



www.fiftyfivestreet.com










55 M Street SE, Washington, DC 20003

55 M

It's all in the details.









Recently 55 M Street delivered exciting renovations to the lobby, fitness center, and rooftop. All designs and materials were meticulously selected with the day-to-day experience as the top priority.

BUILDING SPECS

-  9 stories
-  279,243 SF
-  LEED Gold Certified
-  Built 2009
-  Renovated 2021
-  Column Spacing 30'X30'
-  Ceiling Heights 11' slab-to-slab



AMENITIES

-  20,000 SF Rooftop and Garden
-  Private Tenant Terraces
-  Cutting Edge Fitness Center
-  Directly above the Navy Yard Metro
-  On-site Bike Storage
-  Private Bike-share Program
-  1 per 1,500 SF Parking
-  Capitol Hill & DCA only minutes away

Lobby Renovations

Inspired by the neighborhood's outdoor ethos and industrial past, the lobby design provides space for individuals and groups to work and congregate.





Rooftop Renovations

55M's rooftop overlooks Nationals Stadium and hosts DC's only fully-operational farm! The farm, Up Top Acres, does a lot for our community – which includes contributing fresh produce grown onsite to local restaurant groups.





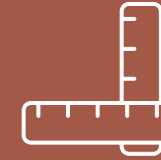
Scan QR code for
360-degree office
rendering



9 Stories



279,243 sf



30'x60' Column Spacing



11 ft Ceiling Heights



Directly on top of the Metro



4,000 sf Roof Terrace



Private Tenant Terraces



On Site Bike Storage



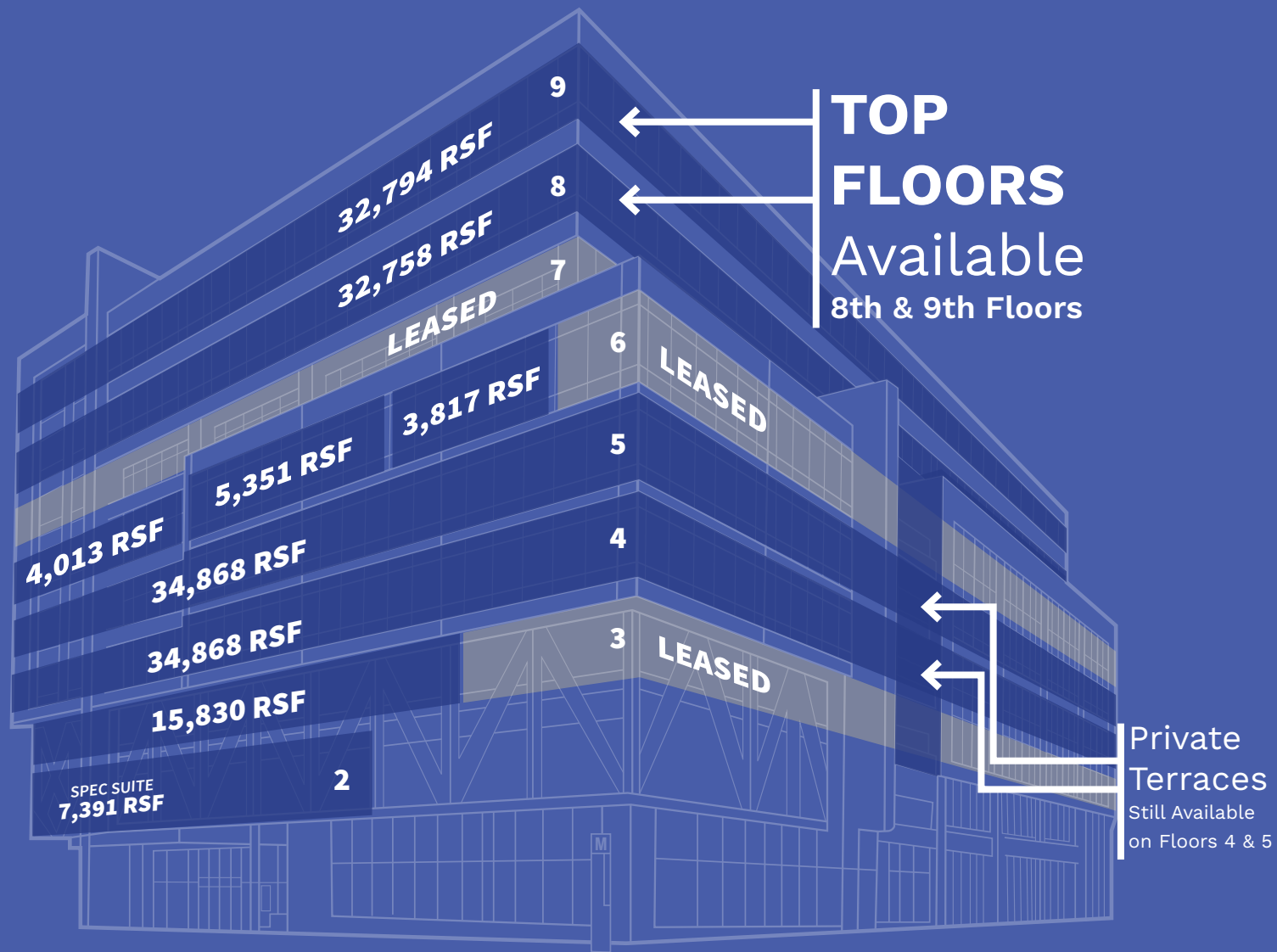
State of the art Fitness Center



1 per 1,250 sf Parking



Renovations Delivered 2021



65,552 RSF
Contiguous RSF Available on Top Floors (8-9)

98,747 RSF
Contiguous RSF Available on Floors 3-6



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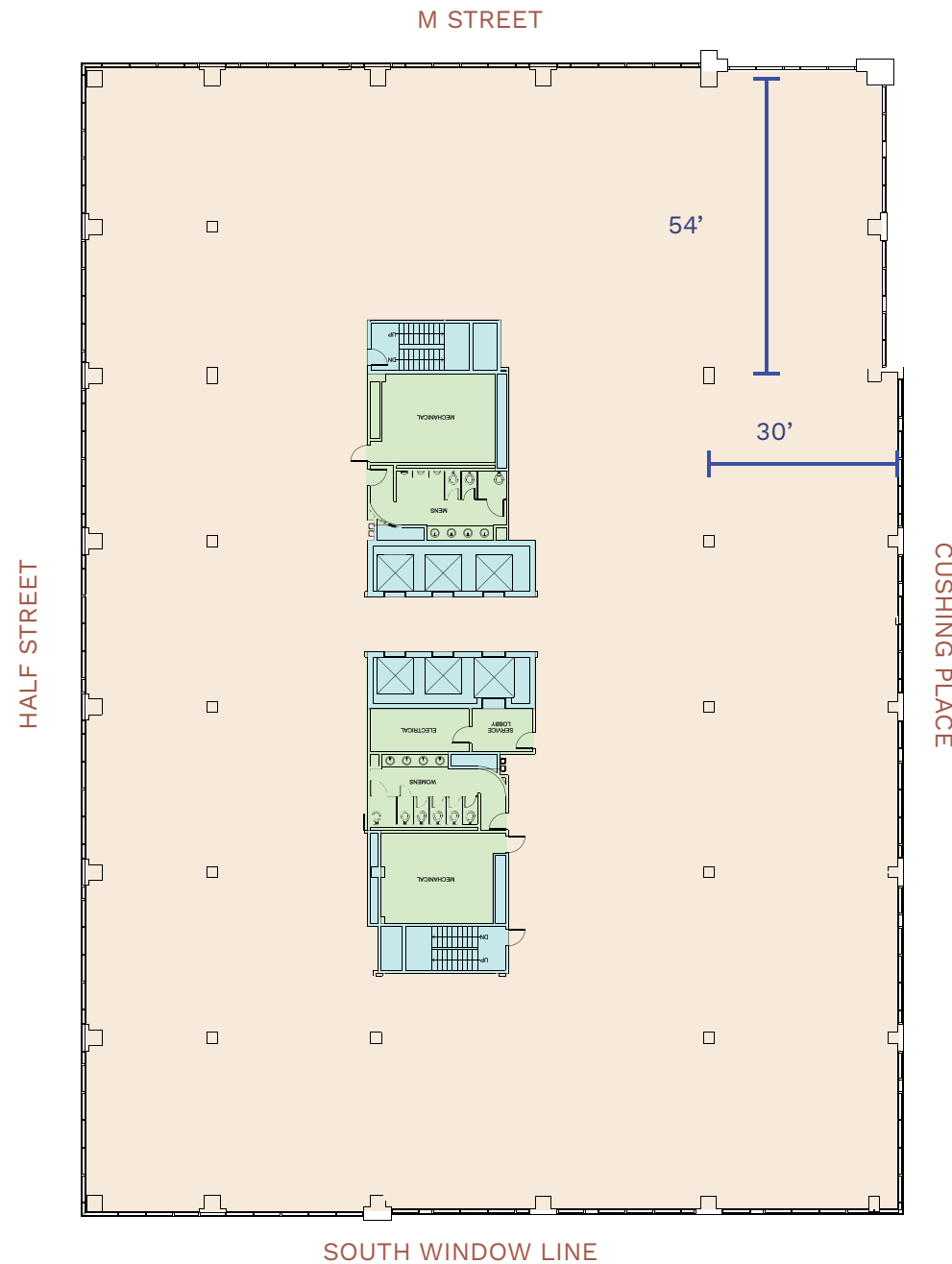
TOP FLOORS

8TH + 9TH FLOOR PLAN

Approximately 32,700 RSF per Floor

Shell Floor Plan

for 8th & 9th Floor



Typical Plan

Hypothetical Layout



6TH FLOOR SUITES

3,817 - 13,181 RSF Available



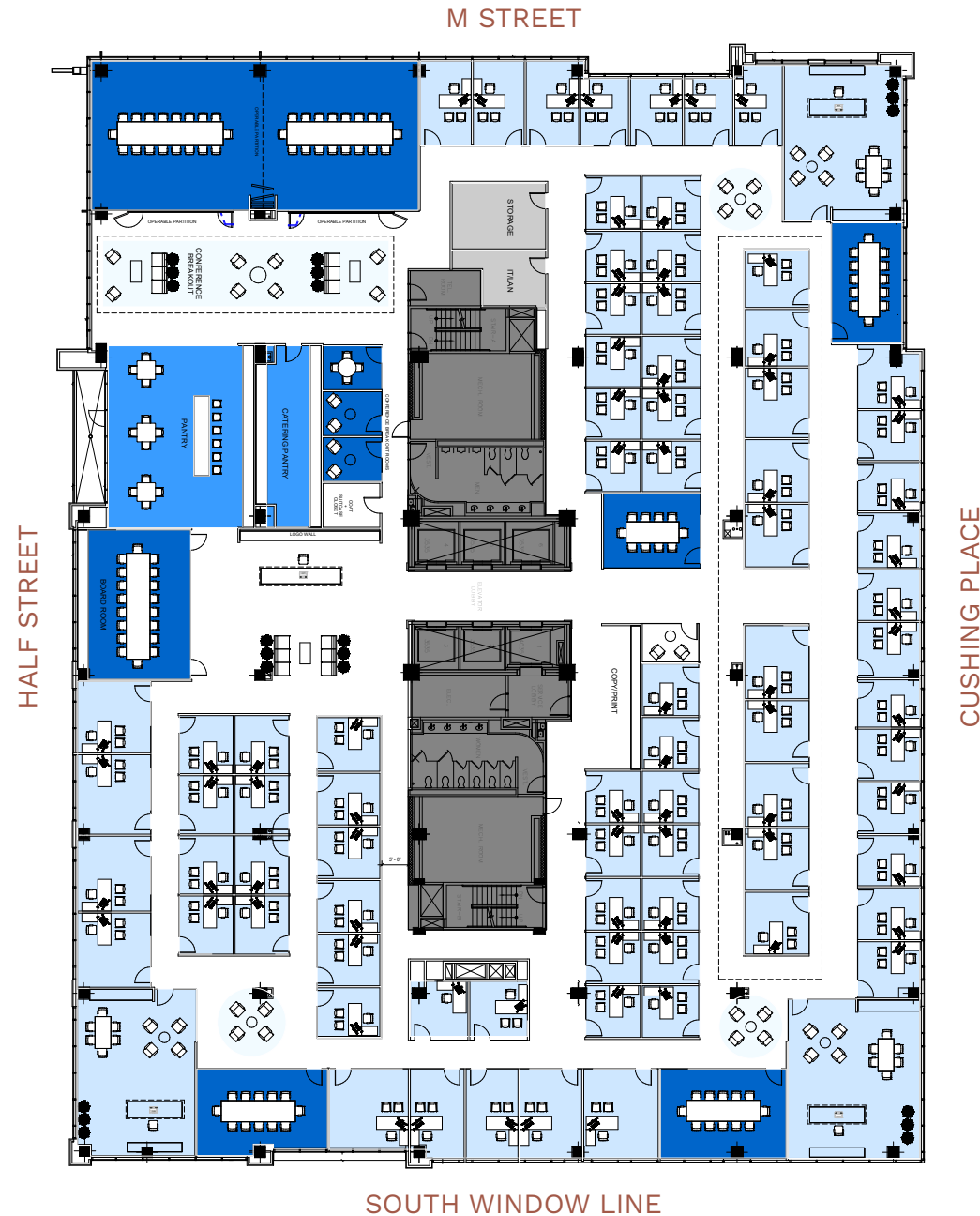
PRIVATE BALCONIES

4TH + 5TH FLOORS

Approximately 34,900 RSF per Floor

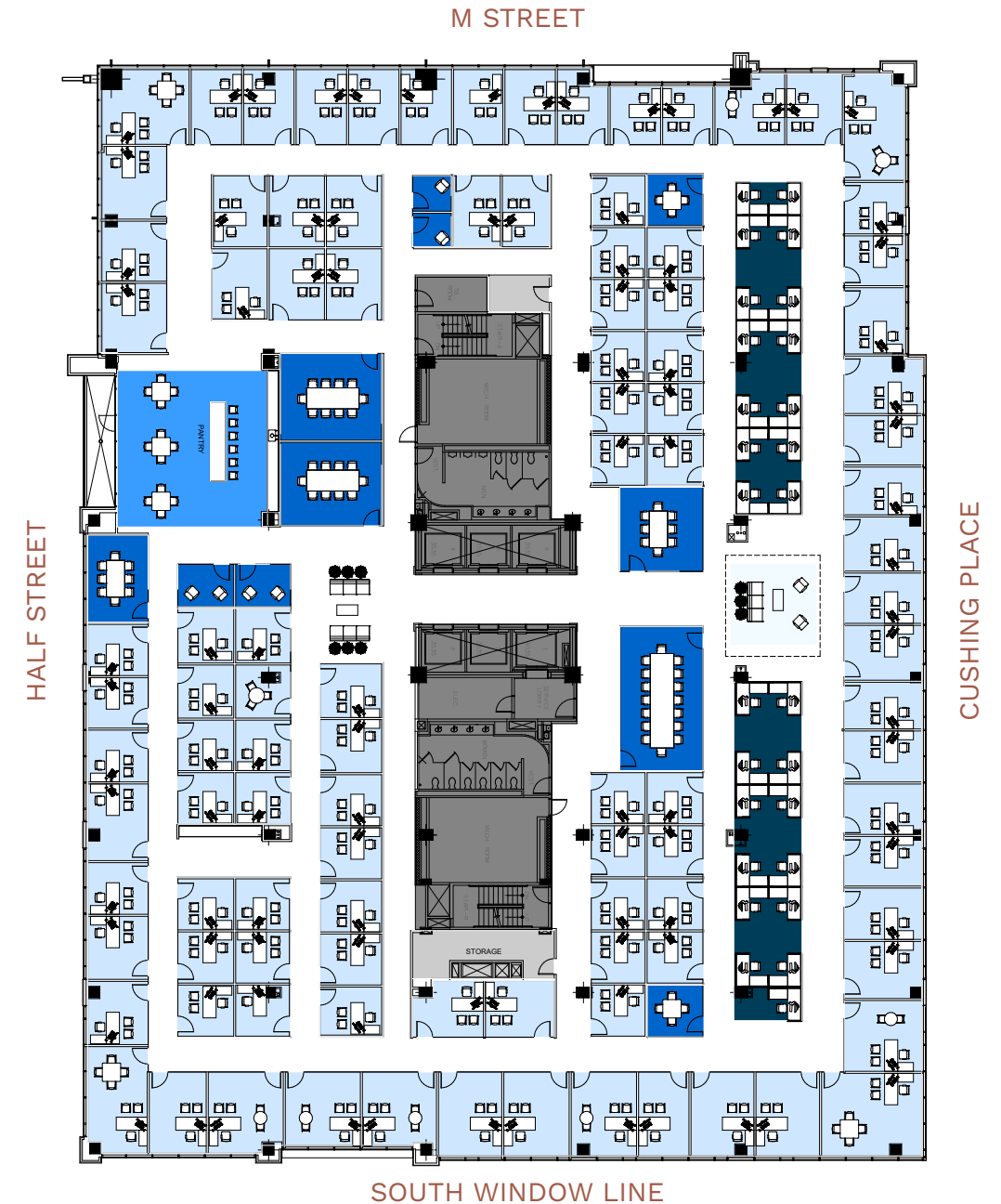
4th Floor Plan

Office + Conference Test-fit



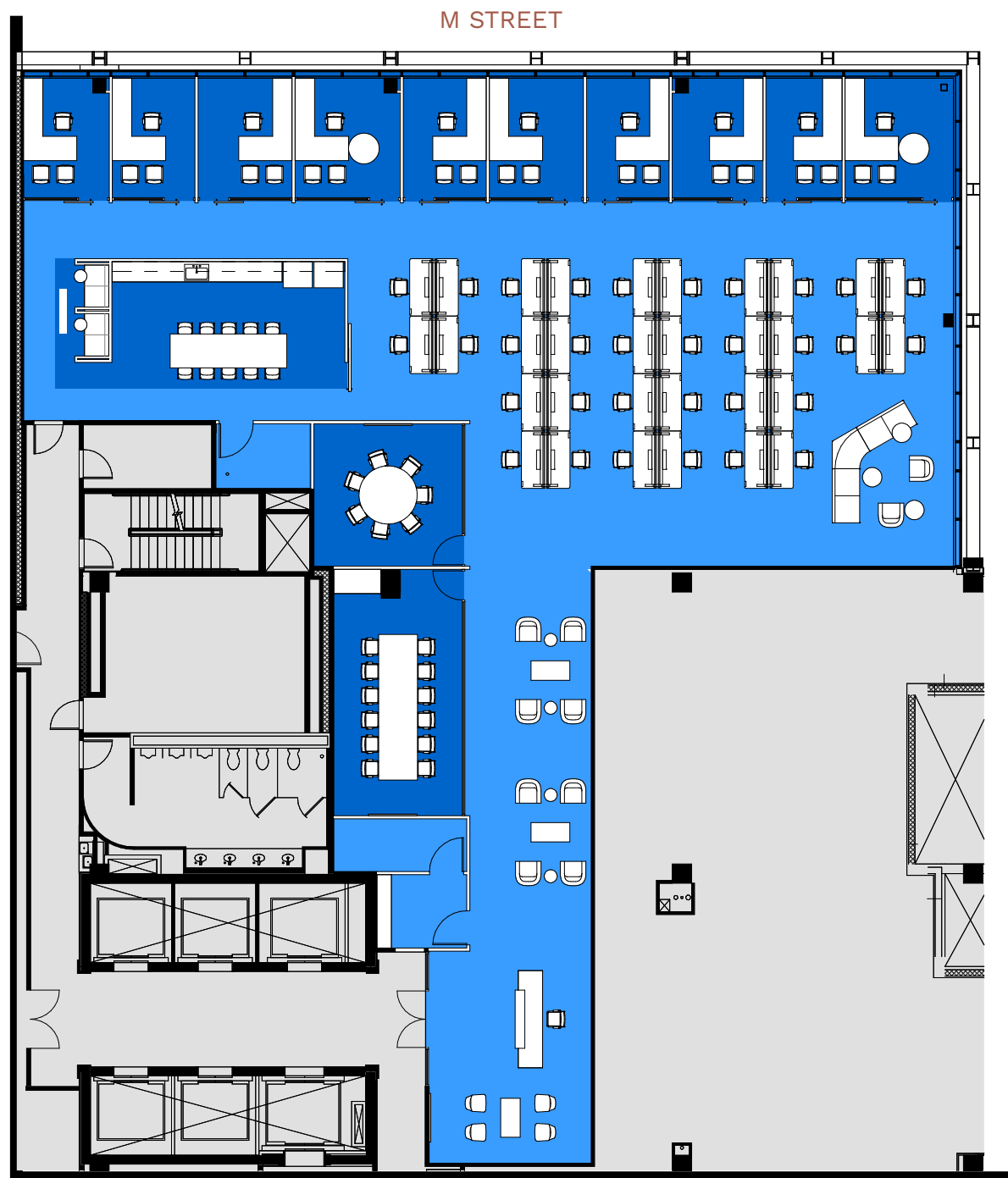
5th Floor Plan

Office Intensive Test-fit



2ND FLOOR

7,391 RSF Spec Suite



Design Inspiration Rendering



Contact Us

EVAN BEHR

202 719 5642

evan.behr@am.jll.com

NATHAN BEACH

202 719 5680

nathan.beach@am.jll.com

MAC HALL

202 719 5019

mac.hall@am.jll.com



Learn more at www.fiftyfivemstreet.com