

**WELCOME TO
WHAT'S NEXT AT**



WASHINGTON D.C.



DESIGNED FOR THE INSPIRED.

2445 M Street is a 300,000 SF premier Class A office property located in Washington, D.C.'s highly sought-after West End neighborhood. Offering a modern workplace experience defined by light-filled, flexible floorplates, and exceptional amenities along with views overlooking Rock Creek Park.

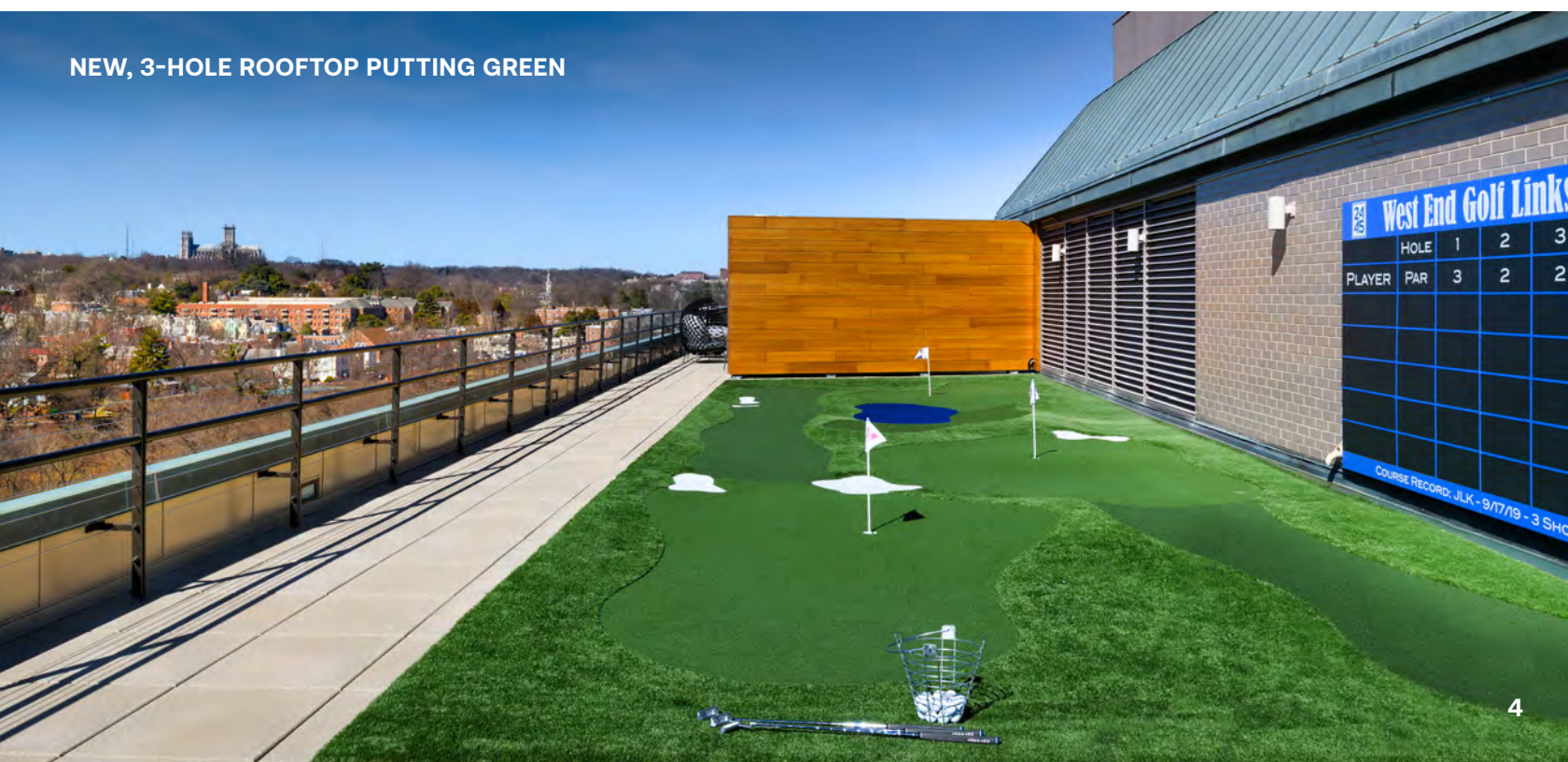
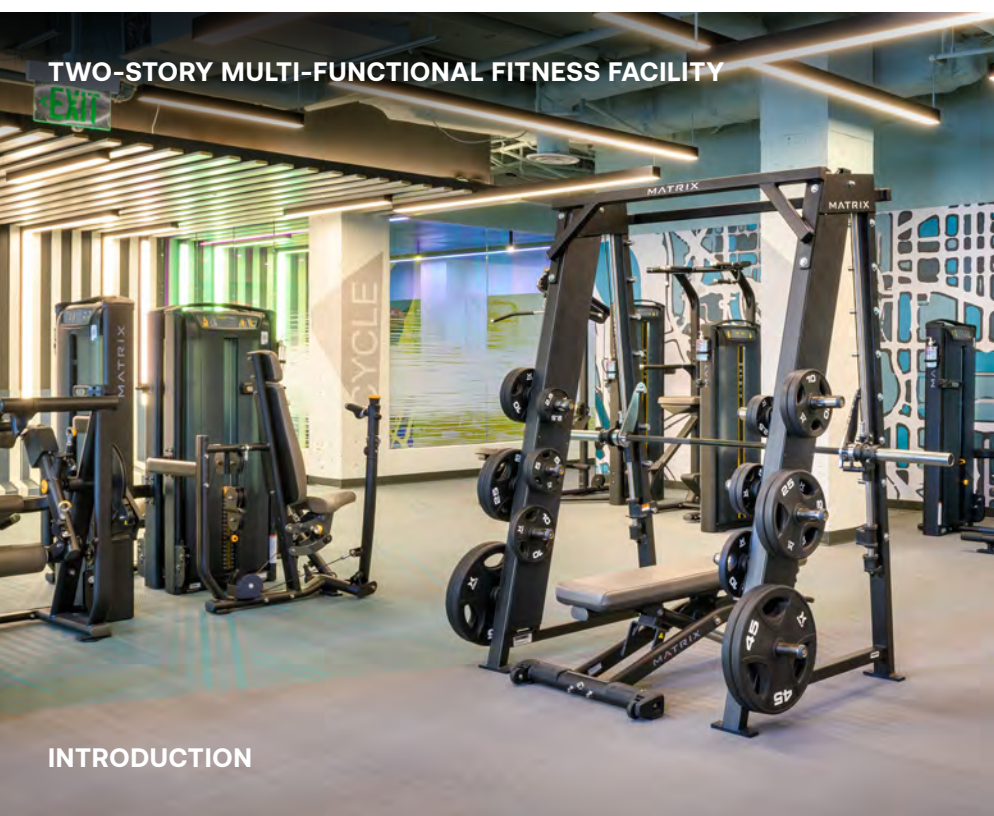


PANORAMIC VIEWS with
expansive window lines

A ROOFTOP TERRACE,
conference & event facilities

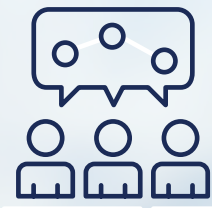
ON-SITE WELLNESS
& lifestyle amenities

HIGHLY ACCESSIBLE LOCATION
near major transit, parks
& key city thoroughfares



ELEVATED WORKPLACE WELLNESS.

Where well-being meets work.



CONFERENCE & MEETING CENTER

Designed to bring teams together. The space features an 80-seat classroom-style auditorium, four conference rooms, a 100-person flexible multipurpose room, a catering pantry, registration desk, and multiple collaboration and breakout areas.



FITNESS & WELLNESS CENTER

Stay active in our two-story fitness and wellness center, featuring spa-inspired locker rooms and state-of-the-art equipment.



ROOFTOP TERRACE & OUTDOOR SPACES

Enjoy fresh air and inspiring views on our wraparound rooftop terrace or the ground-level courtyard. Discover our rooftop putting green with views of Georgetown.



CAFÉ & TENANT LOUNGE

Enjoy comfortable seating, premium coffee, and a Bevi machine in a relaxed environment designed for casual meetings, quick breaks, or informal collaboration. *(Lobby Food Service Coming Soon)*



COMMUTER CONVENIENCES

Benefit from secure bicycle storage, an on-site parking garage, and EV charging stations. 10-minute walk from both Foggy Bottom-GWU and Dupont Circle Metro stations.



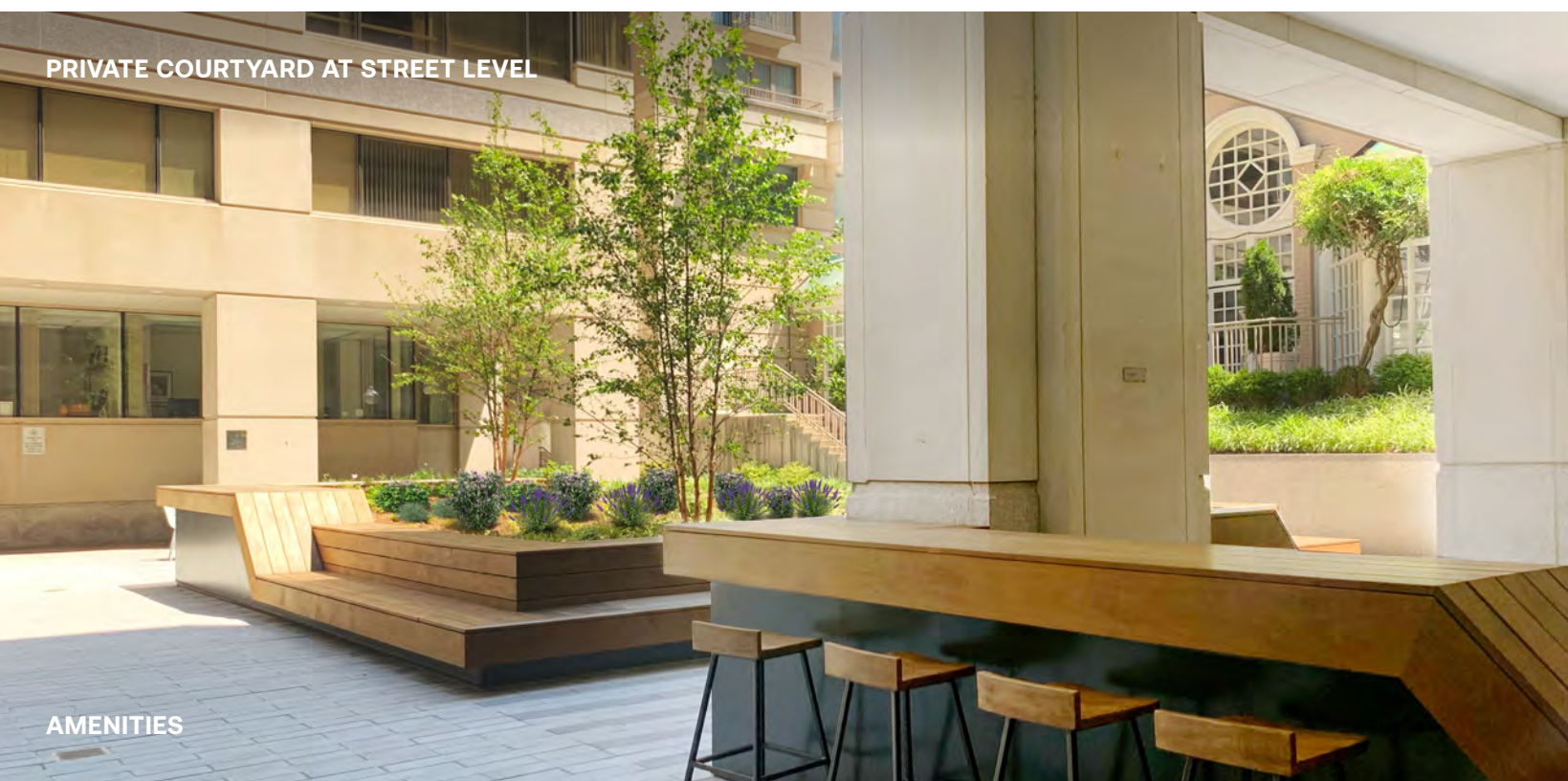
80-PERSON CLASSROOM WITH FLEXIBLE CONFIGURATIONS



QUIET MEETING AND CALL ROOMS



PRIVATE COURTYARD AT STREET LEVEL



AMENITIES

MULTI-FUNCTIONAL FITNESS FACILITY



FIND YOUR PLACE AT 2445 M.

■ AVAILABILITIES:

9TH FLOOR: STE 910
5,630 SF

8TH FLOOR:
38,672 SF (8/31/2026)

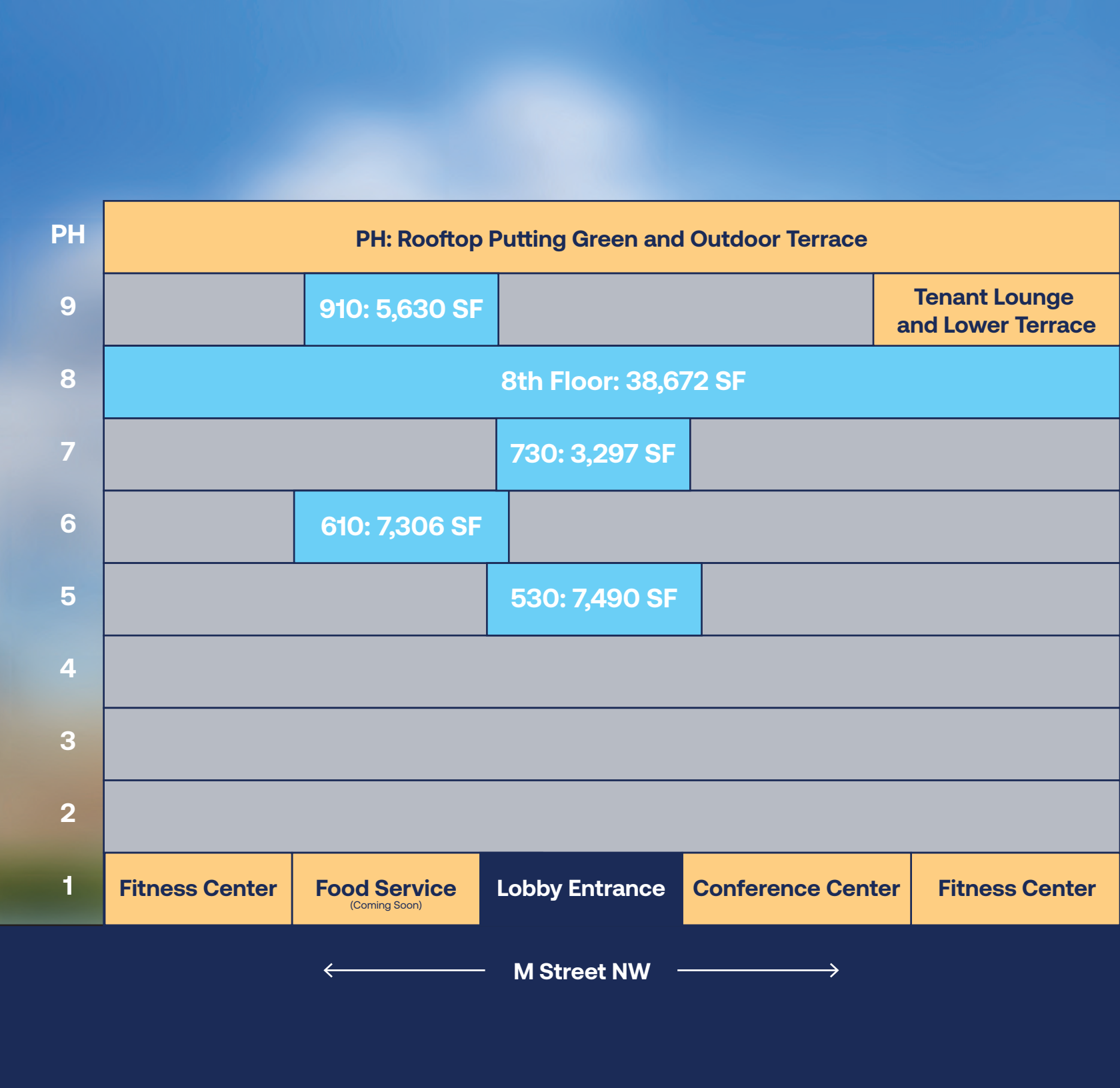
7TH FLOOR: STE 730
3,297 SF

6TH FLOOR: STE 610
7,306 SF

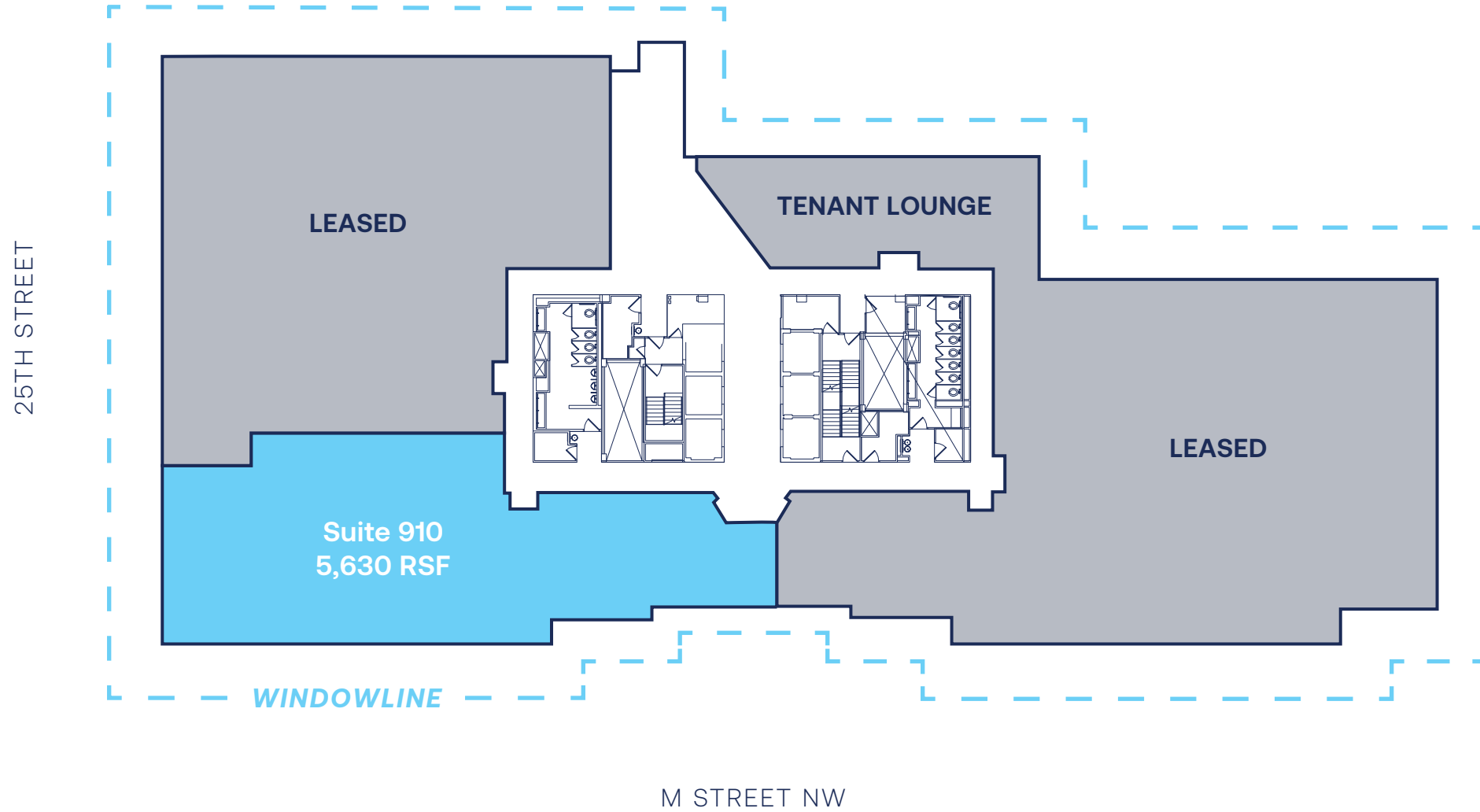
5TH FLOOR: STE 530
7,490 SF

■ AMENITIES

OPPORTUNITY

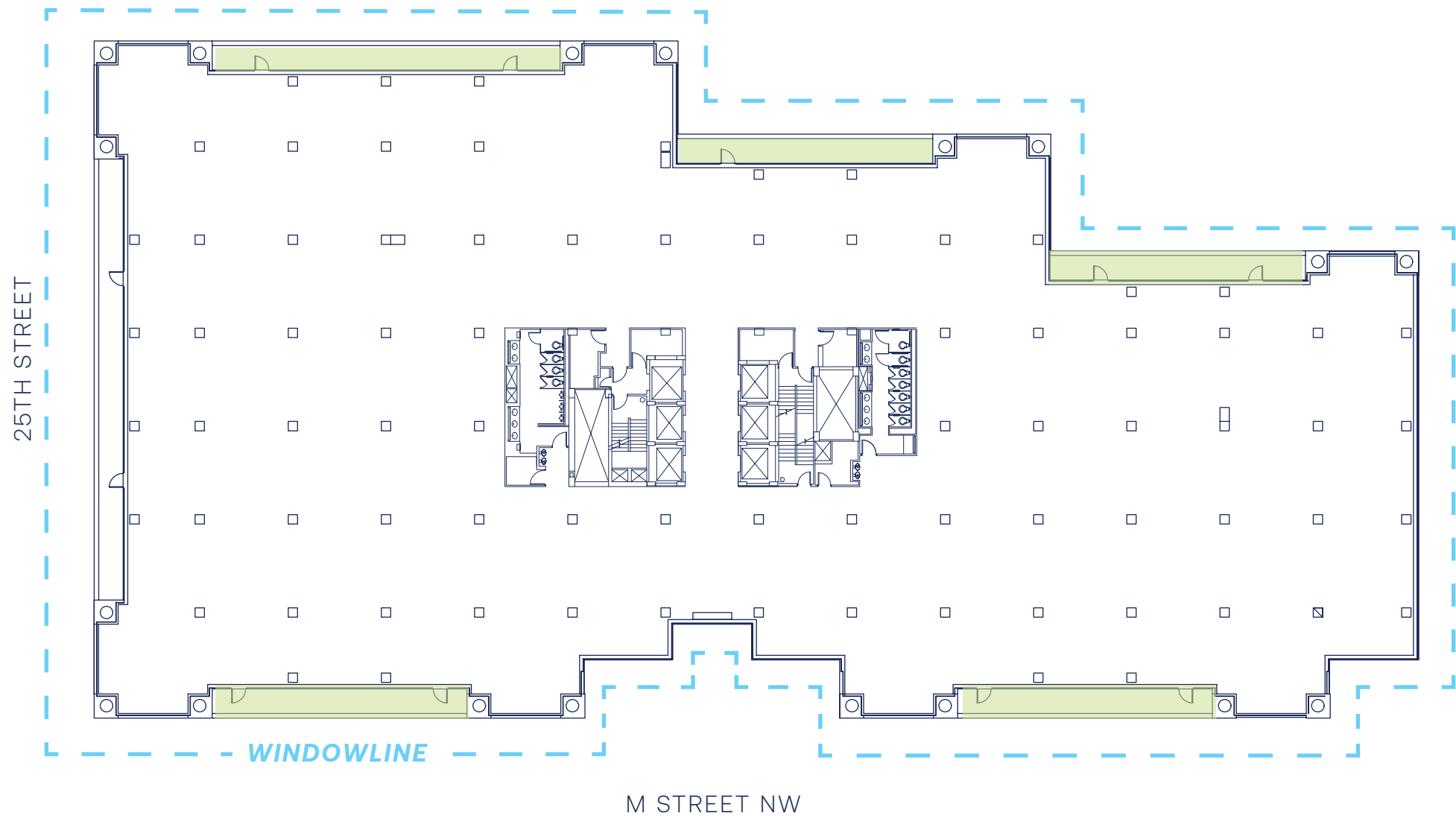


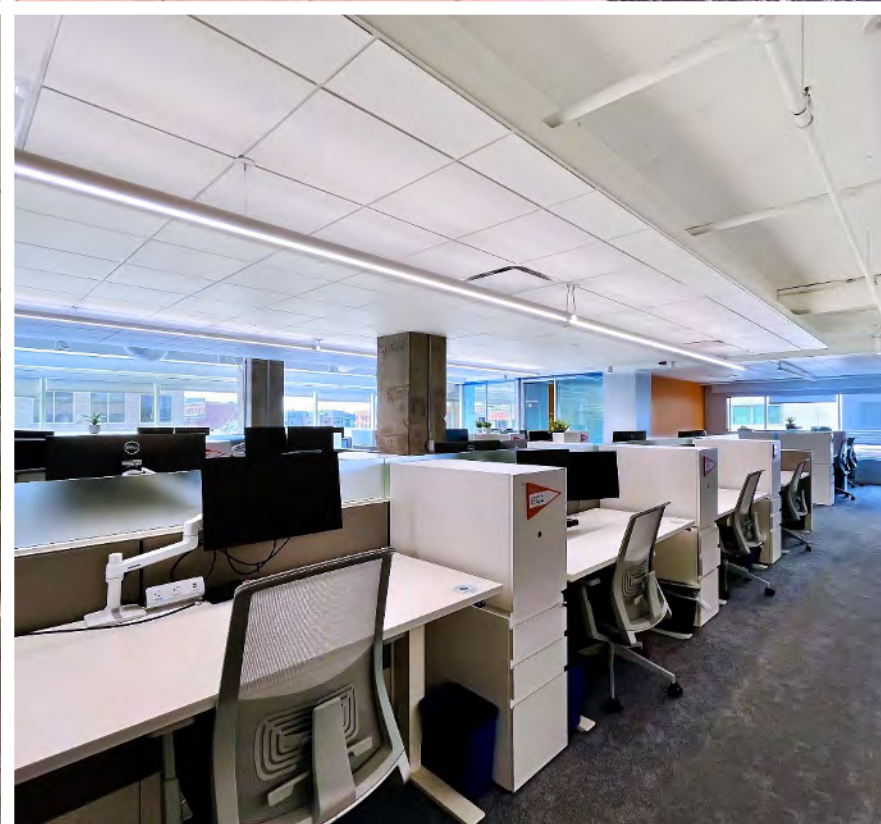
9TH FLOOR: STE 910 5,630 SF



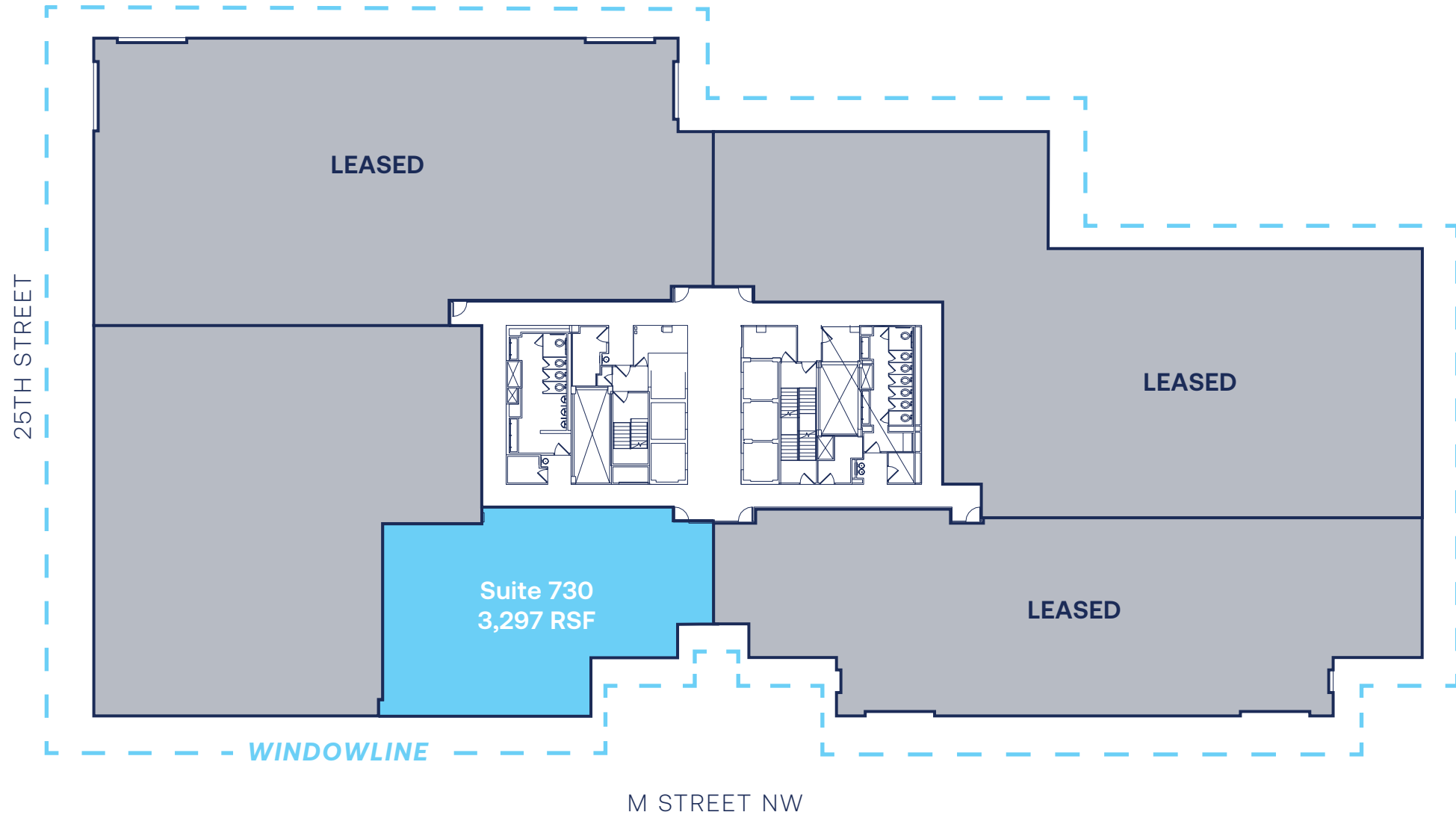
8TH FLOOR: 38,672 SF

(Available As-Built 8/31/2026)

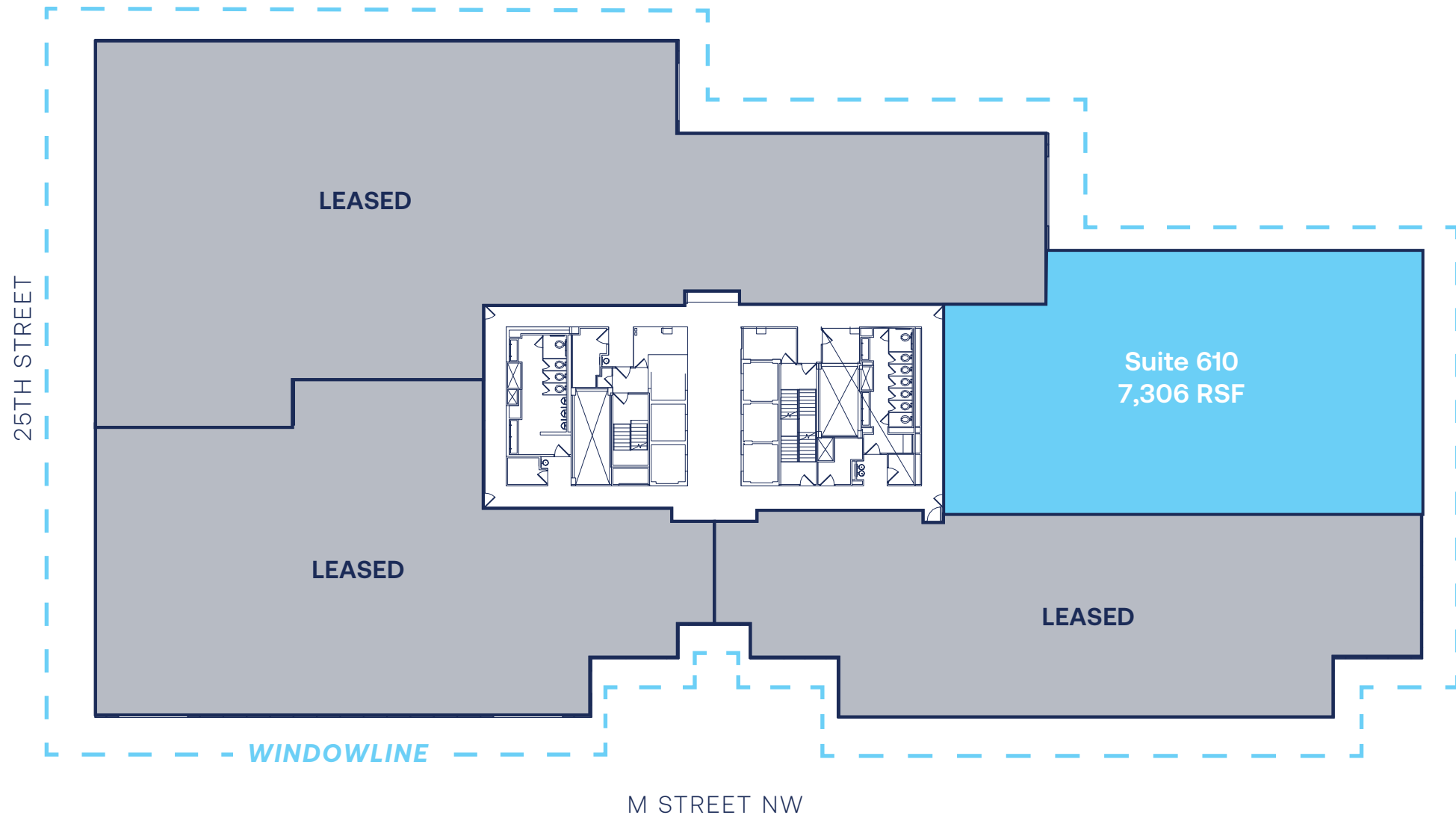




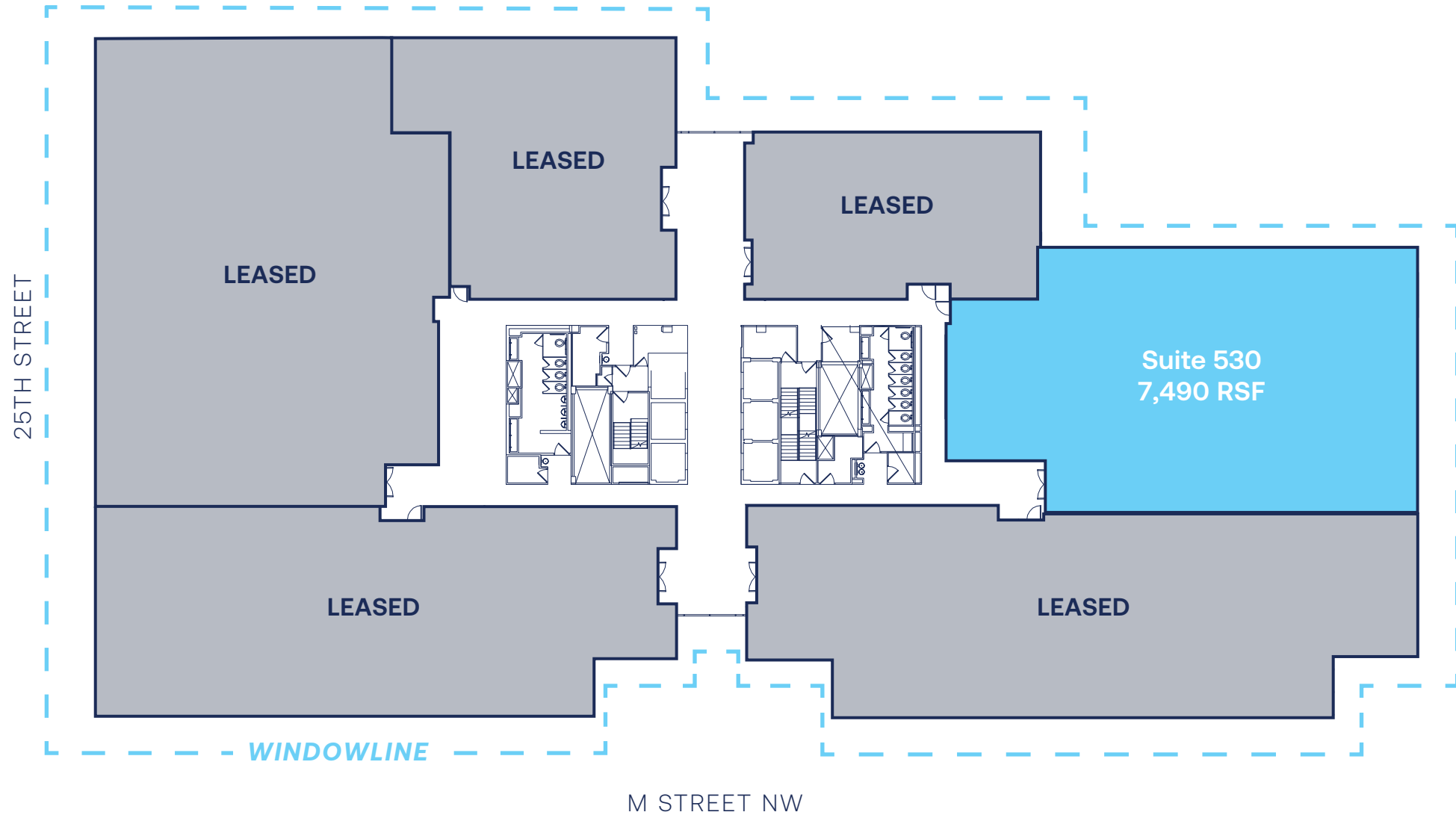
7TH FLOOR: STE 730 3,297 SF



6TH FLOOR: STE 610 7,306 SF



5TH FLOOR: STE 530 7,490 SF



IN THE HEART OF THE WEST END.

*Seamlessly Connected.
Effortless Access, Everywhere.*

Ideally positioned near Rock Creek Parkway, the Whitehurst Freeway, Pennsylvania Avenue, and 1-66, 2445 M offers exceptional accessibility by car. For Metro riders, it's just a 10-minute walk from both Foggy Bottom-GWU and Dupont Circle Metro stations, with convenient, bike-friendly access via dedicated lanes along M and L streets.



WHERE D.C. COMES TOGETHER.

A neighborhood that has it all.



PREMIUM DINING

Steps away from culinary destinations like Nobu, Rasika, Marcel's, and everyday conveniences like Trader Joe's.



LUXURY HOTELS

Surrounded by world-class hospitality, including the Fairmont, Park Hyatt, and the Ritz-Carlton.



BOUTIQUE FITNESS

Energize your day with nearby studios including Equinox, SoulCycle, and [solidcore].

NOBU

BLUEDUCK
TAVERN

RASIKA

sweetgreen

Fairmont



EQUINOX

theSaga

ris

LIFE ALIVE
ORGANIC CAFÉ



THE RITZ-CARLTON®



[solidcore]

the wink

JUNIPER
LOCAL SEASONAL SUSTAINABLE

TRADER
JOE'S®

PARK HYATT®

WESTIN
HOTELS & RESORTS



balance gym





MEET ME AT

2445 M STREET, WASHINGTON, DC 20037

LEASING TEAM

Laurie McMahon	202.266.1185	laurie.mcmahon@cushwake.com
James Collins	202.266.1188	james.collins@cushwake.com
Raghav Prabakaran	202.772.5776	raghav.prabakaran@cushwake.com
Miriam Dukaye	202.407.8194	miriam.dukaye@cushwake.com

PROPERTY MANAGEMENT

Jennifer Kenworthy	703.215.8303	jennifer.kenworthy@cushwake.com
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EAGLE CLIFF
REAL ESTATE PARTNERS

**CUSHMAN &
WAKEFIELD**

