



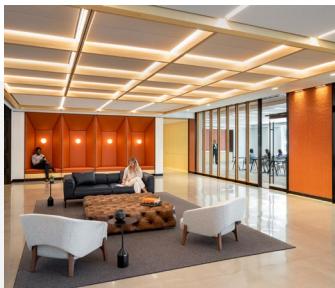
80 M  
STREET

Helping you work

**HEALTHY | SAFE | CONNECTED | SMART**

[www.80mstreet.com](http://www.80mstreet.com)

## WHAT MAKES 80 M STREET SE A GREAT PLACE TO WORK?



### **Bold, Inspired** New Workspace

Located in the heart of the Capitol Riverfront neighborhood, 80 M Street offers a recently renovated, stylish lobby, best-in-class fitness center, and a trophy conference center and penthouse tenant lounge and terrace.



### **Mass Timber** Transformed

80 M Street is DC's first mass timber office overbuild, featuring three new floors with stunning mass timber architecture which include soaring 15' slab-to-slab, loft-style ceiling heights and biophilic design.



### **Clean,** Fresh Air

Bipolar Ionization air purification technology installed throughout your office building to neutralize viruses, including all individual elevator cabs, gives you the assurance of healthy indoor air.

## CERTIFIED TO BE AMONG THE BEST!



Certified for efficient, sustainable operations  
2025 score: 92



Recognized for best-in-class green building infrastructure and design



Recognized for best-in-class green building infrastructure and design



**WiredScore**  
SILVER

Digital connectivity rating for infrastructure and connectivity

# ONSITE AMENITIES JUST FOR TENANTS AT 80 M STREET

80 M STREET SE | Washington, DC 20003

For additional info and amenity access, visit [tenants.80mstreet.com](http://tenants.80mstreet.com) or contact the Property Management team.



## Brand New Fitness Center

Our new spacious, state-of-the-art fitness center features Peloton bikes, free weights, cardio equipment, plus live classes free to tenants.

## Conference Center & Meeting Facilities

Host your next large meeting in our new, technology-enhanced conference center that seats up to 136 people.

## Penthouse Lounge & Terrace, plus onsite Cafe

Enjoy expansive views from our elegant new indoor / outdoor event space, or grab breakfast, lunch or snacks at For Five Coffee.

## Onsite Car and Bike Parking

Cycle and store your bike securely in the bike room or use Capital Bikeshare, take advantage of convenient metro options, or drive and park in the three-level, below-ground deck. EV charging available soon!

## HERE TO ENHANCE YOUR WORKDAY EXPERIENCE

### Your Property Management Team

#### **Stacy McMahon**

*Director - Property Management*

[Stacy.McMahon@columbia.reit](mailto:Stacy.McMahon@columbia.reit)

#### **Benita Bhatt**

*Property Manager*

[Benita.Bhatt@columbia.reit](mailto:Benita.Bhatt@columbia.reit)

#### **Lakechia Jackson**

*Assistant Property Manager*

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### Your Building Owner / Manager

Columbia Property Trust is a national office provider operating responsibly for our tenant companies, investors, team members and communities across our portfolio in New York, San Francisco, Washington D.C., and Boston.