WELCOME TO WHAT'S NEXT AT

2445

WASHINGTON D.C.


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M

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.



RENOVATED ENTRYWAY WITH AN INVITING NEW LOBBY EXPERIENCE

PANORAMIC VIEWS with
expansive window lines

A **ROOFTOP TERRACE**,
conference & event facilities

ON-SITE WELLNESS
& lifestyle amenities

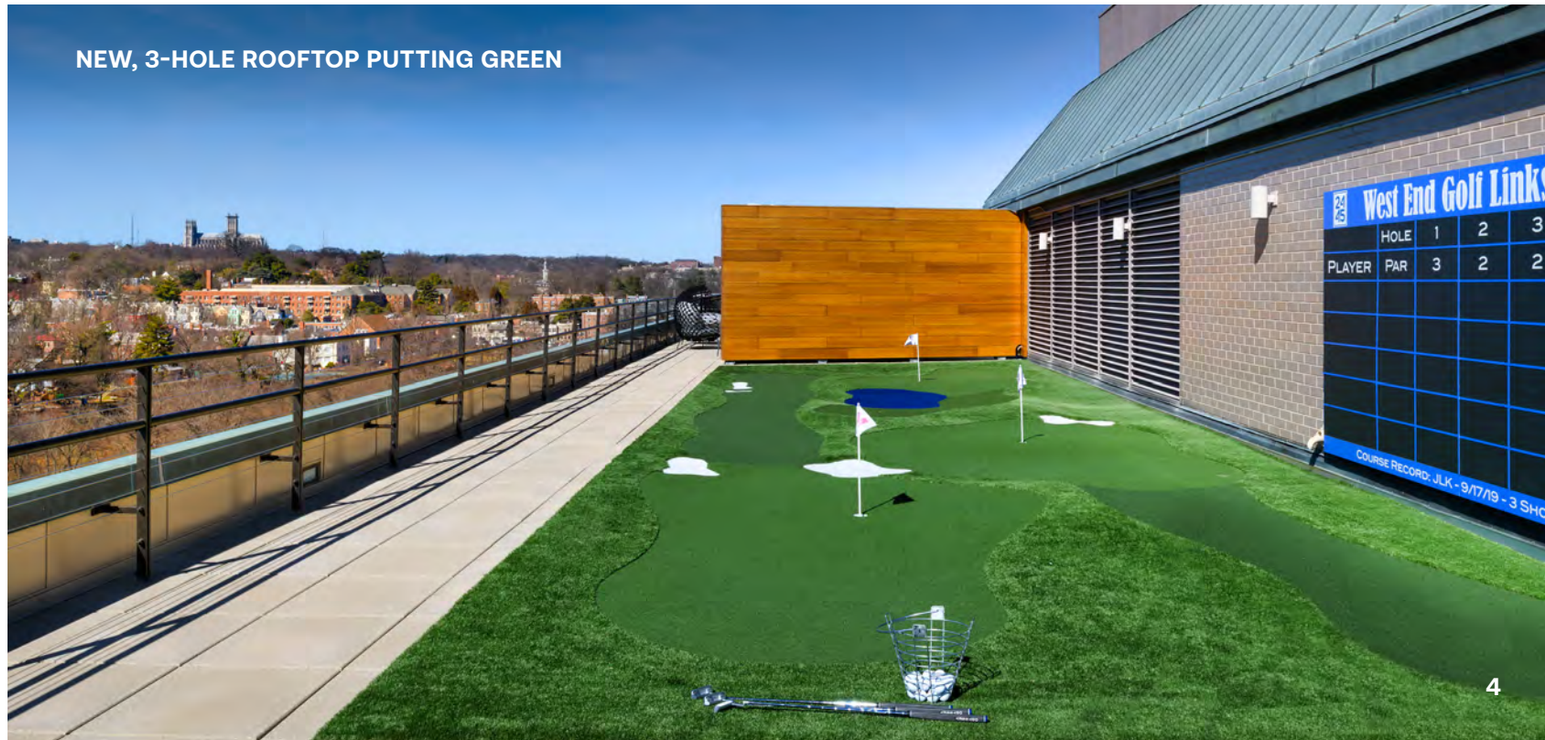
HIGHLY ACCESSIBLE LOCATION
near major transit, parks
& key city thoroughfares



TWO-STORY ROOFTOP LOUNGE AND TERRACE WITH INCREDIBLE VIEWS



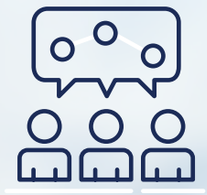
TWO-STORY MULTI-FUNCTIONAL FITNESS FACILITY



NEW, 3-HOLE ROOFTOP PUTTING GREEN

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

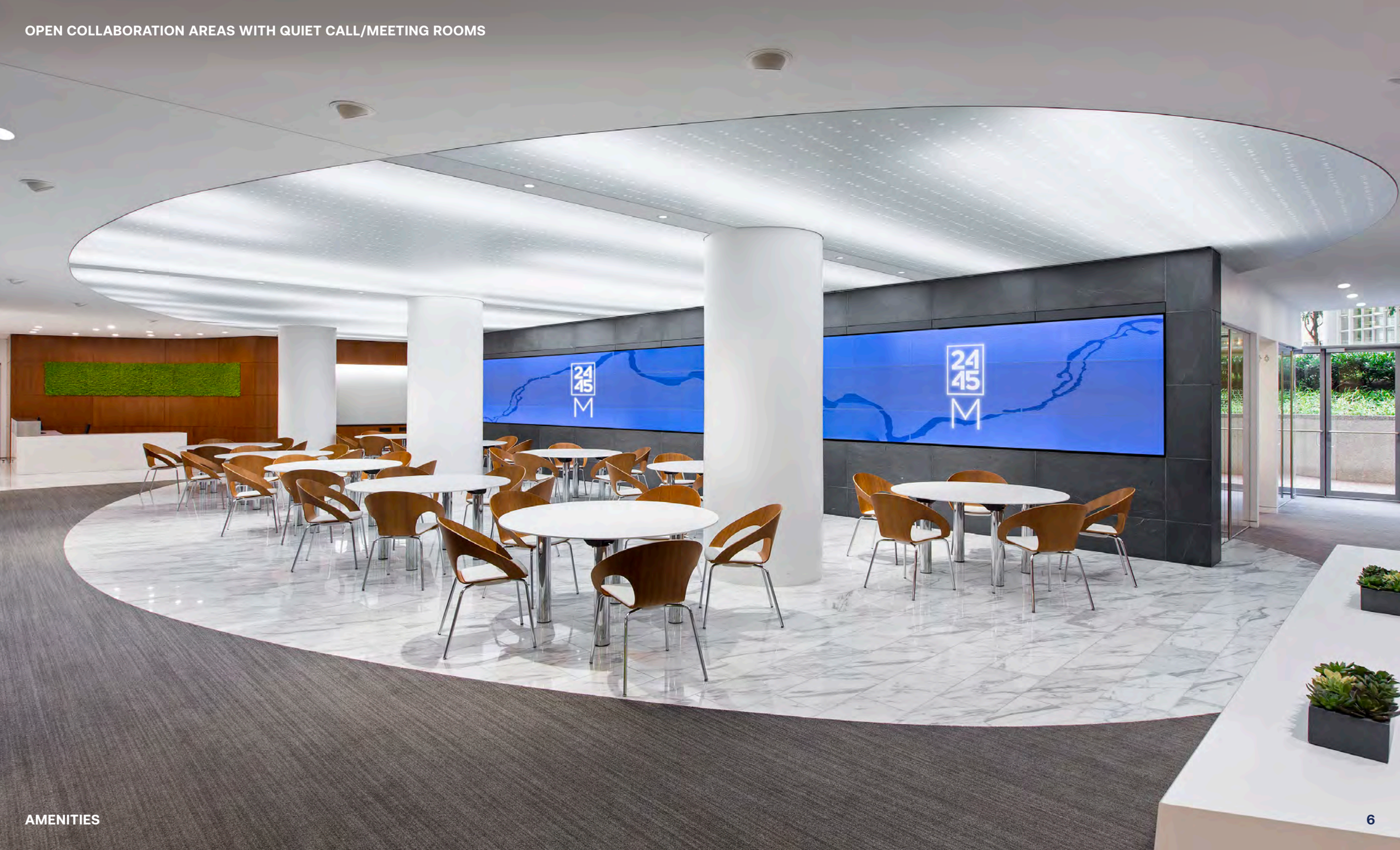
Enjoy comfortable seating, premium coffee, and a Bevi machine in a relaxed environment designed for casual meetings, quick breaks, or informal collaboration. *(Lobby Food Service Coming Soon)*



COMMUTER CONVENIENCES

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

OPEN COLLABORATION AREAS WITH QUIET CALL/MEETING ROOMS





80-PERSON CLASSROOM WITH FLEXIBLE CONFIGURATIONS



QUIET MEETING AND CALL ROOMS



PRIVATE COURTYARD AT STREET LEVEL



MULTI-FUNCTIONAL FITNESS FACILITY

FIND YOUR PLACE AT 2445 M.

AVAILABILITIES:

9TH FLOOR: STE 910
5,630 SF *(Early 2027)*

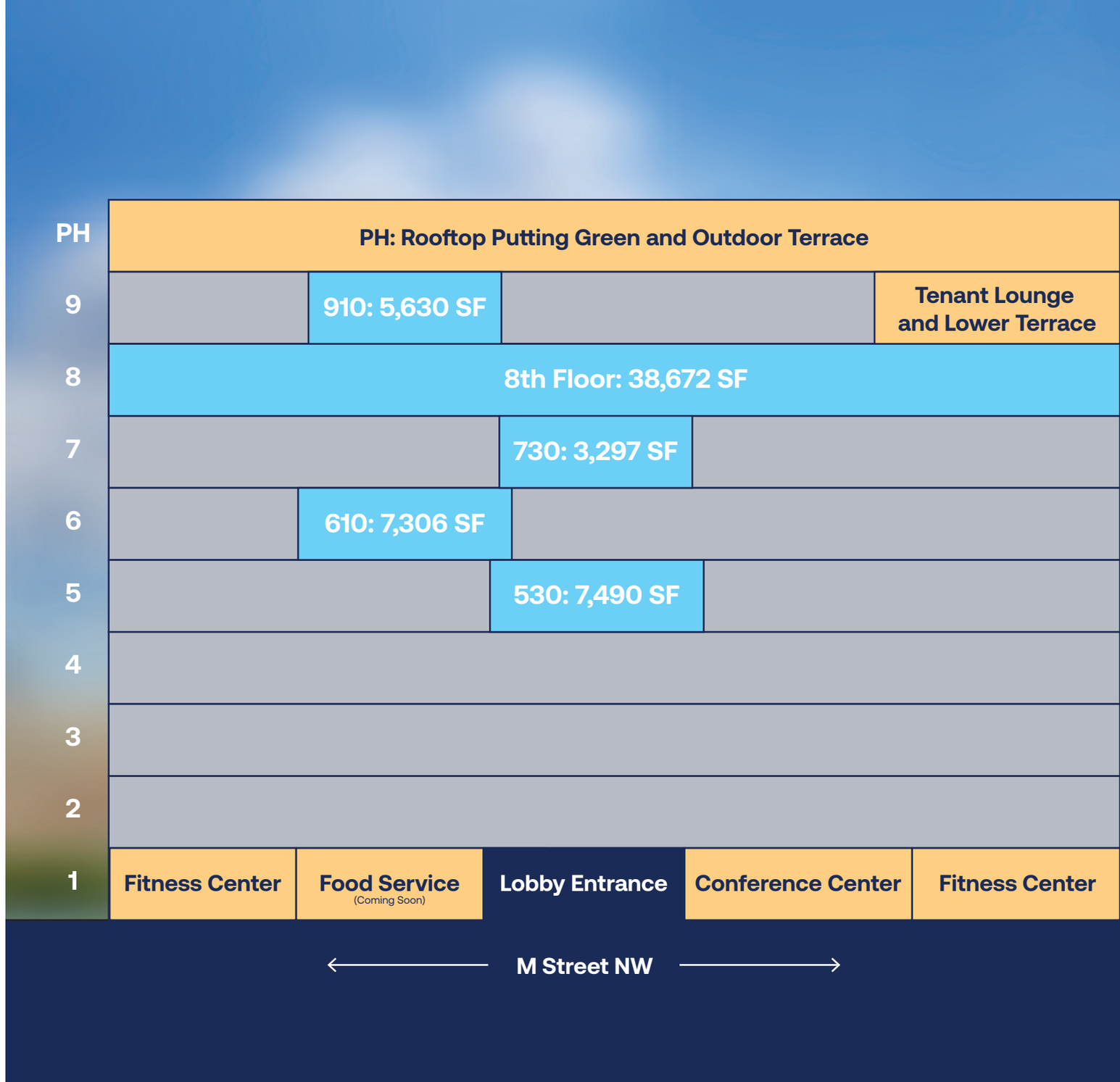
8TH FLOOR:
38,672 SF *(Immediate)*

7TH FLOOR: STE 730
3,297 SF *(Immediate)*

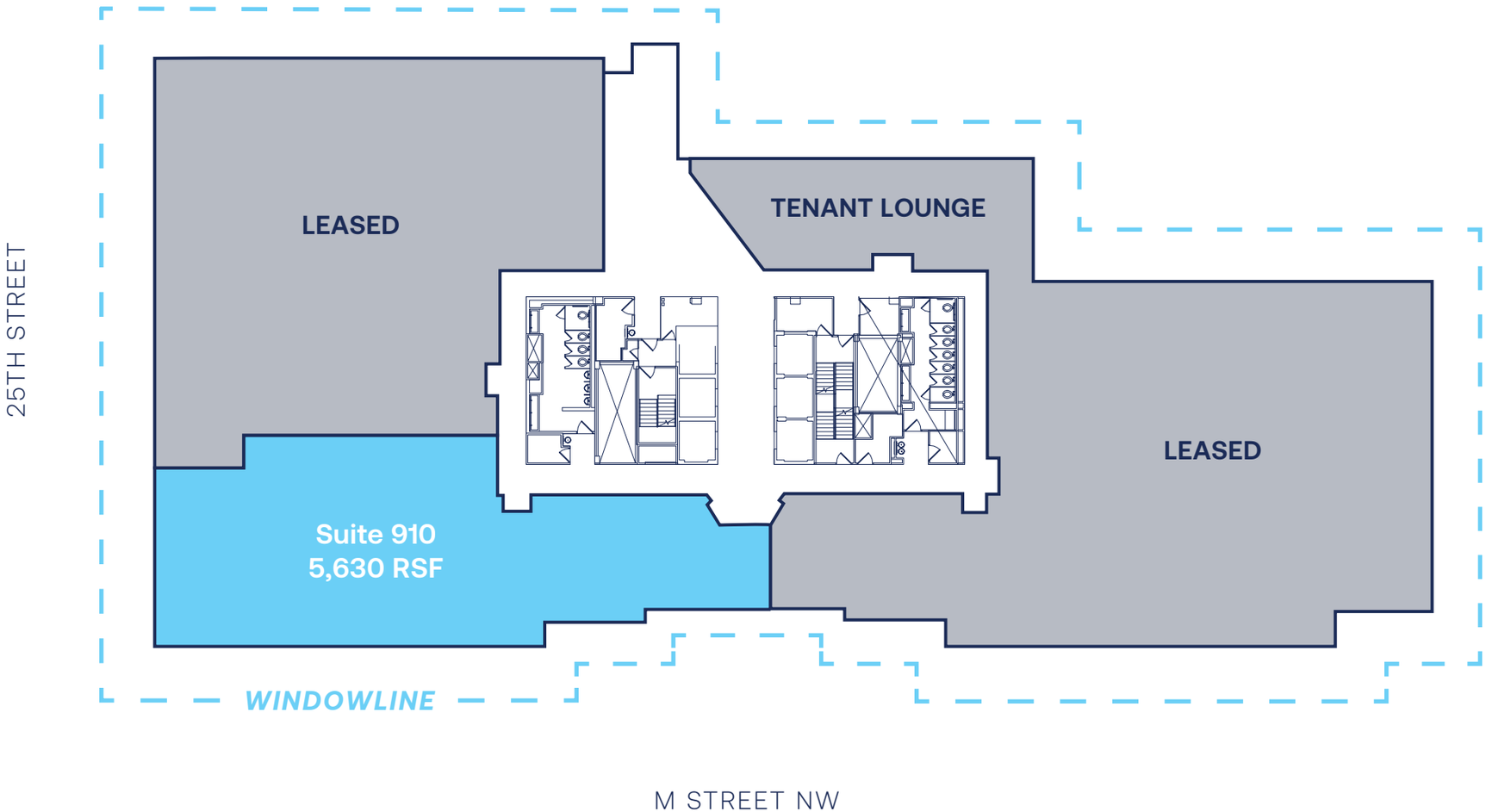
6TH FLOOR: STE 610
7,306 SF *(Immediate)*

5TH FLOOR: STE 530
7,490 SF *(Immediate)*

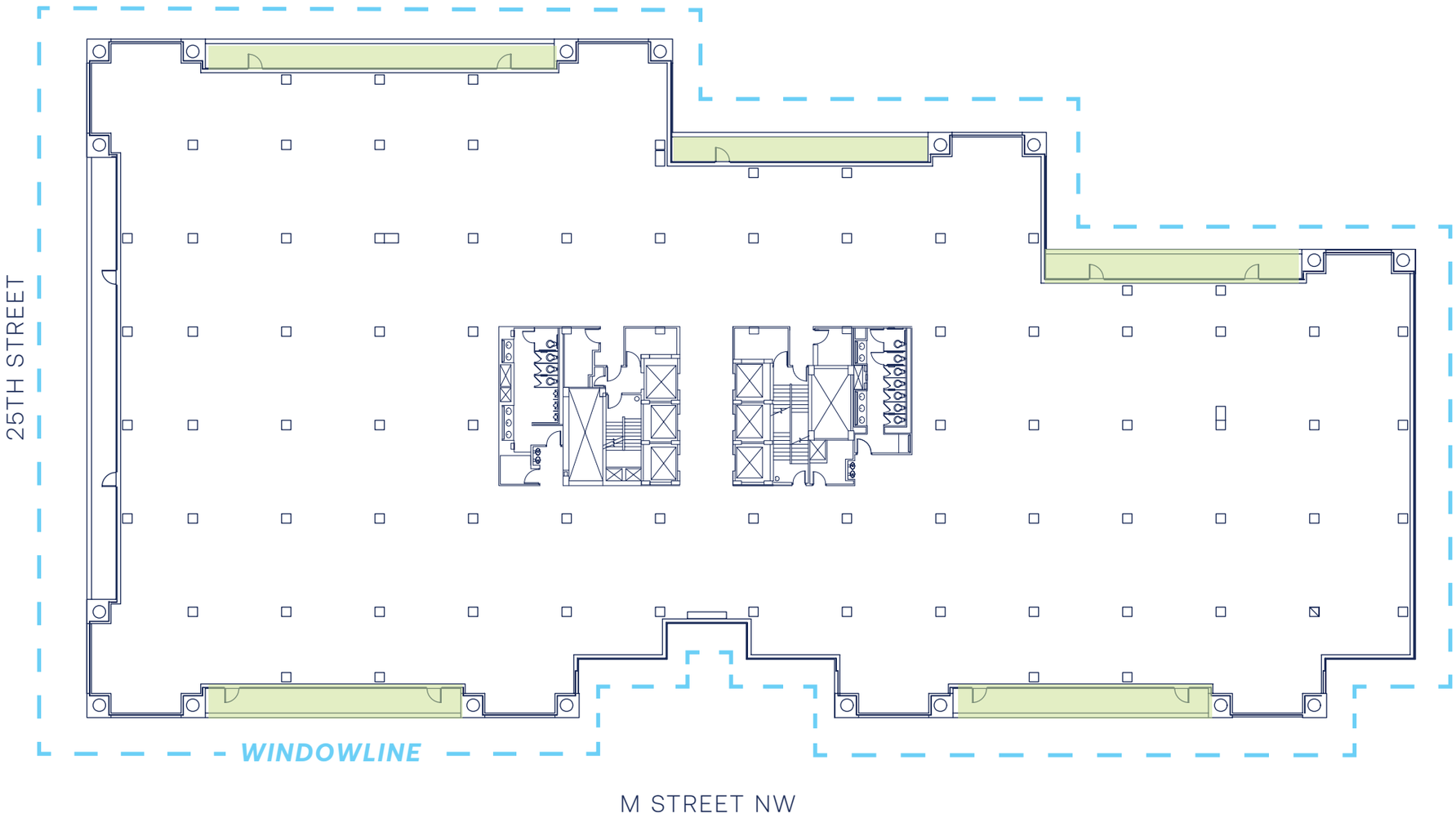
AMENITIES



9TH FLOOR: STE 910 5,630 SF



8TH FLOOR: 38,672 SF *(Available As-Built 8/31/2026)*



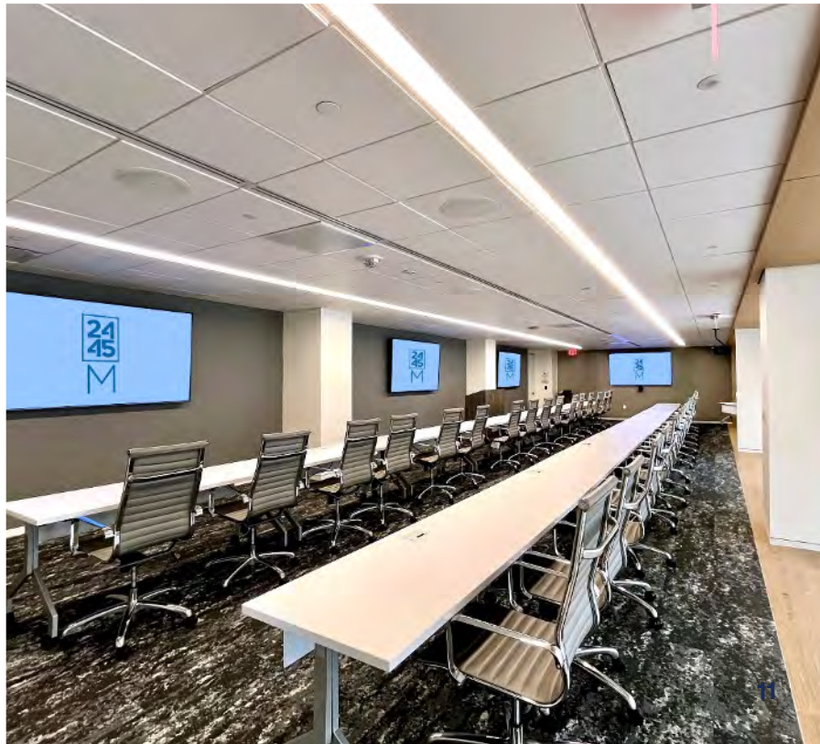



EXIT

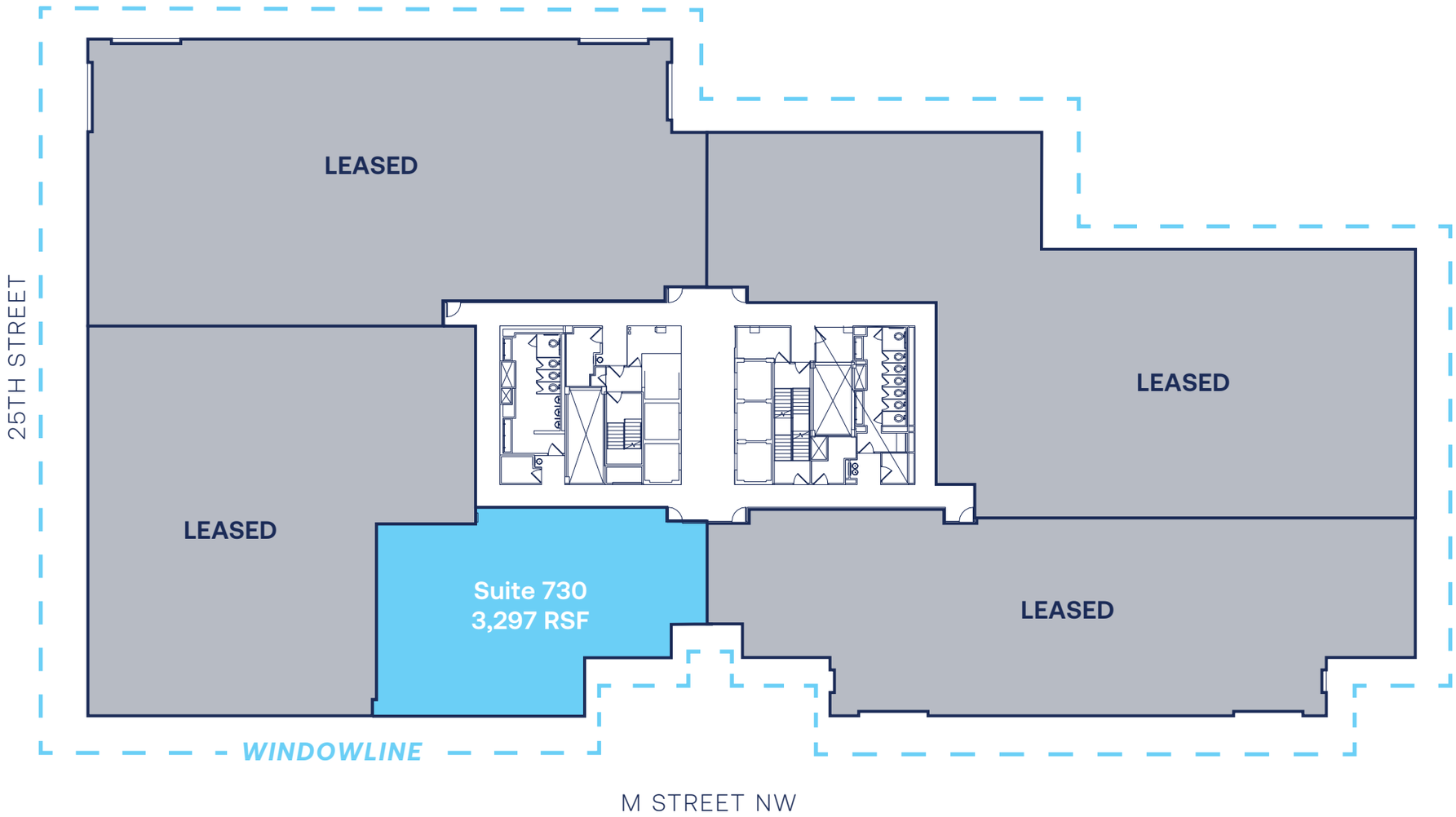




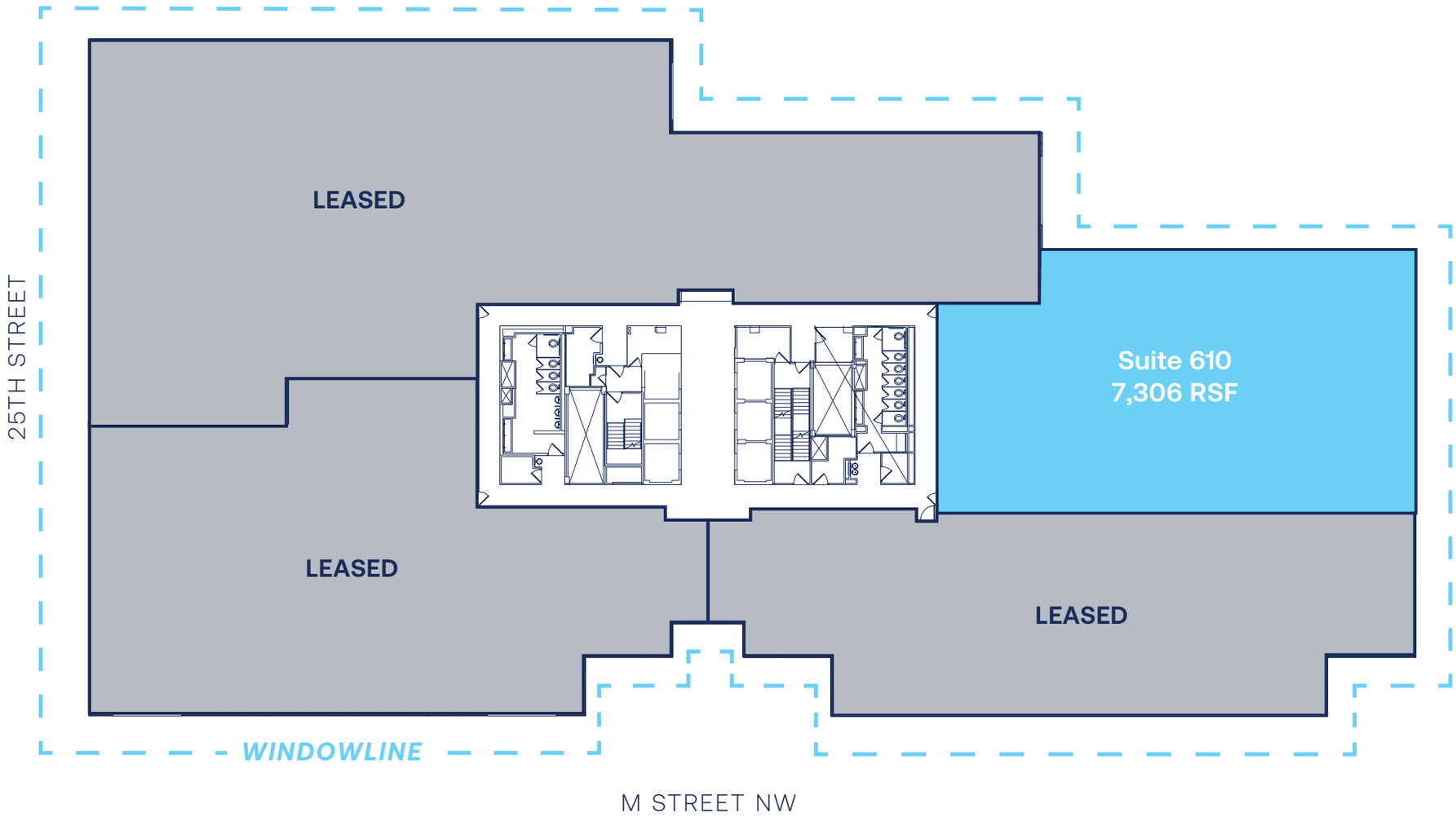



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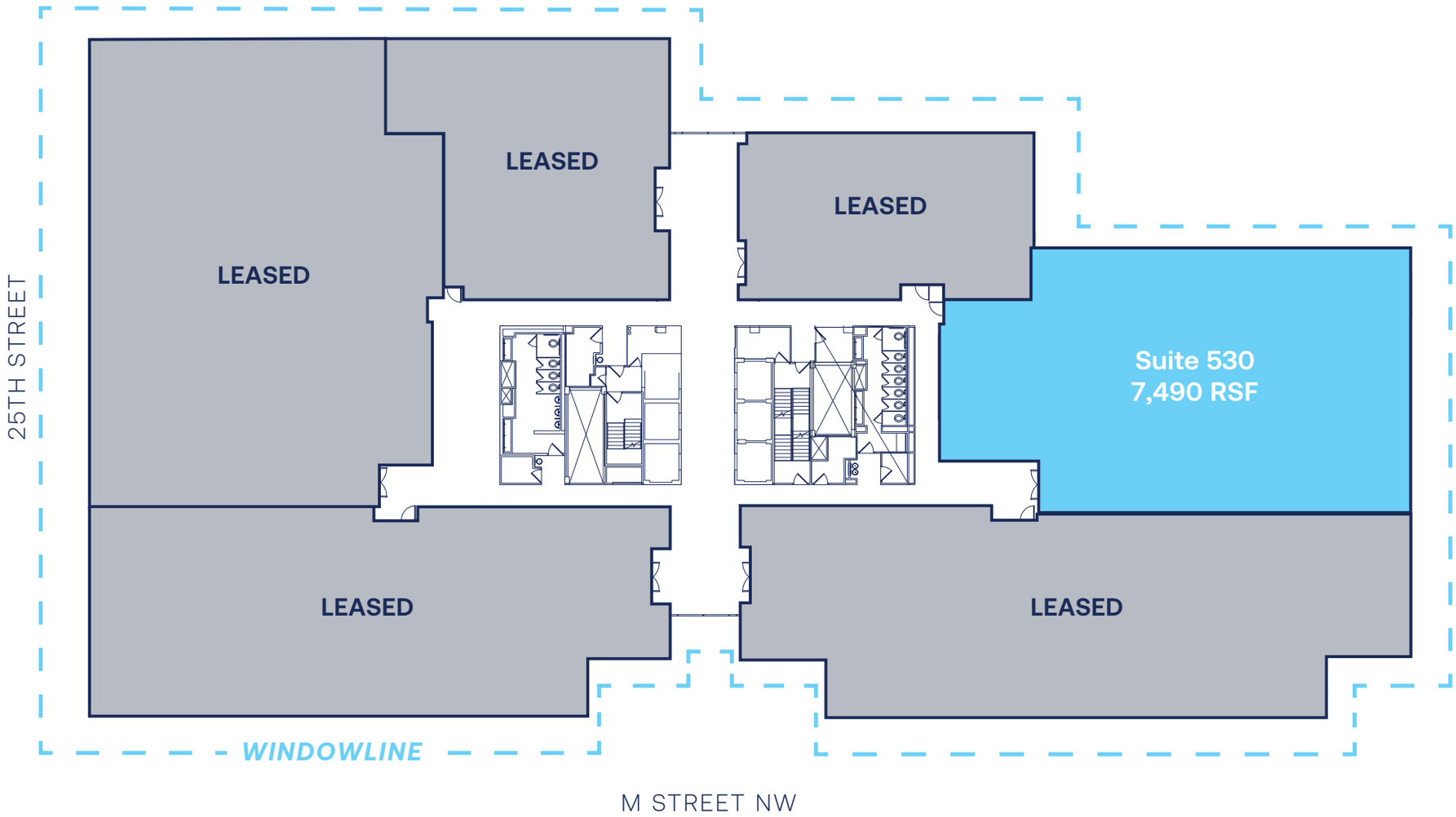
7TH FLOOR: STE 730 3,297 SF



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 · Hilton Garden Inn · EQUINOX

theSaga · ris · LIFE ALIVE ORGANIC CAFÉ · THE RITZ-CARLTON® · HYATT PLACE · [solidcore]

the wink · JUNIPER LOCAL SEASONAL SUSTAINABLE · TRADER JOE'S® · PARK HYATT® · WESTIN HOTELS & RESORTS · SQUASH ON FIRE · balance gym




GEORGETOWN
DUMBARTON
3100


3316




THE Fairmont
WASHINGTON, D.C.







MEET ME AT

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EAGLE CLIFF
REAL ESTATE PARTNERS

CUSHMAN & WAKEFIELD

2445 M