

650

Massachusetts  
Avenue



# The Gateway to Success

Experience a high-performance workday at 650 Massachusetts Avenue where the on-site amenities bring tenants together and create a community of collaboration. 650WORKS, the 3,000 SF tenant lounge and event space, is thoughtfully designed to foster community, provide an alternative workspace and increase productivity. SPACE+ suites offer pre-built work environments designed for a collaborative and technological edge. A fitness center featuring Peloton equipment and full-service locker rooms allows tenants to unwind and focus on their own personal wellness goals.





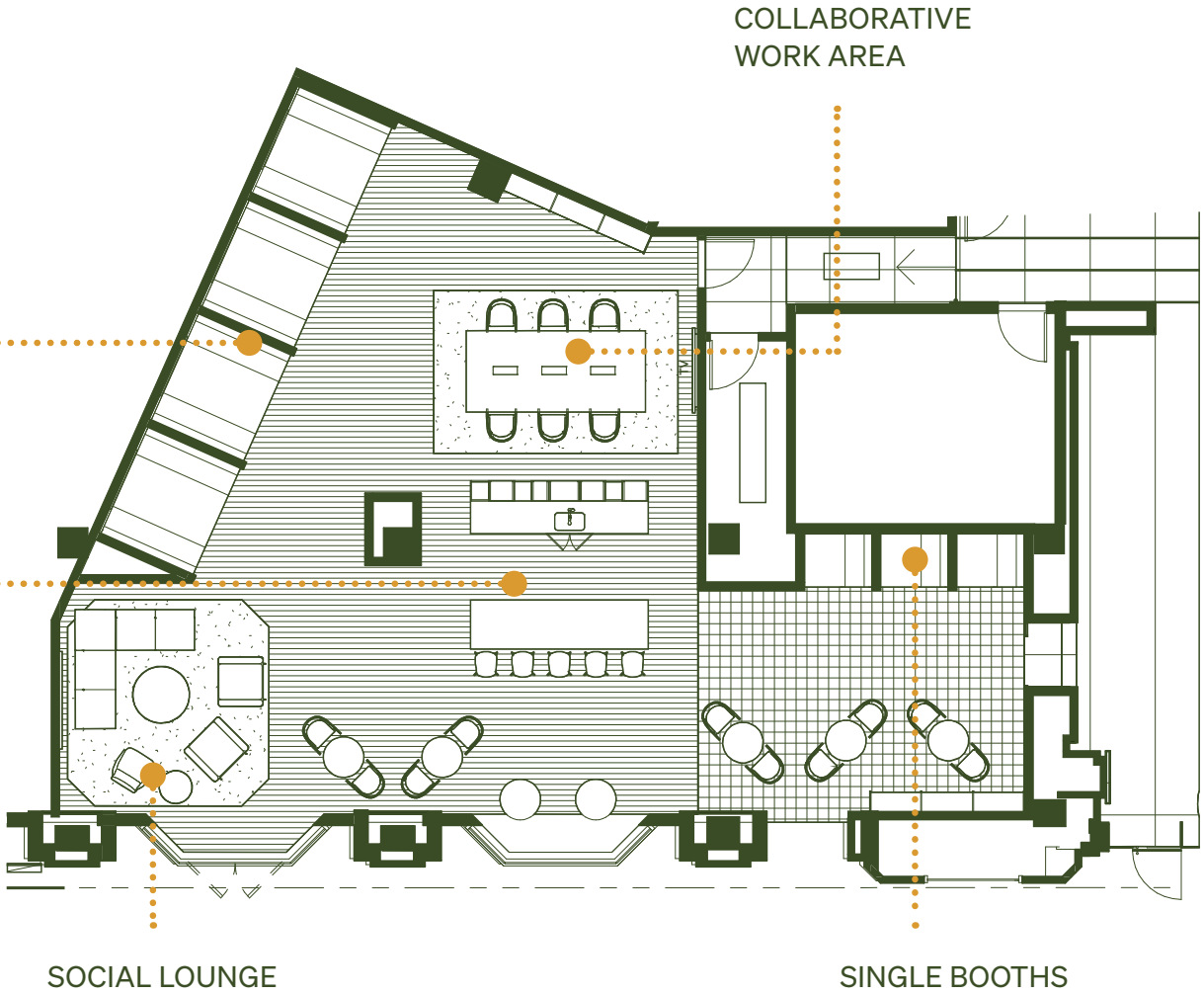
650WORKS

# Space to collaborate



BOOTHS

COFFEE BAR  
FREE Nitro Cold Brew +  
Kombucha on tap for tenants







650WORKS



# Fitness Center + Bike Room

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650 Massachusetts Avenue offers all the fitness amenities you could need! The tenant-only fitness center features elite equipment, including Peloton bikes, locker rooms and showers with towel service. Bike to work and know your wheels are secure in our bike room.



# Conferencing Options

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Conferencing Options



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Conveniently located on-site, Georgetown University's School of Continuing Studies offers spaces for rent equipped with standard audio / visual equipment. Through Activated by Brookfield Properties, tenants also gain access to conferencing options across the region.

Auditorium  
**125 person capacity**

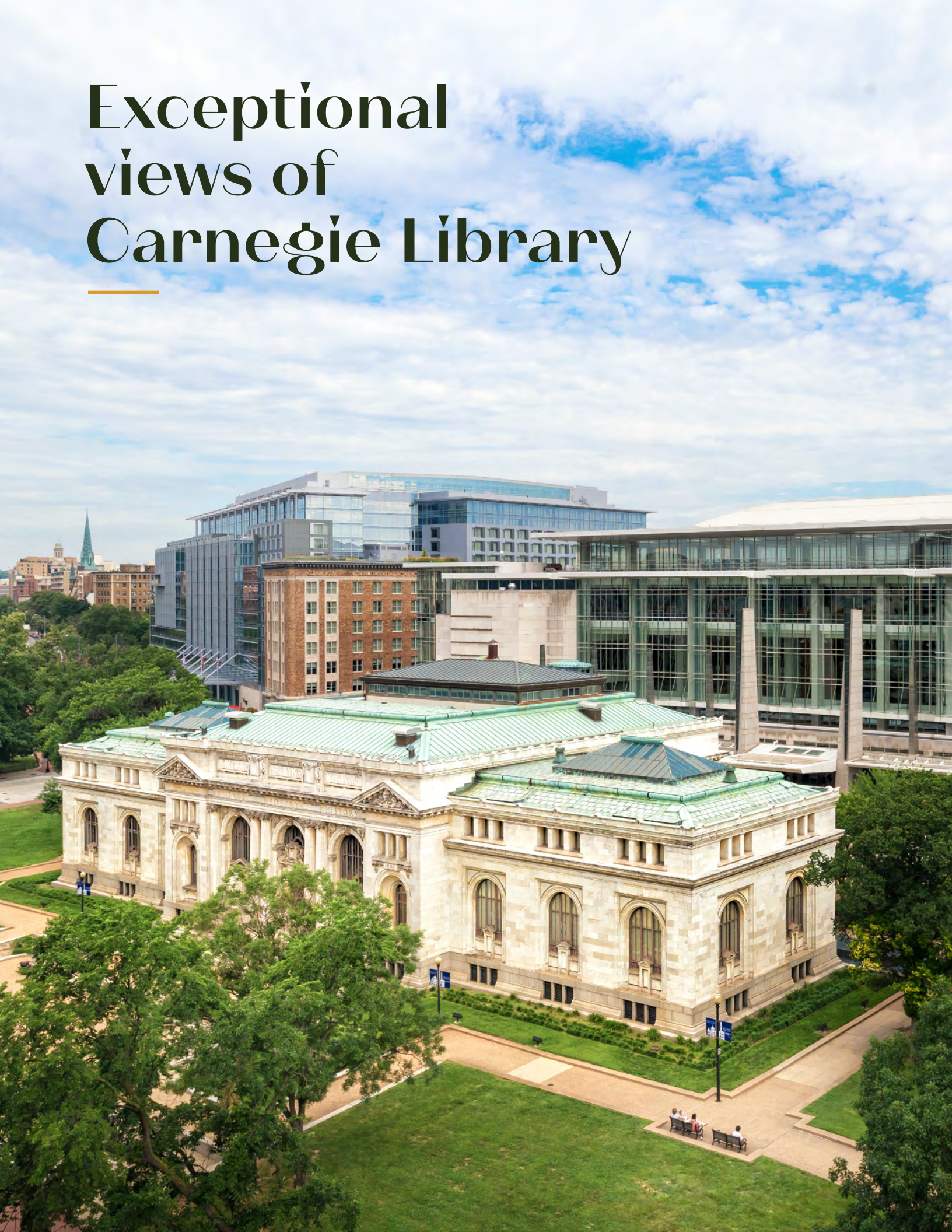
Overlook reception space  
**75 person capacity**

4 Classrooms  
**25-80 person capacity**



# Exceptional views of Carnegie Library

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## FOXTROT

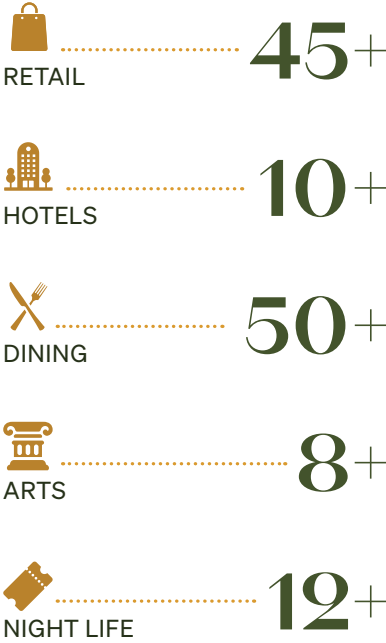
Foxtrot Market is a boutique corner store, with artisanal groceries, cafe meals, coffee and beverages that can be delivered in under an hour via its app. Delizique, FedEx Office, and MyEyeDr can also be found on-site.

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# Phenomenal neighbors

650 Massachusetts is surrounded by numerous restaurants, shops, and tranquil green space. Less than 5 minute walk to two Metro stations and quick access to major highways, makes 650 Massachusetts an ideal location for commuters.



Local Amenities







## EVOLVING NEEDS. READY SOLUTIONS.

From pre-built suites to move-in ready spaces, **SPACE+** responds to your current needs. All available with traditional or flexible lease terms. **SPACE+** gets you up and running on day one.

All you need to do is show up.

SPACE+  
BY BROOKFIELD PROPERTIES

## SPACE+

Pre-built best-in-class suites across our portfolio. Take the space as-is or use **SPACE+ SERVICES** to create your ideal turnkey office.



## SPACE+ READY

**Arrive Ready.** Furnished and expertly designed workspaces that seamlessly transform to move-in ready space with integrated technology and more.



## SPACE+ SERVICES

**Your Office, Our Services.** Add furniture, technology, or workplace solutions to meet your needs. Available anywhere in our portfolio.







# SPACE+ SERVICES

BY BROOKFIELD PROPERTIES

## EVOLVING NEEDS. READY SOLUTIONS.

Available in any space across the Brookfield Properties portfolio, use **SPACE+ SERVICES** to add furniture, technology, or workplace solutions to create your ideal office.

### SPACE+ SERVICES BY BROOKFIELD PROPERTIES



#### FURNITURE

High-quality solutions designed for your team.

- + Meeting rooms
- + Lounge spaces
- + Work areas
- + Art & accessories



#### TECHNOLOGY

Enterprise technologies installed, managed, and maintained by our expert team.

- + High-speed networks
- + Seamless AV solutions
- + Digital security



#### WORKPLACE SERVICES

Let us manage the details so you can focus on your business.

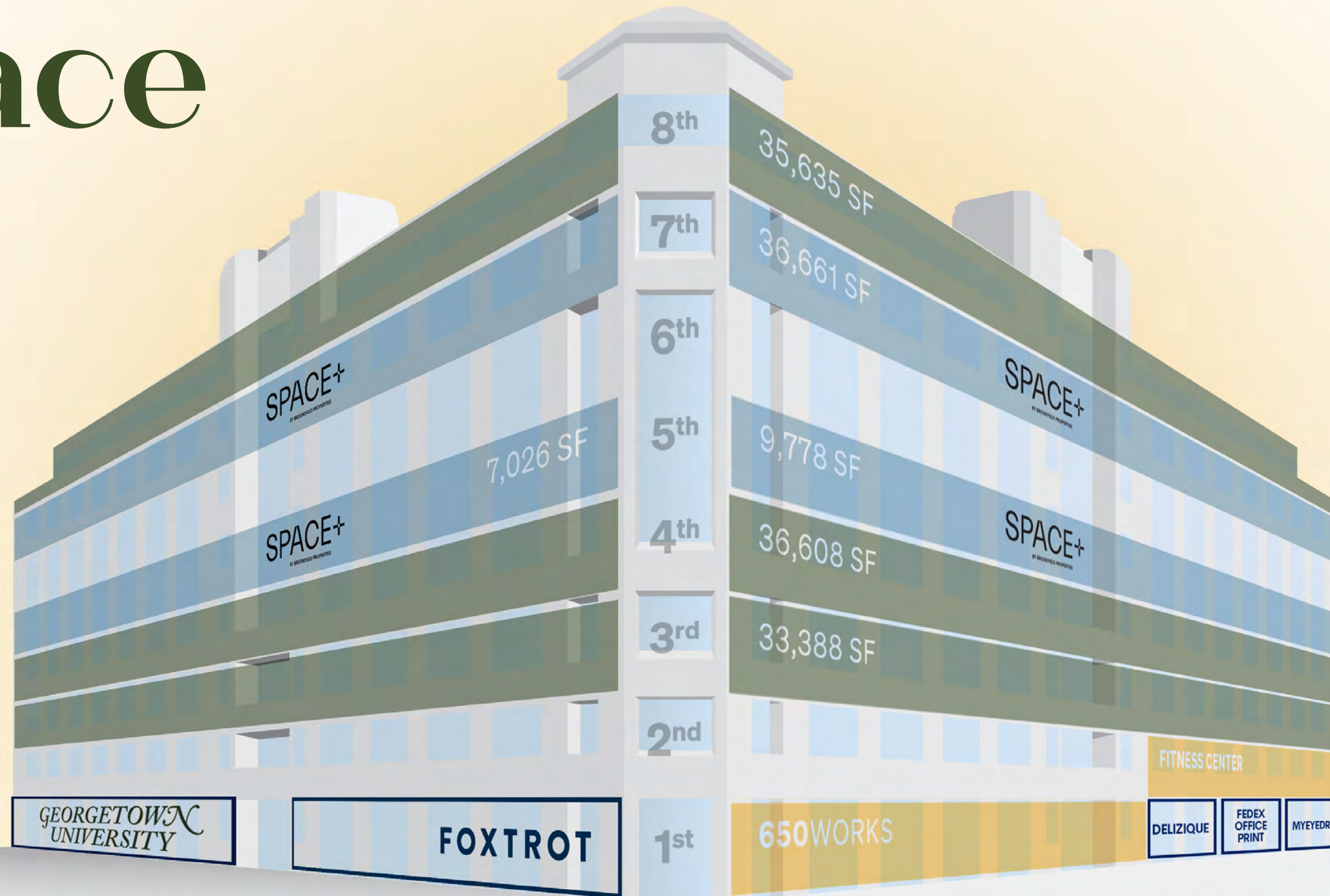
- + Custom refreshment programs
- + Vendor management
- + Continued support





# Available Space

650  
Massachusetts  
Avenue



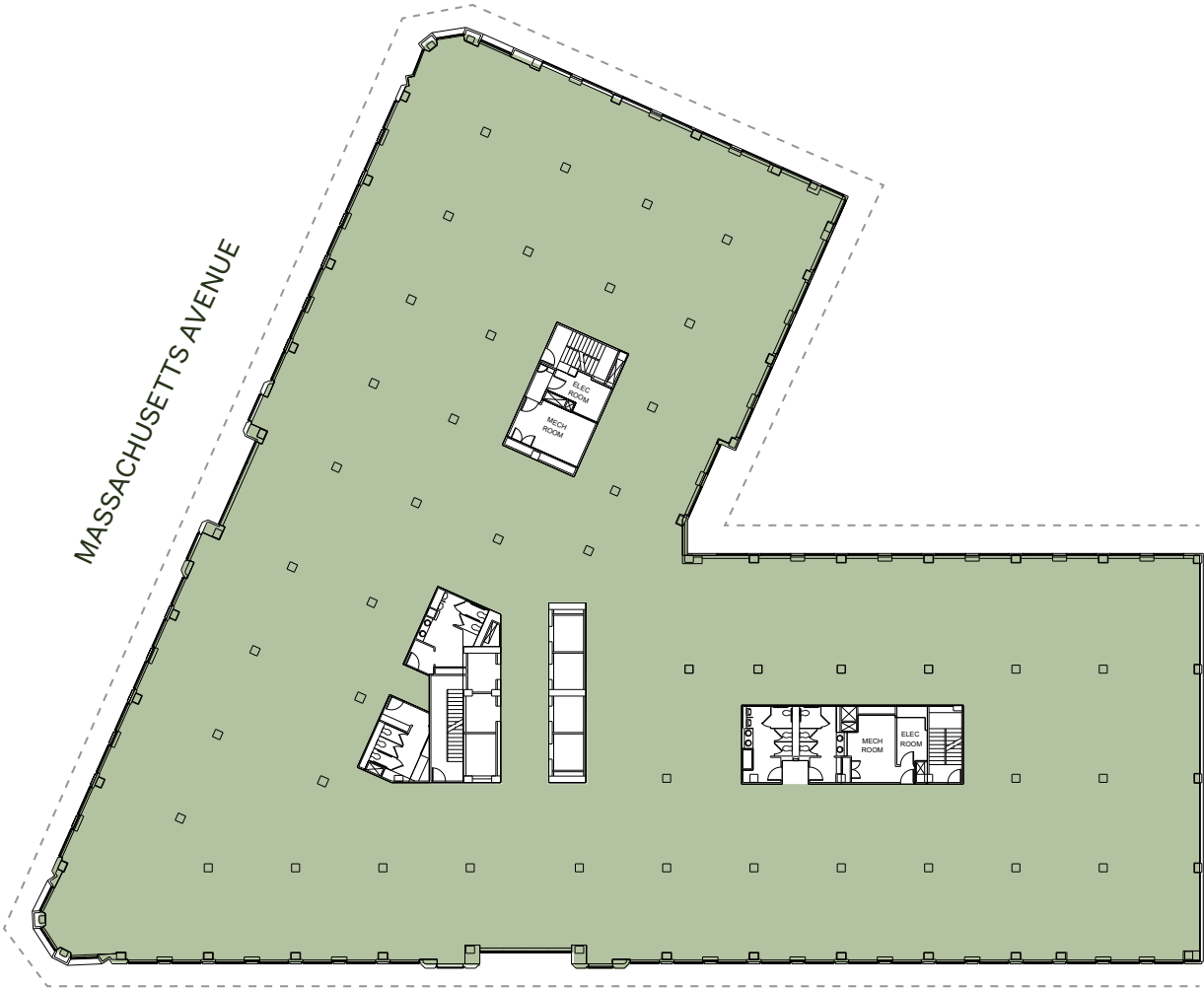


3<sup>RD</sup> FLOOR

33,388 RSF

4<sup>TH</sup> FLOOR

36,608 RSF



Window Line

Window Line



TWO SUITES



■ SUITE 500  
9,778 RSF

■ SUITE 520  
7,026 RSF

AVAILABLE NOW

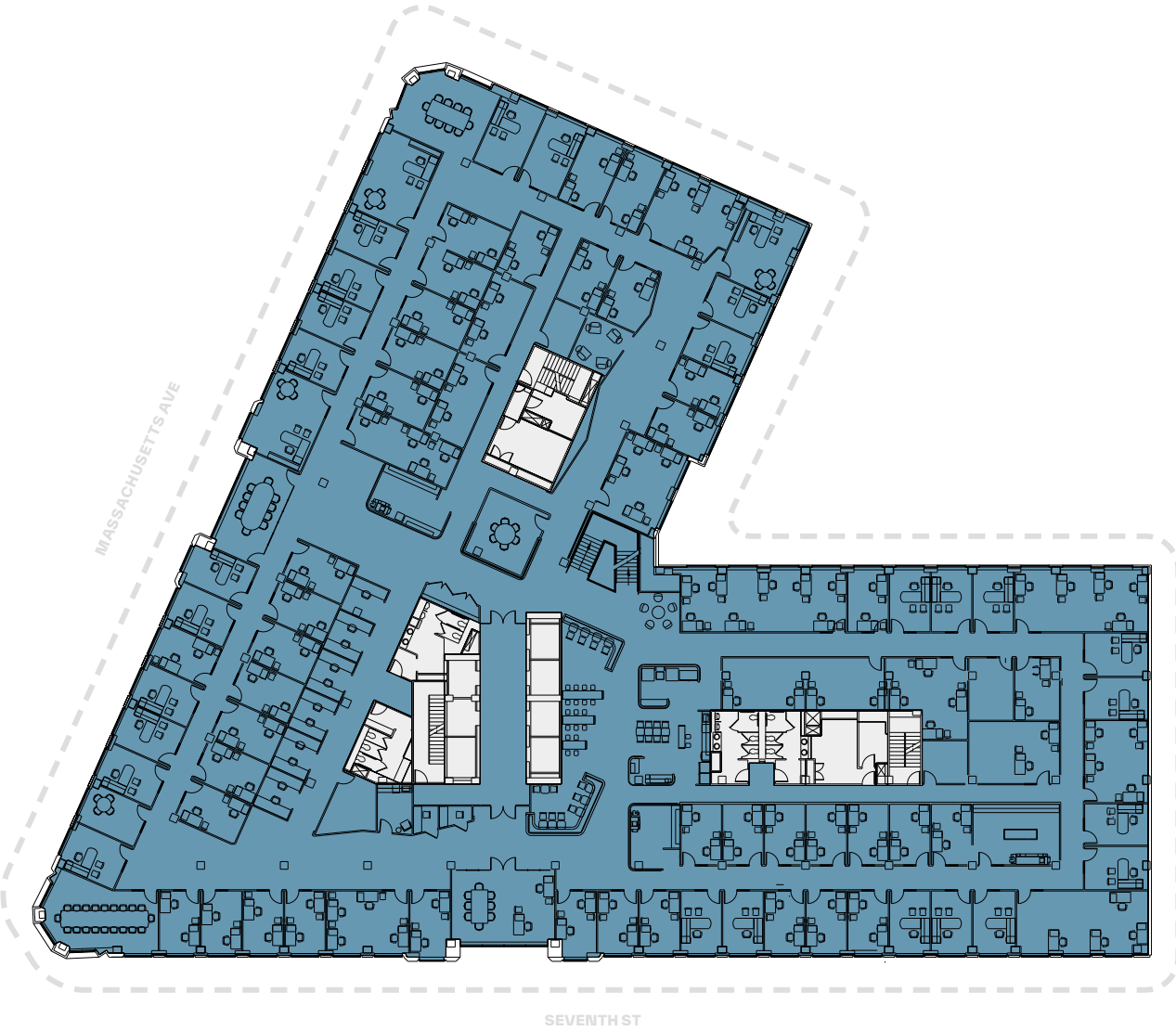
SPACE-PLUS.COM



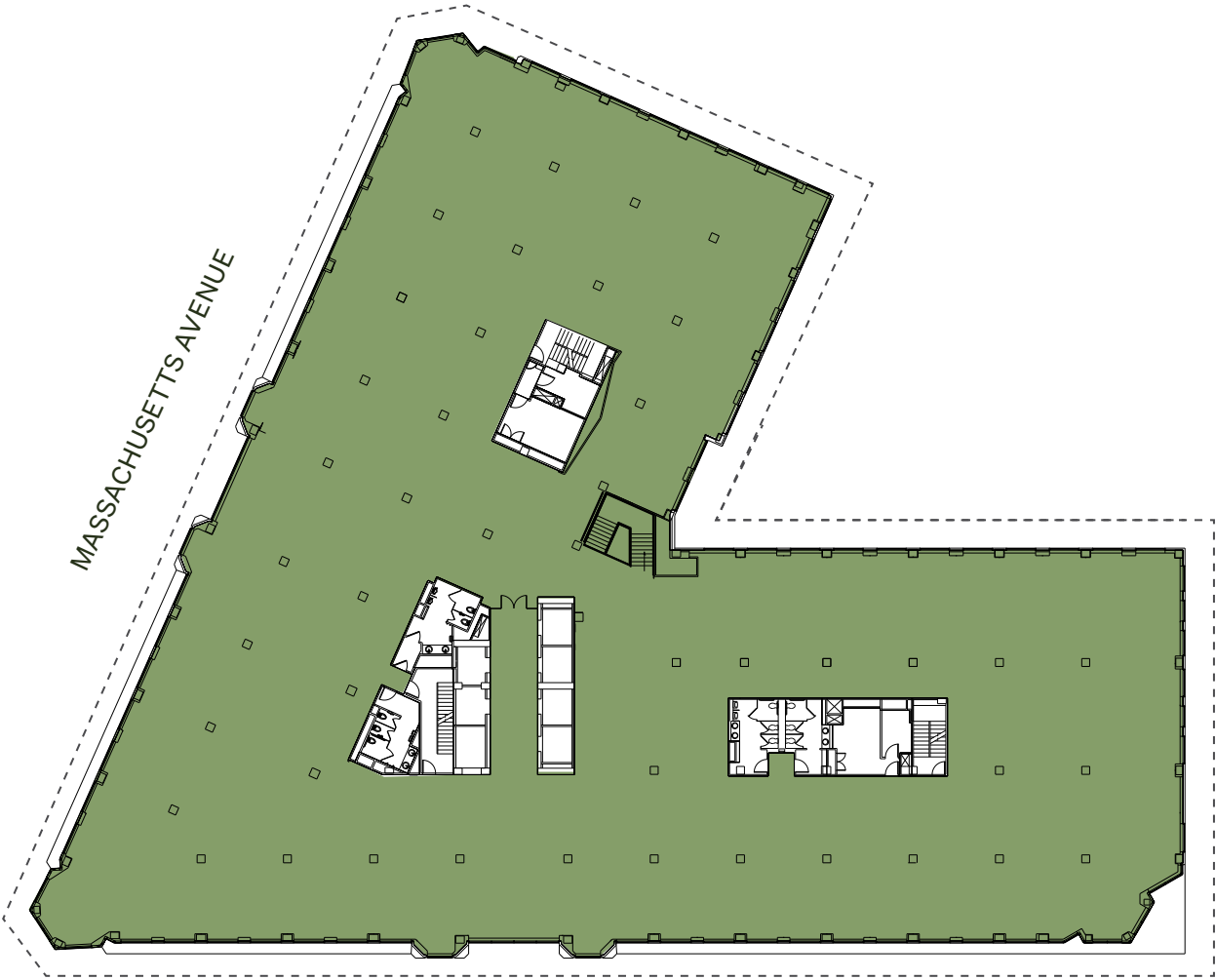
FLOOR 7 | 36,661 RSF

8<sup>TH</sup> FLOOR

35,635 RSF  
*Shell Condition*



Window Line



Window Line





# Redefine your workday



## EXPERIENCE

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



## ARTS AND CULTURE

Innovative, free music, theatre, dance, visual art, and cultural experiences change spaces from those you pass through to those you linger, pause, and gather in.



## FITNESS & WELLBEING

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



## CONNECT

Unlock the benefits of Activated's global portfolio with access to amenity spaces, perks, services, and partnerships that make your life more flexible and rewarding. All powered by axiis tenant app.

**Activated**  
BY BROOKFIELD PROPERTIES

[BROOKFIELDPROPERTIES.COM/ACTIVATED](https://BROOKFIELDPROPERTIES.COM/ACTIVATED)

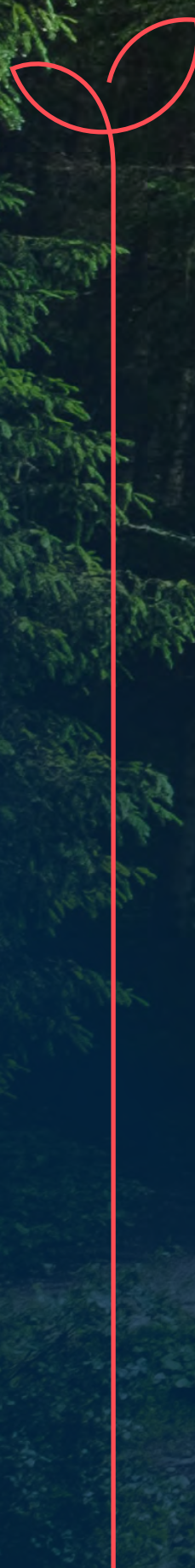
**UNLIMITED ACCESS TO 50+ AMENITY  
SPACES ACROSS D.C., MARYLAND AND  
VIRGINIA.**

**OVER 250 FREE EVENTS AND  
PROGRAMMING EVERY YEAR.**

**EXCLUSIVE PERKS AND PROMOTIONS  
FROM LOCAL RETAILERS, ALL  
AVAILABLE ON THE AXIIS APP.**







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

## WE WILL ACHIEVE THIS IN 2 WAYS

- 1** Through procurement of **Emissions Free Energy Credits** (E FECs) from zero-emissions energy.
- 2** A power purchase agreement from a Westinghouse-supplied nuclear power plant.



### BENEFITS TO TENANTS



#### **BUYING LOCAL POWER**

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.



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**CBRE**

**Brookfield  
Properties**