



## 200 Massachusetts Avenue Northwest

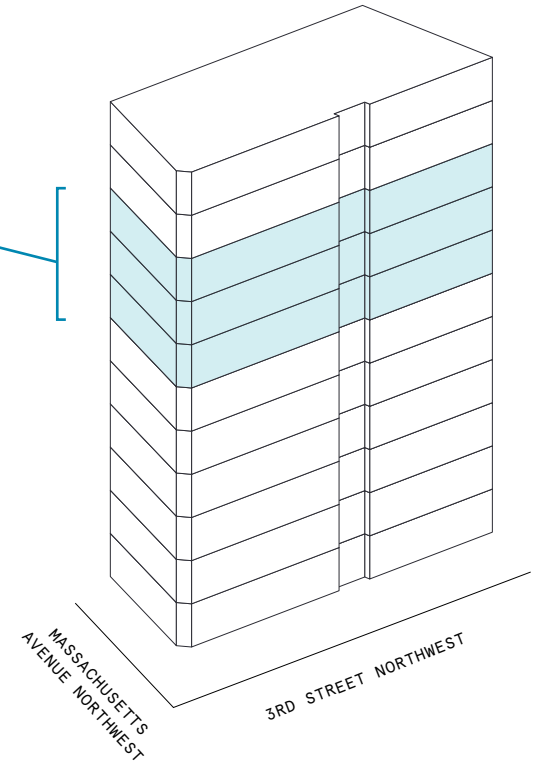
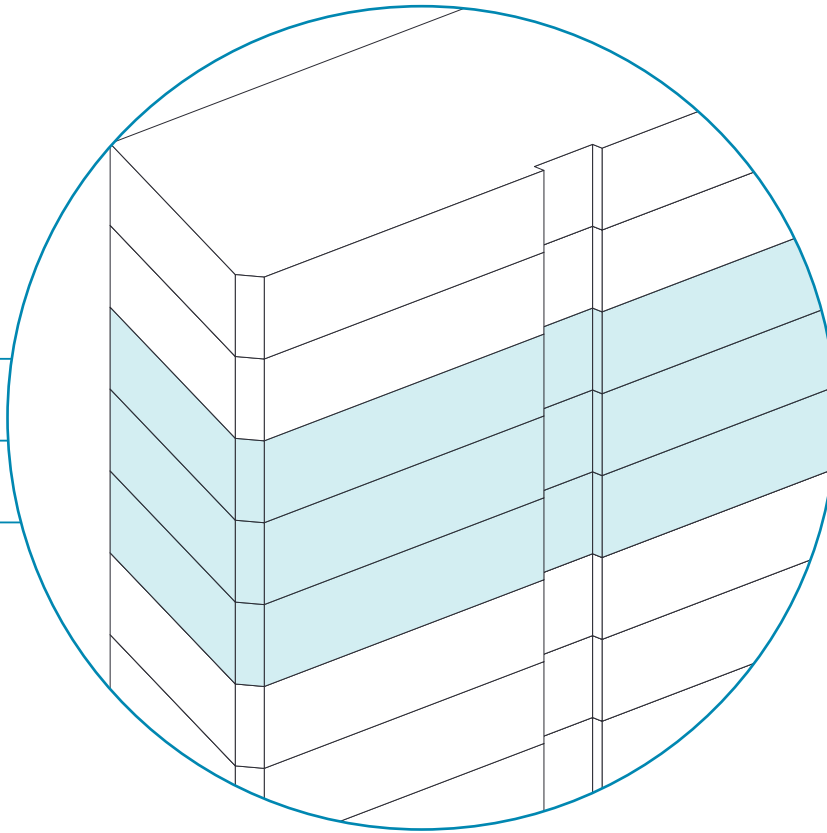


## Space availability summary

WeWork @ 200 Massachusetts Avenue  
Northwest, Washington, DC

[VIEW VIRTUAL TOUR](#)

9th Floor 37,979 RSF  
8th Floor 37,986 RSF  
7th Floor 35,308 RSF



**111,273 RSF**

TOTAL WEWORK RSF

# 200 Massachusetts Avenue Northwest

At a glance

Brand new suites offering flexible size & term

Dedicated, private  
suites available from  
61 - 7,538 RSF

Multi-floor opportunity  
totaling 127311,

**11**

TOTAL BUILDING FLOORS

**425,420**

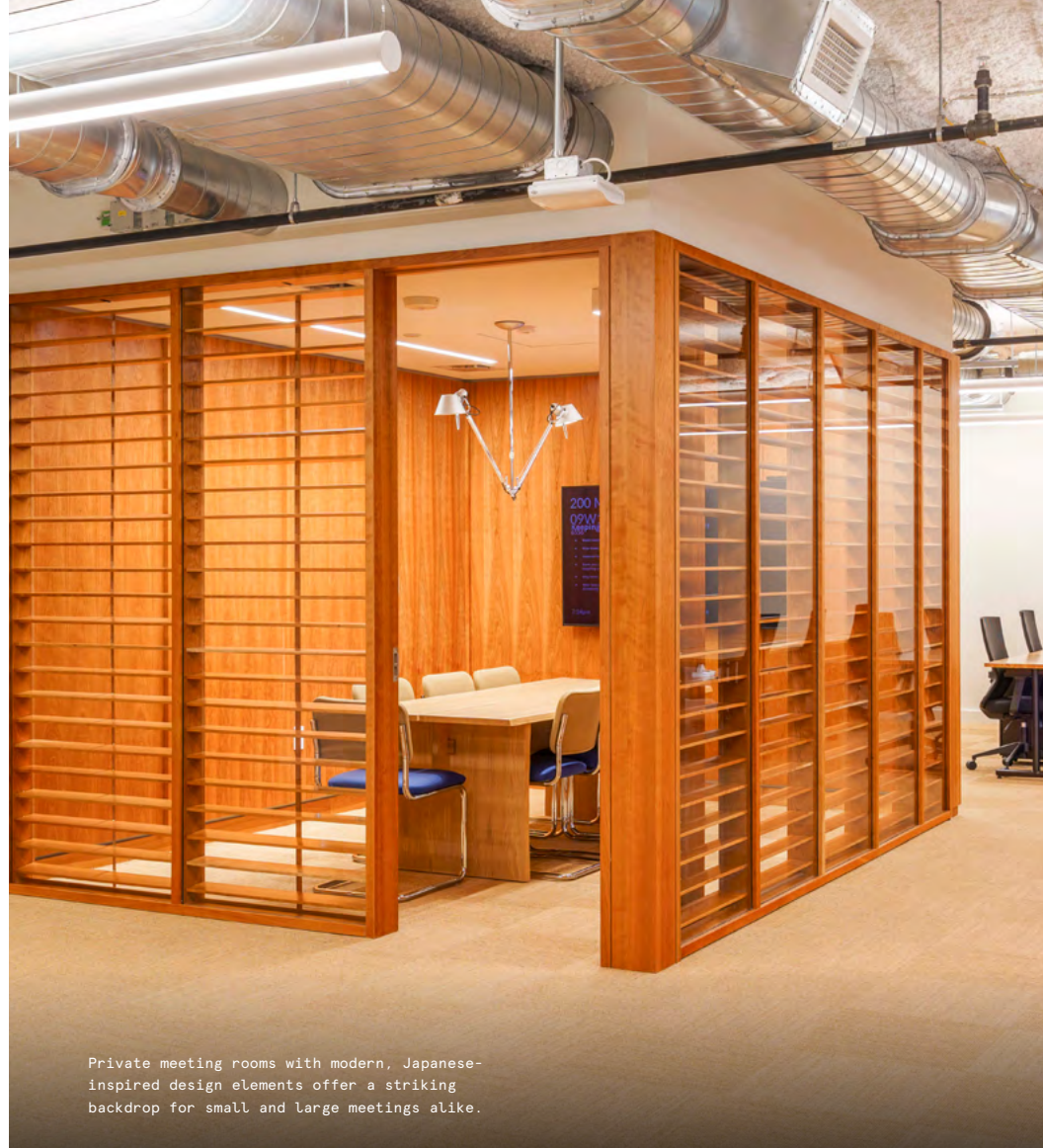
TOTAL BUILDING SQ FT

All dimensions are approximate and subject to variances. It is your obligation to independently verify the particulars of the property. WeWork reserves the right to make changes.





Floor-to-ceiling windows drench the space in natural light and provide unparalleled views of the Capitol Hill neighborhood.



Private meeting rooms with modern, Japanese-inspired design elements offer a striking backdrop for small and large meetings alike.

## An ultra-modern workspace in Washington, D.C.'s Capitol Hill neighborhood

---

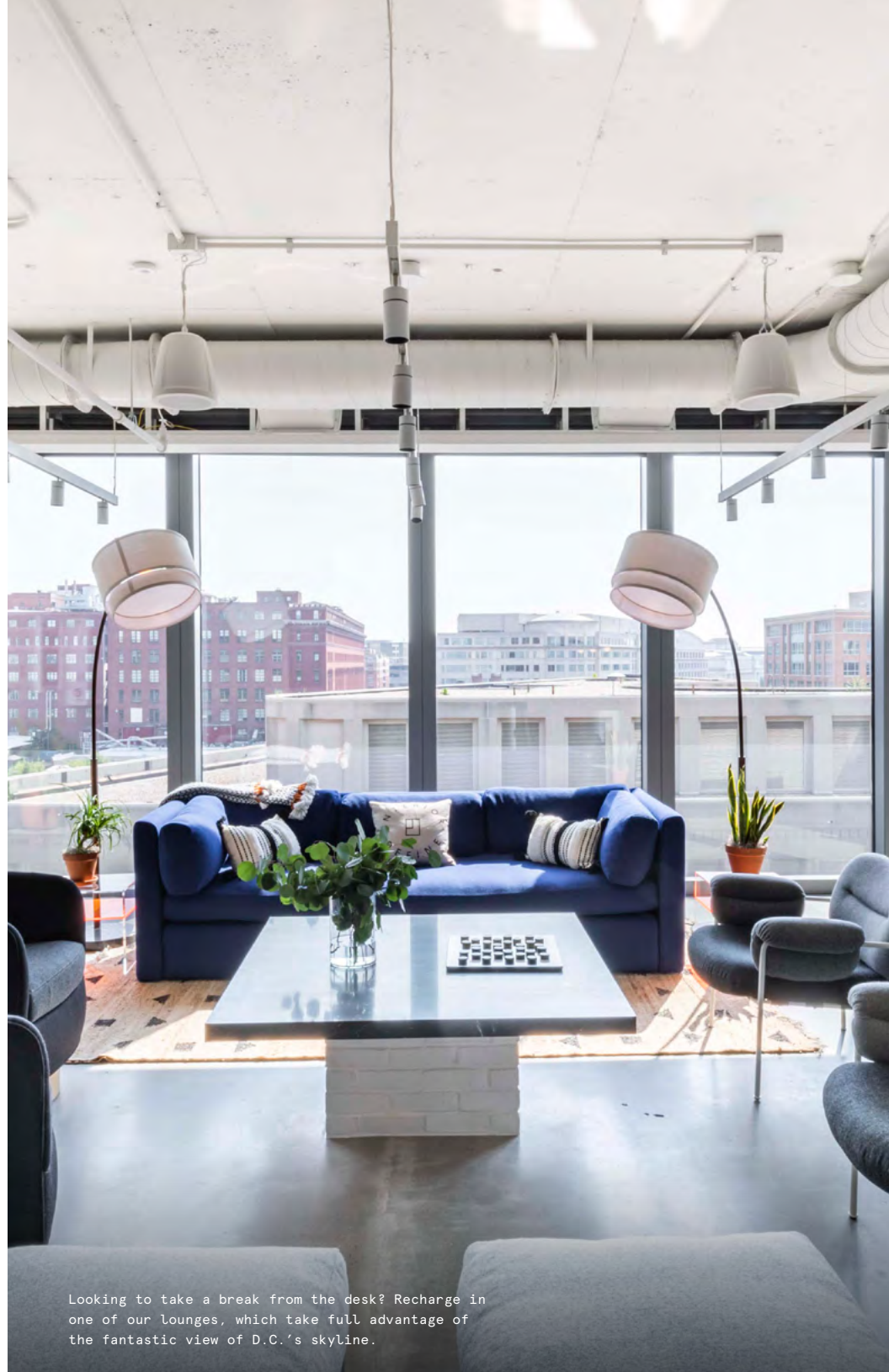
Designed by architects Kevin Roche and John Dinkeloo, 200 Massachusetts Avenue Northwest brings sleek, modern style to storied Capitol hill. Located just minutes from the Capitol building, the White House, and a number of historically significant monuments and buildings, 200 Massachusetts Avenue NW sits in one of the most exciting areas in D.C.

Beyond its historical and cultural significance, this workspace is only a few steps away from world-class dining establishments, luxury lodging, and endless entertainment options, including the Capital One Arena and the Convention Center. Whether you are looking for a workspace for yourself, an entire team, or simply need a place to host a meeting, 200 Massachusetts Avenue Northwest truly has something for everyone.





Open workspaces give way to sleek common areas, fostering a creative, collaborative workflow.



Looking to take a break from the desk? Recharge in one of our lounges, which take full advantage of the fantastic view of D.C.'s skyline.



# Modern architecture and vintage design elements merge seamlessly at 200 Massachusetts Avenue Northwest

The building uses a variety of different materials and design elements to create a sleek, polished, and modern office space.

- Floor to ceiling glazing allows an abundance of sunlight and access to vast views across Washington
- Custom-built recessed banquettes, rich cherry wood millwork, and an open concept come together for an elevated, Japanese-inspired design aesthetic with a modern twist
- Highly polished concrete floors lend industrial character and serve as a clean, modern backdrop for softer design elements
- Warm materials and textiles, greenery, and plenty of natural light make for a lively, welcoming work environment







A metal community desk with bright neon signage brings fun, unpretentious personality to the space.



An elevated wood platform with integrated LED lighting and rattan swing give this pantry a zen feel.

## On-site amenities

- 24/7 security
- Electronic keycard access
- Business-class printers
- Professional and social events
- US mail drop
- Private meeting rooms
- Mother's room
- Wellness/meditation room
- Event space
- Classroom space
- Locker room with showers
- Phone booths
- Landscaped plaza
- Bicycle storage
- On-site parking
- Access to car charging stations
- Emergency back-up power



# Building specifications

---



## Hours of operation

---

Monday - Friday: 8am-5pm



## Security

---

24/7 landlord attended lobby  
24/7 CCTV monitoring



## Certifications

---

LEED Platinum certified



## Building history

---

Built in 2019  
Designed by Kevin Roche  
Developed by Property Group  
Partners



## Ceiling heights

---

7th - 9th Floor:  
8-8.5 feet slab-to-slab



## HVAC

---

Monday - Saturday: 7am-7pm



## Building size

---

11 stories  
425,420 SF



## Elevators

---

8 passenger elevators  
with a capacity of 4,000 lbs  
1 freight elevator  
with a capacity of 5,000 lbs



## Fire strategy

---






Fully-sprinklered floors

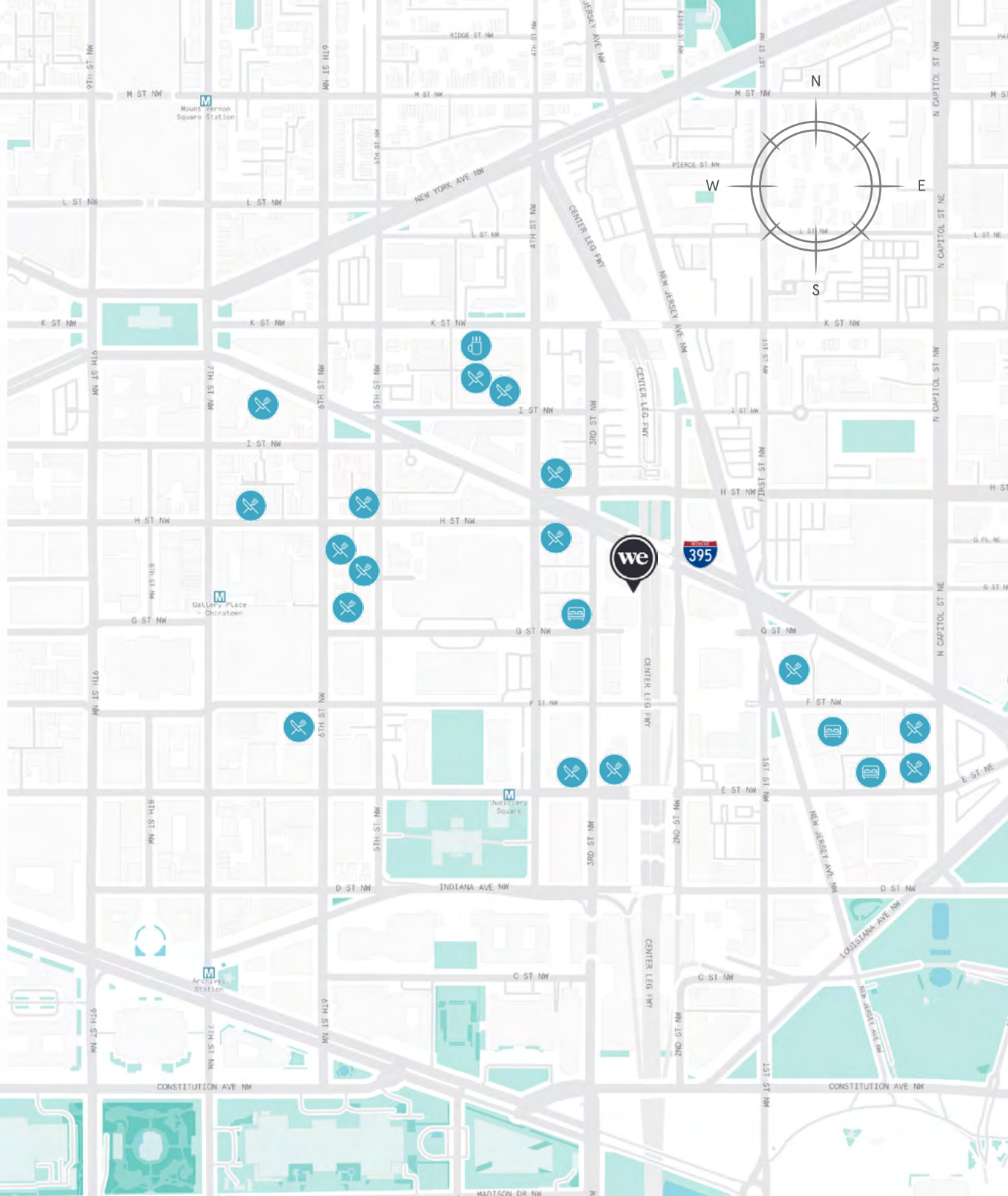


# Top restaurants and exciting attractions just moments away

200 Massachusetts Avenue NW is located in Capitol Hill — one of the most coveted neighborhoods in the Northeastern United States. This neighborhood plays an essential role in the day-to-day of Washington's elite. As a result, your workspace is located just moments away from dining that is (quite literally) fit for dignitaries, such as Daikaya and Momiji, as well as excellent hotels and lodging. For sports fans, 200 Massachusetts Avenue NW sits just moments away from both the Capital One Arena and the Convention Center. Commuting is also easy, as the building is highly accessible from a number of major thoroughfares and train stations, including Union Station.

## Distance to WeWork

Union Station	 Walk	10 min
Metro Center	 Drive	7 min
Federal Triangle Station	 Drive	7 min
L'Enfant Plaza	 Drive	7 min
I-395	 Drive	10 min



# 7th Floor

35,308 RSF



13

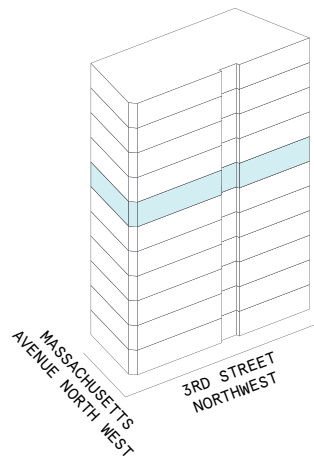
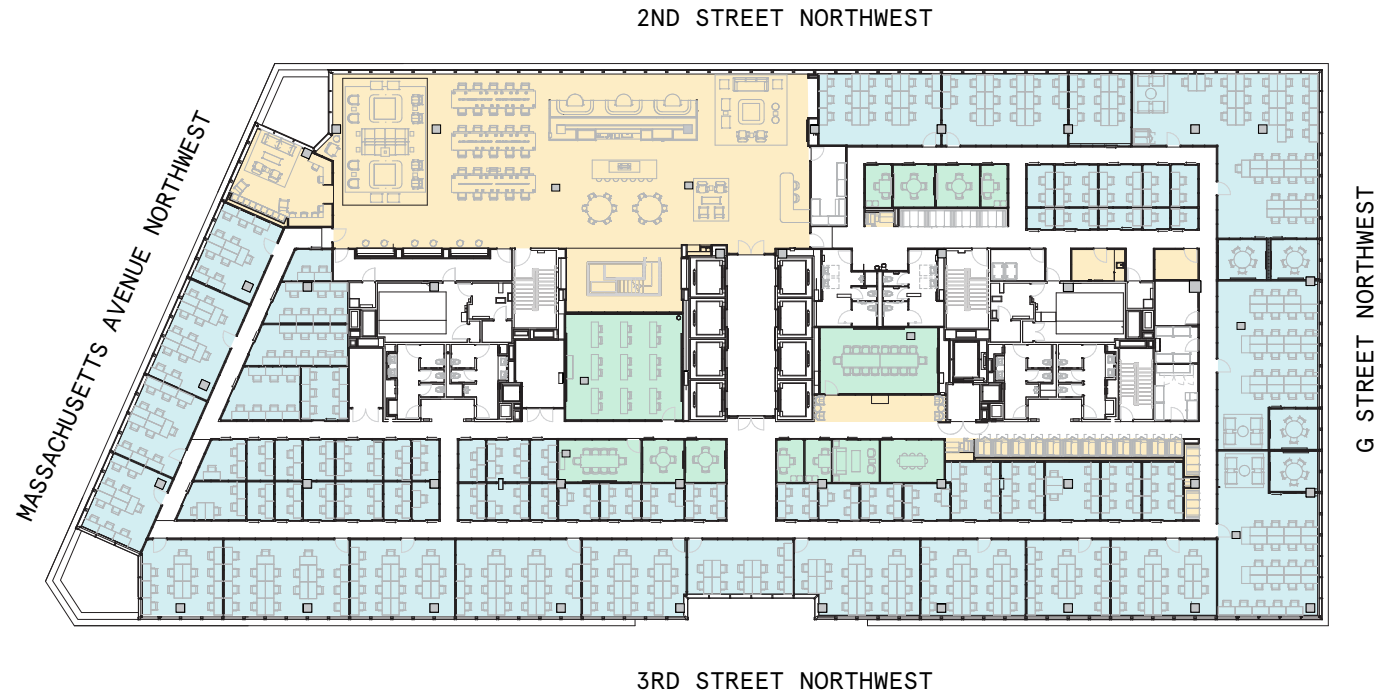
MEETING ROOM(S)

8

SHARED WORKSPACE(S)

## LEGEND

- CONFERENCE ROOM
- OPEN WORKSPACE
- DEDICATED SPACE

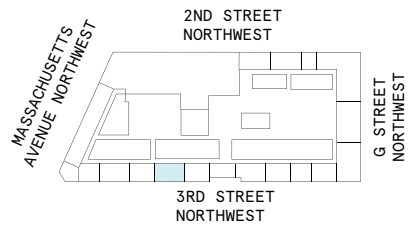
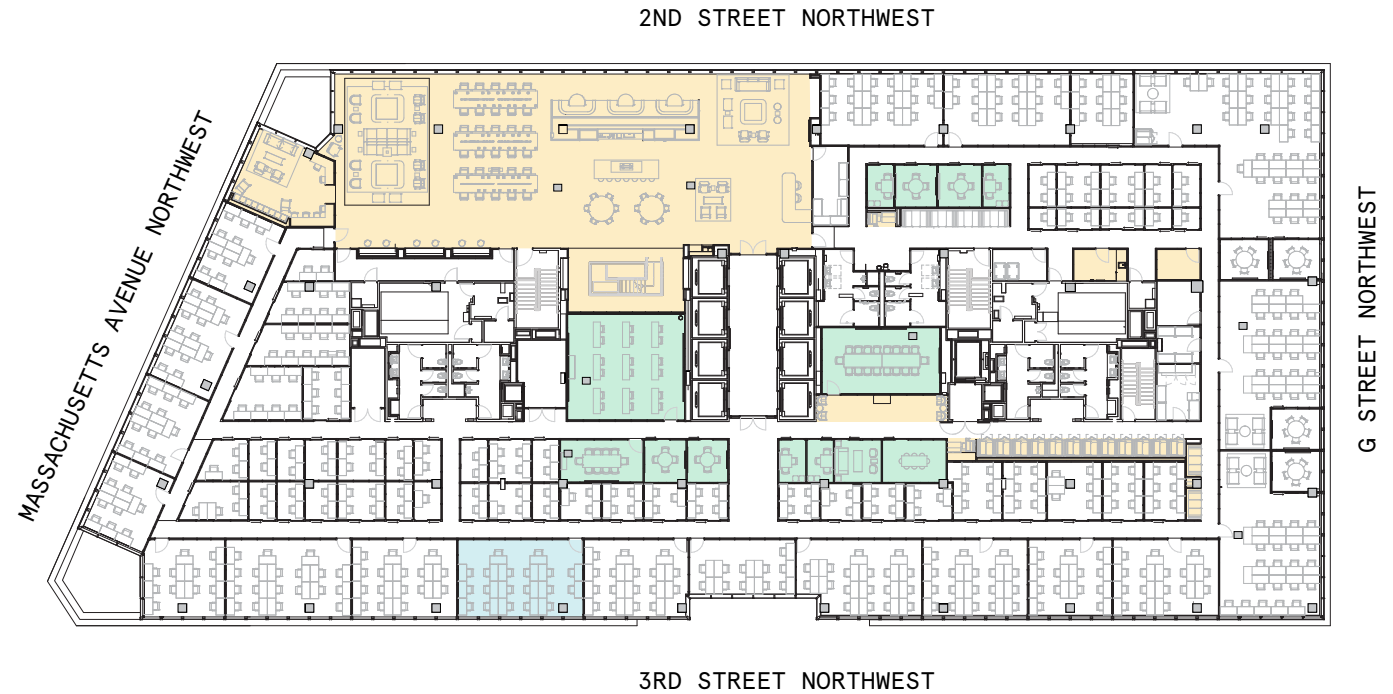




# 7th Floor

35,308 RSF

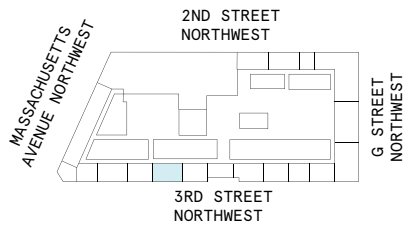
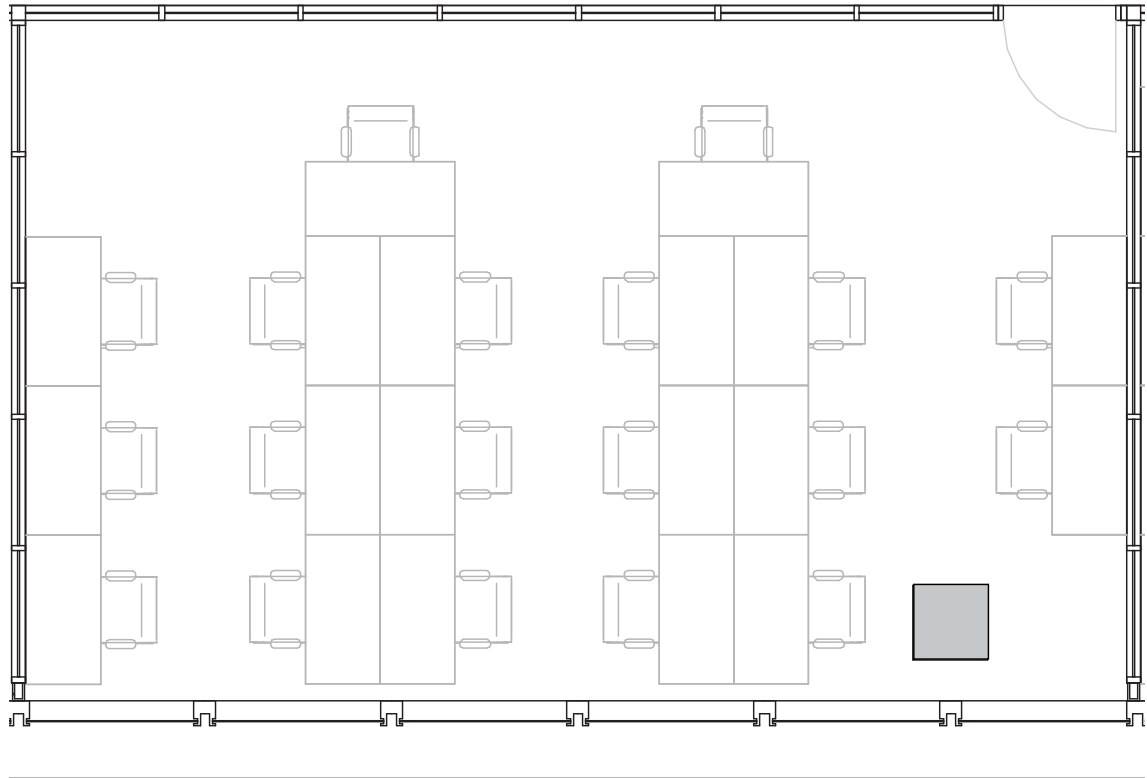
1,280 RSF Suite 07-136



# Suite 07-136

## 7th Floor

1,280 RSF  
RENTABLE AREA

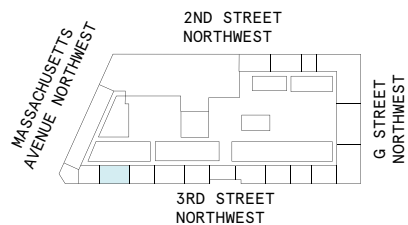
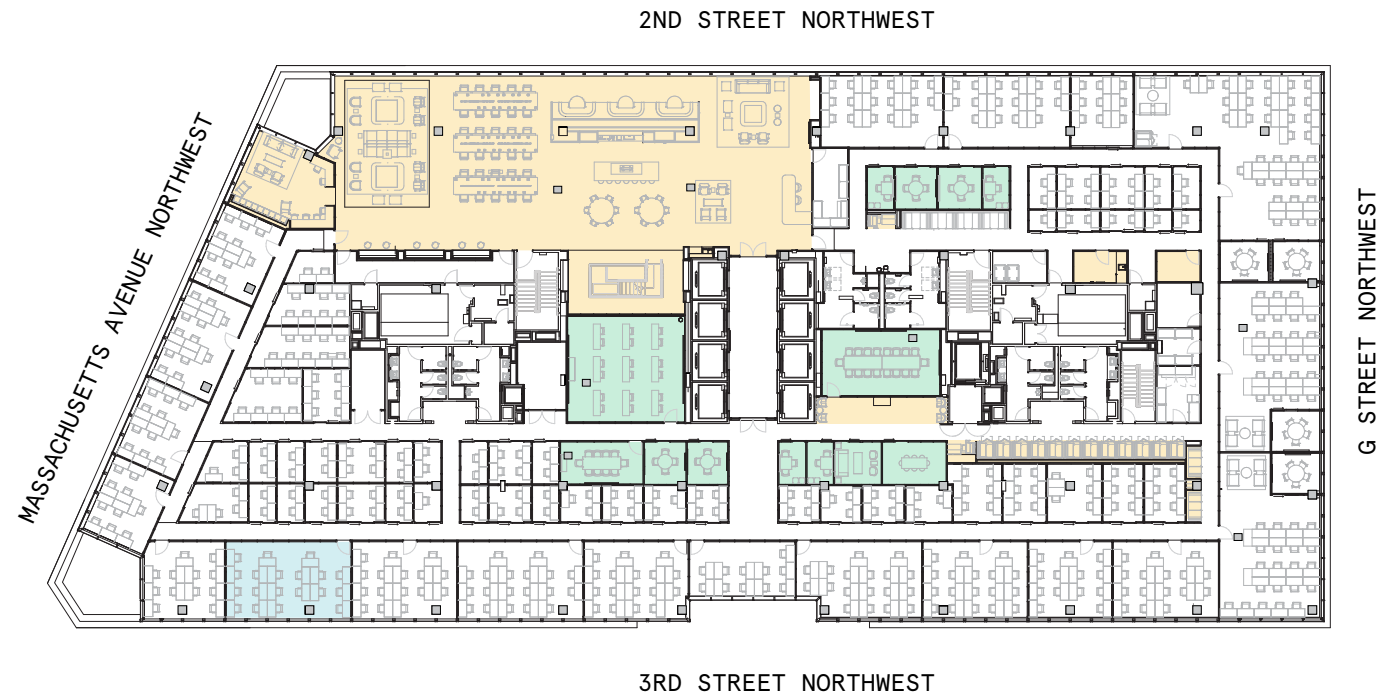




# 7th Floor

35,308 RSF

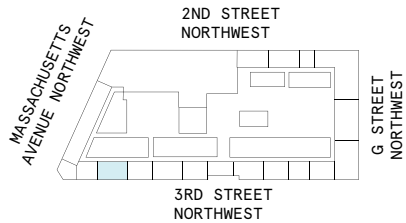
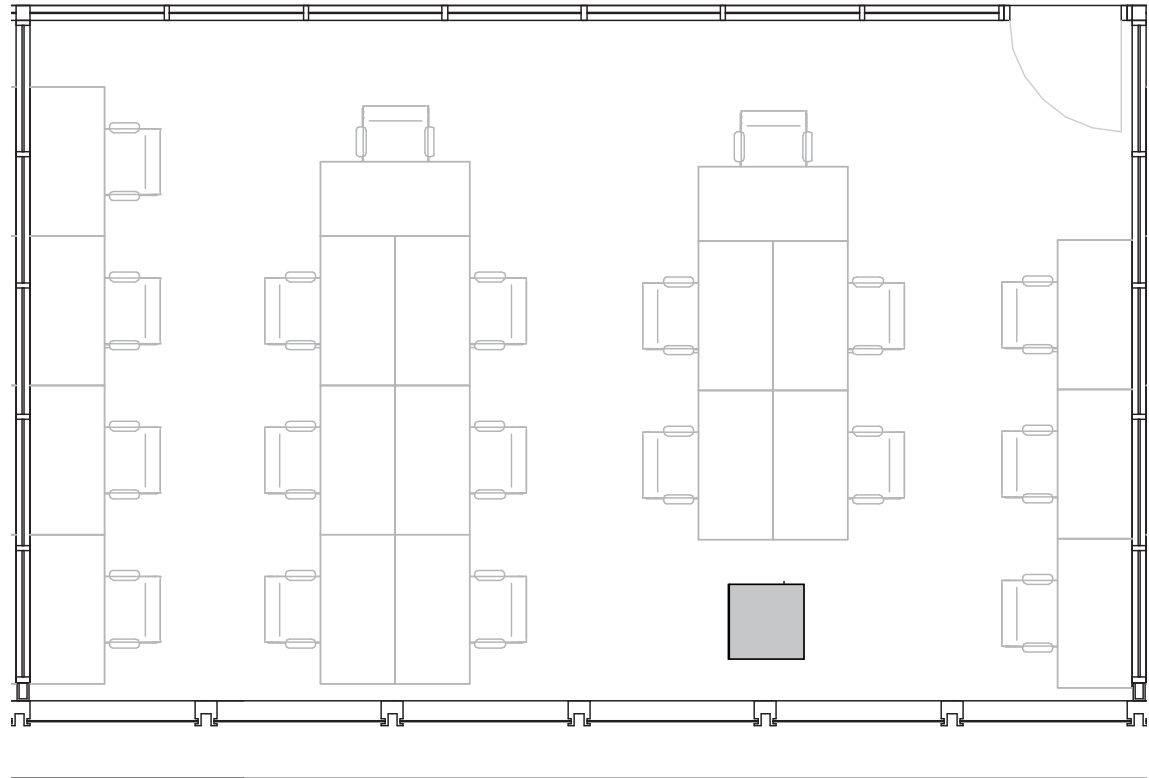
1,281 RSF Suite 07-144



# Suite 07-144

## 7th Floor

1,281 RSF  
RENTABLE AREA





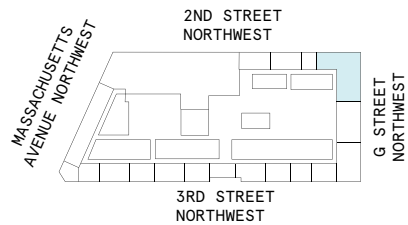
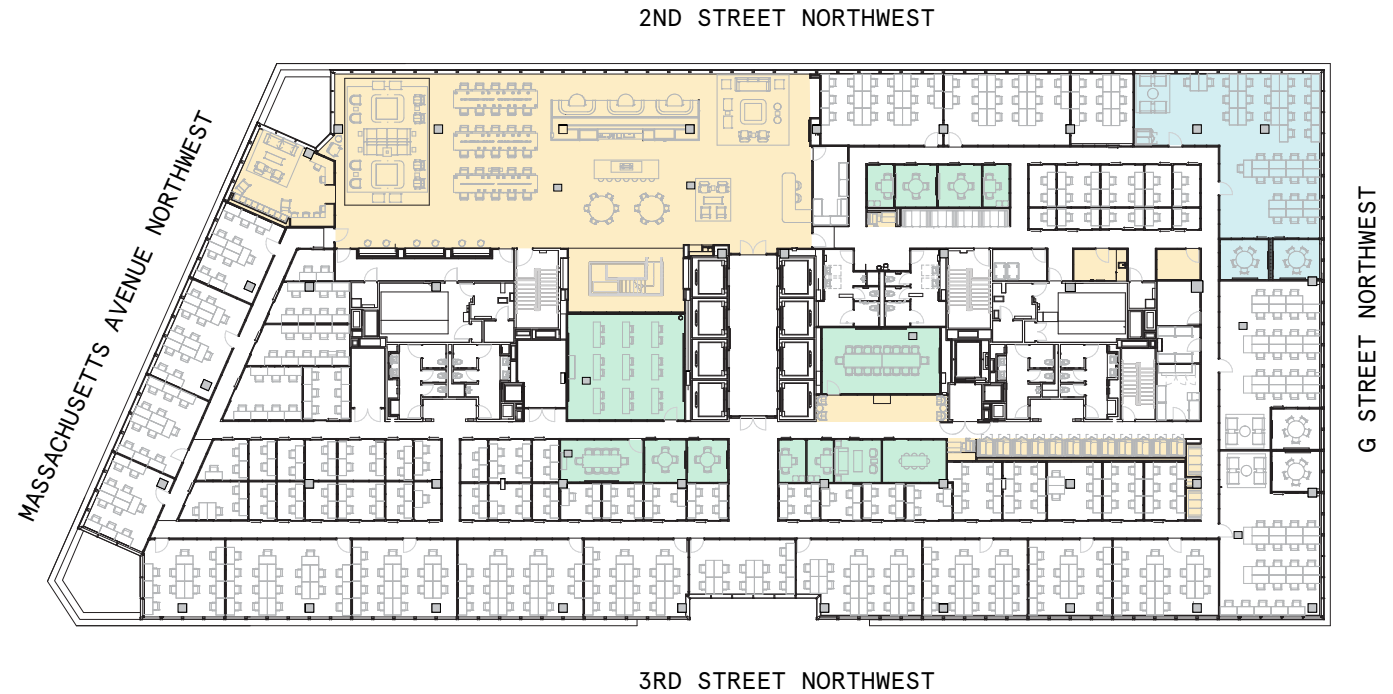
# 7th Floor

35,308 RSF

3,712 RSF Suite 07W108

2

METTING ROOM(S)



# Suite 07W108

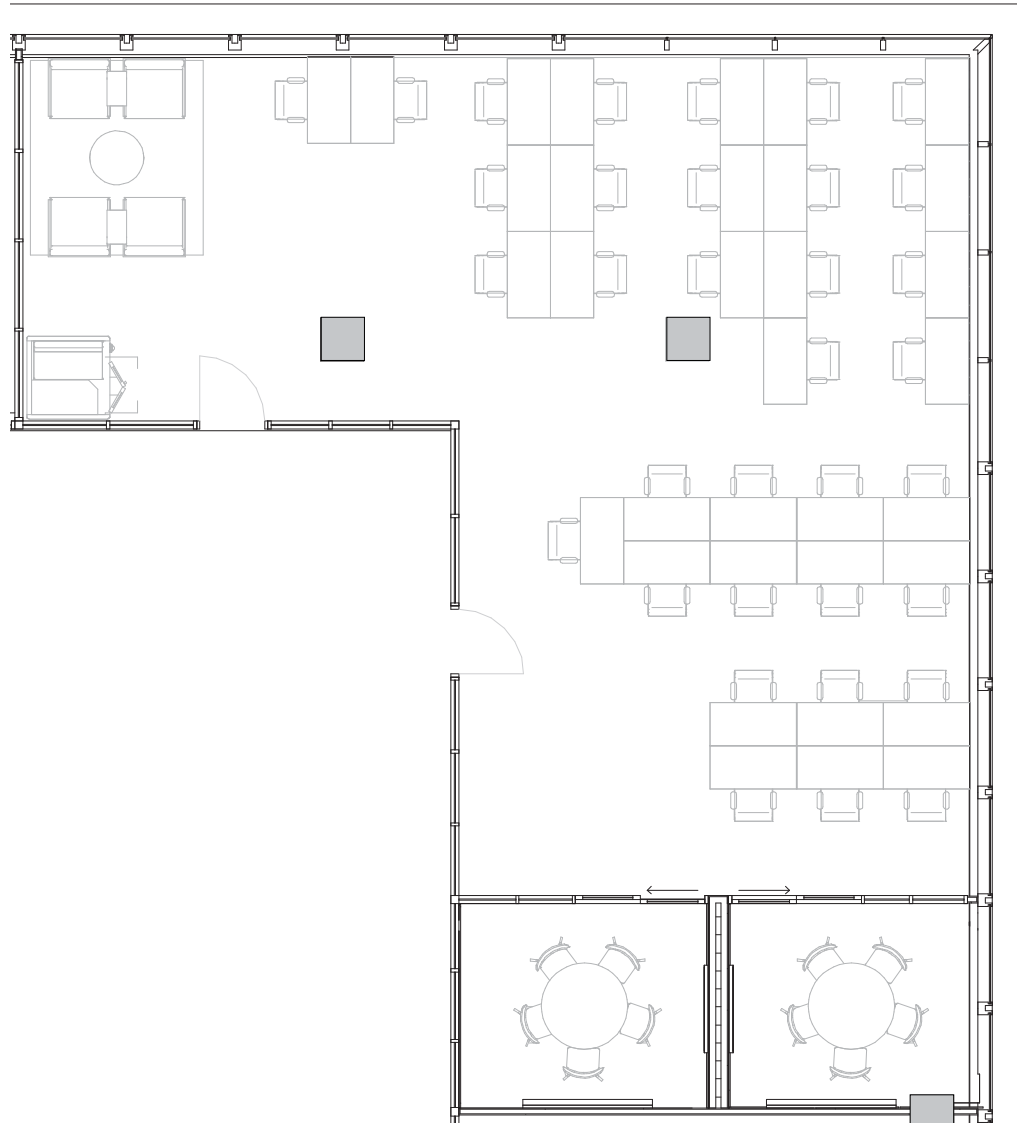
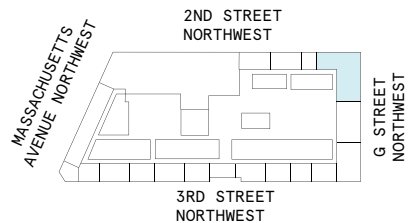
## 7th Floor

2

METTING ROOM(S)

3,712 RSF

RENTABLE AREA





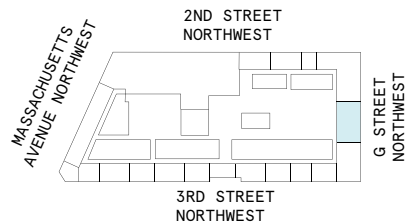
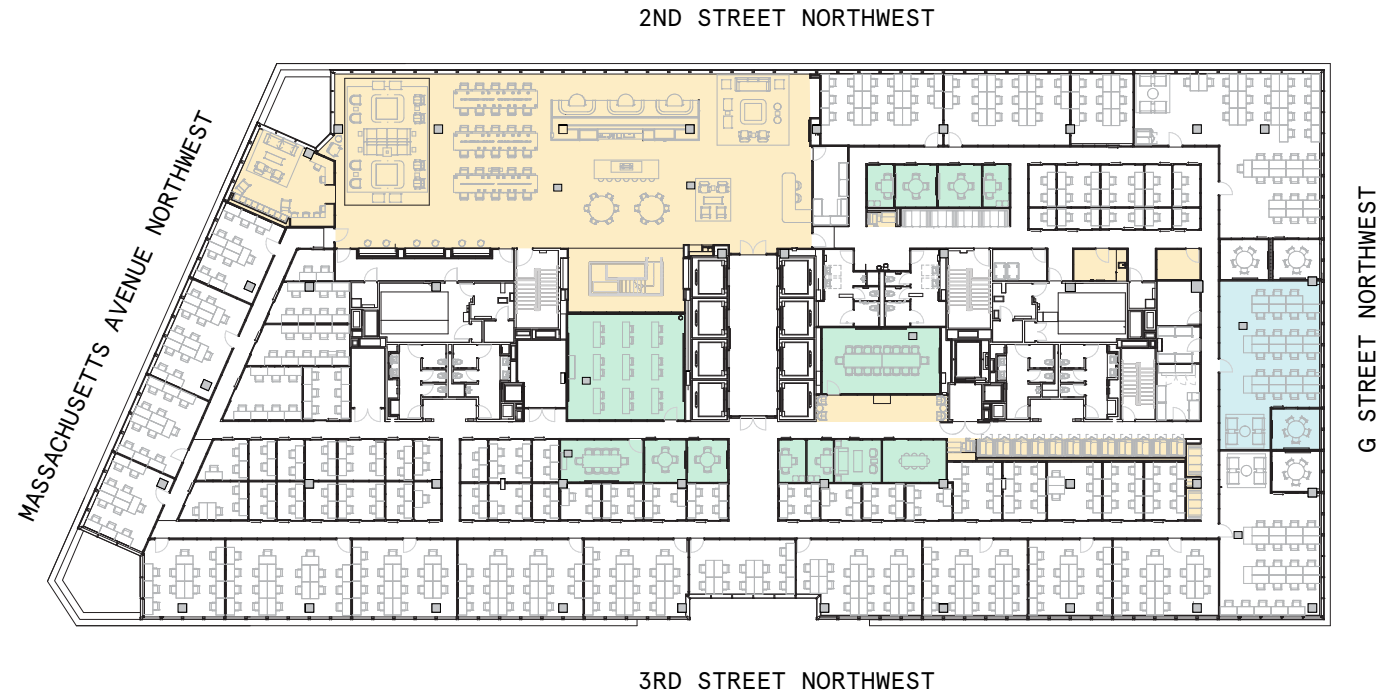
# 7th Floor

35,308 RSF

2,387 RSF Suite 07W115

1

METTING ROOM(S)



# Suite 07W115

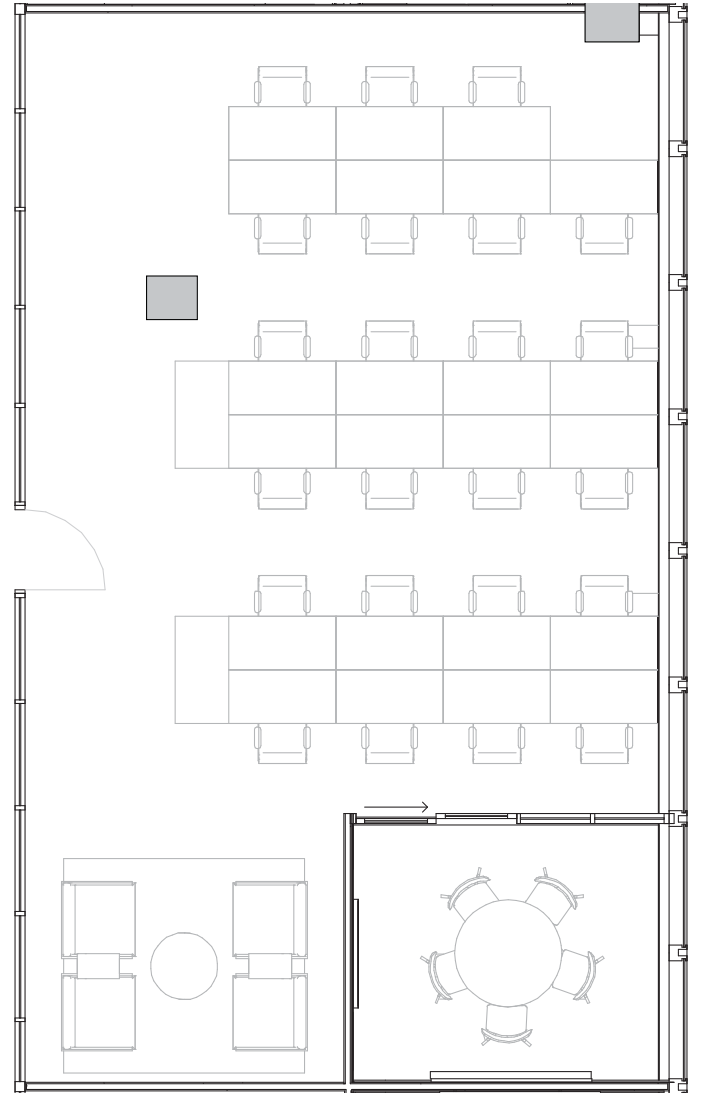
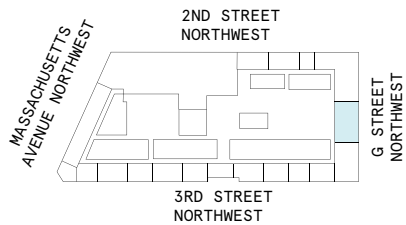
## 7th Floor

1

METTING ROOM(S)

2,387 RSF

RENTABLE AREA





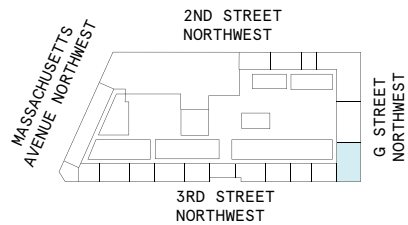
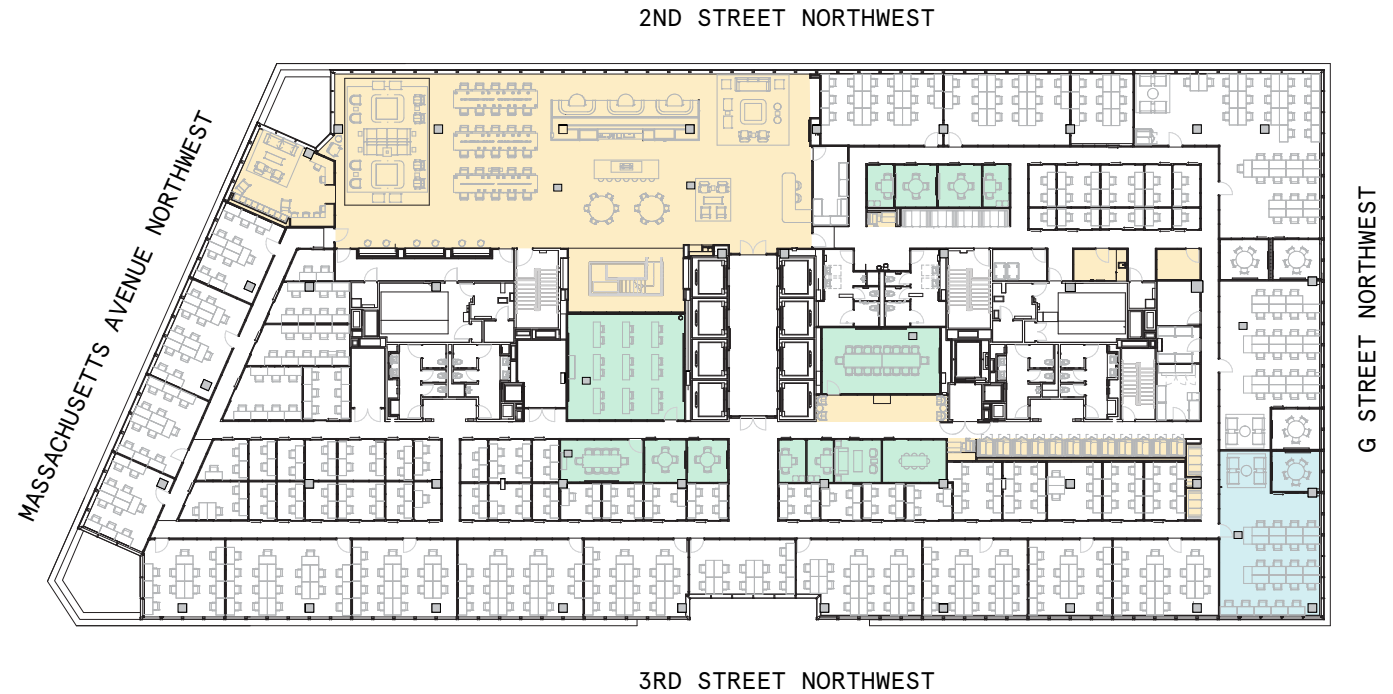
# 7th Floor

35,308 RSF

2,316 RSF Suite 07W116

1

METTING ROOM(S)



# Suite 07W116

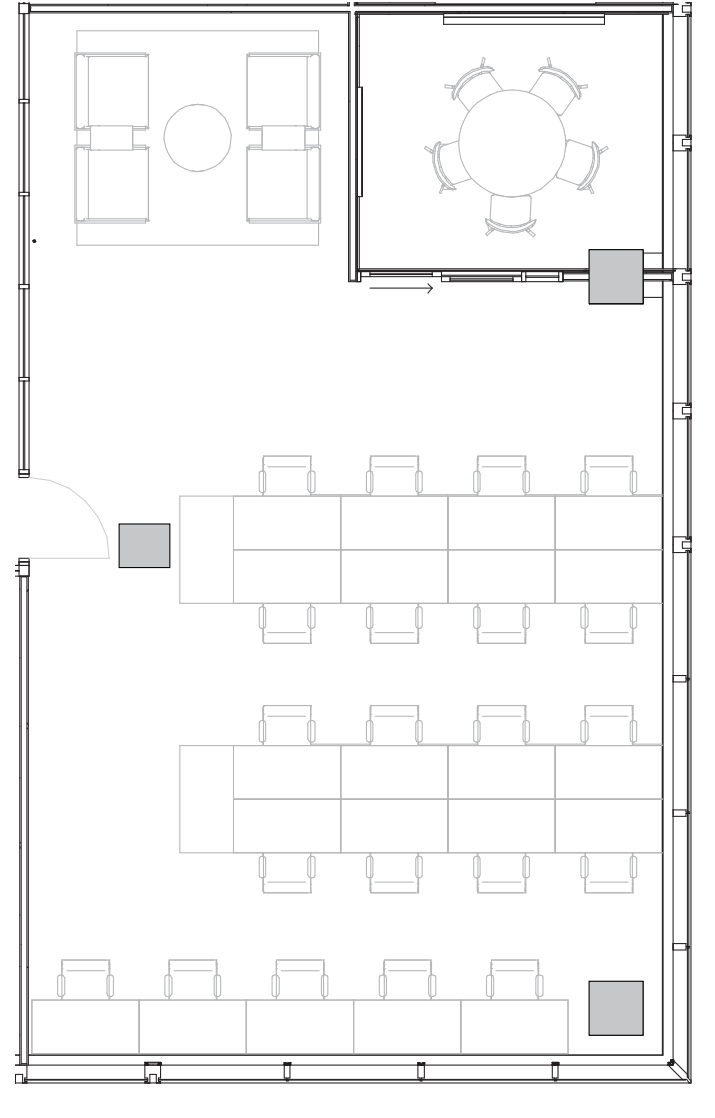
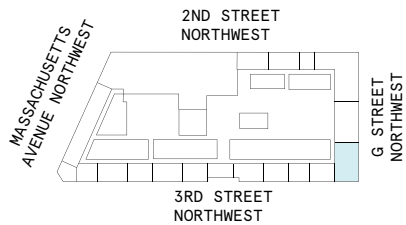
## 7th Floor

1

METTING ROOM(S)

2,316 RSF

RENTABLE AREA



# 8th Floor

37,986 RSF



9

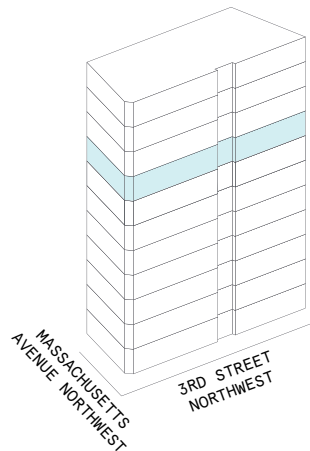
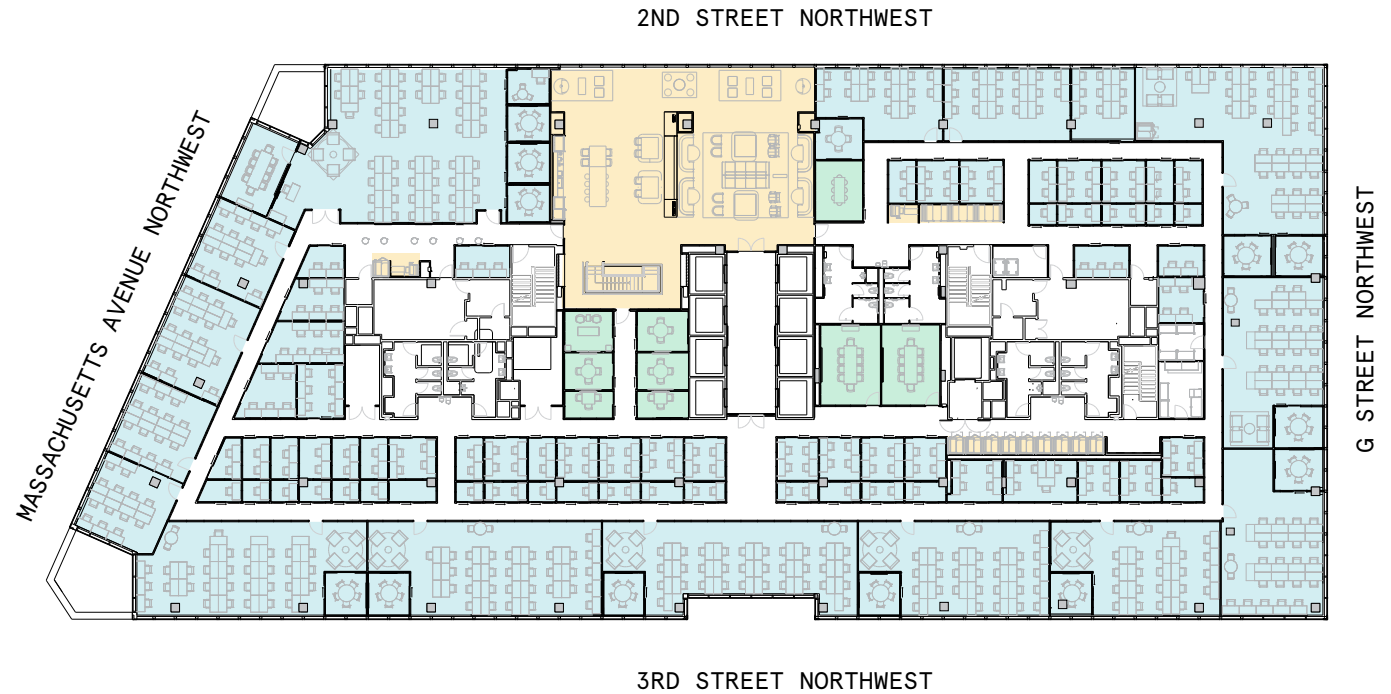
MEETING ROOM(S)

5

SHARED WORKSPACE(S)

## LEGEND

- CONFERENCE ROOM
- OPEN WORKSPACE
- DEDICATED SPACE





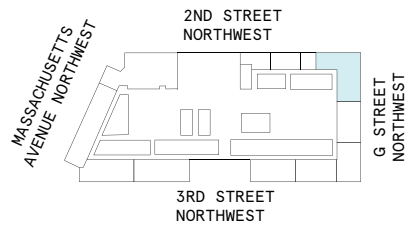
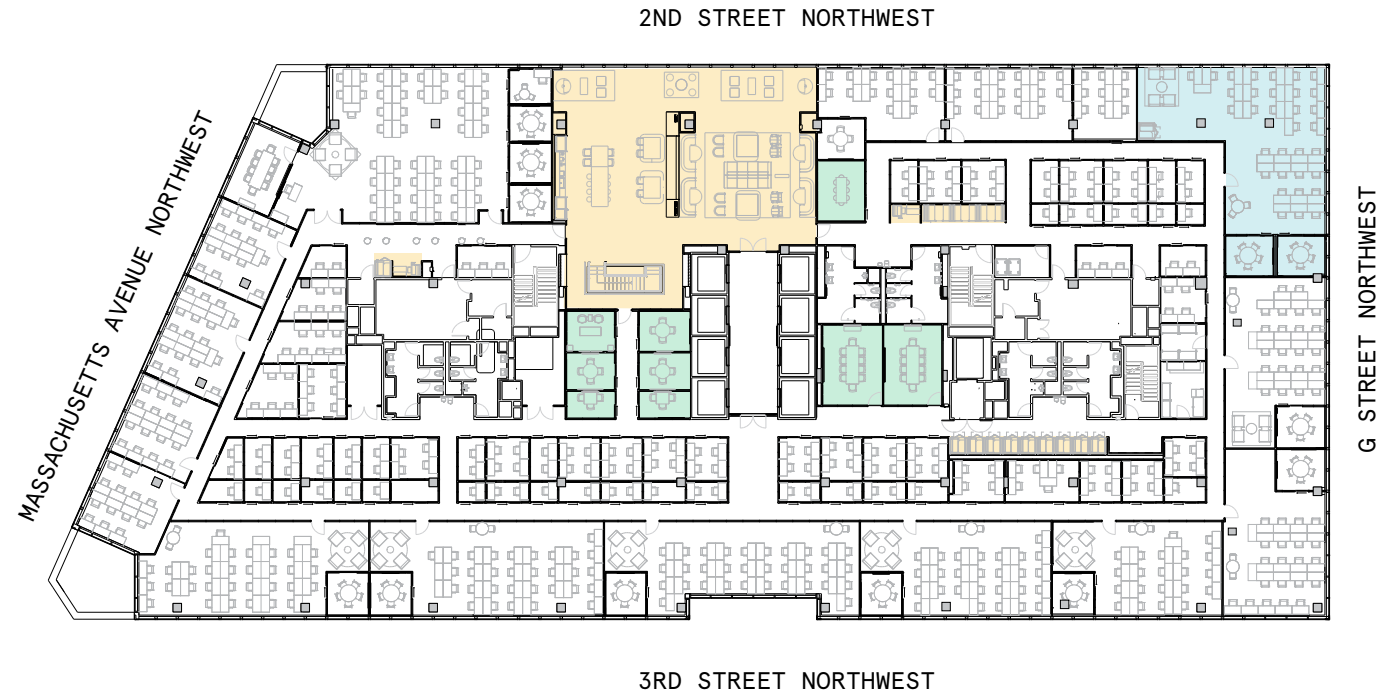
# 8th Floor

37,986 RSF

3,081 RSF Suite 08-111

2

METTING ROOM(S)



# Suite 08-111

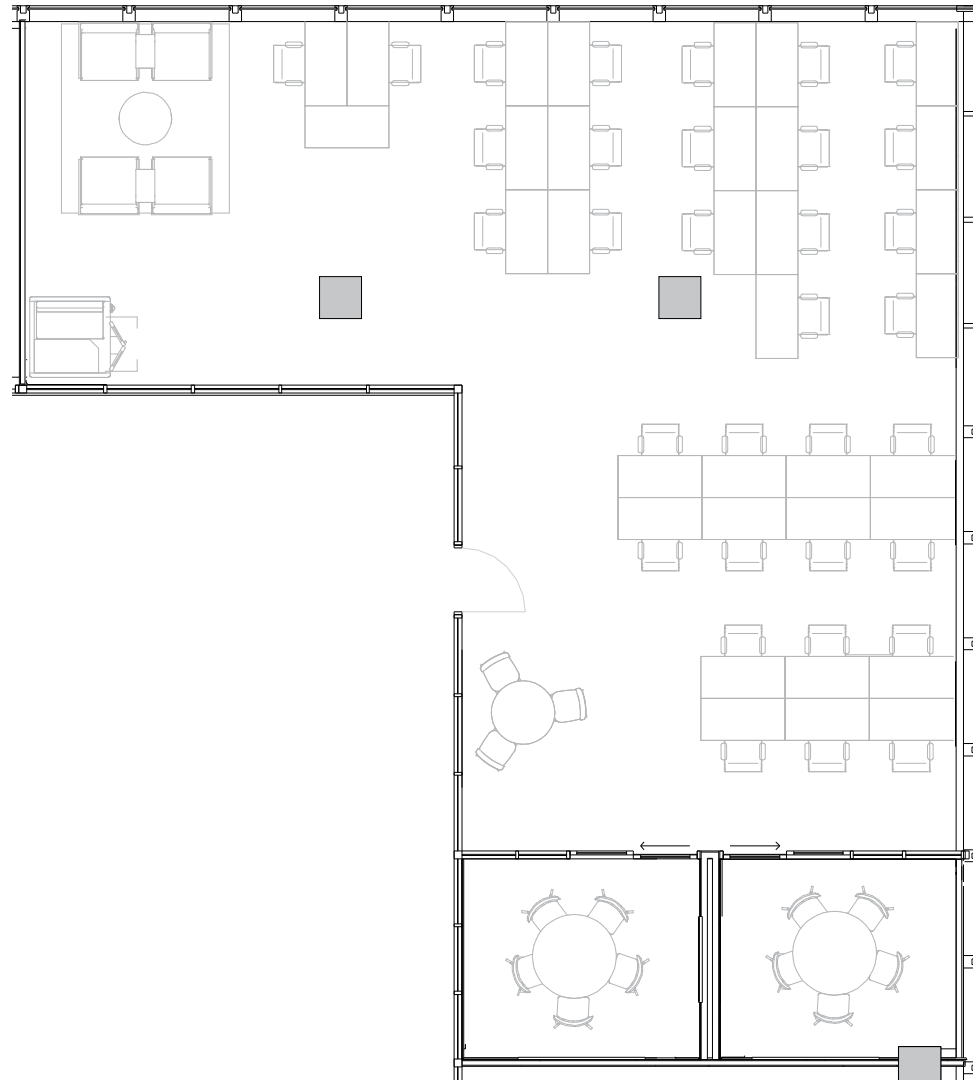
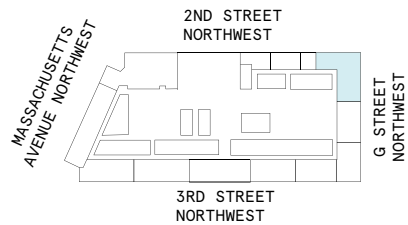
## 8th Floor

2

METTING ROOM(S)

3,081 RSF

RENTABLE AREA



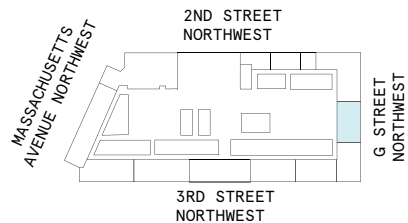
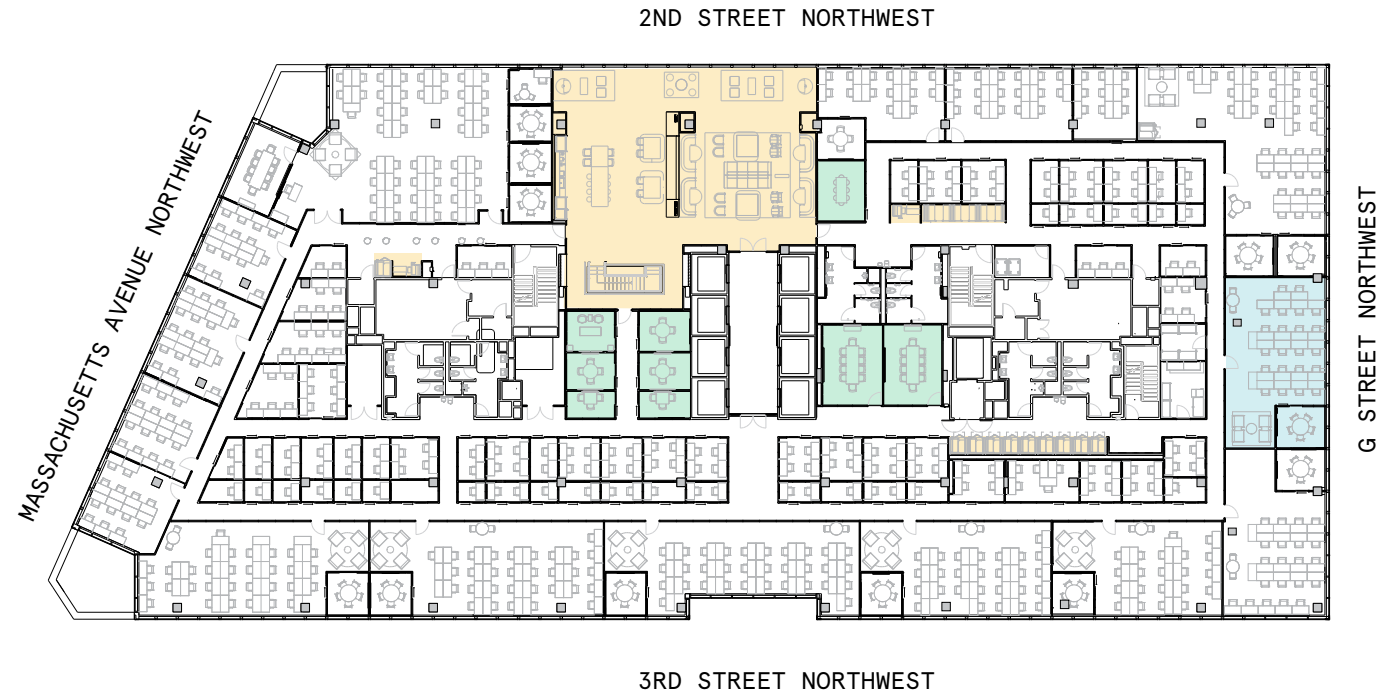
# 8th Floor

37,986 RSF

1,957 RSF Suite 08-121

1

METTING ROOM(S)





# Suite 08-121

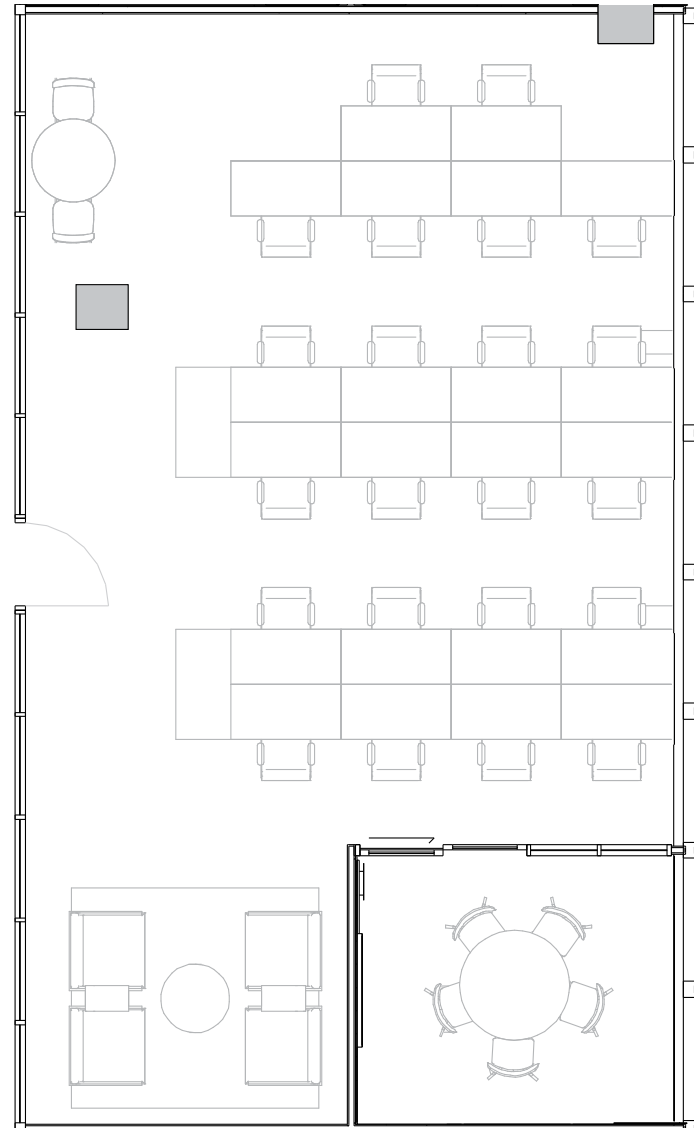
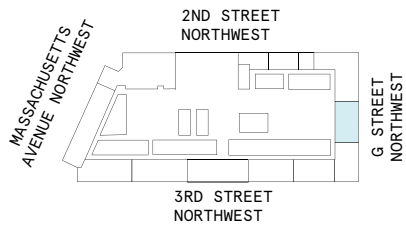
## 8th Floor

1

METTING ROOM(S)

1,957 RSF

RENTABLE AREA



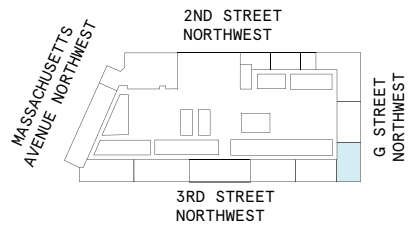
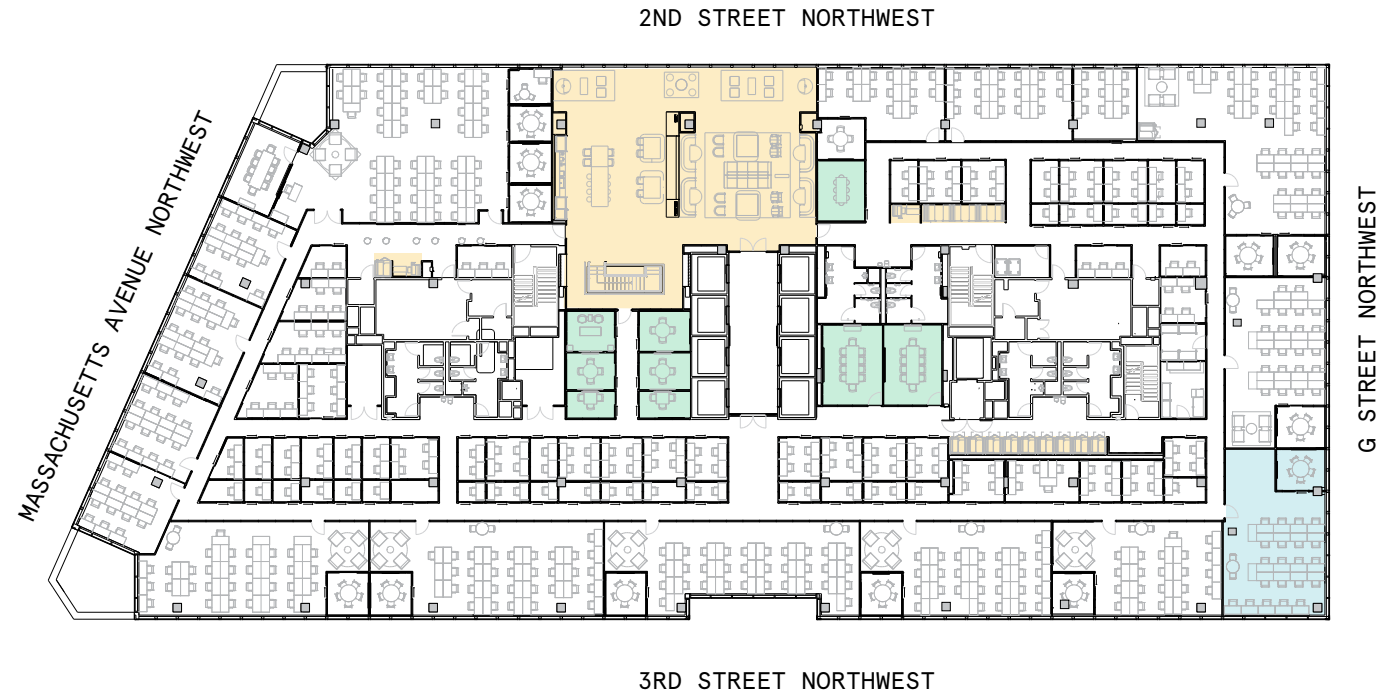
# 8th Floor

37,986 RSF

1,972 RSF Suite 08-123

1

METTING ROOM(S)



# Suite 08-123

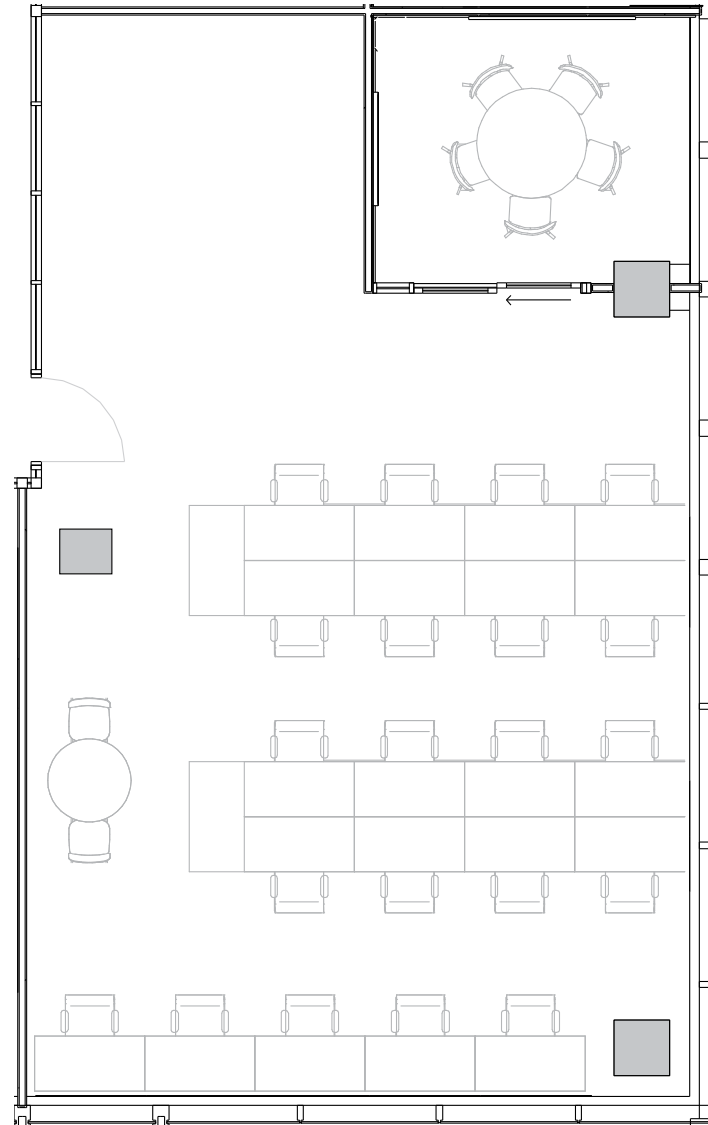
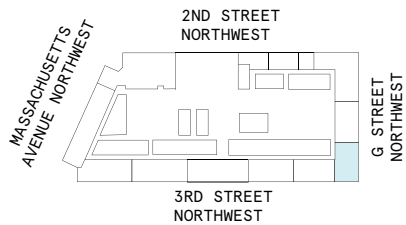
## 8th Floor

1

METTING ROOM(S)

1,972 RSF

RENTABLE AREA





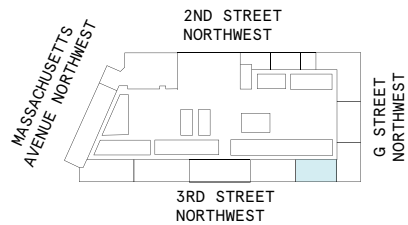
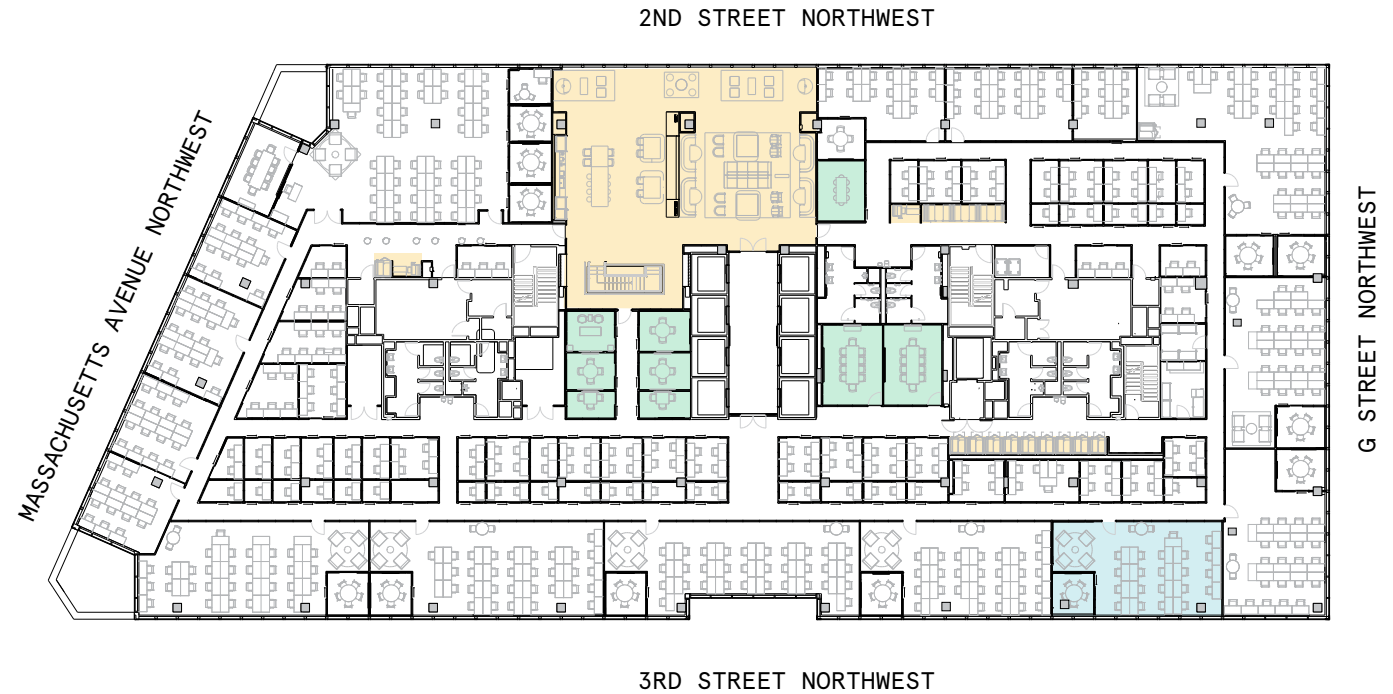
# 8th Floor

37,986 RSF

1,816 RSF Suite 08-126

1

METTING ROOM(S)



# Suite 08-126

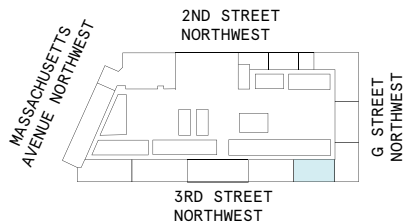
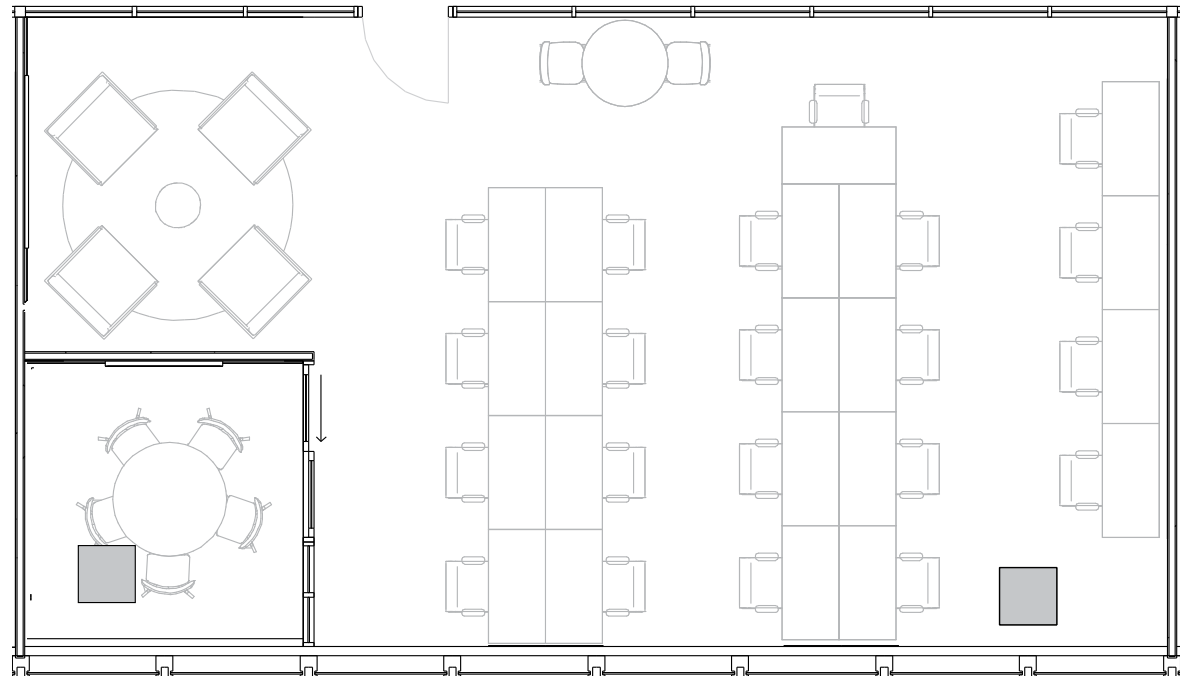
## 8th Floor

1

METTING ROOM(S)

1,816 RSF

RENTABLE AREA



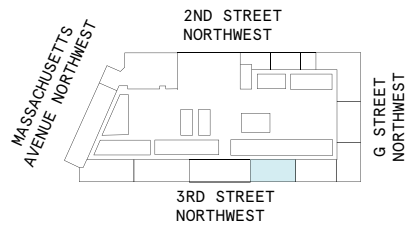
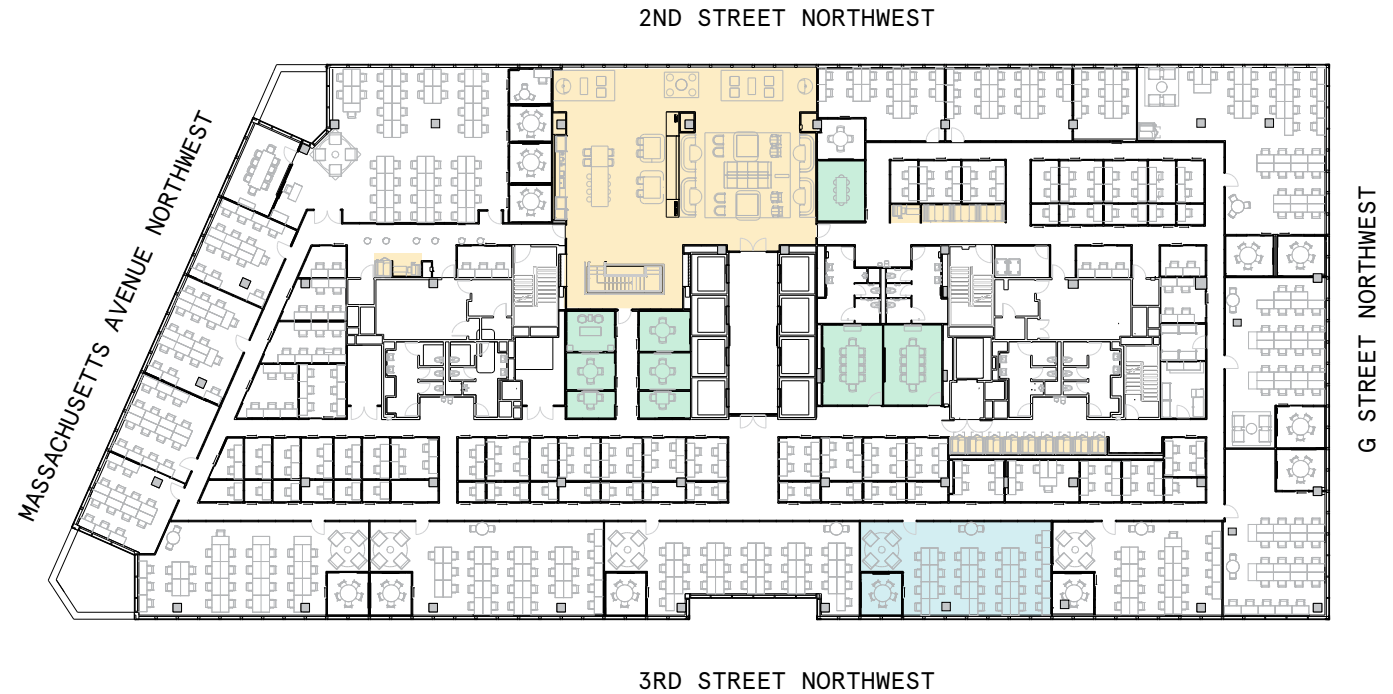
# 8th Floor

37,986 RSF

2,049 RSF Suite 08-131

1

METTING ROOM(S)





# Suite 08-131

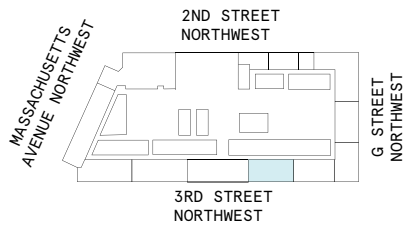
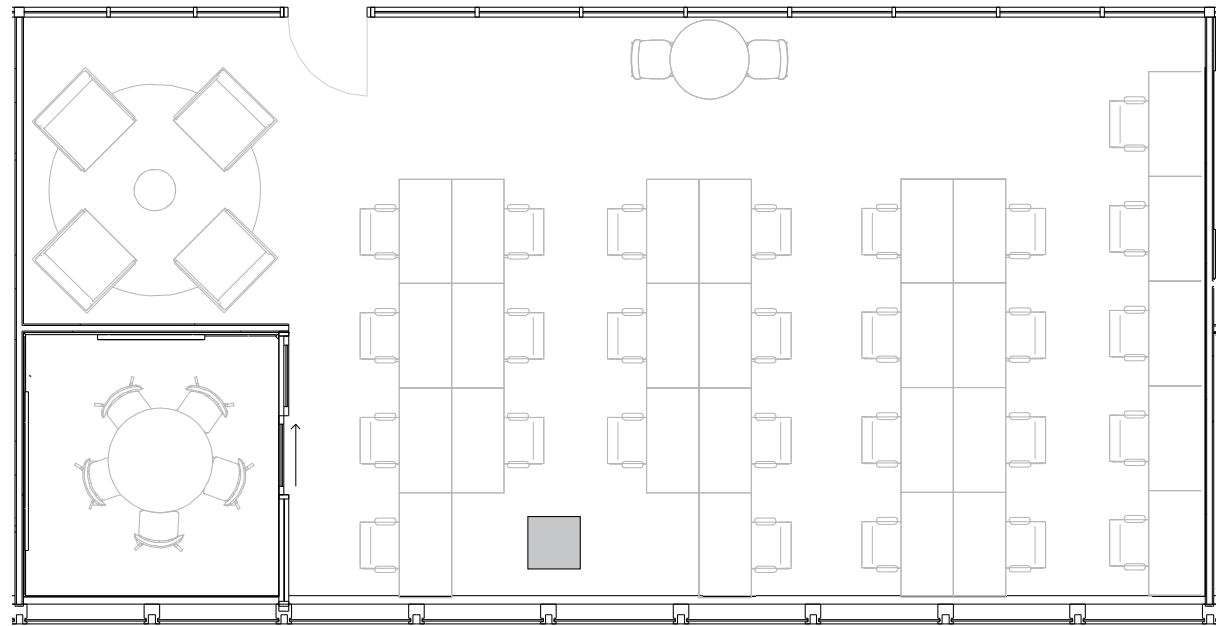
## 8th Floor

1

METTING ROOM(S)

2,049 RSF

RENTABLE AREA



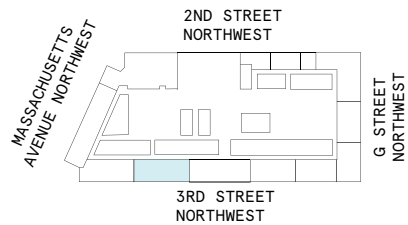
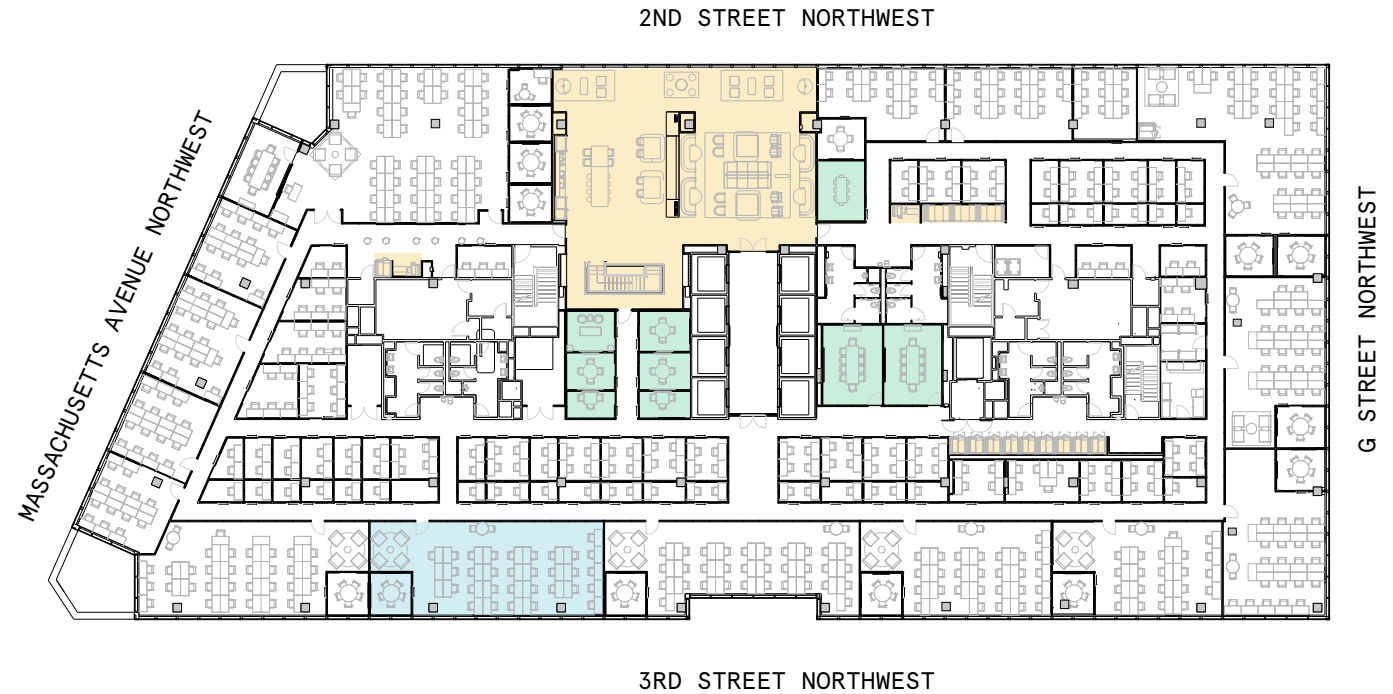
# 8th Floor

37,986 RSF

2,419 RSF Suite 08-147

1

METTING ROOM(S)

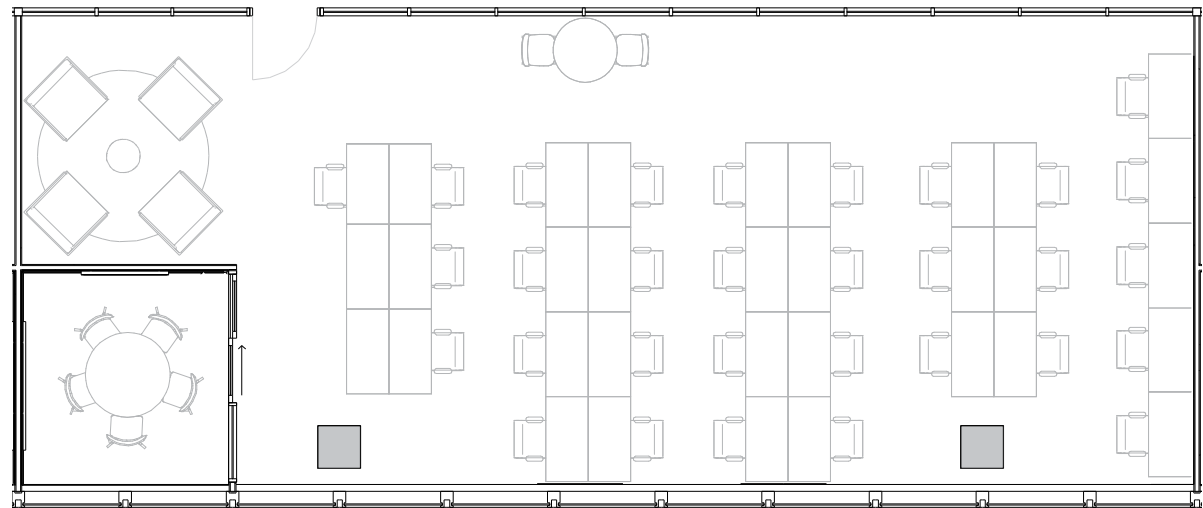


# Suite 08-147

## 8th Floor

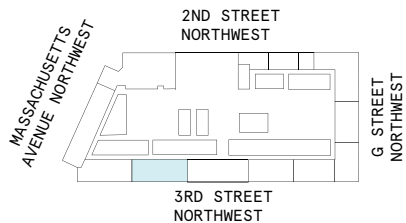
1

METTING ROOM(S)



2,419 RSF

RENTABLE AREA



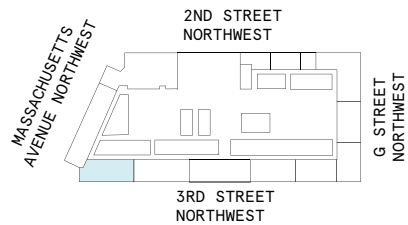
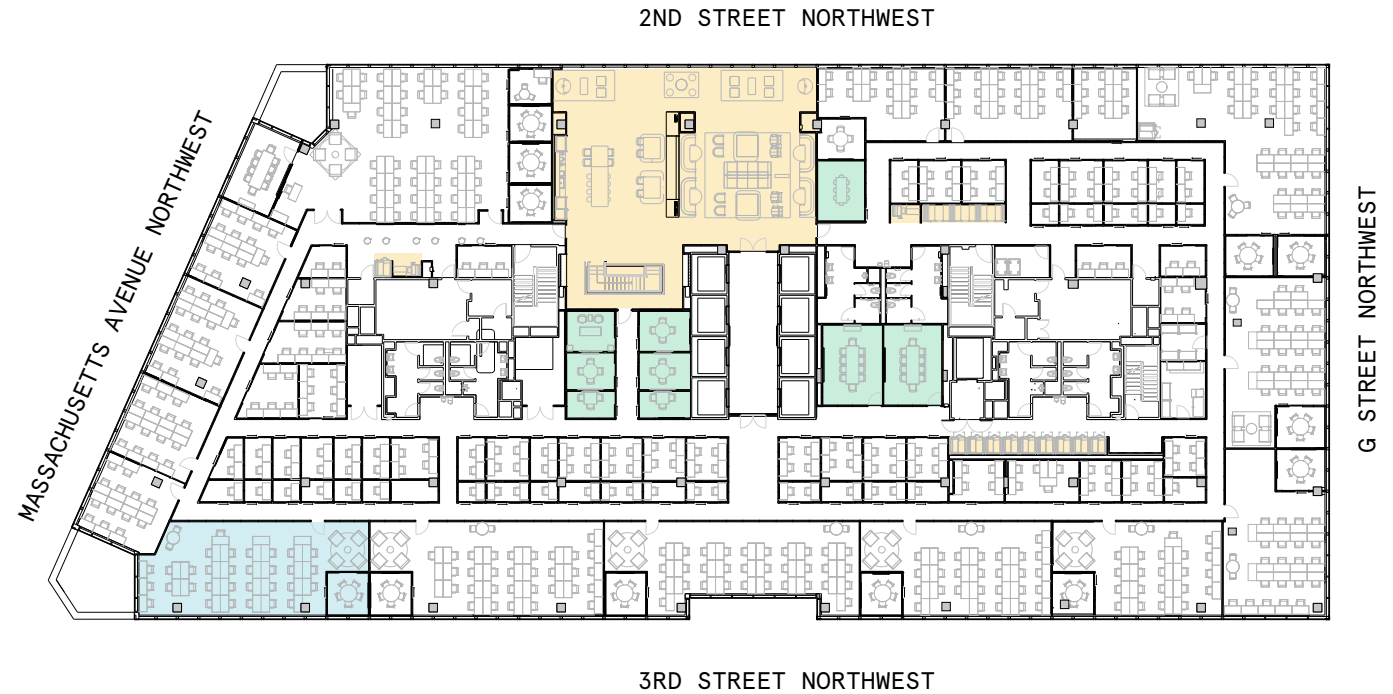
# 8th Floor

37,986 RSF

2,295 RSF Suite 08-151

1

METTING ROOM(S)



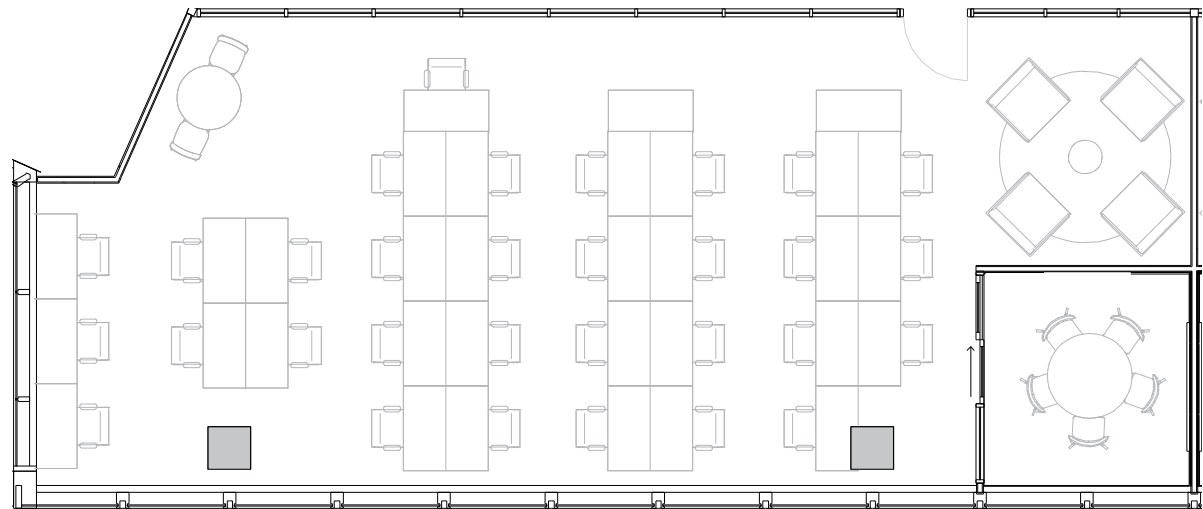


# Suite 08-151

## 8th Floor

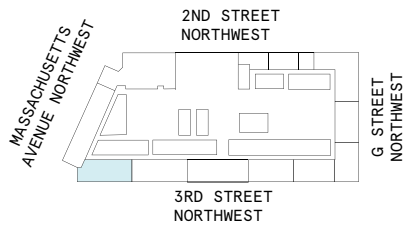
1

METTING ROOM(S)



2,295 RSF

RENTABLE AREA



# 8th Floor

37,986 RSF

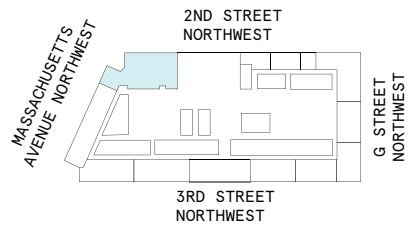
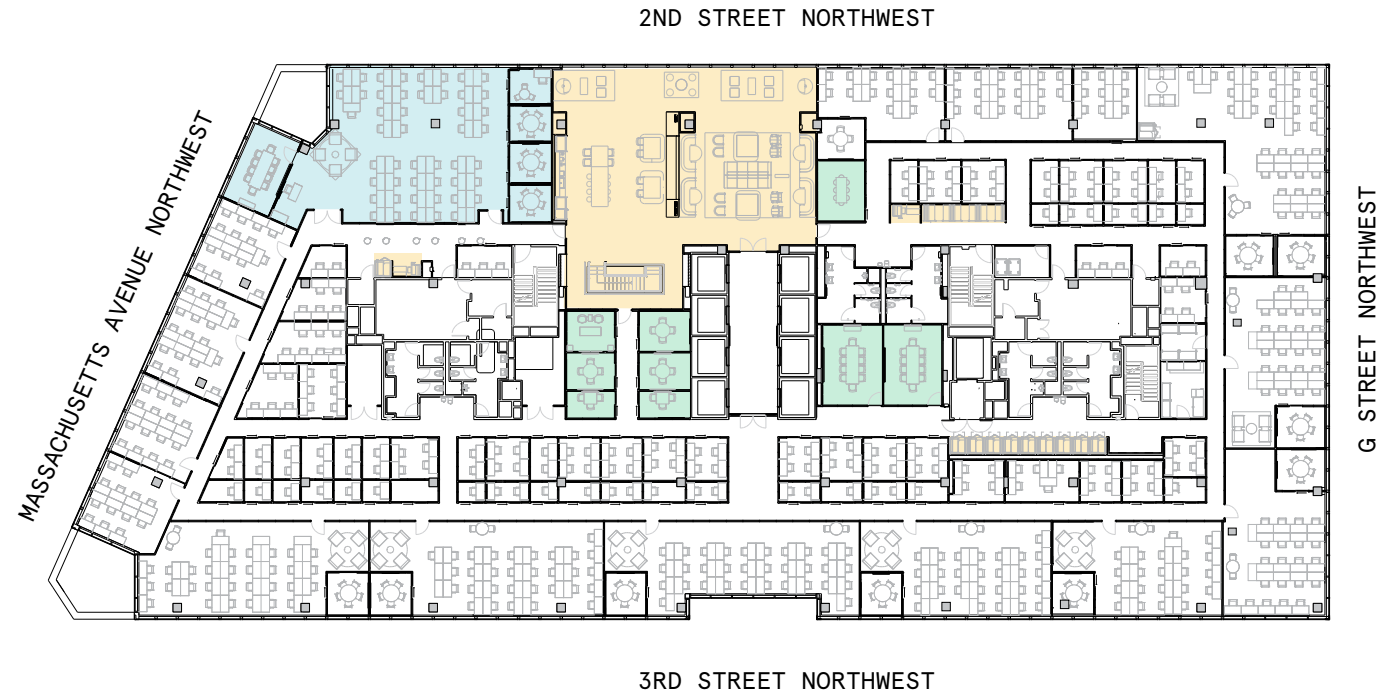
4,703 RSF Suite 08-180

4

METTING ROOM(S)

1

PRIVATE ROOM(S)

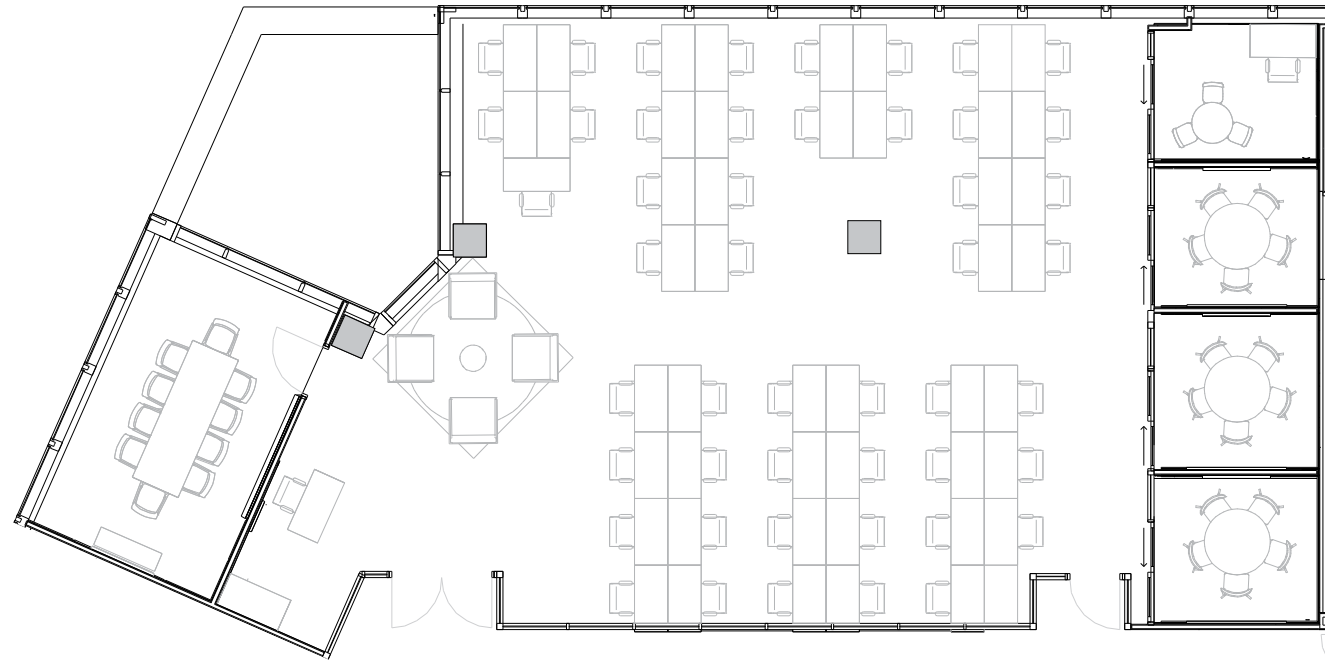


# Suite 08-180

## 8th Floor

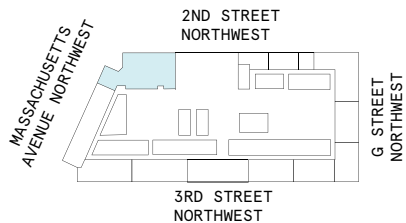
5

CONFERENCE ROOMS



4,703 RSF

RENTABLE AREA



# 9th Floor

37,979 RSF



2

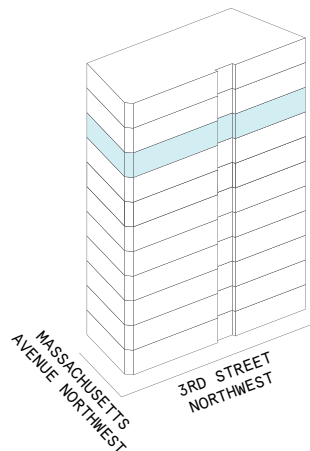
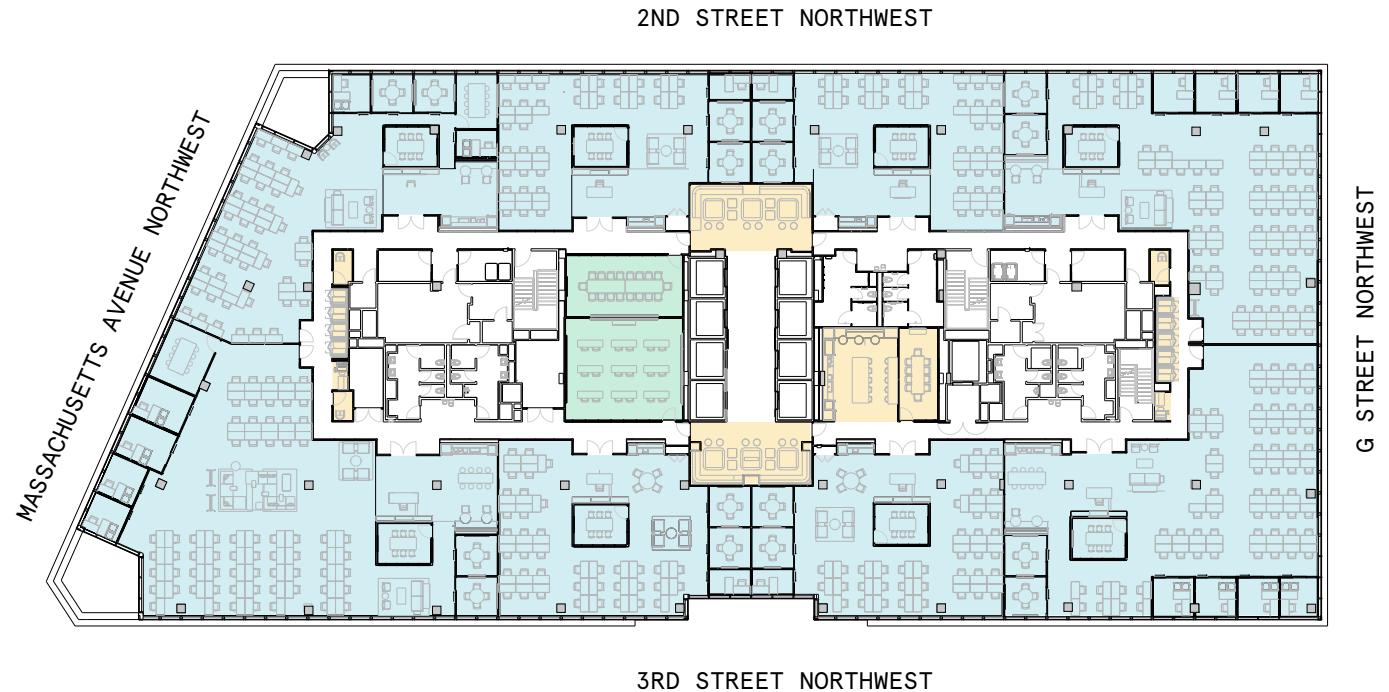
MEETING ROOM(S)

11

SHARED WORKSPACE(S)

## LEGEND

- CONFERENCE ROOM
- OPEN WORKSPACE
- DEDICATED SPACE



# 9th Floor

37,979 RSF

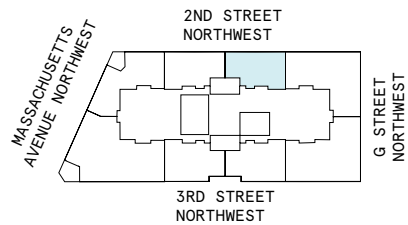
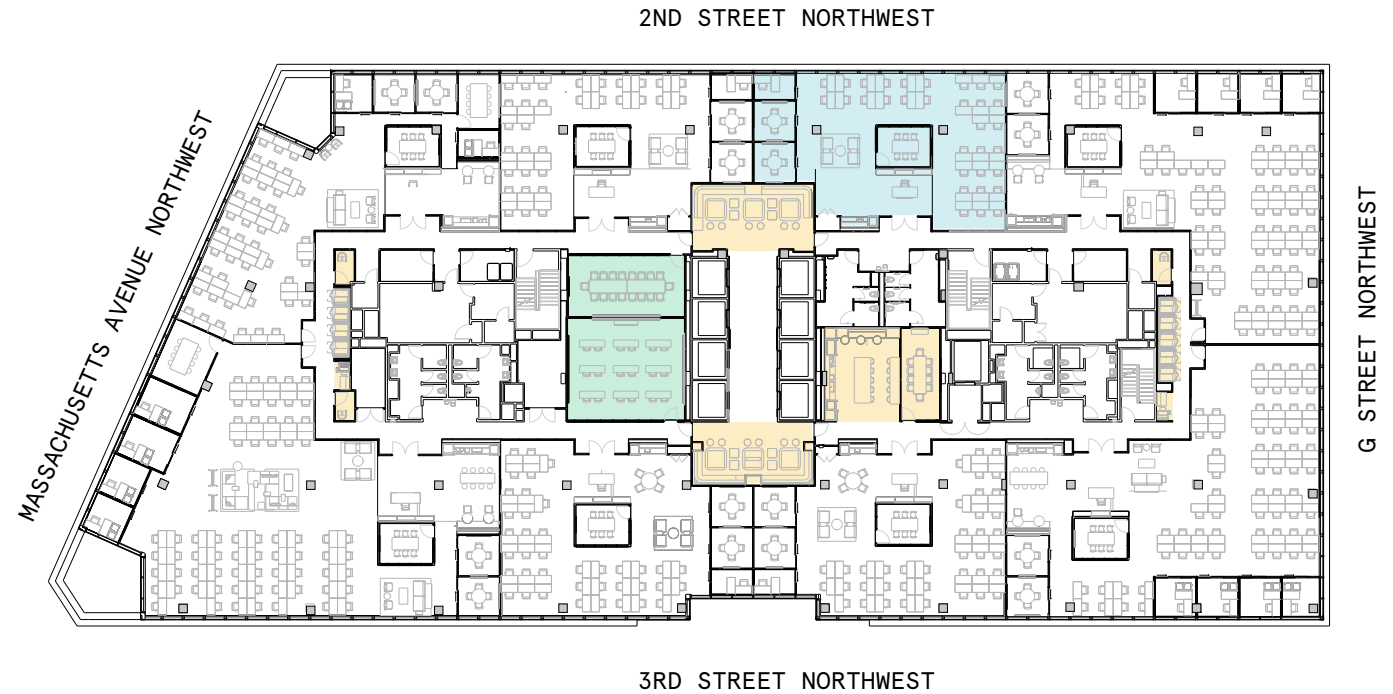
3,474 RSF Suite 09-101

3

METTING ROOM(S)

1

PRIVATE ROOM(S)





# Suite 09-101

## 9th Floor

3

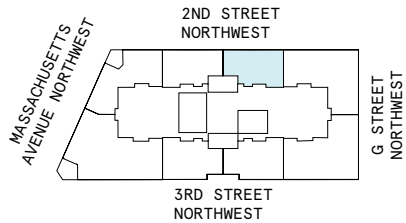
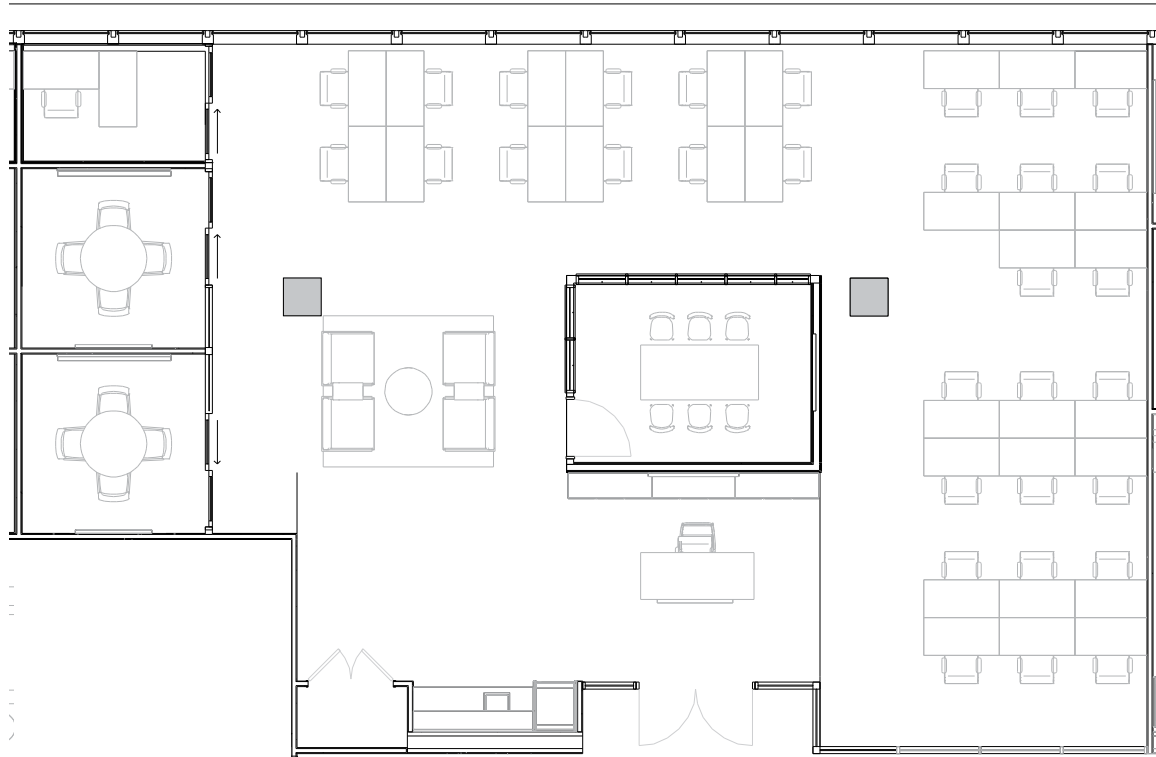
METTING ROOM(S)

1

PRIVATE ROOM(S)

3,474 RSF

RENTABLE AREA



# 9th Floor

37,979 RSF

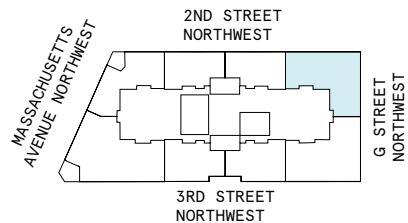
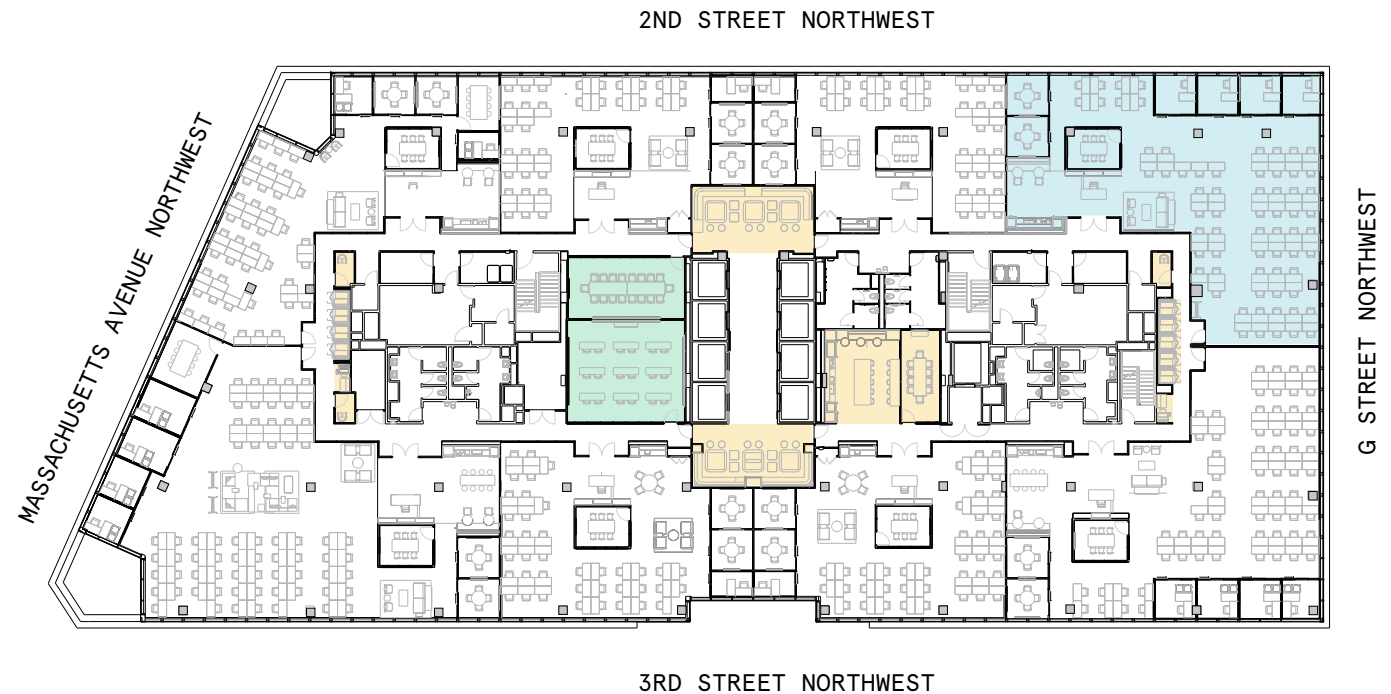
6,137 RSF Suite 09-102

2

METTING ROOM(S)

4

PRIVATE ROOM(S)



# Suite 09-102

## 9th Floor

2

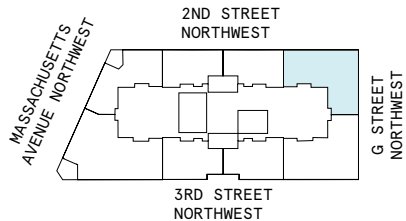
METTING ROOM(S)

4

PRIVATE ROOM(S)

6,137 RSF

RENTABLE AREA



# 9th Floor

37,979 RSF

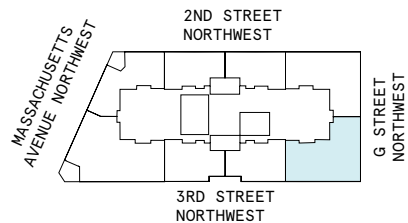
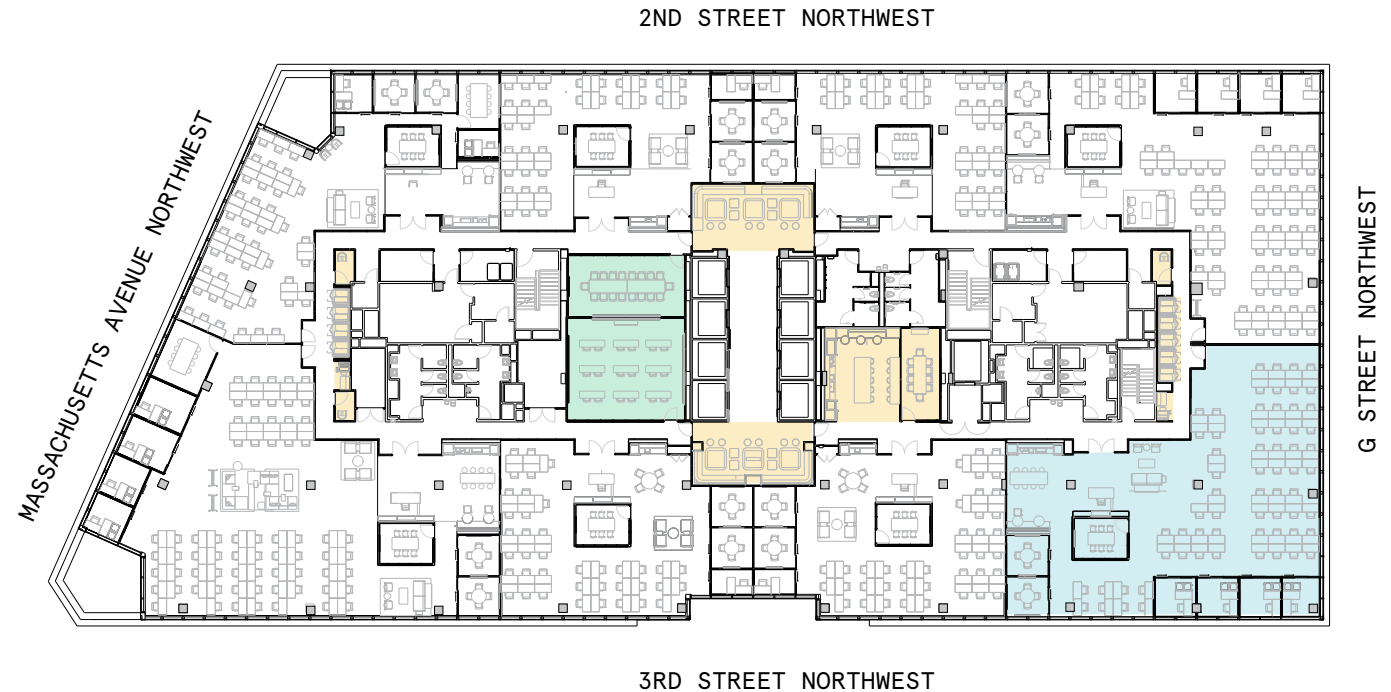
6,300 RSF Suite 09-103

2

METTING ROOM(S)

4

PRIVATE ROOM(S)



# Suite 09-103

## 9th Floor

2

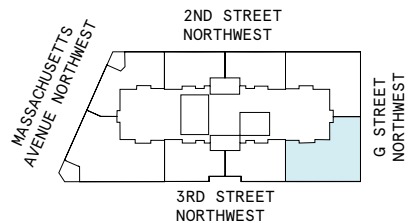
METTING ROOM(S)

4

PRIVATE ROOM(S)

6,300 RSF

RENTABLE AREA





# 9th Floor

37,979 RSF

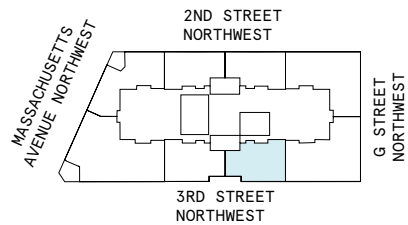
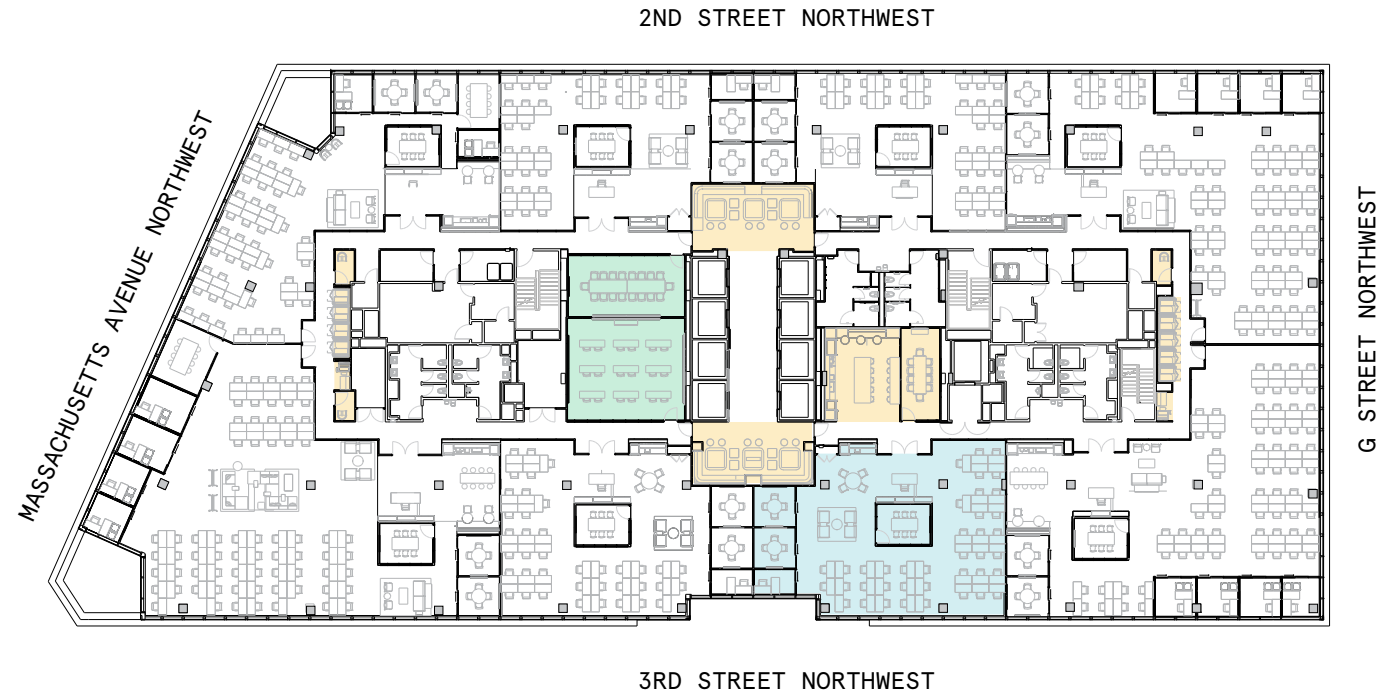
3,511 RSF Suite 09-104

3

METTING ROOM(S)

1

PRIVATE ROOM(S)



# Suite 09-104

## 9th Floor

3

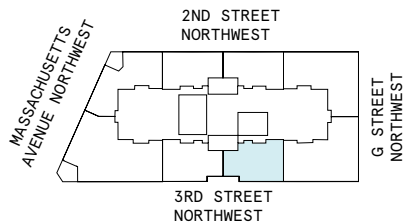
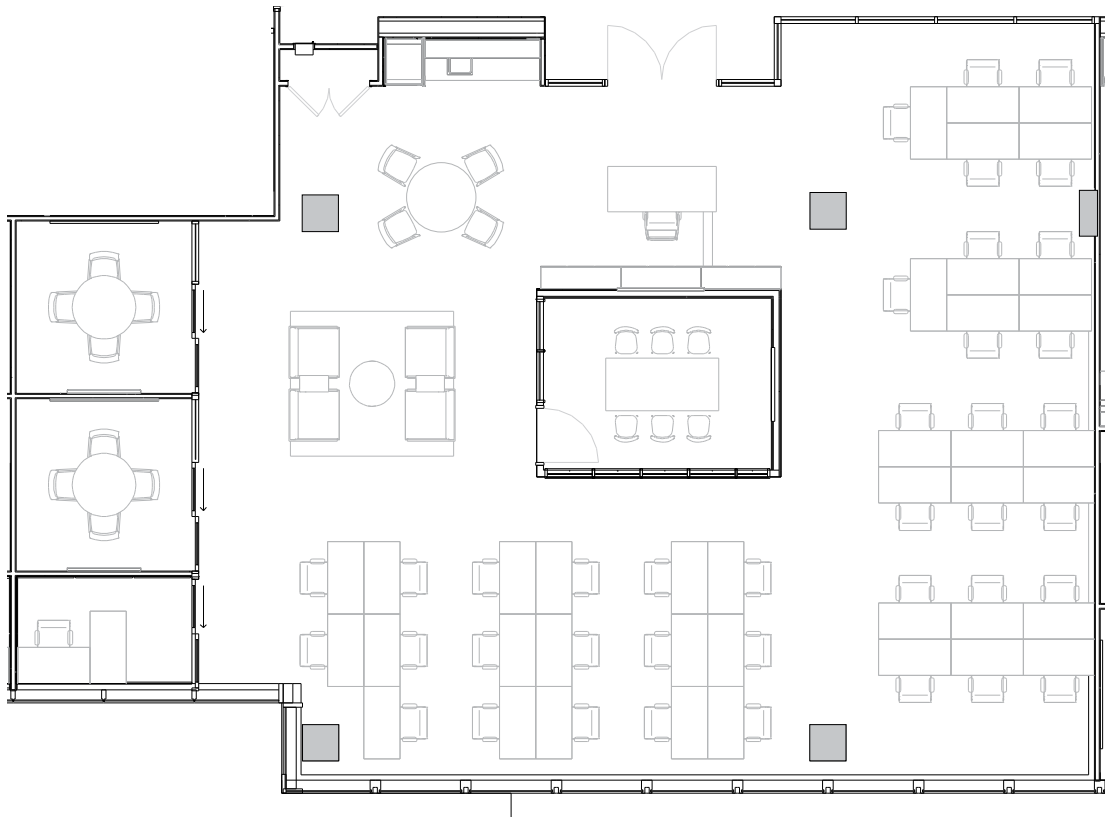
METTING ROOM(S)

1

PRIVATE ROOM(S)

3,511 RSF

RENTABLE AREA



# 9th Floor

37,979 RSF

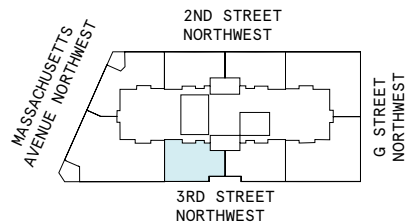
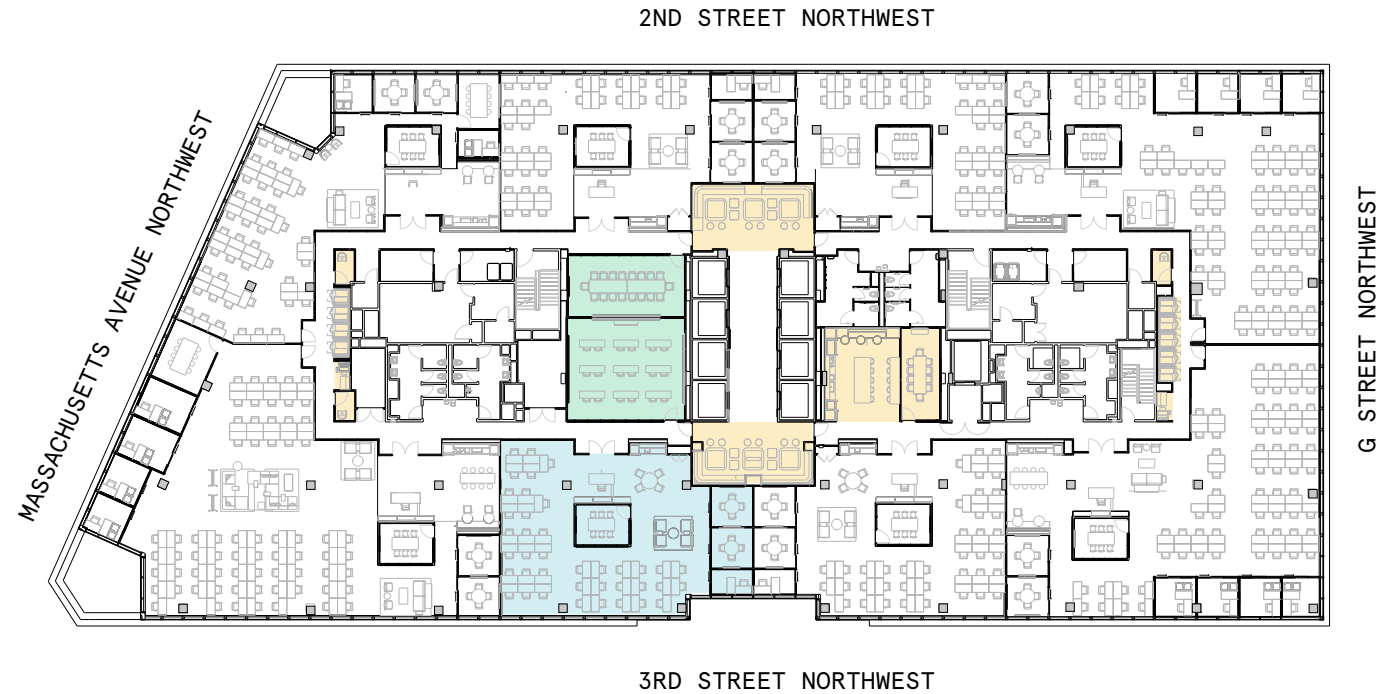
3,624 RSF Suite 09-105

3

METTING ROOM(S)

1

PRIVATE ROOM(S)



# Suite 09-105

## 9th Floor

3

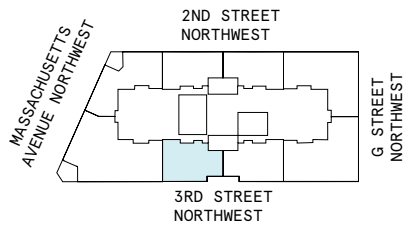
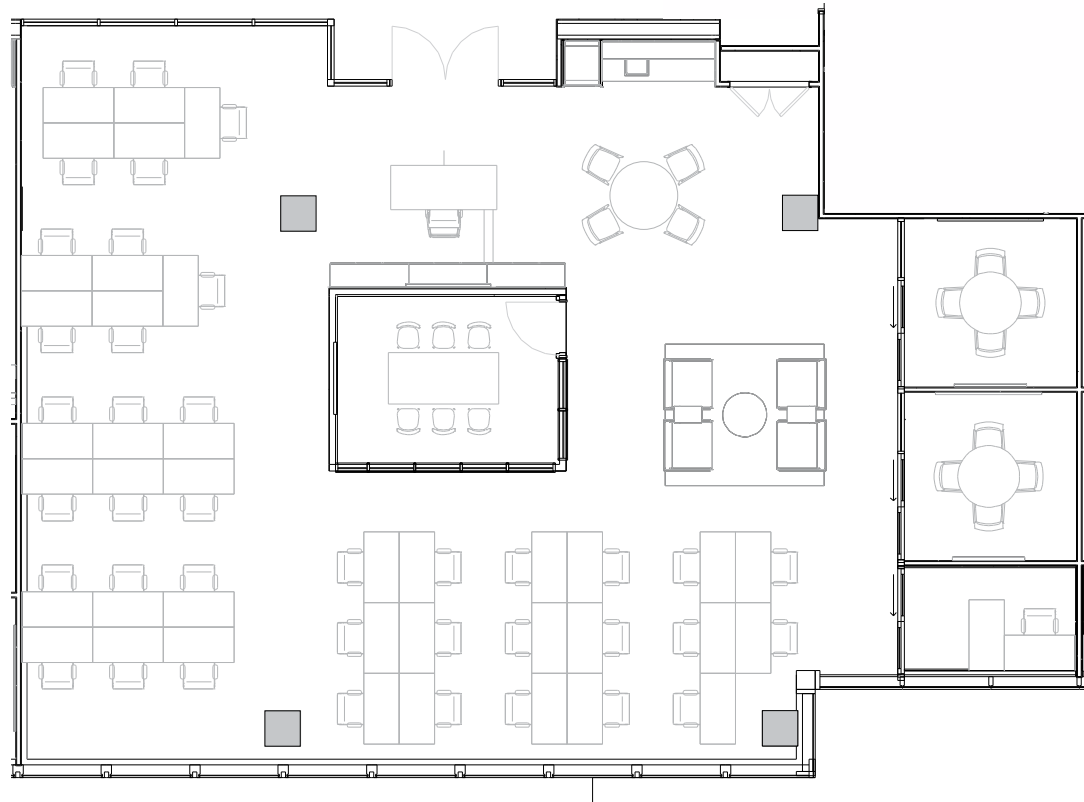
METTING ROOM(S)

1

PRIVATE ROOM(S)

3,624 RSF

RENTABLE AREA



# 9th Floor

37,979 RSF

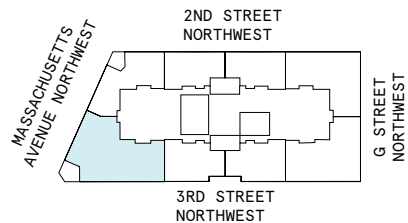
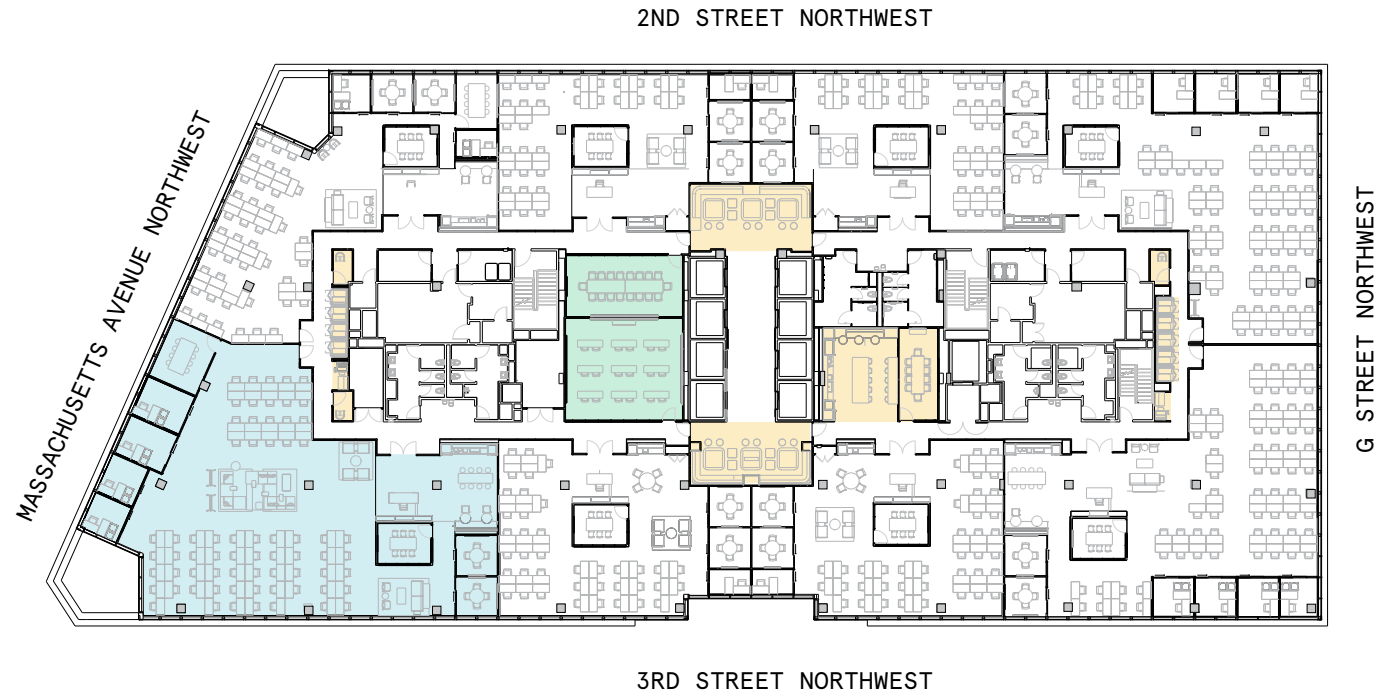
7,538 RSF Suite 09-106

4

METTING ROOM(S)

4

PRIVATE ROOM(S)





# Suite 09-106

## 9th Floor

4

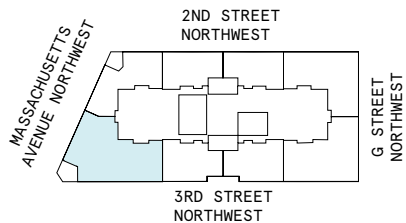
METTING ROOM(S)

4

PRIVATE ROOM(S)

7,538 RSF

RENTABLE AREA



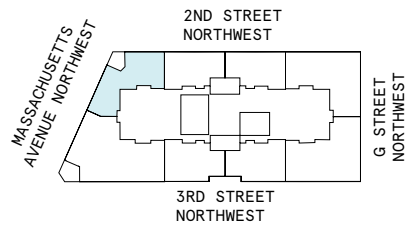
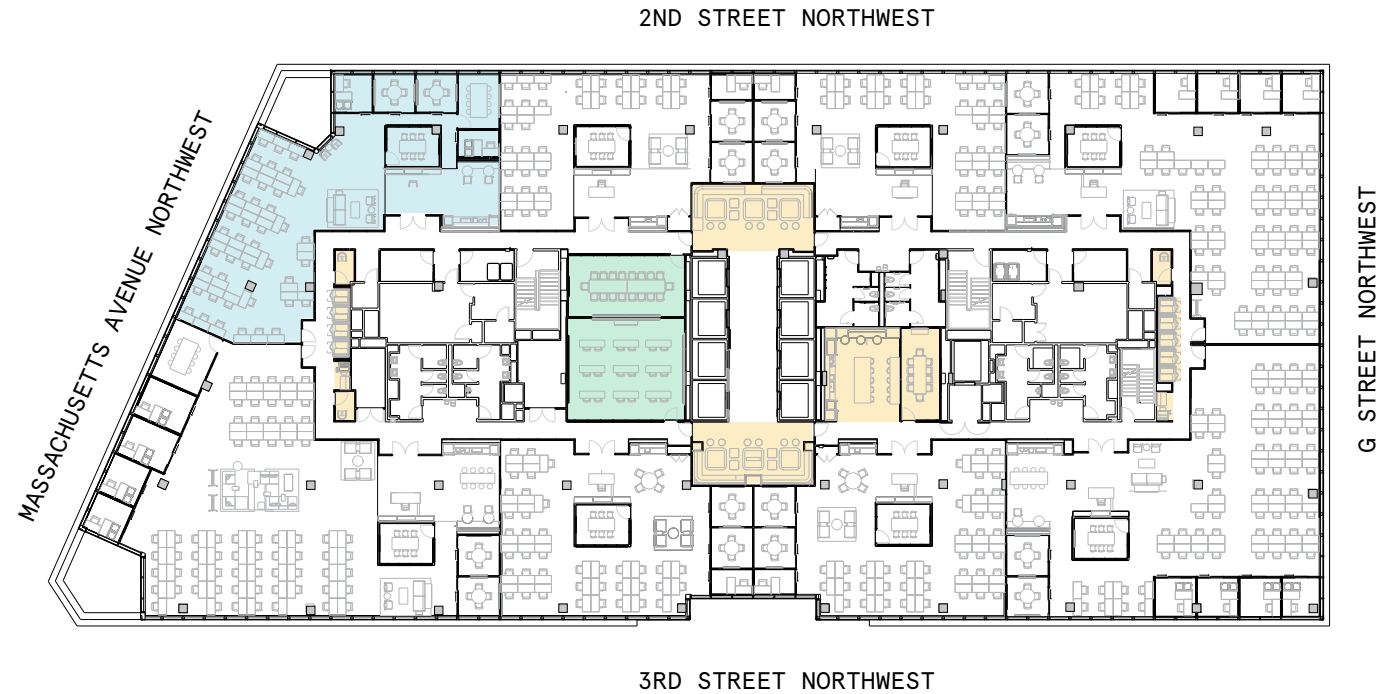
# 9th Floor

37,979 RSF

4,166 RSF Suite 09-107

4  
MEETING ROOM(S)

1  
PRIVATE ROOM(S)



# Suite 09-107

## 9th Floor

4

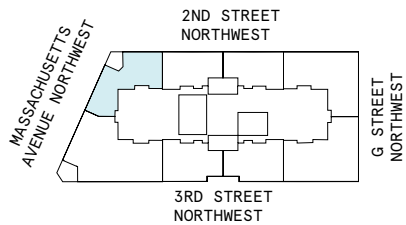
METTING ROOM(S)

1

PRIVATE ROOM(S)

4,166 RSF

RENTABLE AREA



# 9th Floor

37,979 RSF

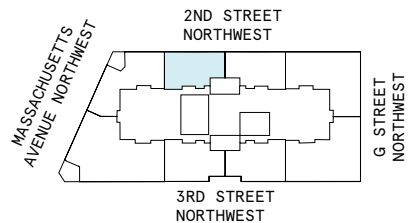
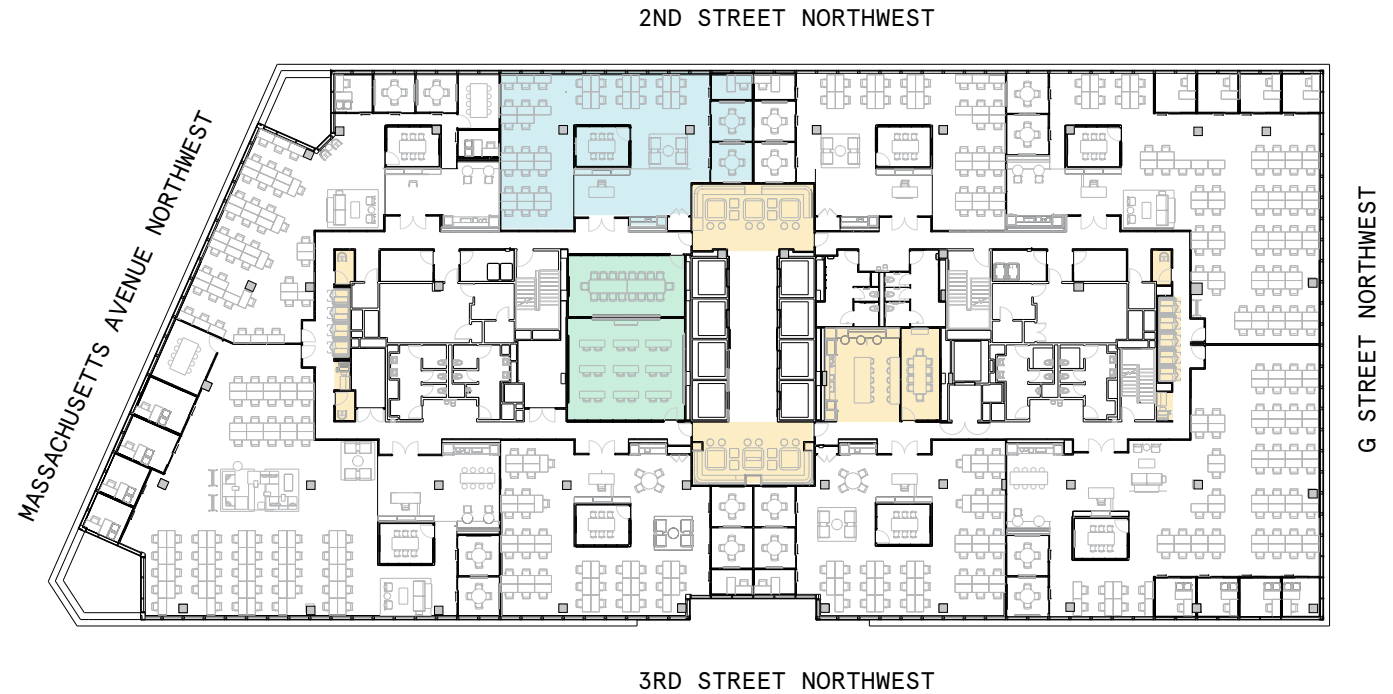
3,228 RSF Suite 09-108

3

METTING ROOM(S)

1

PRIVATE ROOM(S)



# Suite 09-108

## 9th Floor

3

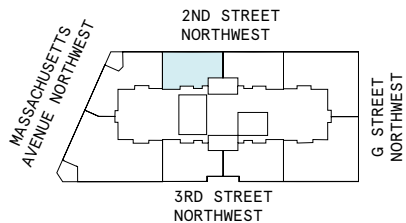
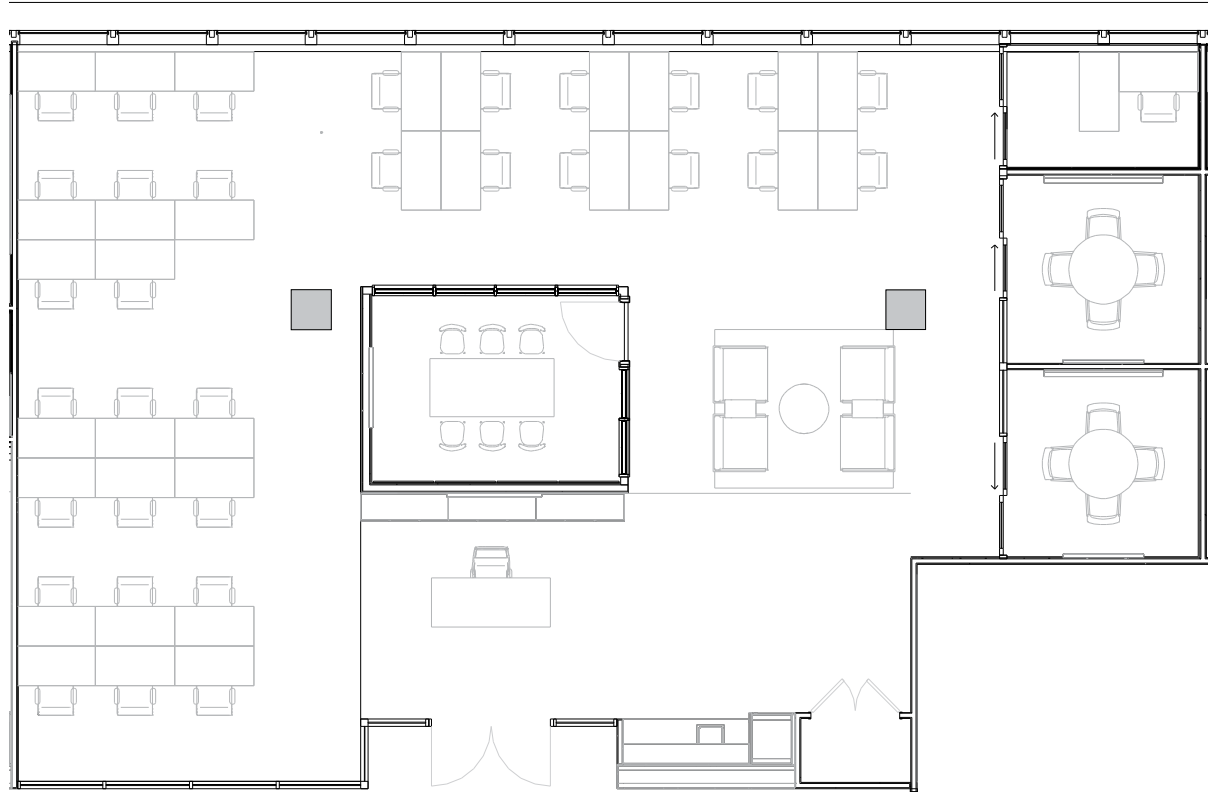
METTING ROOM(S)

1

PRIVATE ROOM(S)

3,228 RSF

RENTABLE AREA





# Contact

---

For leasing inquiries please  
reach out to our team.



## Bruce Pascal

EXECUTIVE MANAGING DIRECTOR  
BRUCE.PASCAL@CUSHWAKE.COM  
202.463.1357

## Evan Tyroler

PORTFOLIO DIRECTOR  
EVAN.TYROLER@WEWORK.COM  
954.461.3846

## Mark Wooters

MANAGING DIRECTOR  
MARK.WOOTERS@CUSHWAKE.COM  
202.739.0363

## Dave Belford

SENIOR LEASING DIRECTOR  
DAVE.BELFORD@WEWORK.COM  
240.601.2991

## Sam McDonough

SENIOR ASSOCIATE  
SAM.MCDONOUGH@CUSHWAKE.COM  
202.266.1162