

WORKS
1250

AMENITY
CENTER
AT 1250
CONNECTICUT



SCHEDULE YOUR TOUR

Melanie Stehmer-Townsend

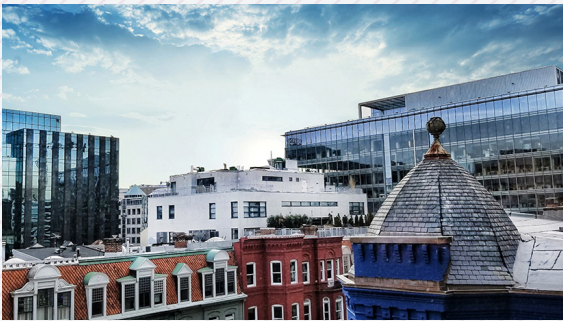
202.467.7765

1250
CONNECTICUT
AVENUE

Brookfield
Properties

BRIGHT, SWEEPING VIEWS EFFICIENT FLOORPLATES

Brookfield
Properties



AMENITY CENTER

3,200 SQUARE FOOT CONFERENCING,
LOUNGE AND ENTERTAINMENT SPACE

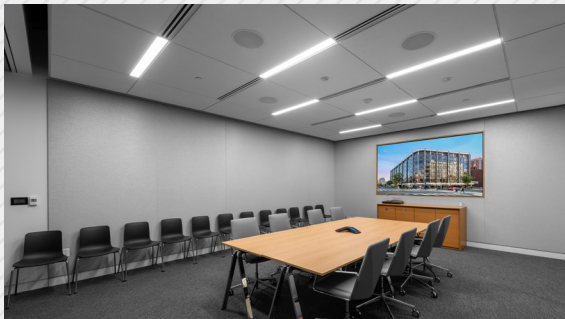
Brookfield
Properties



FEXIBLE CONFERENCING FACILITY

Brookfield
Properties

SEATING UP TO 75, COLLABORATIVE BREAKOUT SPACES
AND ENTERTAINMENT SPACE WITH CATERING FACILITIES



FITNESS CENTER

Brookfield
Properties



Fitness center featuring
Peloton bikes and full
service locker rooms.

FITNESS CENTER

Brookfield
Properties



FITNESS CENTER

Brookfield
Properties



OPTIMAL LOCATION

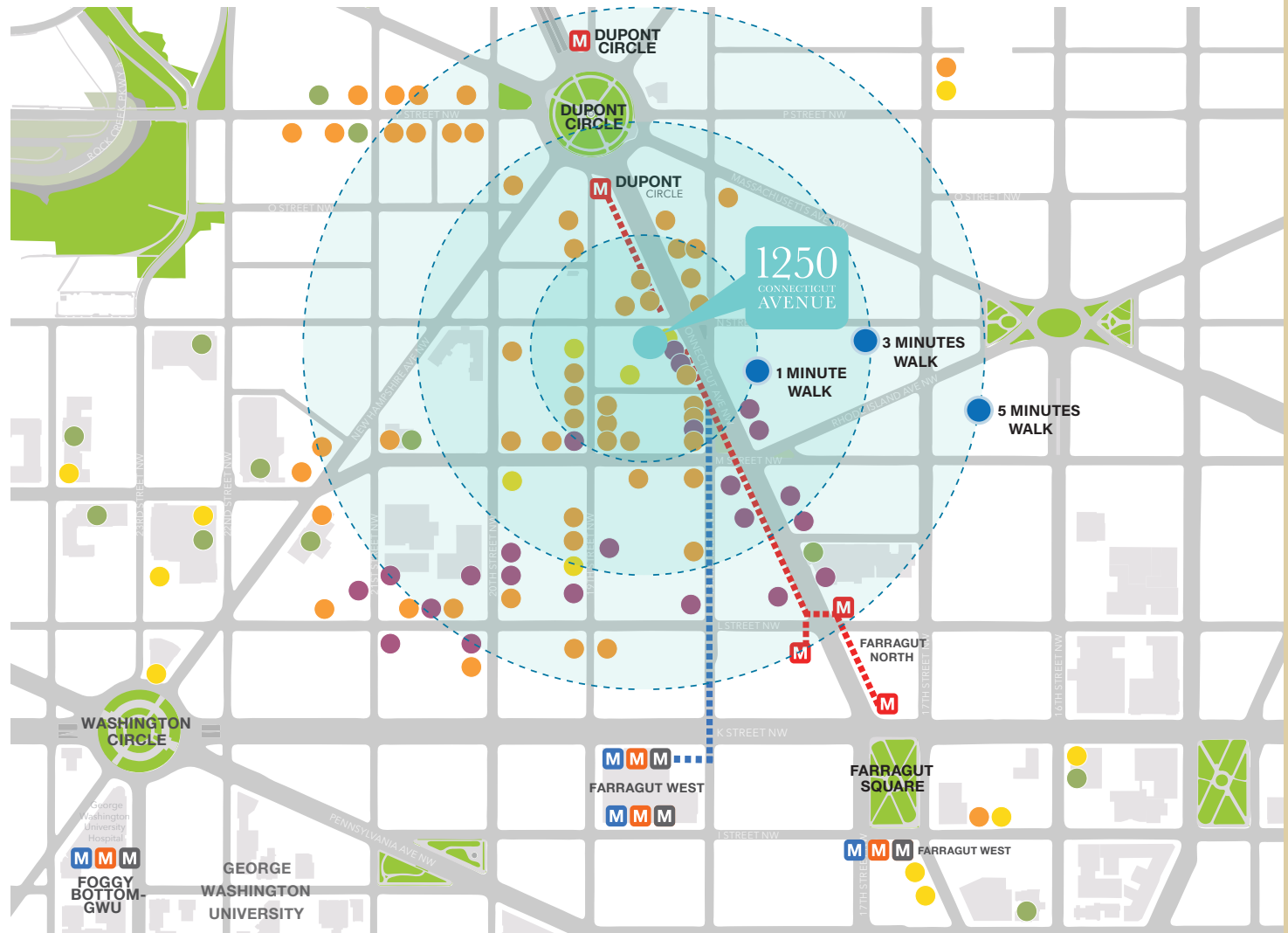
Brookfield
Properties

Map Key 14 White Tablecloth Restaurants 55 Casual/Quick-Serve Eateries 23 Retail 13 Hotels

3 BLOCKS
FROM FARRAGUT WEST
METRO STATION   

1 BLOCK
FROM DUPONT CIRCLE
METRO STATION 

STEPS
FROM THE ENTERTAINMENT
AND CULTURE OF DUPONT



1250 CONNECTICUT AVE. NW

Brookfield
Properties

8TH FLOOR

22,800 RSF
AVAILABLE Q1 - 2021

3RD FLOOR

23,140 RSF
AVAILABLE Q1 - 2022

5TH FLOOR

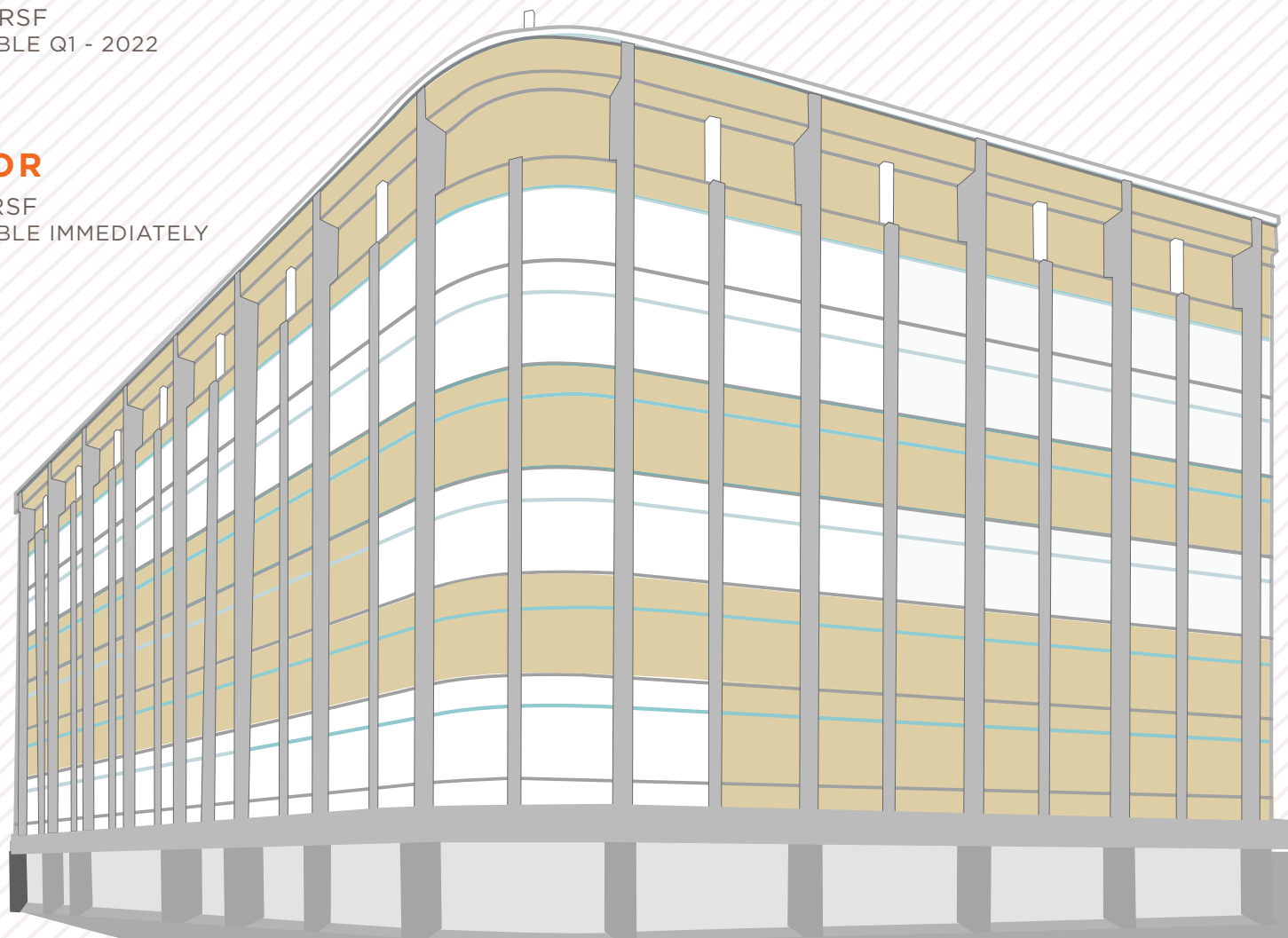
23,140 RSF
AVAILABLE IMMEDIATELY

2ND FLOOR

2,230 RSF
AVAILABLE IMMEDIATELY

4TH FLOOR

11,570 RSF
AVAILABLE Q2 - 2021



1250 CONNECTICUT AVE. NW

SUITE 203

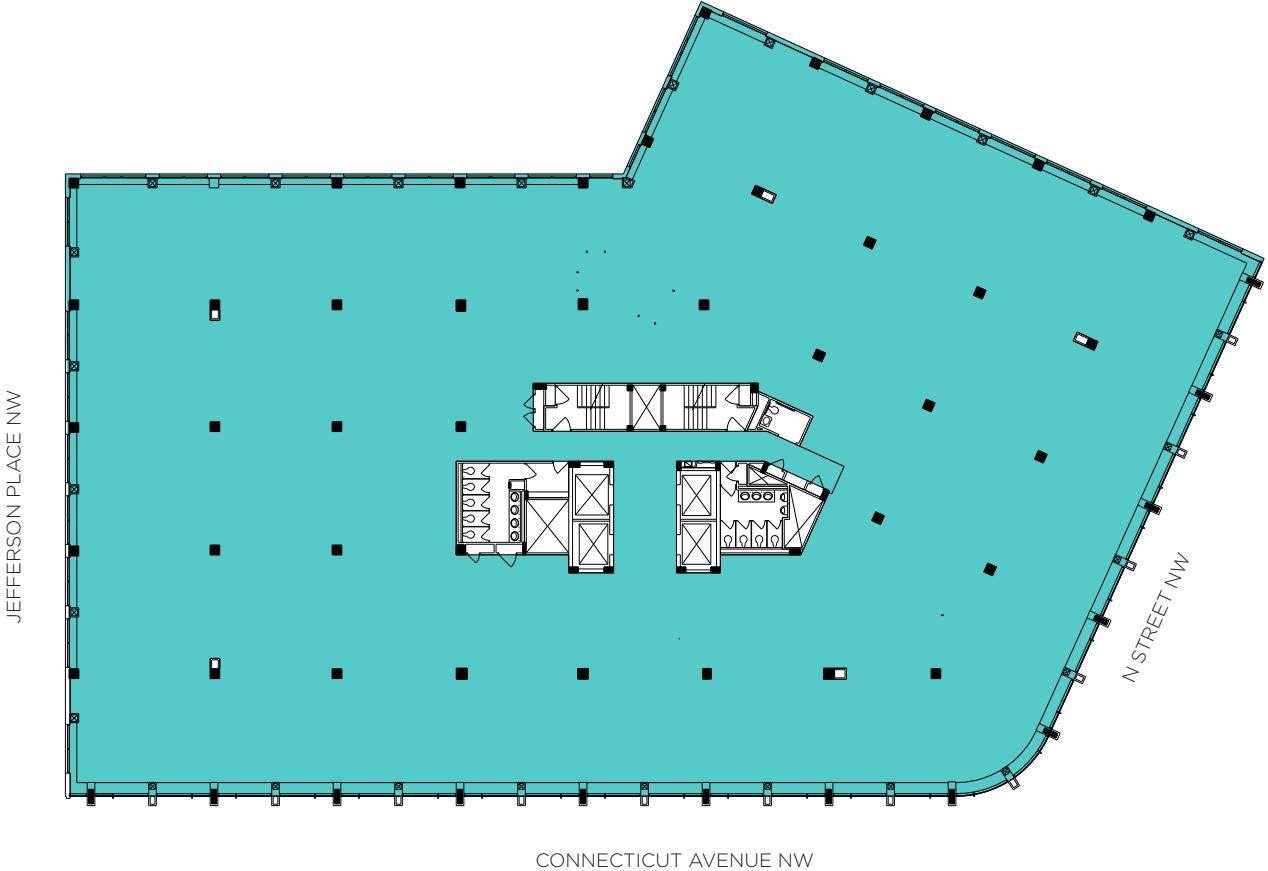
■ 2,300 RSF SPEC SUITE
AVAILABLE IMMEDIATELY



1250 CONNECTICUT AVE. NW

SUITE 300

■ 23,140 RSF FULL FLOOR
AVAILABLE Q1 2022

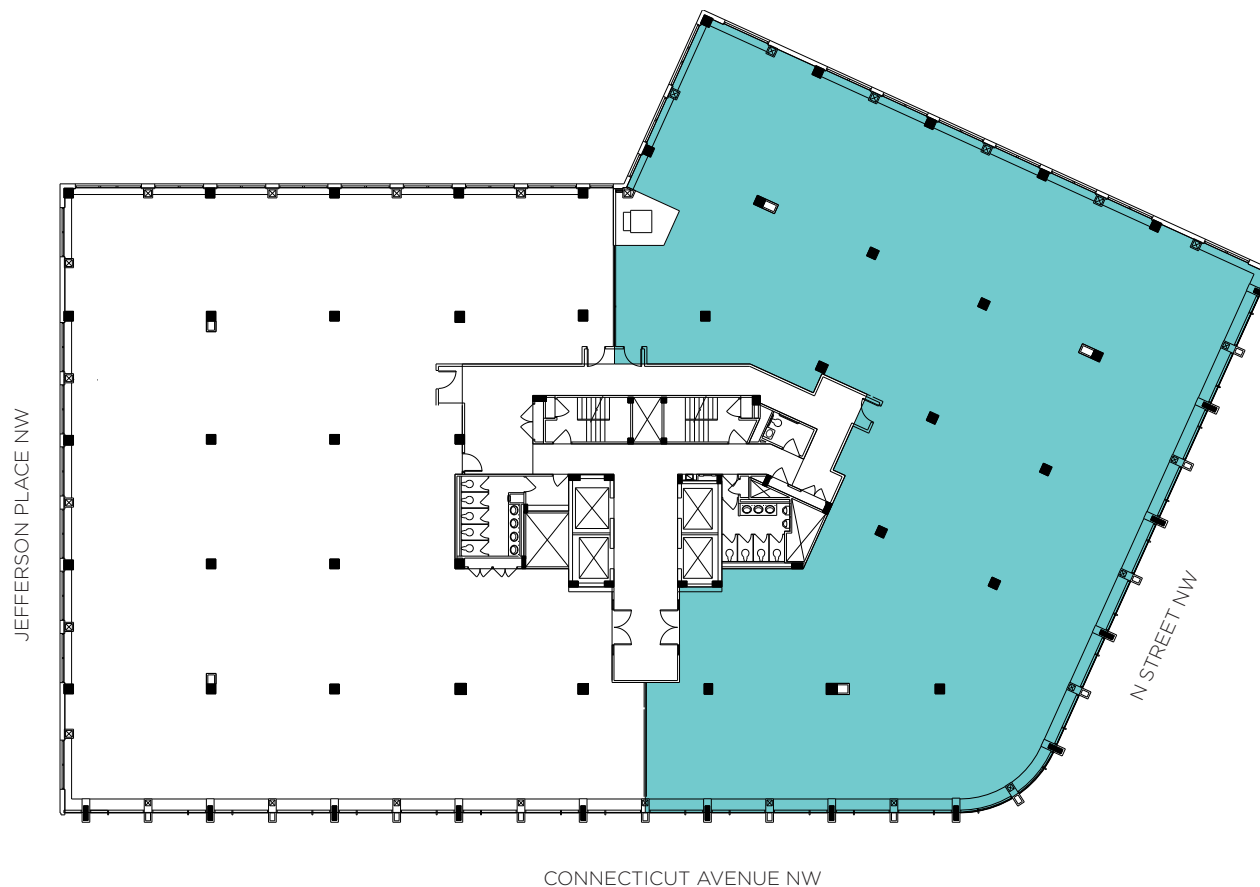


1250 CONNECTICUT AVE. NW

Brookfield
Properties

SUITE 400

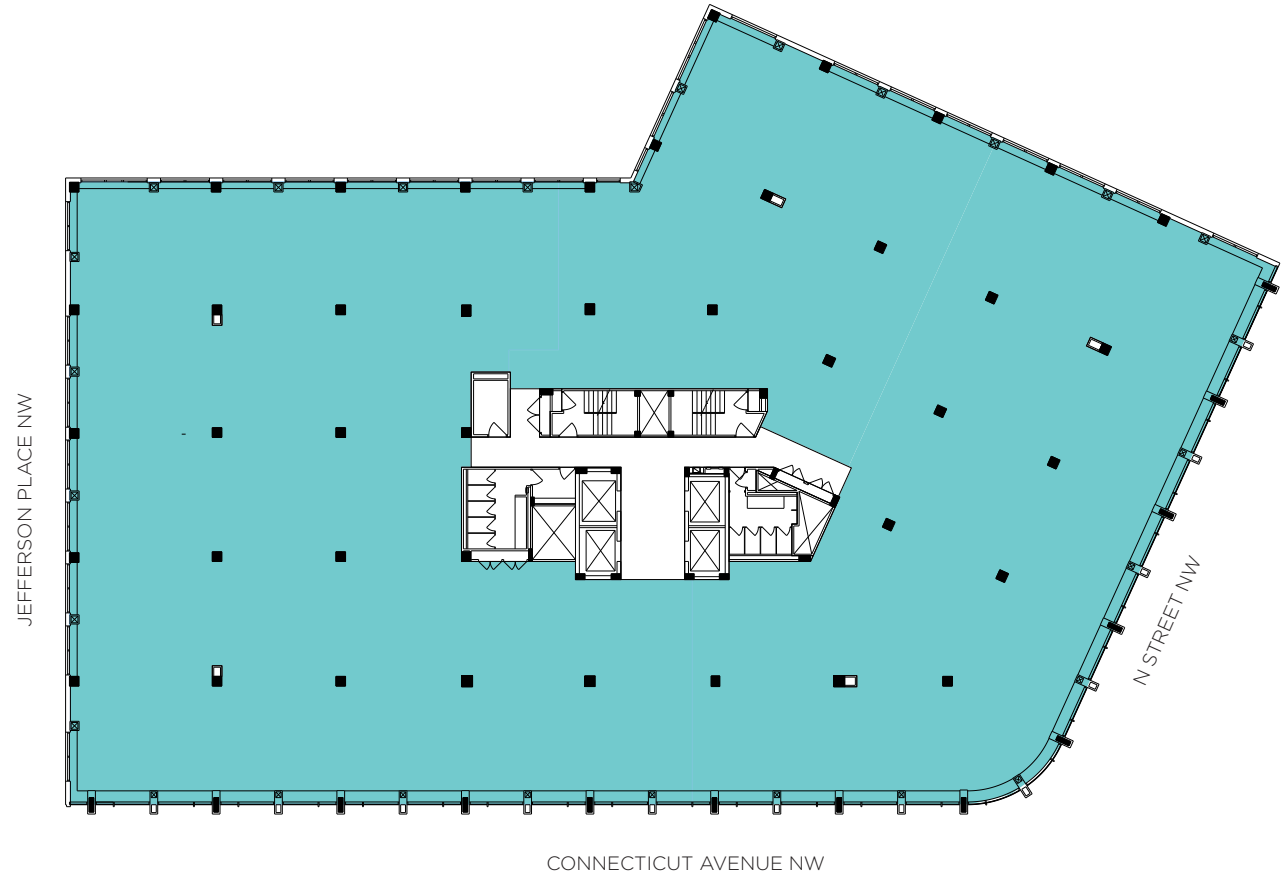
■ 11,570 RSF
AVAILABLE Q2 2021



1250 CONNECTICUT AVE. NW

SUITE 500

■ 23,140 RSF FULL FLOOR
AVAILABLE IMMEDIATELY

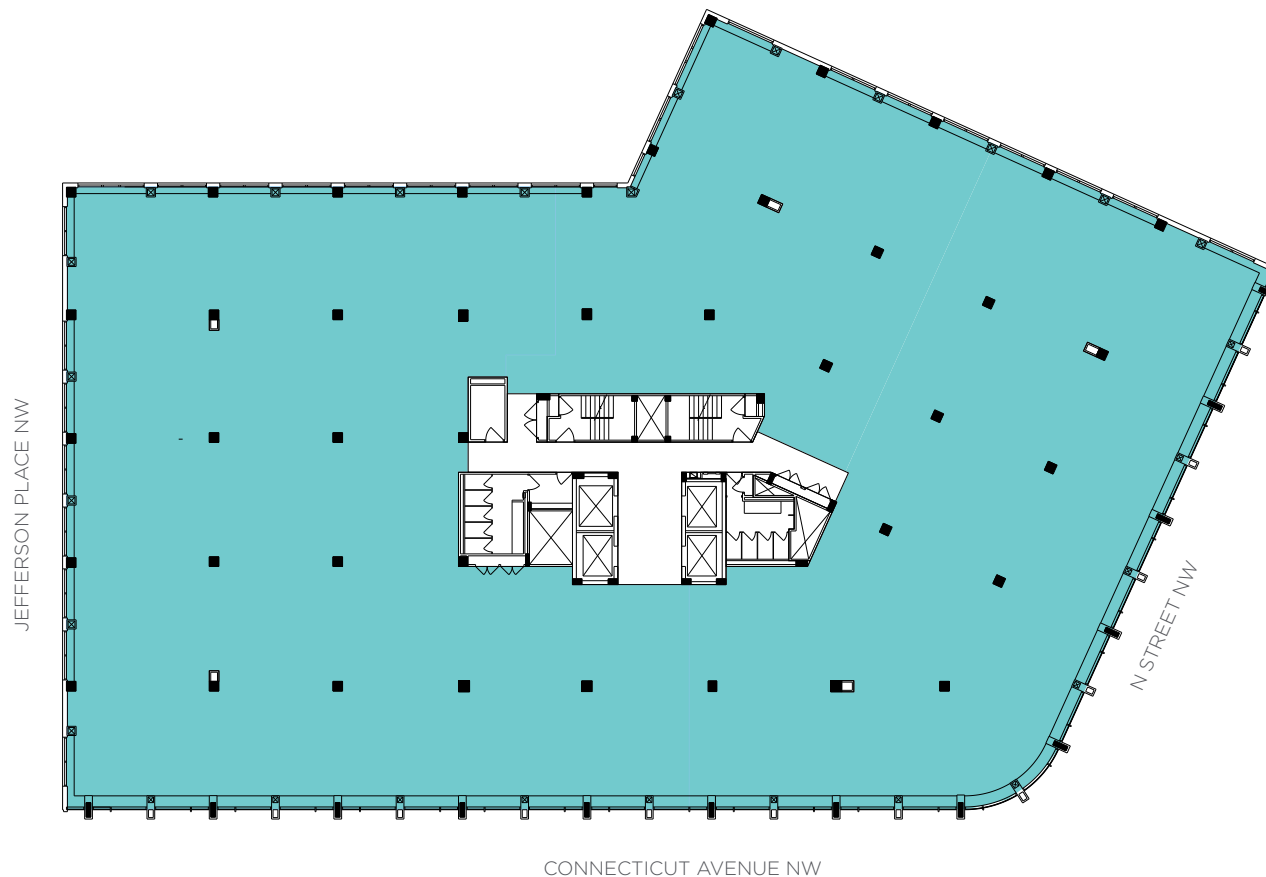


1250 CONNECTICUT AVE. NW

Brookfield
Properties

SUITE 800

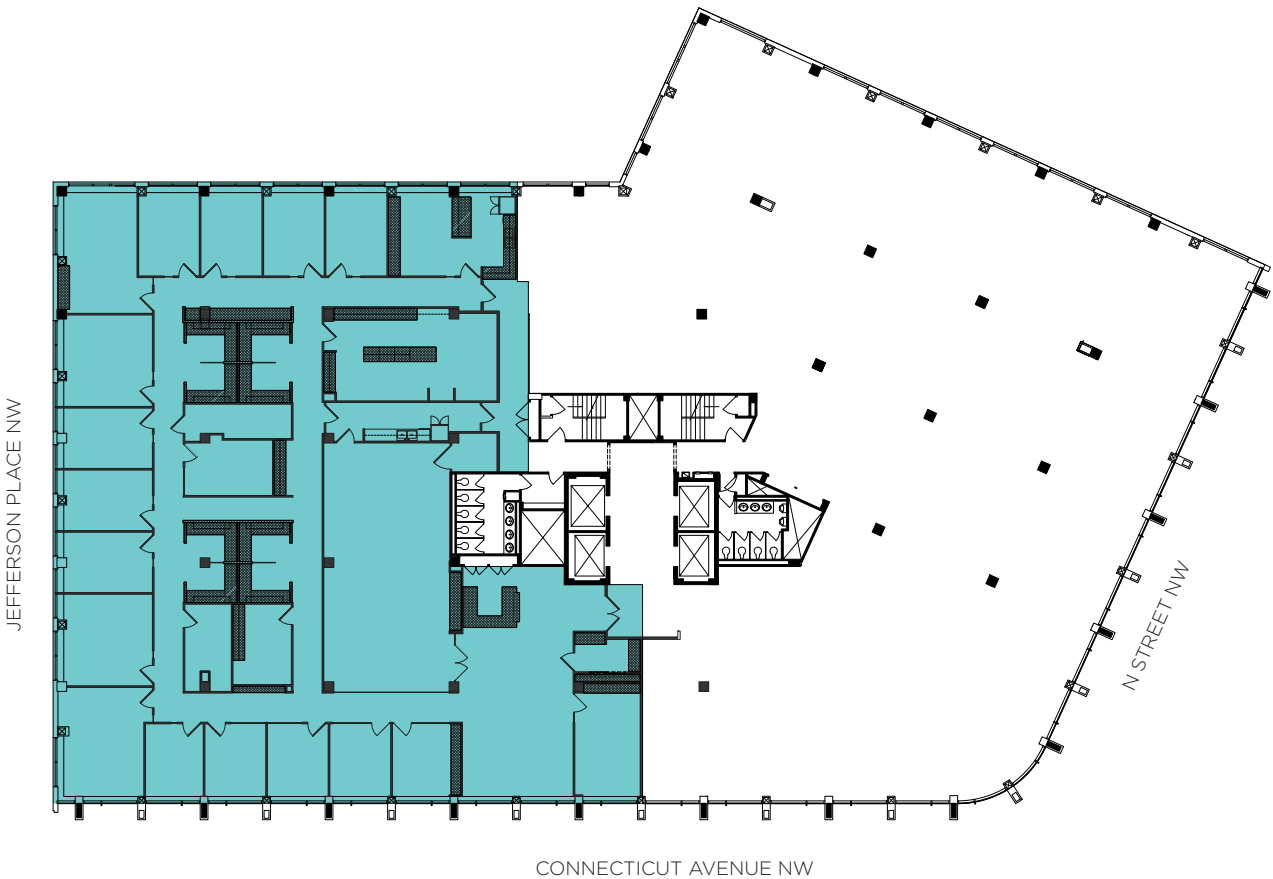
■ 23,140 RSF FULL FLOOR
AVAILABLE Q1 2021



1250 CONNECTICUT AVE. NW

SUITE 800

10,350 SF
AVAILABLE Q1 2021



Activated

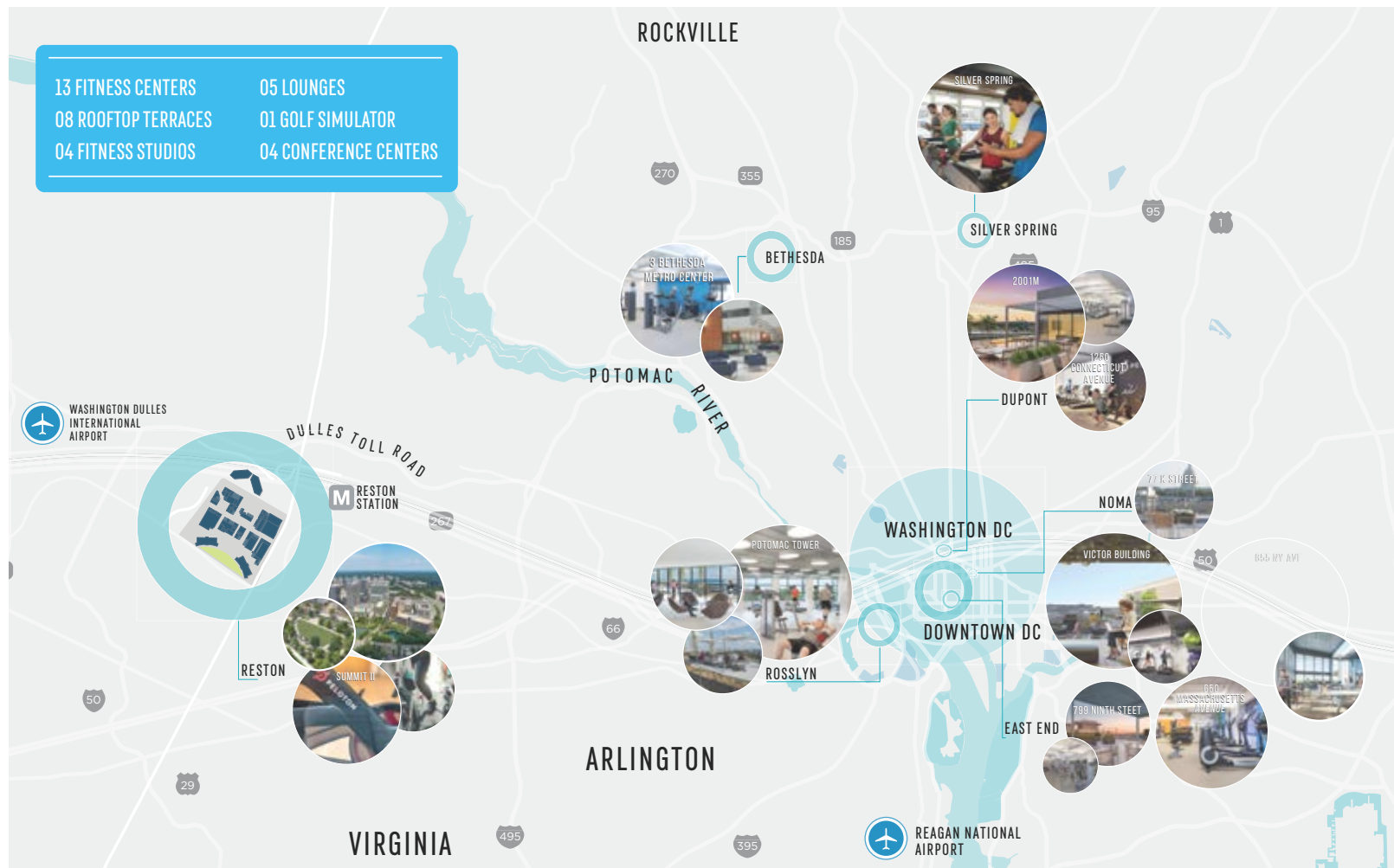
BY BROOKFIELD PROPERTIES

35 Amenity offerings
spanning **85,000 square**
feet throughout DC,
Virginia, and Maryland.

CATERING
COOKING DEMONSTRATIONS
CONFERENCE CENTERS
CULTURAL EXCURSIONS
FITNESS CENTERS
FREE FITNESS CLASSES
GOLF SIMULATOR
HAPPY HOURS
HOLIDAY EVENTS
PREMIUM EVENT TICKETS
ROOFTOP TERRACES
TEAM BUILDING
WELLNESS PROGRAMMING
WORKSHOPS
YOGA
AND SO MUCH MORE

Learn more at
brookfieldpropertiesactivated.com

Brookfield
Properties



FITNESS CENTERS FEATURING PELOTON BIKES

Victor Building, 750 9th Street NW, Level P3
655 New York Ave NW, 1st and 2nd Floor
1250 Connecticut Avenue NW, Level 1C
799 9th Street NW, 2nd Floor
650 Massachusetts Avenue NW, 2nd Floor
2001 M Street NW, 1st Floor
3 Bethesda Metro Center, Bethesda, Mezzanine Level
7475 Wisconsin Avenue, Bethesda, Metro Level
Silver Spring Metro Plaza, 8403 Colesville Road, Plaza Level
Summit II, 2000 Edmund Halley Drive, Lower Level
Halley Rise, 12018 Sunrise Valley Drive, 1st Floor
77 K Street NE, 1st Floor
Potomac Tower, 1001 19th Street N, 6th Floor

FITNESS STUDIOS

Victor Building, 750 9th Street NW, Lower Level
655 New York Ave NW, 1st Floor
2001 M Street NW, 1st Floor
Potomac Tower, 1001 19th Street N, Level P3

ROOFTOP TERRACES

Victor Building, 750 9th Street NW, PH Level
655 New York Ave NW, East and West Terraces
799 9th Street NW, PH Level
2001 M Street NW, PH Level
3 Bethesda Metro Center, 12th Floor
77 K Street NE, PH Level
Potomac Tower, 1001 19th Street N, 19th Floor
Bethesda Crescent, 7475 Wisconsin Ave. PH Level

LOUNGES

799 9th Street NW, PH Level
655 New York Ave NW, East Penthouse
2001 M Street NW, PH Level
3 Bethesda Metro Center, 12th Floor
Potomac Tower, 1001 19th Street N, 19th Floor

CONFERENCE CENTERS

Victor Building, 750 9th Street NW, Lobby Level
655 New York Ave NW, West PH Level
1250 Connecticut Avenue NW, Lower Level
3 Bethesda Metro Center, Mezzanine Level

GOLF SIMULATOR

2001 M Street NW, 1st Floor