



2050
M STREET

2050 M STREET NW, WASHINGTON DC 20007

2050MSTREET.COM | LEASING 202.628.5800



REDEFINE *your* PERSPECTIVE

2050 M Street redefines the modern office space in Washington D.C. with an 11-story curved glass curtain wall. This unique glass façade creates a seamless, hyper-transparent, floor-to-ceiling experience from the interior, and a monumental impression from the M Street Corridor. 2050 M Street boasts the highest standard in quality and material craftsmanship. With panoramic views, flexible floor-plates, and soaring ceiling heights, 2050 M Street sets a new standard in cutting-edge workspace.

TISHMAN SPEYER, *redefining* QUALITY



Tishman Speyer's integrated expertise emphasizes excellence and integrity, enabling the firm to bring exceptional quality and outstanding performance to every aspect of global real estate—and every property under management. In collaboration with REX Architecture, 2050 M Street upholds the same standards of quality and innovation.

A unique curved glass design utilizes state-of-the-art technology only sourced from the highest-quality manufacturers of commercial-grade class. Ever mindful of a building or company's relationship with its surroundings, Tishman Speyer continues to redefine quality, sustainability and performance.

REDEFINING CONVENTIONS

BUILDING SIZE

338,000 square feet

TYPICAL FLOOR

25,000 - 34,000 square feet

NUMBER OF FLOORS

11 floors + rooftop terrace

21ST AND M STREET

BRANDING OPPORTUNITY

CEILING HEIGHTS

10' at perimeter

9' on remainder of floor

ELEVATORS

5 high-speed destination dispatch

CERTIFICATION

Targeting LEED® Gold

HIGH-END FITNESS CENTER

PARKING

4 levels of parking (1:1,500 SF)

Garage entrance on 21st Street

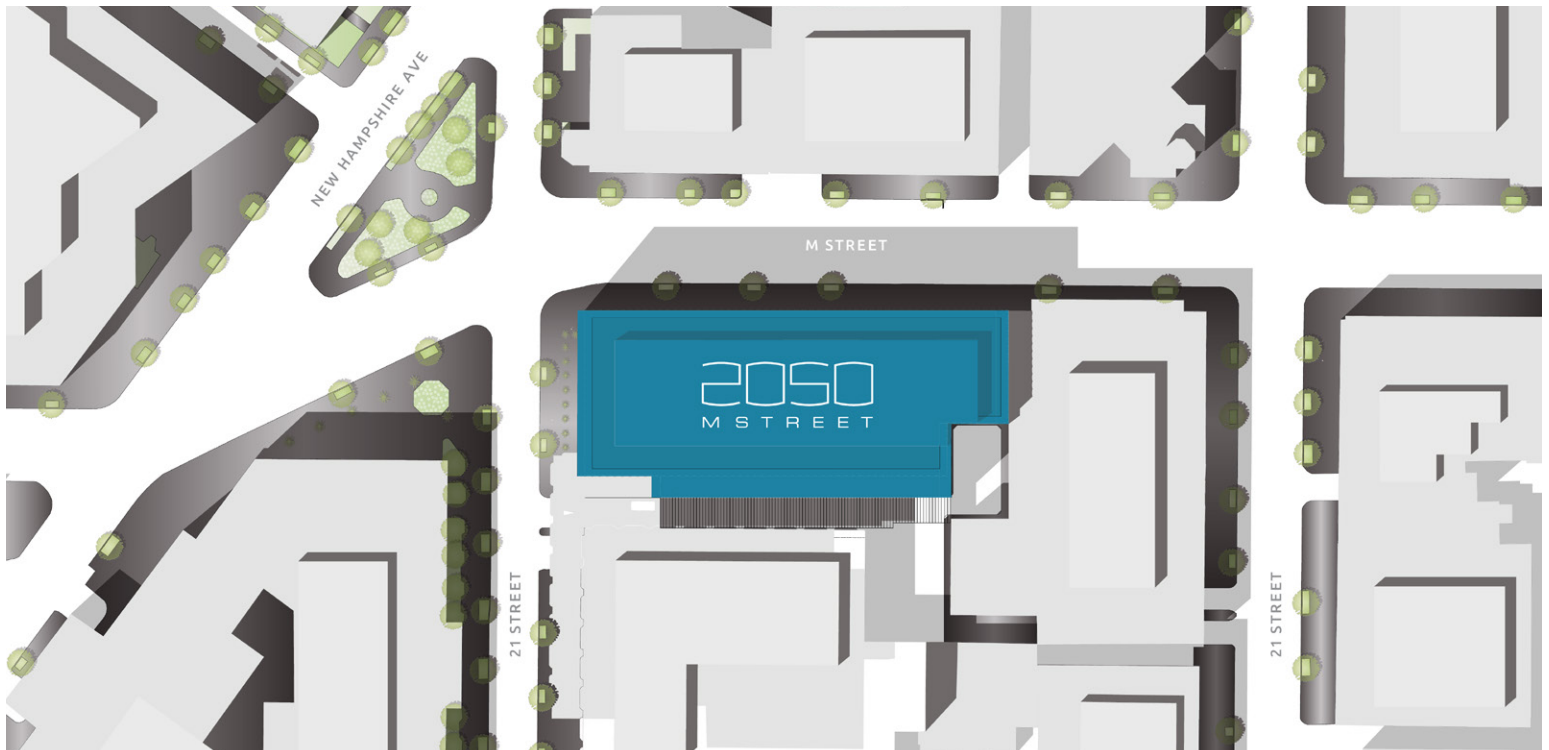
Bicycle storage

CURVED GLASS DESIGN

Seamless façade with over 11' tall glass panes

No vertical mullions

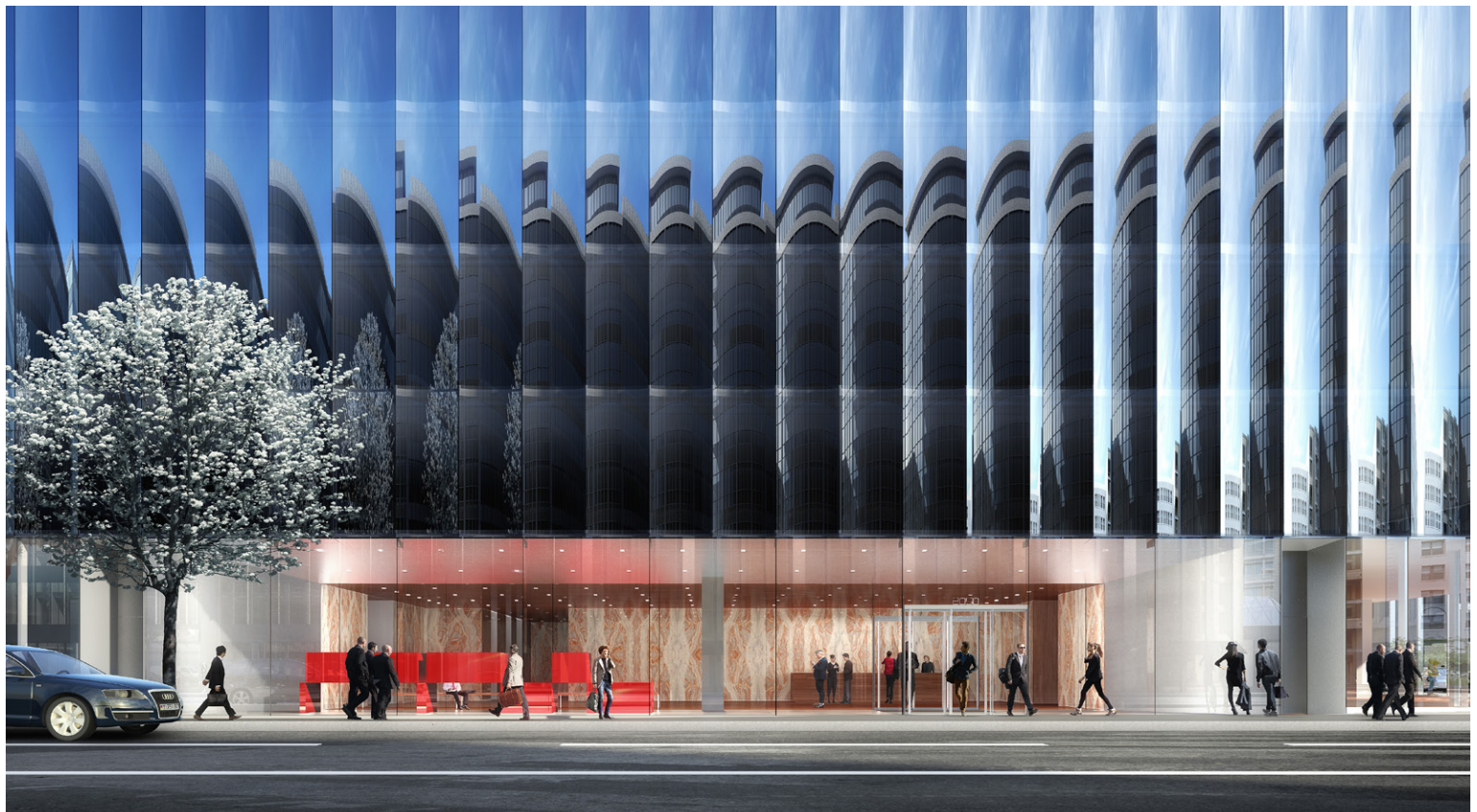
DELIVERY IN Q1 2020





DESIGN *with* DIMENSION

2050 M Street sets a new standard in performance and efficiency by maximizing the innovative potential of its curved glass façade. This new shape and dimension strengthens the glass, allowing it to be thinner, more transparent, and eliminating the need for mullions. These benefits increase overall energy efficiency and light exposure, and create a unique aesthetic experience unprecedented in the nation's capitol.





REDEFINING *the* MODERN WORKSPACE

In contrast to its modern curved façade, 2050 M Street offers a warm welcome to tenants and guests by injecting color and texture into the lobby with hand-sculpted mahogany wood and Onice Bella Rose stone on the wall. The rooftop terrace and lounge boasts panoramic views soaring above neighboring buildings. Tenants will enjoy the convenience of destination dispatch elevators, a high-end fitness-center, ample parking, bicycle storage and a landscaped park adjacent to the property.





WORK AND ENTERTAIN HIGH ABOVE NEIGHBORING BUILDINGS

The rooftop terrace and lounge boasts panoramic views soaring above nearby buildings and overlooks Duke Ellington Park. Tenants will enjoy the convenience of destination dispatch elevators and a landscaped park adjacent to the property.





REDEFINING WELLNESS

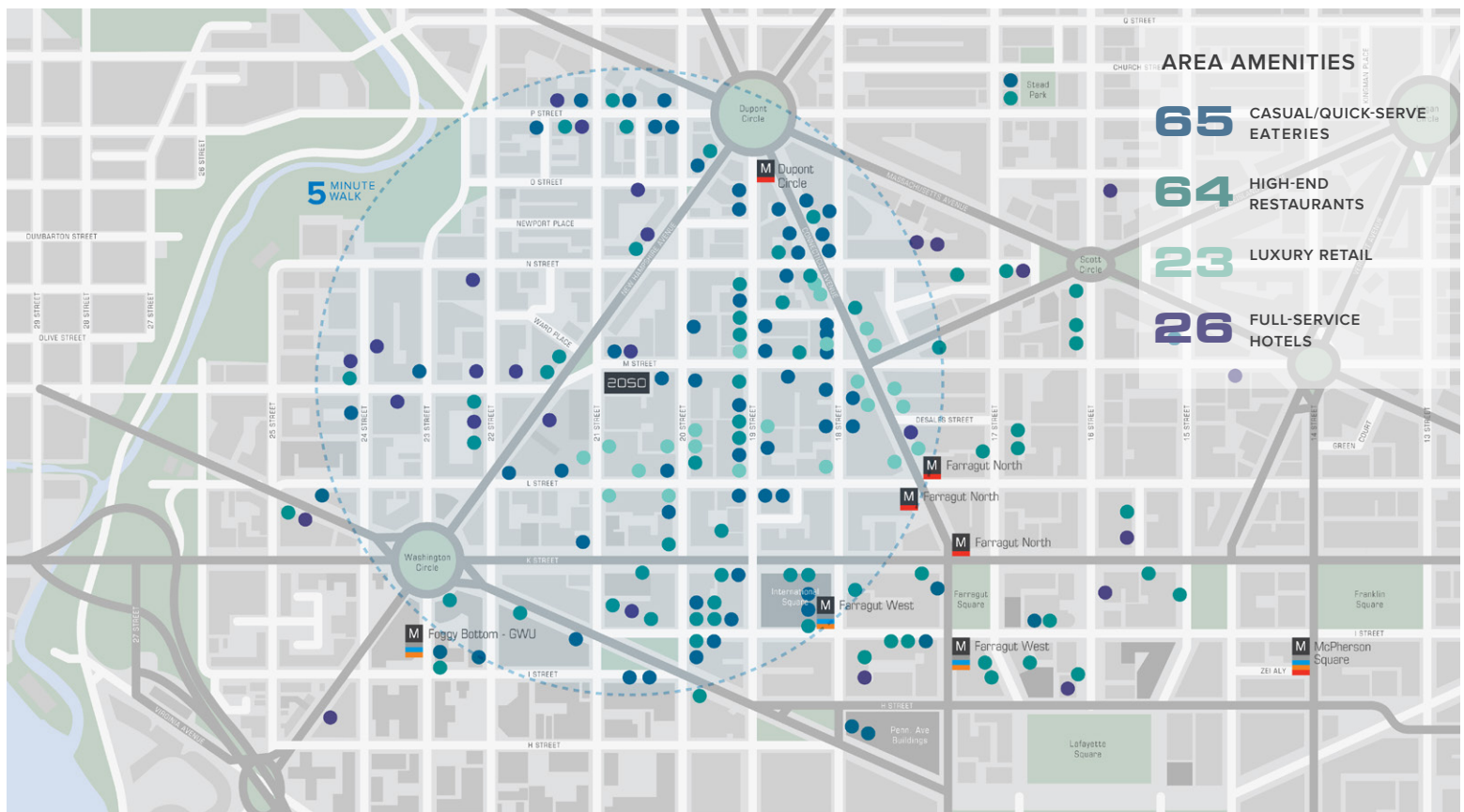
Health and wellness is a foundational part of 2050 M's tenant experience. Our state-of-the-art fitness center is located prominently on the ground floor and features best-in-class equipment, including Peloton bikes. As they up their pace, tenants can enjoy the changing scenery and abundant natural light from 13'+ floor-to-ceiling windows.





M STREET CORRIDOR

Established prominently within the “Golden Triangle” and the CENTRAL BUSINESS DISTRICT, 2050 M Street is situated at the intersection of 21st and M Streets. The property is located within a five-minute walk from the Red, Blue, Silver and Orange Metro lines and a short drive to major thoroughfares. An abundance of fine dining restaurants, retail and full-service hotels provide hospitality and entertainment services to visitors and residents alike.



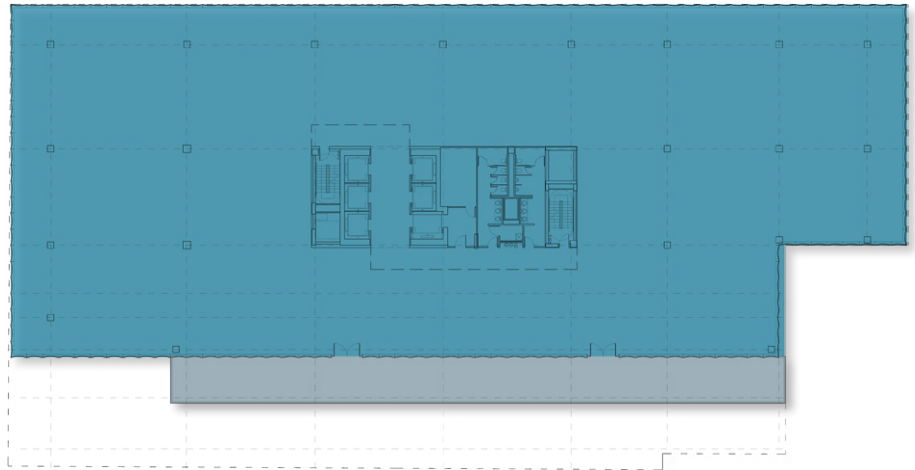
FLOOR PLANS & SPECIFICATIONS

FLOOR 11

PERIMETER CEILING HEIGHT	10'
REMAINING CEILING HEIGHT	9'
COLUMN GRID	40' X 30'

TOTAL RSF 31,272 SF*

*11TH FLOOR LEASED

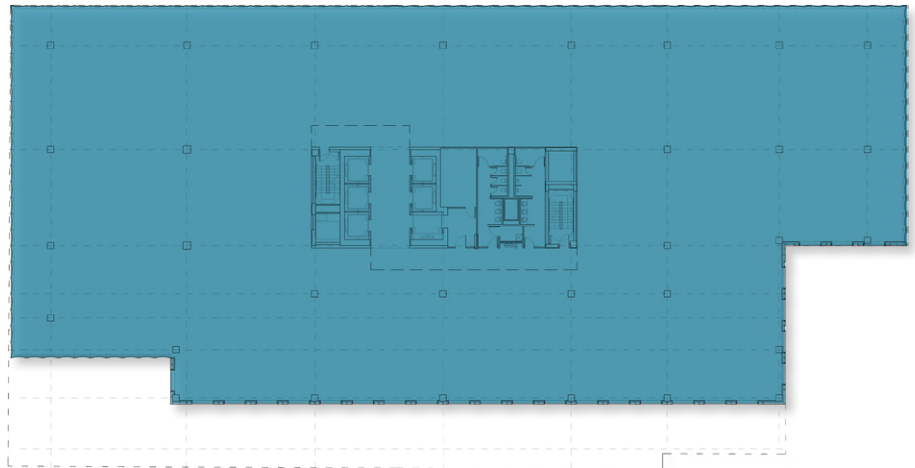


FLOOR 9-10

PERIMETER CEILING HEIGHT	10'
REMAINING CEILING HEIGHT	9'
COLUMN GRID	40' X 30'

TOTAL RSF 34,419 SF*

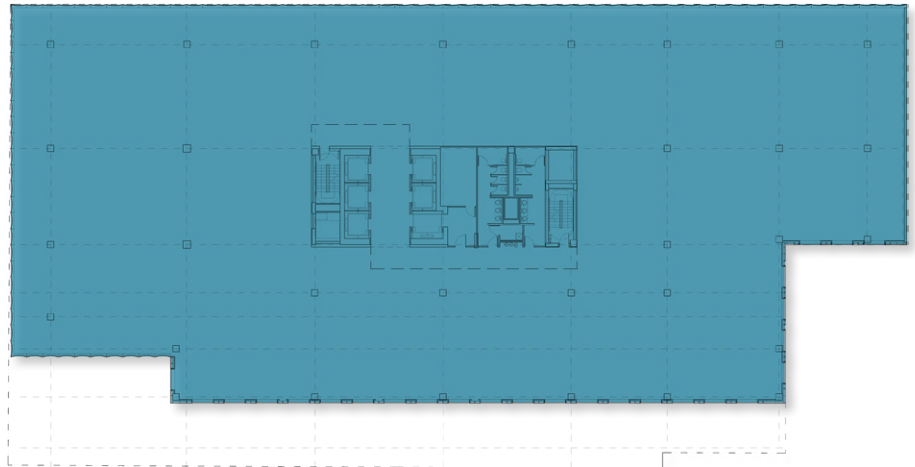
*9TH FLOOR PARTIALLY LEASED
*10TH FLOOR LEASED



FLOOR 4-8

PERIMETER CEILING HEIGHT	10'
REMAINING CEILING HEIGHT	9'
COLUMN GRID	40' X 30'

TOTAL RSF 33,411 SF



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