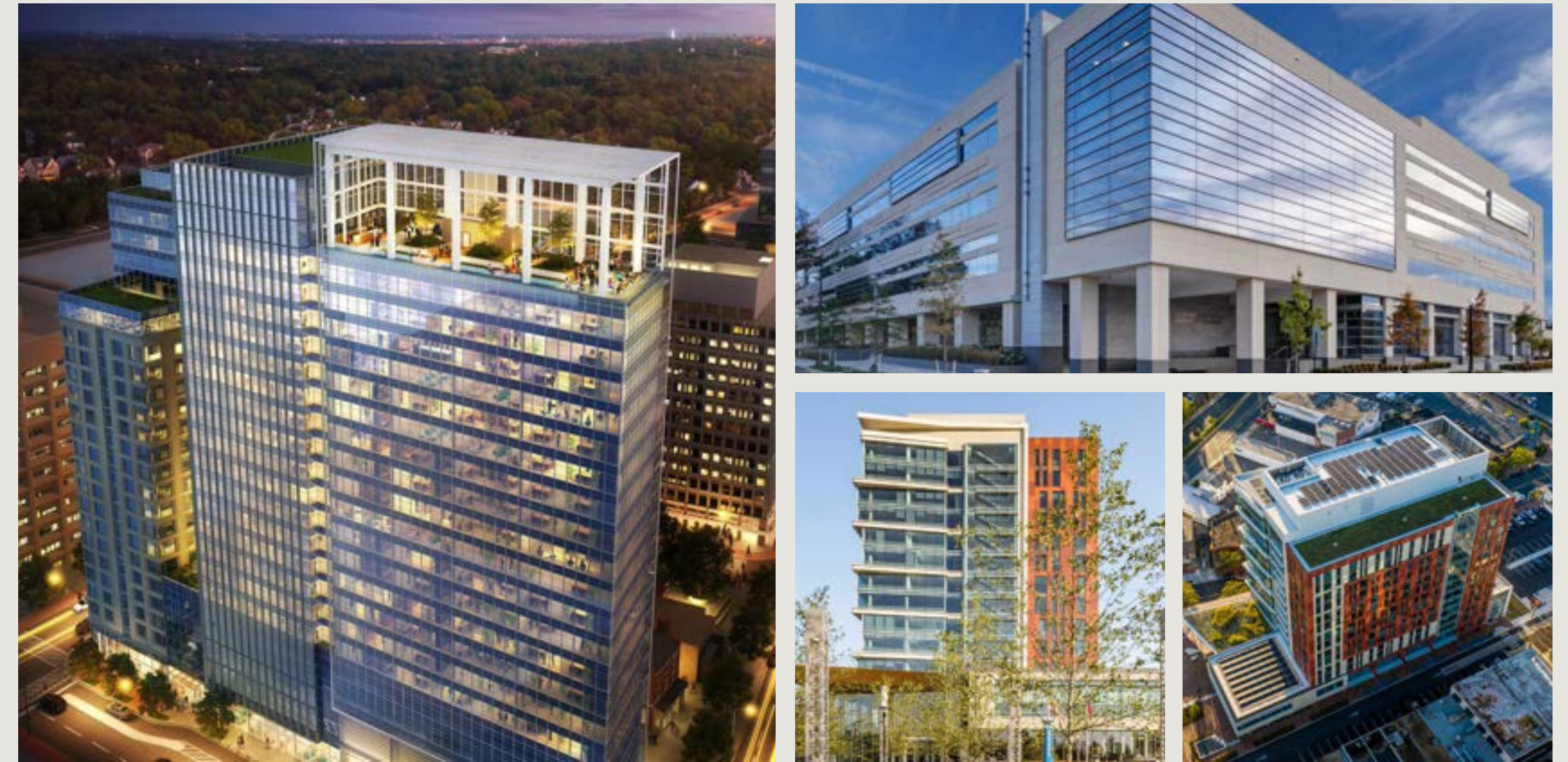


## Rockefeller Group

[www.rockefellergroup.com](http://www.rockefellergroup.com)

Rockefeller Group ([www.rockefellergroup.com](http://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](http://www.stonebridge.us.com)

Stonebridge ([www.stonebridge.us.com](http://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.

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

Scott *Frankel*

202.585.5652

scott.frankel@cbre.com

Carroll *Cavanagh*

202.585.5586

carroll.cavanagh@cbre.com

DJ *Callahan*

202.585.5723

daniel.callahan@cbre.com

Emily *Eppolito*

202.585.5695

emily.eppolito@cbre.com

Dimitri *Hajimihalis*

202.585.5611

dimitri.hajimihalis@cbre.com

Leasing by

CBRE