



17X M

UNVEILING A

NEW VISION

FOR THE
MODERN
WORKPLACE

334,000 SF of office and retail space
located in the heart of Washington's
Central Business district

SKANSKA + KPF + CBRE

AMENITIES & FEATURES



SECURE STORAGE

Conditioned bicycle storage room



PARKING

3 level parking garage (1/1500 SF) with 16 electric vehicle charging stations



FIRST IMPRESSIONS

Parking lay-by for private car and rideshare drop off



ULTRAMODERN FITNESS

6,000 SF spa-quality fitness facility with spacious locker rooms and flex space for group classes or private training



OUTDOOR SPACES

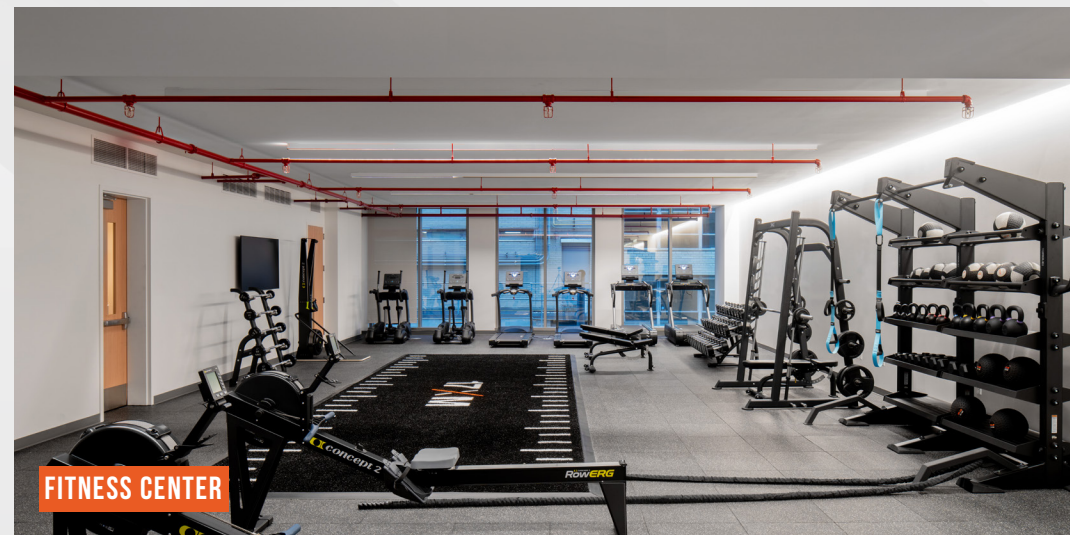
Access to fresh air via terraces, green roofs, patios and rooftop conference facility with spectacular views



PENTHOUSE VIEWS



ROOFTOP LOUNGE



FITNESS CENTER

WORKPLACE WELLNESS



BIOPHILIC DESIGN

Access to green spaces and outdoors, to promote connection to nature, reduce stress and improve mental health and productivity



STAY CONNECTED

The robust wireless distributed Antenna System (DAS) allows optimal connectivity throughout office and amenity space



INCLUSIVE

All-Gender restrooms on every floor



SMART TECHNOLOGY

Experience a seamless integration of building controls optimizing HVAC and lighting to ensuring safety and security



REDUCED TOUCH POINTS

Including 7 destination dispatch elevators



PARKING LAY-BY



MAIN LOBBY

SUSTAINABILITY



ENERGY EFFICIENCY

13.6% more energy-efficient than required, 23% more window line maximizing daylight and reducing electrical and HVAC impacts, 16 EV Charging Stations



SAVINGS

Energy savings in the building has the potential to power 5,545 houses



INDOOR AIR QUALITY

Dedicated outdoor air system for more fresh air than typical buildings in DC



GREEN SPACES AND BIOPHILIC DESIGN

Inside-Out Design, access to fresh air via terraces, largest outdoor green wall in DC



REDUCE AND REUSE

Reduction in green house carbon emissions through the use of low carbon concrete, achieved a 20% reduction over regular concrete



SUSTAINABLE TRANSPORTATION OPTIONS

99 Walk Score, 90 Bike Score, Near 4 Metro Lines



MULTIPLE TERRACES

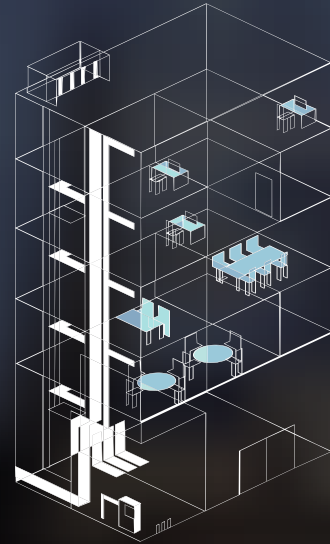


ROOFTOP CONFERENCE CENTER

SMART DESIGN & SUSTAINABILITY



TARGETING LEED GOLD CERTIFICATION



INTEGRATED BUILDING CONTROLS NETWORK
- HVAC, LIGHTING, SAFETY, SECURITY,
BUILDING ANALYTICS, USER EXPERIENCE



SmartScore
CERTIFIED



MERV 13 FILTRATION
AND THE ABILITY TO
OPERATE HVAC SYSTEM
WITH 100% OUTDOOR
AIR (DOAHS)

TOUCHLESS ACCESS



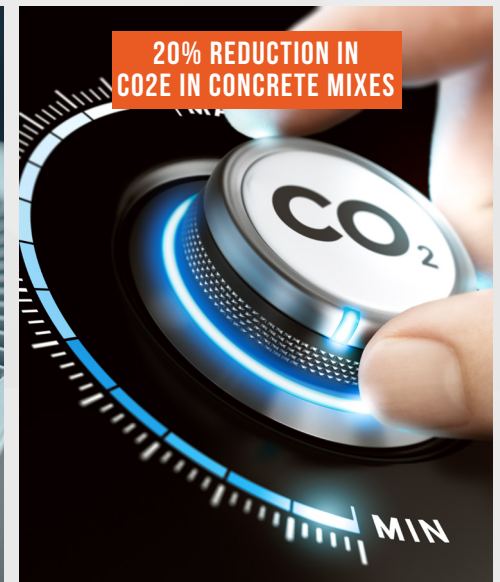
DESTINATION DISPATCH ELEVATORS

ROBUST CELL DAS SYSTEM



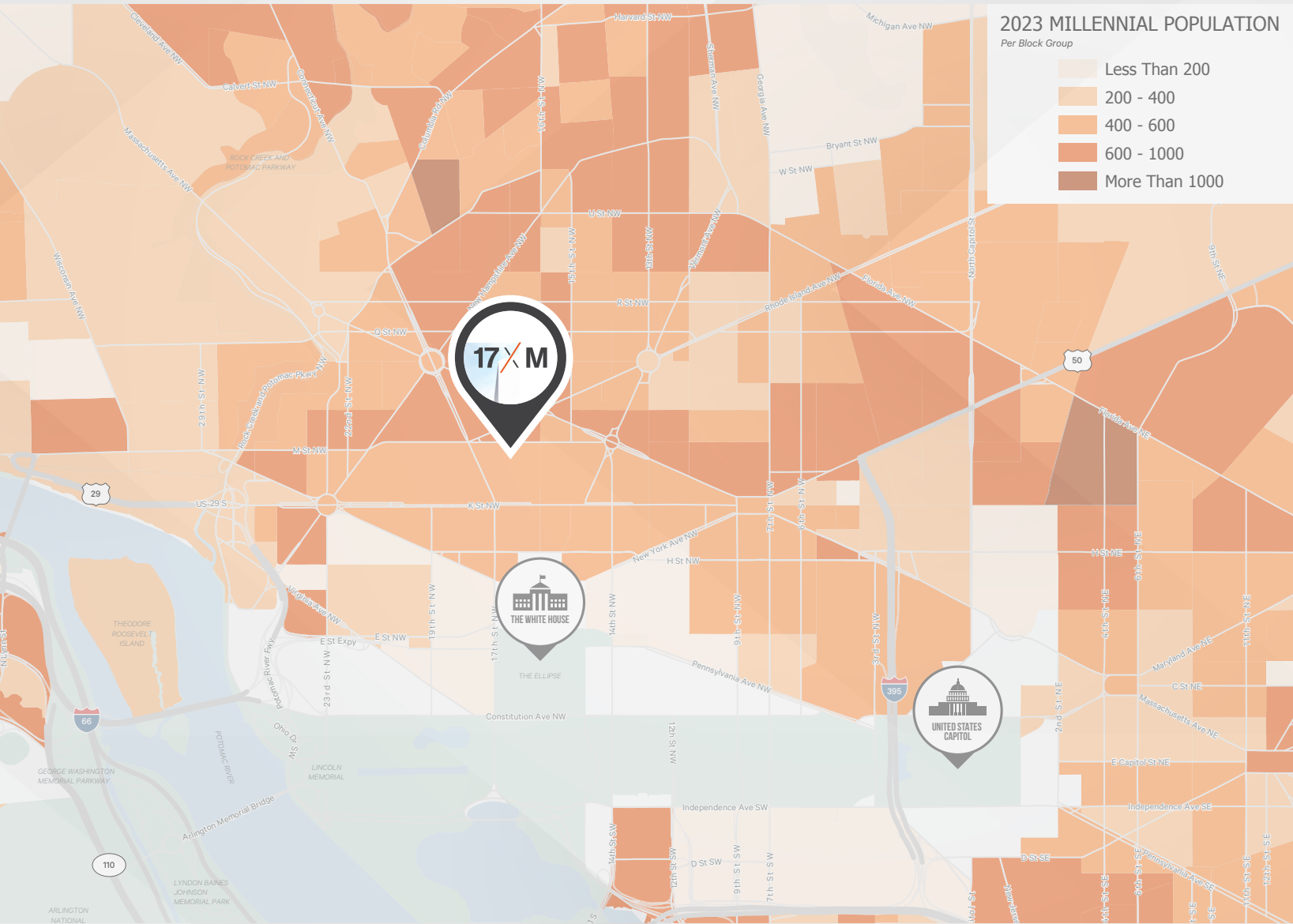
AIR QUALITY SENSORS

20% REDUCTION IN
CO₂ IN CONCRETE MIXES



AT THE EPICENTER OF THE MOST DENSELY POPULATED AND DIVERSE MILLENNIAL NEIGHBORHOODS IN DC

** 15 min drive from 17XM



TOP 10

MORE THAN 80% OF THE POPULATION IS GEN-X, GEN-Z AND MILLENNIAL POPULATION

Millenial and Gen-Z population: 21,417



10% OF THE ENTIRE TARGET WORKFORCE IS WITHIN A 15 MIN WALK

2,263



86% OF POPULATION HAS A COLLEGE DEGREE

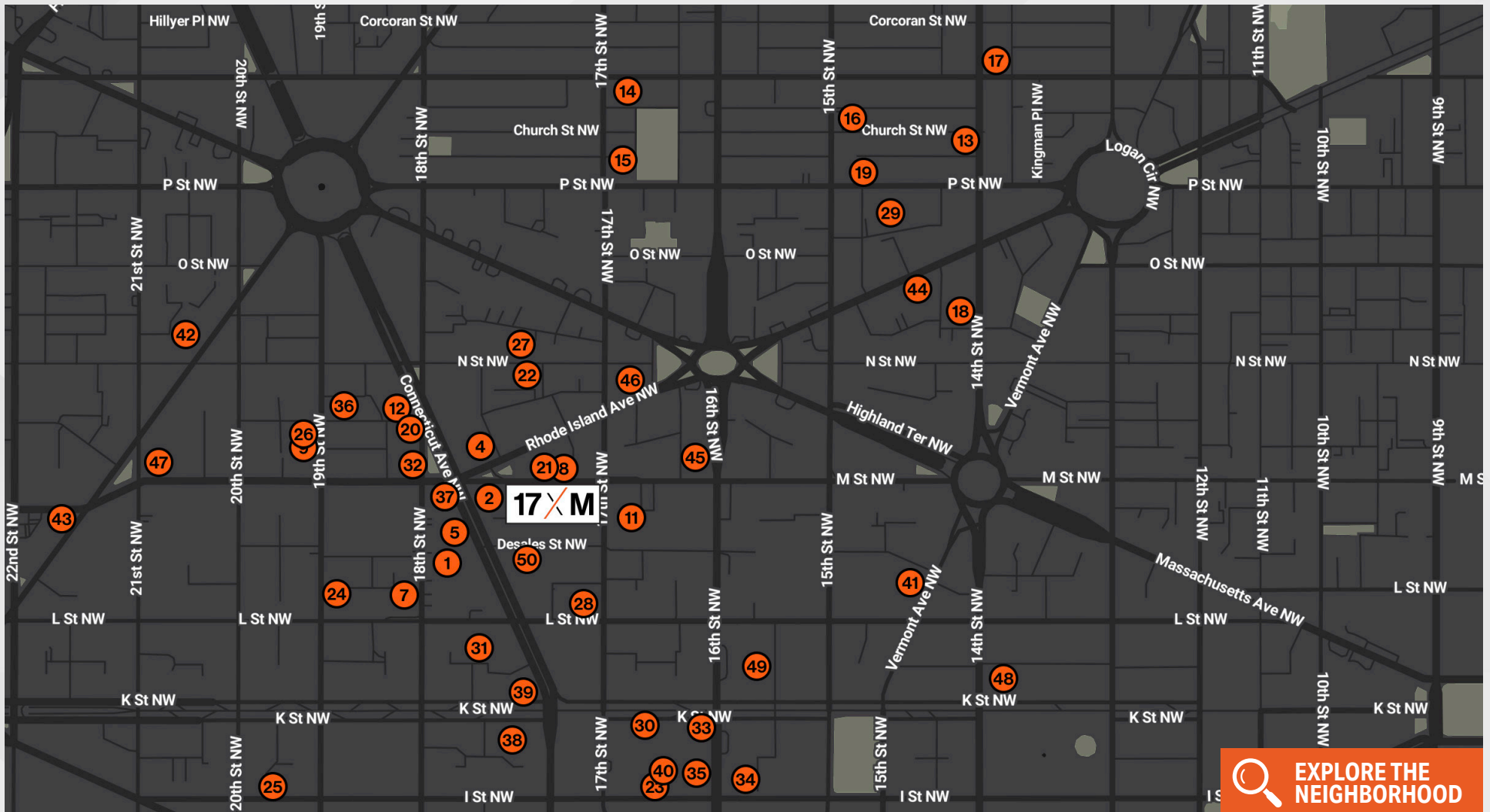
55% HAVE A POST GRADUATE DEGREE

557,090

18% Higher than City Center

THE EVOLUTION OF WASHINGTON

At 17xM, we find ourselves at the corridor of history, a place which symbolizes both the past and future of America. Just four blocks from the White House, this corner of M street is situated in the beating heart of the capitol's Central Business District, which is now home to award-winning restaurants, stylish shops, and some of the nation's best-rated hotels.



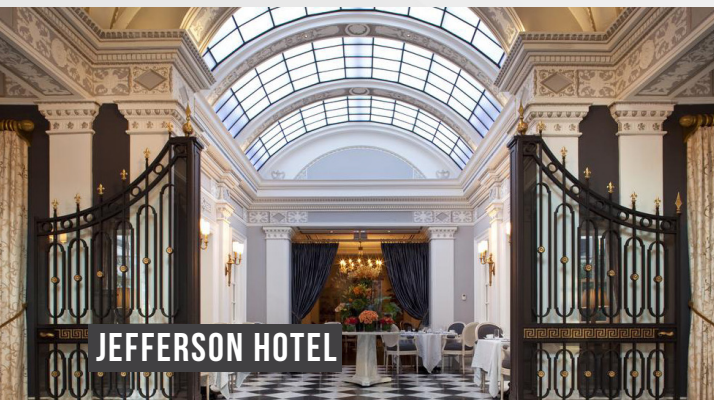
VIBRANT NEIGHBORHOOD



DUPONT CIRCLE







TATTE BAKERY



JEFFERSON HOTEL



LEGEND

-  PARKS
-  RESTAURANTS
-  HOTELS
-  SHOPPING



JOE & THE JUICE

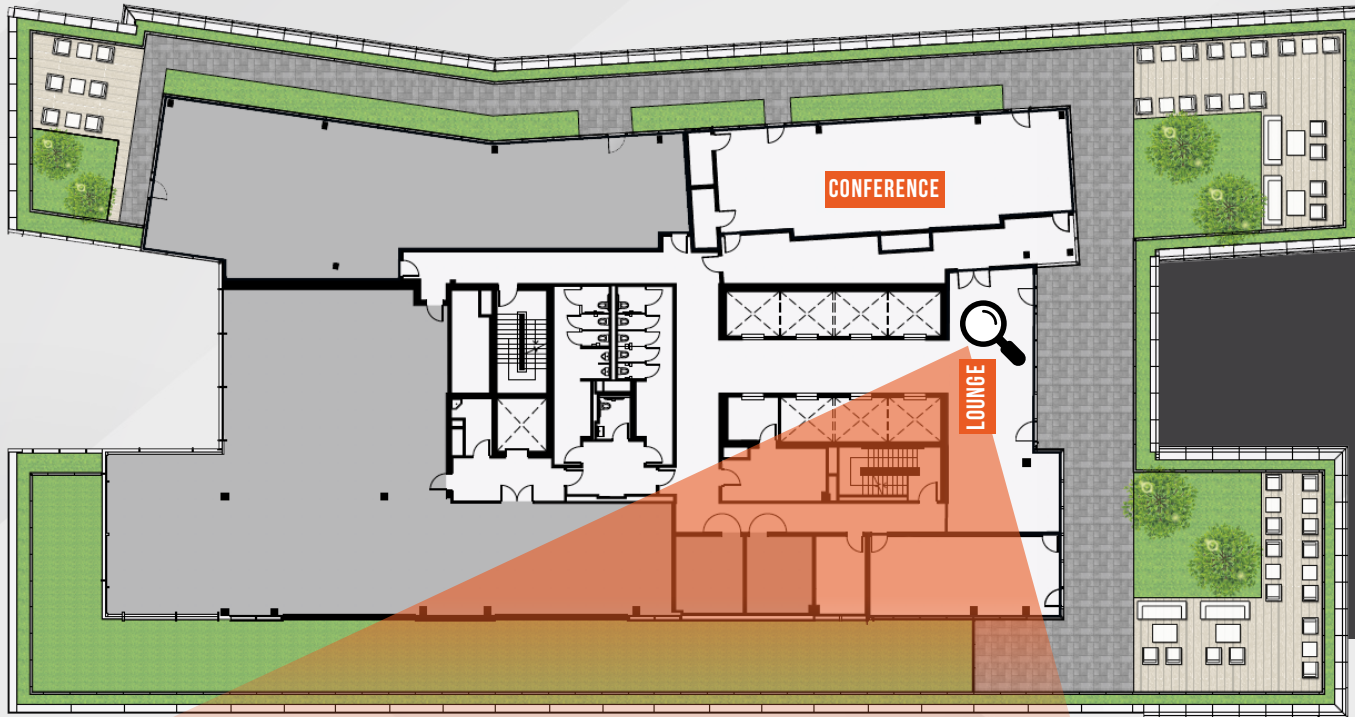
DYNAMIC CORNER OF DC

Tree lined streets and proximity to a wide array of neighborhood and cultural attractions create a unique locational appeal, further enhancing the building's offering to its occupants

Located across from the Human Rights Campaign World Headquarters - a leading advocacy group for diversity in the US and the world.

The newly National Geographic Archives Museum and theater undergoing renovations across the street hosts a wide array of events and the artfully designed courtyard and gardens are open to the public.





FLEXIBLE DESIGN

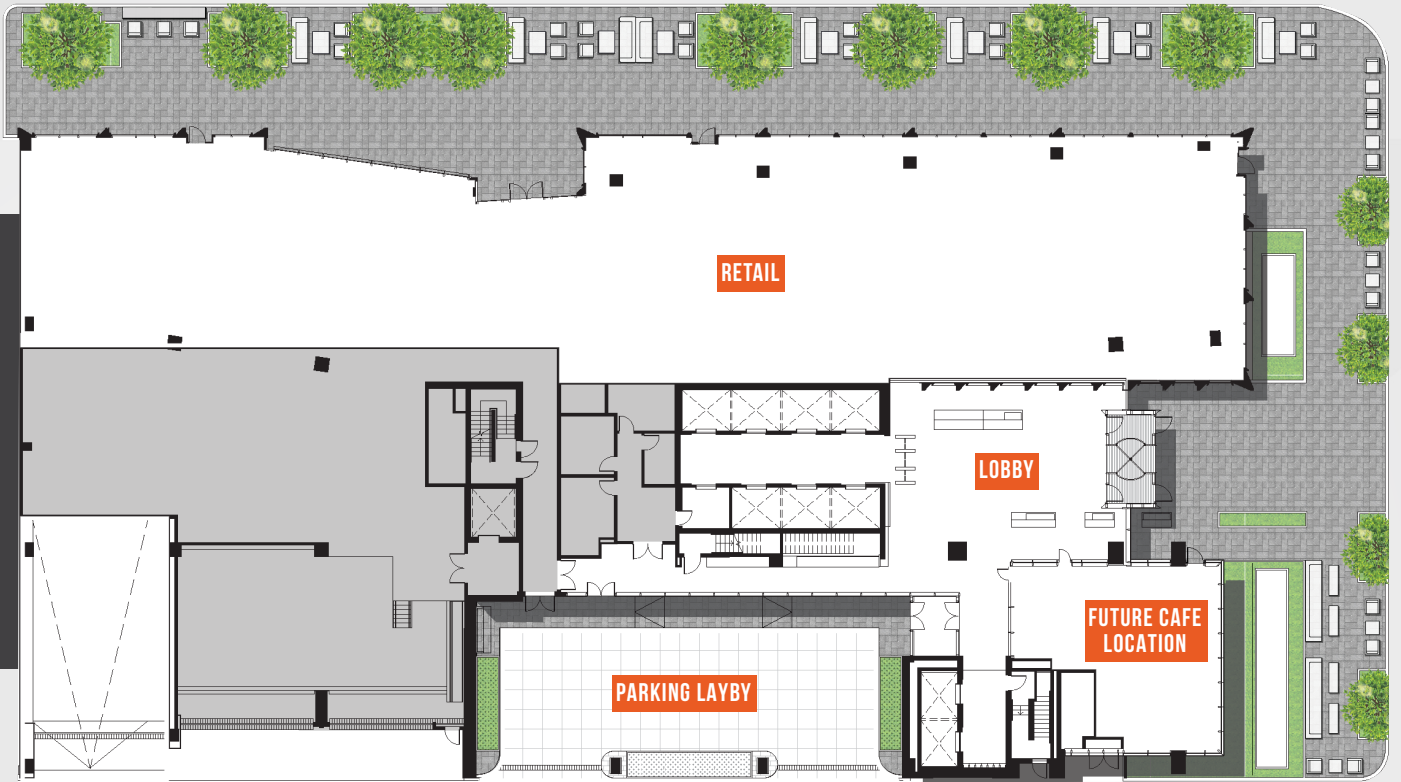


THE PENTHOUSE

7,500 SF TOTAL OF FLEXIBLE ROOFTOP SPACE

- 3,000 SF indoor event space
- 4,500 SF outdoor space
- Capacity of 499

CUSTOM DESIGNS



FIRST IMPRESSIONS



AVAILABLE SPACES

LEVEL 2



2ND FLOOR FITNESS CENTER | 24,070 SF
10' FINISHED CEILING HEIGHT

PRIVATE TERRACE OPPORTUNITIES

AVAILABLE SPACE

LEVEL 3



32,357 SF

TEST FIT OPEN FLOORPLAN



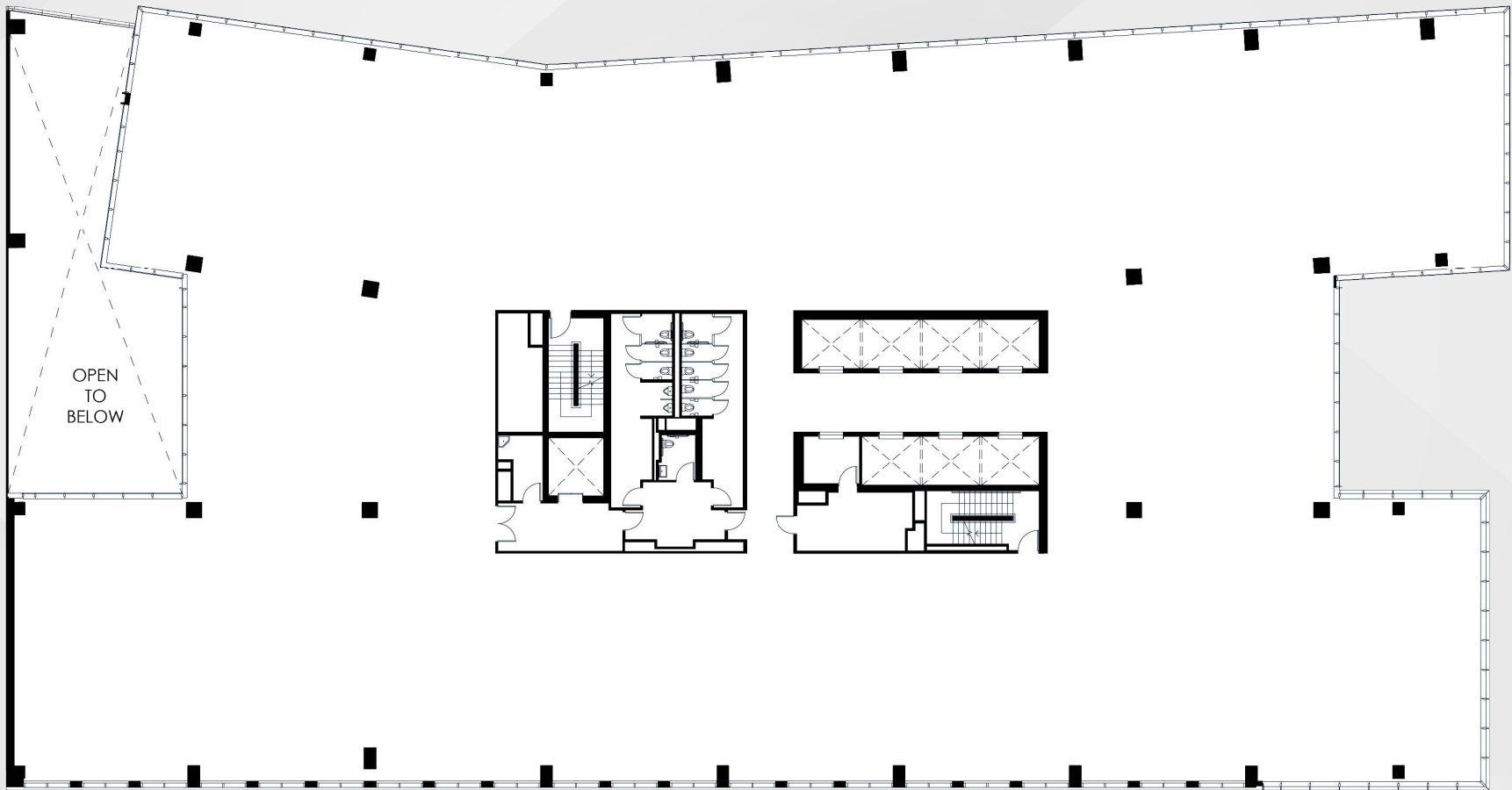
APPROXIMATELY 32,357 RSF

LEVEL 3

- 4 interior columns
- 35', 45' and 50' window to core depths
- 9' finished ceiling height
- Two stair knockout panels per floor

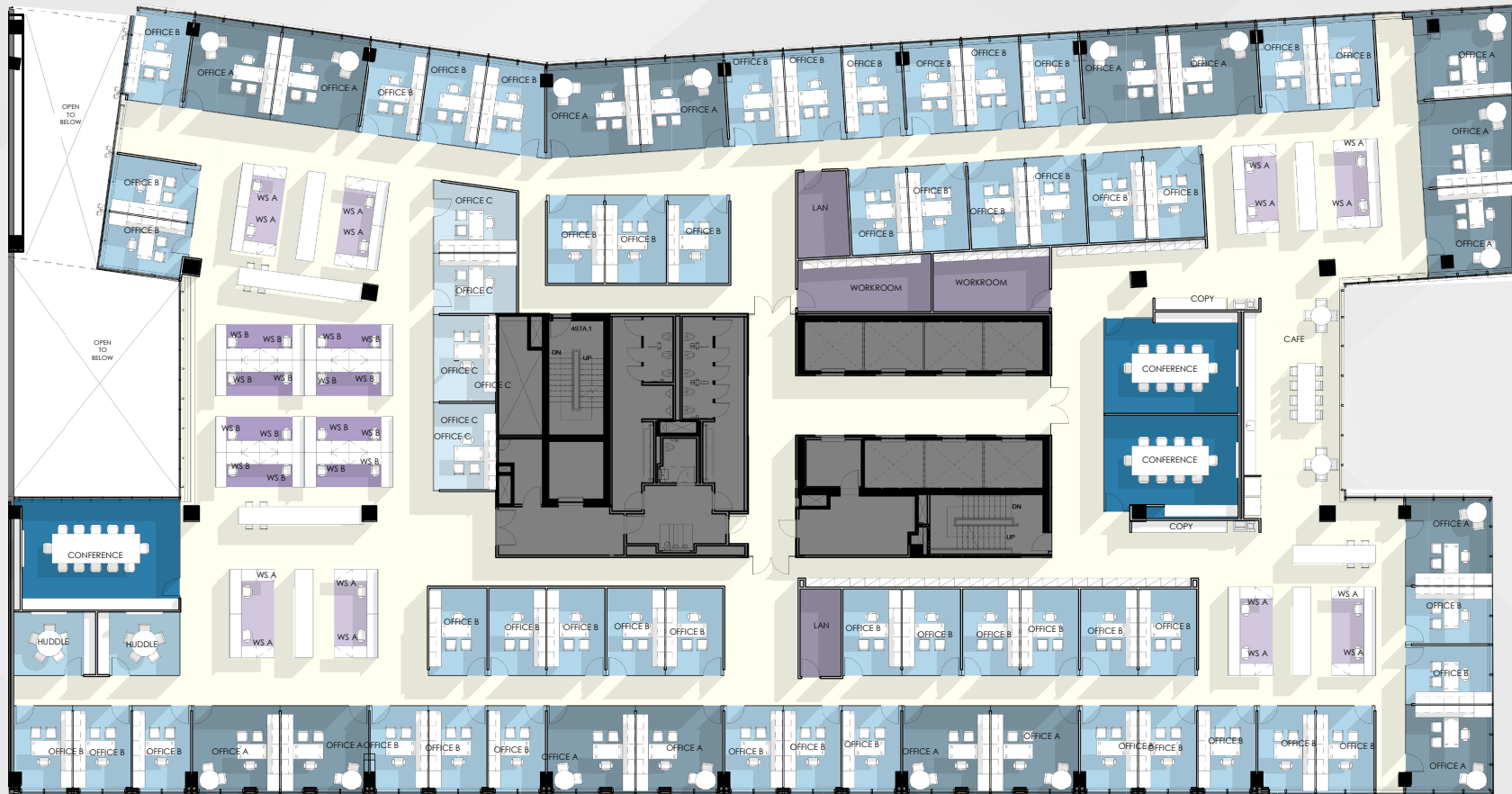
AVAILABLE SPACES

LEVEL 4



31,857 SF

TEST FIT FLOORPLAN



LEVEL 4

**TYPICAL FLOOR
TWO SIZE OFFICES**

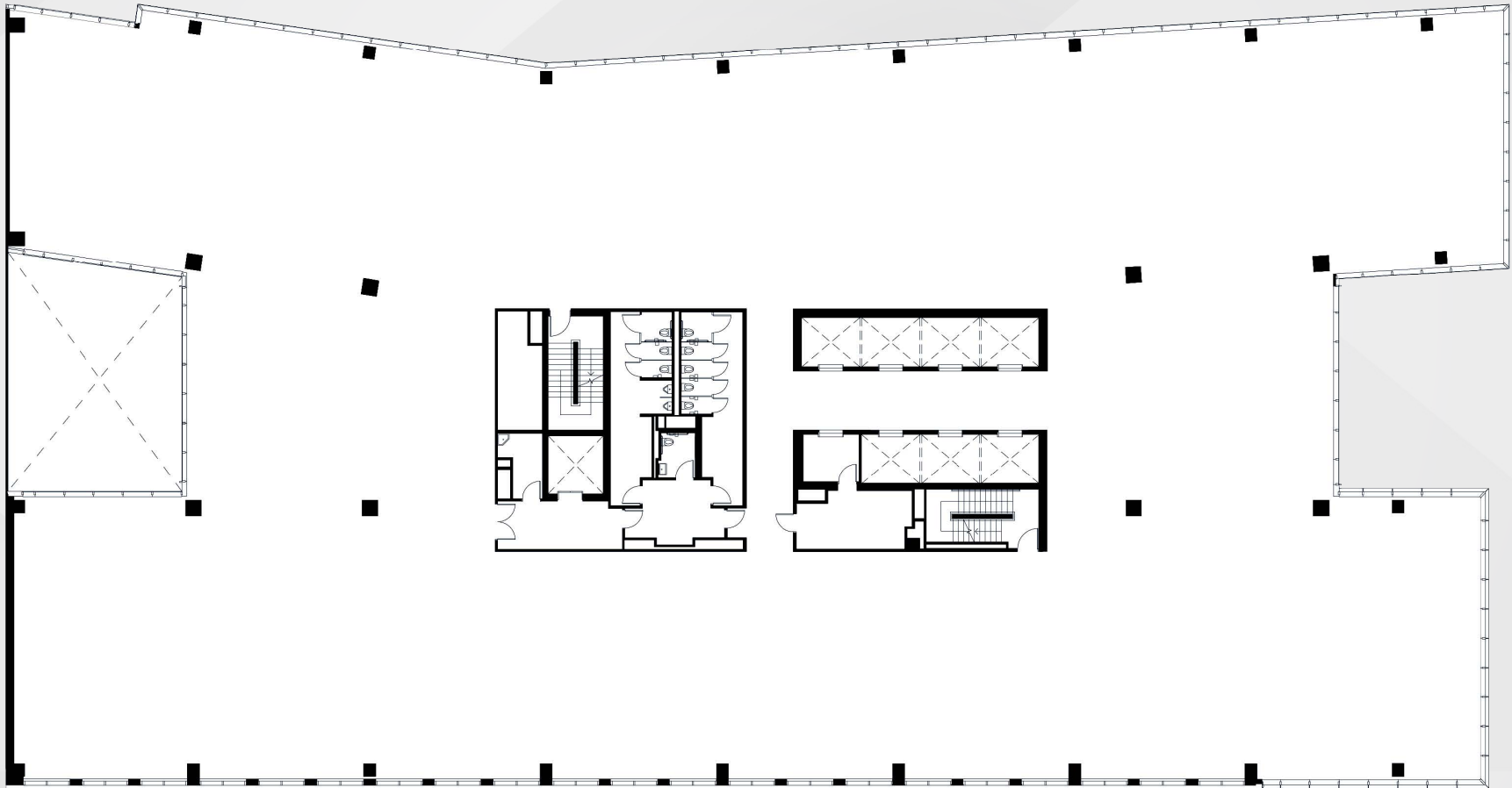
APPROXIMATELY 32,500 RSF

ATTORNEY OFFICES

- 45 windowed offices
- 45 perimeter attorney offices
- 20 interior attorney offices
- 65 total

AVAILABLE SPACES

LEVEL 6



37,792 SF

17XM

FOR MORE INFORMATION, PLEASE CONTACT:

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