

# 20

// MASS

## *Mass* // Emergence

20 MASSACHUSETTS AVE NW  
WASHINGTON, DC 20001



THE  
RMR  
GROUP



# This is *20 Mass*

## 20 MASS IS CAPITOL HILL'S NEWEST MIXED-USE DESTINATION —

Poised to offer experiences that will draw office users, travelers and patrons alike to the intersection of Mass Ave. and F St. NW.

*Invigorating its locale with a sustained  
bustle that transitions from sun-up to  
sun-down, 20 Mass is a new destination  
re-energizing Capitol Hill's community.*



Impressive 10-Story Central Atrium

*20 Mass* is a user-centered redevelopment comprising:

- + 183,515 RSF of building top office space with dramatic views
- + 274-Key Luxury The Royal Sonesta Washington DC, Capitol Hill Hotel
- + 13,832 RSF of On-site Retail including chef-driven restaurants
- + 14,500 SF Amenities Penthouse

## BUILDING CERTIFICATIONS:







# Adjacent to *DC Destinations* that keep you moving

20 MASS IS A PROUD NEIGHBOR TO THE U.S. CAPITOL, GEORGETOWN LAW AND UNION STATION'S HISTORIC HUB FOR TRANSIT AND SHOPPING.

Offering walkable, upscale dining and direct access to world-class attractions and museums, from 20 Mass Ave there is no shortage of things to do and places to go.

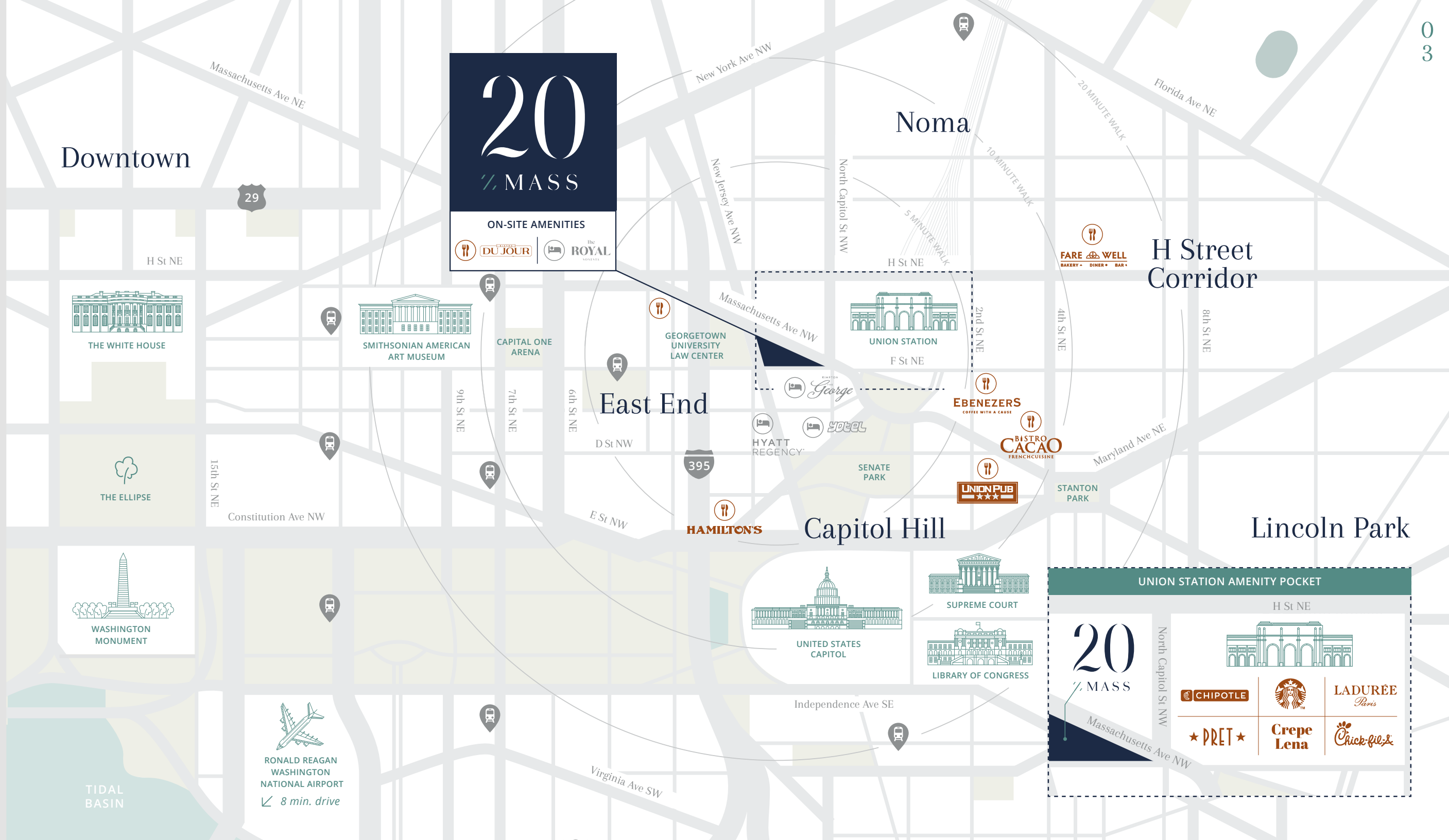
***A prominent anchor in Capitol Hill's distinguished core, 20 Mass is an experiential, urban destination for what's next in DC.***



# Map Your *Walks*

Powerfully positioned along Massachusetts Avenue, one of DC’s most notable boulevards, reach the people and places that matter within a short walk.

Destination	Distance
Union Station	3 min. walk
Georgetown University Law Center	3 min. walk
Buchanan Field	8 min. walk
United States Capitol	10 min. walk
Supreme Court of the US	10 min. walk







Top-Floor Workspace with Views

## A Rare *Top-Floor* Workspace in Capitol Hill

NOW LEASING FLOORS 7-10 AT 20 MASS

This rare 183,515 RSF headquarters opportunity across floors seven through ten will be well suited for an array of

lobbyists, law firms, trade associations and government affairs entities with initiatives on the Hill.



- 20 Mass Offers  
*Distinctive Office Space* Including:
- + Designated office lobby
  - + Efficient 46,000 RSF floorplates
  - + Floor-to-ceiling glass lined perimeter
  - + Abundant main street views
  - + Up to 9' Finished Ceilings
  - + 3 Destination Dispatch Elevators servicing office floors, Penthouse and lobby



Exclusive Amenity Penthouse with City Views



Conference Center with State-of-the-Art Technology



Fully Equipped Fitness Club



Dedicated Office Lobby on Massachusetts Avenue

- On-Site  
*Office Amenities*
- + 14,500 SF Amenities Penthouse
  - + 80+ Seating Conference Center with state-of-the-art technology
  - + Fully equipped Fitness Club with private locker rooms and yoga room
  - + 1,260 SF Secured bike room
  - + 13,832 SF of in-building retail





## Capitol Hill's New Experiential *Retail Offering*

13,832 RSF RETAIL AVAILABILITY AT 20 MASS

Serving surrounding residents, office users and DC visitors alike, a new retail pocket has arrived at 20 Mass.

*A flexible offering with appealing sidewalk depth is destined to attract restaurateurs, retailers and boutique coffee shops with indoor-outdoor potential that speaks for itself.*





Indoor/Outdoor Patio Potential Awaits on Massachusetts Avenue



Store Fronts Benefit from Steady Pedestrian Traffic

## This flexible, experiential *retail environment* features:

- + Highly visible, ground-level store fronts
- + Expansive frontage along Massachusetts Avenue and F Street NW
- + Appealing sidewalk depth with indoor/outdoor experience potential
- + Seven-day-a-week traffic potential
- + Prime location at the convergence of Union Station, Capitol Hill's established office-scape and affluent residential communities



# Take Your *Place*

20 Mass is centrally located amongst DC’s premier retail offerings.

## Surrounding Demographics

CBRE Research, 2023

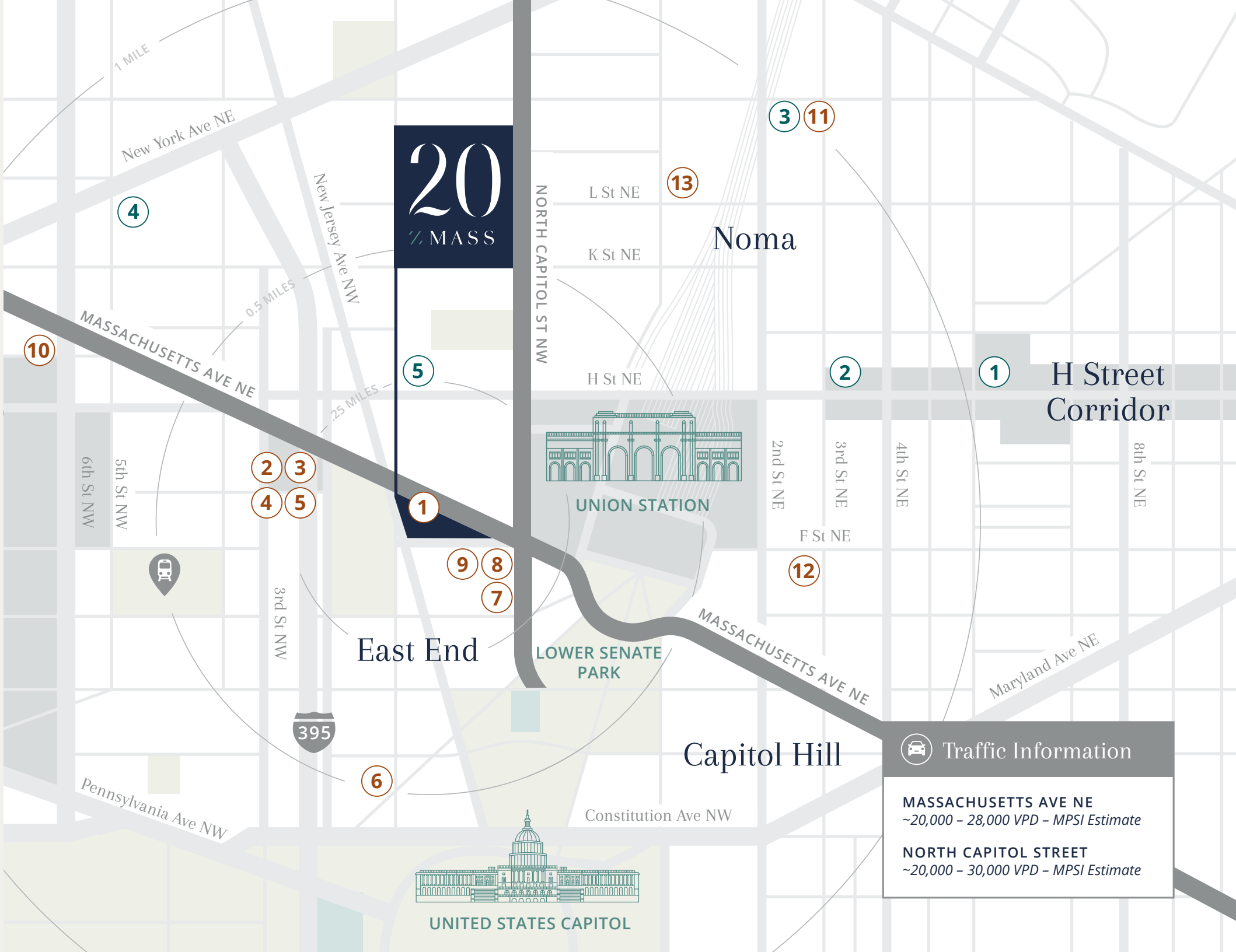
Within .25 Miles	
2023 POPULATION	802
AVERAGE HH INCOME	\$128,402
HOUSEHOLDS	392
EMPLOYEES	28,973
MEDIAN AGE	30.9
Within .5 Miles	
2023 POPULATION	11,871
AVERAGE HH INCOME	\$154,226
HOUSEHOLDS	7,212
EMPLOYEES	72,681
MEDIAN AGE	33.6
Within 1 Mile	
2023 POPULATION	55,990
AVERAGE HH INCOME	\$176,486
HOUSEHOLDS	30,681
EMPLOYEES	197,580
MEDIAN AGE	34.8

### Prominent Area Retailers

1. WHOLE FOODS
2. GIANT FOOD
3. REI CO-OP
4. SAFEWAY
5. WALMART

### Prominent Area F&B

1. BISTRO DU JOUR
2. MOKOTO FOOD HALL
3. L'ARDENTE
4. BAR SPERO
5. TATTE BAKERY AND CAFÉ
6. CHARLIE PALMER
7. CORNER BAKERY
8. THE DUBLINER
9. KELLY’S IRISH TIMES
10. FARMERS & DISTILLERS
11. RED BEAR BREWING
12. UNION KITCHEN
13. WUNDER GARTEN







/// Royal Sonesta Porte-Cochère View from Massachusetts Avenue

The  
**ROYAL**  
SONESTA

# Introducing *The Royal Sonesta* at 20 Mass

## A HOTEL AS INDIVIDUAL AS ITS DC GUESTS

20 Mass is thrilled to welcome The Royal Sonesta Washington DC, Capitol Hill. Taking its place in Sonesta's distinctive roster of US locations including Boston, Baltimore, Chicago, Houston, New Orleans, San Francisco and St. Louis; this 274-room hotel is Sonesta's second location in Washington DC in 2023.

*The perfect vantage point for accessing DC's world-class attractions, experience an invigorating destination with a sustained energy that transitions from sun-up to sun-down.*

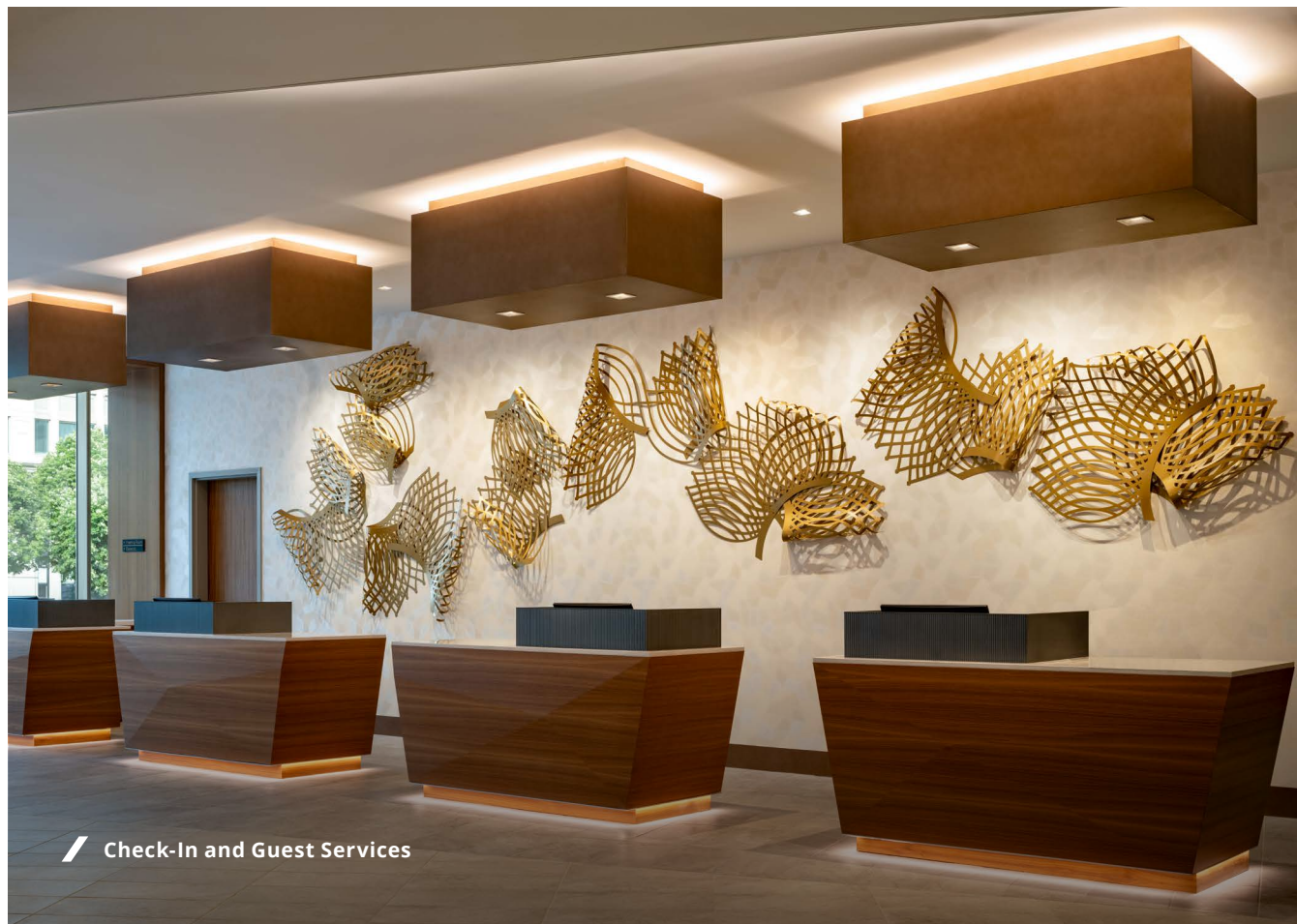


*Hotel Amenities* promote an indulgent, culture-filled stay:

- + Designated hotel lobby
- + 274 Artfully inspired hotel rooms across five contiguous floors
- + Generously appointed, authentic experiences
- + High-end hotel-affiliated restaurant serving locally inspired cuisine
- + Executive Penthouse conference center with ballroom and meeting rooms
- + Short walks to the U.S. Capitol, Georgetown Law and Union Station's historic hub for transit and shopping



High-End Restaurant



Check-In and Guest Services



Communal Gathering Spaces



Luxury Hotel Rooms



Modern Ballroom



# Fact Sheet

20 Massachusetts Ave. NW  
Washington, DC 20001

Developed and Managed by:  
THE RMR GROUP

For office leasing:

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For retail leasing:

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Ownership  
Office Properties Income Trust

Property Management  
The RMR Group

Base Building Architect  
Leo A Daly

Status  
Delivered Q3 2023

- Building Highlights
- LEED Gold
  - WELL Core and Shell
  - VRF DOAS Heating/Cooling System
  - 2 - 400kW Natural Gas Generators
  - WiFi-equipped throughout

- Building Amenities
- Penthouse Lecture-Style Meeting Rooms
  - Penthouse Ballroom
  - Penthouse Entertainment Space featuring expansive outdoor rooftop
  - 274-Room The Royal Sonesta Washington DC, Capitol Hill Hotel
  - Fitness Center w. Private Locker Rooms and Attached Yoga Room
  - 71-Spot Bike Storage

- Exterior Features
- Curtain Wall and Floor-to-Ceiling Windows
  - Landscaped Perimeter
  - Vegetated Green Roof with Trellis
  - Vibrant streetscape with indoor/outdoor connectivity

- Building Specifications
- 427,191 SF Mixed-Use Development
  - 14,500 SF Amenities Penthouse
  - 183,515 RSF Office Space
  - 13,832 RSF Retail Space

- Parking
- On-site, reserved parking
  - Valet service (Office, Retail, Hotel)
  - EV Charging Stations — 8
  - Secure Bike Storage Room — 1,260 SF, equipped with repair station

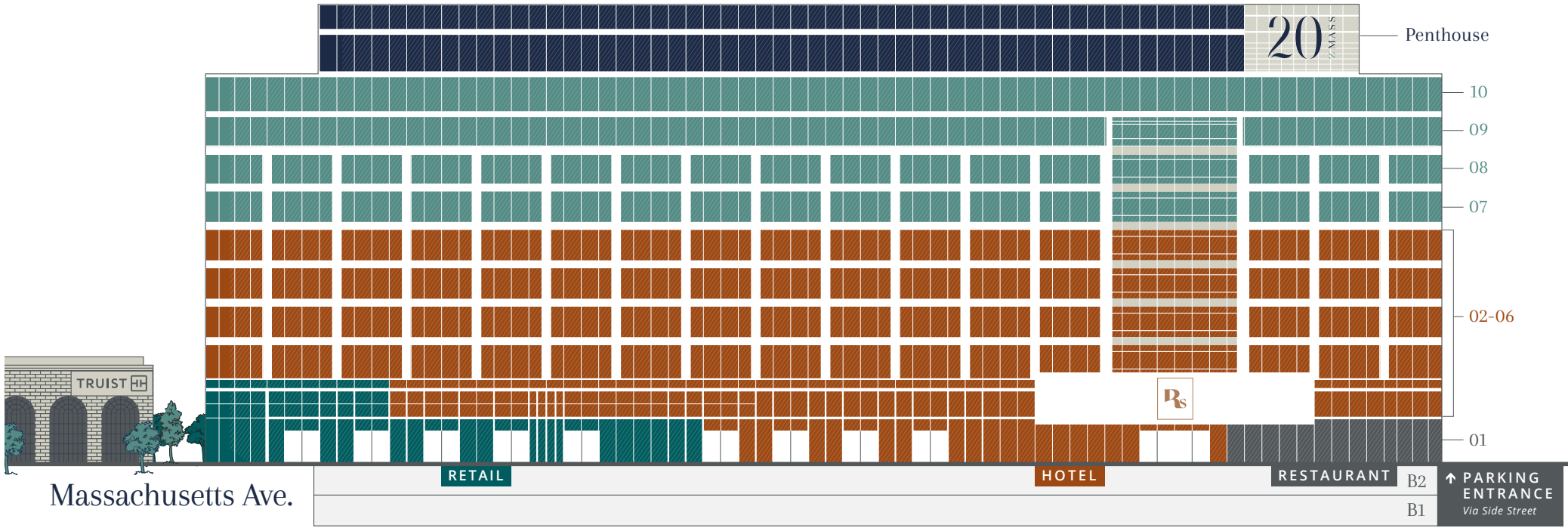
- Elevators
- 6 Passenger Elevators
    - 3 Dedicated Office
    - 3 Dedicated Hotel
  - 1 Freight Elevator

- Security
- CCTV Monitoring
  - Hotel Lobby — 24/7 Concierge Service
  - Office Lobby — 24/7 Lobby Attendant

- HVAC Enhanced Air Quality
- Office features two Direct Outside Air Systems (DOAS) with MERV-13 filters
  - Local floor level features MERV 8 filters
  - Routine RMR Engineer equipment inspection

- Touchless Systems
- Restrooms and locker rooms equipped with touchless FF&E
  - Automatic door openers

# Stacking Plan



B1-B2	01	02-06	07	08	09	10	Penthouse
ON-SITE PARKING Via side street	RETAIL + HOTEL 13,832 RSF	 The ROYAL SONESTA	OFFICE SPACE 45,710 RSF	OFFICE SPACE 45,710 RSF	OFFICE SPACE 45,666 RSF	OFFICE SPACE 45,528 RSF	AMENITY FLOOR 14,500 SF





20Mass.com

*Developed by:* **THE RMR GROUP**

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**CBRE**



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