



ABOVE AND BEYOND

1850 M Street NW **Washington, DC**

1850 M Street NW is an impressive renovated class-A property ideally situated in the center of the “Golden Triangle” at the corner of 19th and M Street. 1850 M is conveniently located near first-class hotels, numerous fine dining establishments, exclusive shops and more.



1850 M Street NW
Washington, DC



Building Overview

1850 M Street NW is a 243,635 SF glass and granite property on 12 floors, constructed in 1986, ideally situated at the corner of 19th and M Street.

- Beautifully renovated elevator cabs, floor lobbies and restrooms
- Terrific windowline overlooking M & 19th Streets
- Upcoming renovations to the main lobby (2017)
- Lobby security attendant
- Building systems awarded the Energy Star designation for efficiency and conservation
- LEED® EB Gold Certified Building
- A short walk to both Farragut West and Farragut North Metro Stations

On-Site Amenities

- 2 on-site restaurants (Au Bon Pain and Qdoba)
- On-site convenience retailers including sandwich shops and salon
- Bank with ATMs
- Convenience store
- On-site FedEx copying shop
- Executive fitness center with men's and women's locker rooms, showers and sauna
- Three level underground parking garage (1 per 1,000 SF)



Proposed lobby rendering

For more information, contact:

Robert Tiernan, *Leasing Director*

T: 202.879.9875 E: Robert_Tiernan@jhancock.com



Real Estate



1850 M Street NW Washington, DC



Location

1850 M Street NW is located at the corner of 19th Street and M Street. Farragut North and Farragut West Metro Stations are in close proximity.

- Conveniently located near first class hotels, numerous fine dining establishments, prominent business clubs and exclusive shops
- Two metro stations within 3 blocks (Red, Blue, Orange and Silver lines)
- Short walk to The White House, Lafayette Square, parks and the National Geographic museum



For more information, contact:

Robert Tiernan, Leasing Director

T: 202.879.9875, E: Robert_Tiernan@jhancock.com



Real Estate

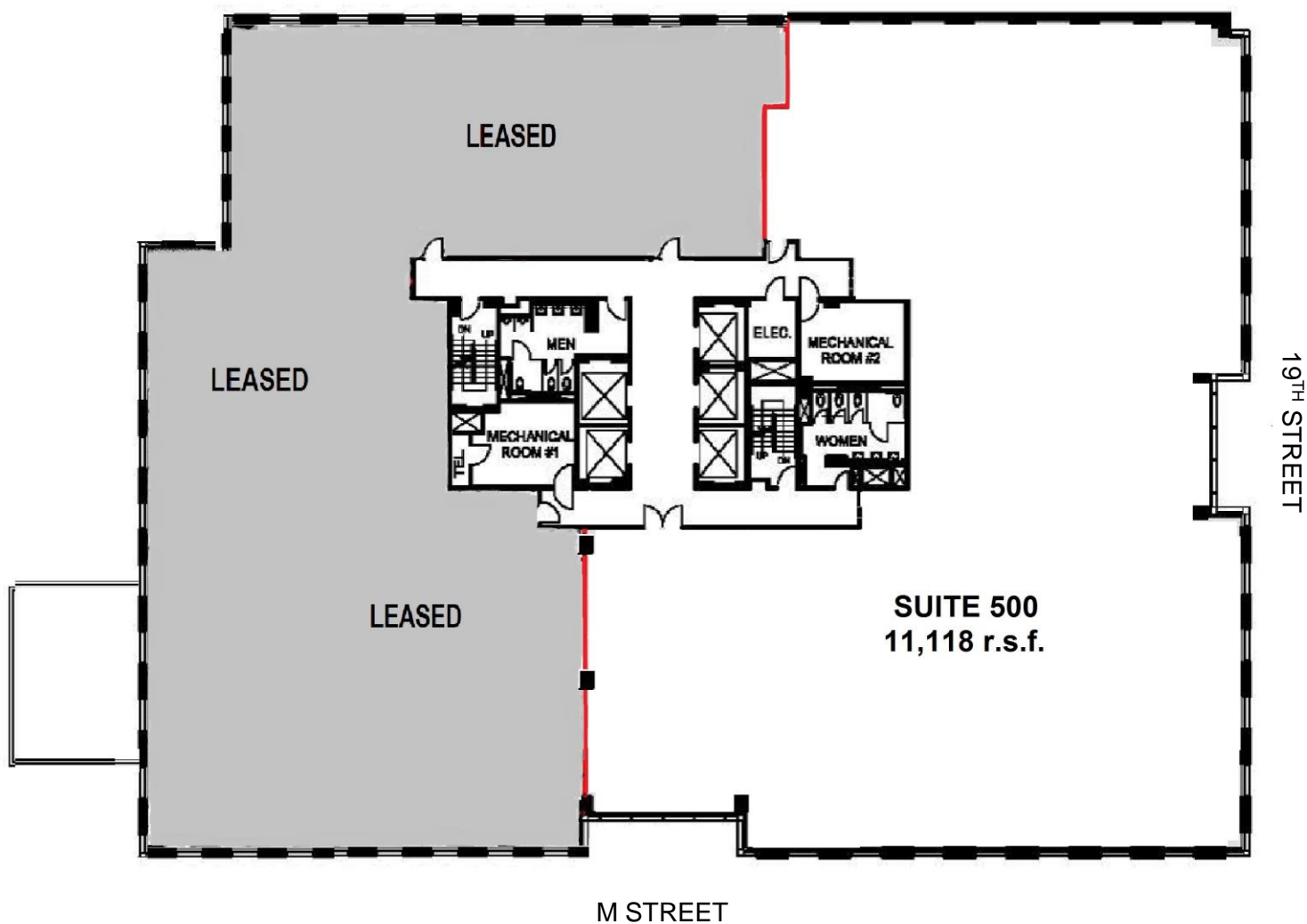
ABOVE
AND
BEYOND

1850 M Street NW
Washington, DC



Floor Plan

Suite 500 • 11,118 SF



For more information, contact:

Robert Tiernan, *Leasing Director*

T: 202.628.5599 E: Robert_Tiernan@jhancock.com

John Hancock

Real Estate

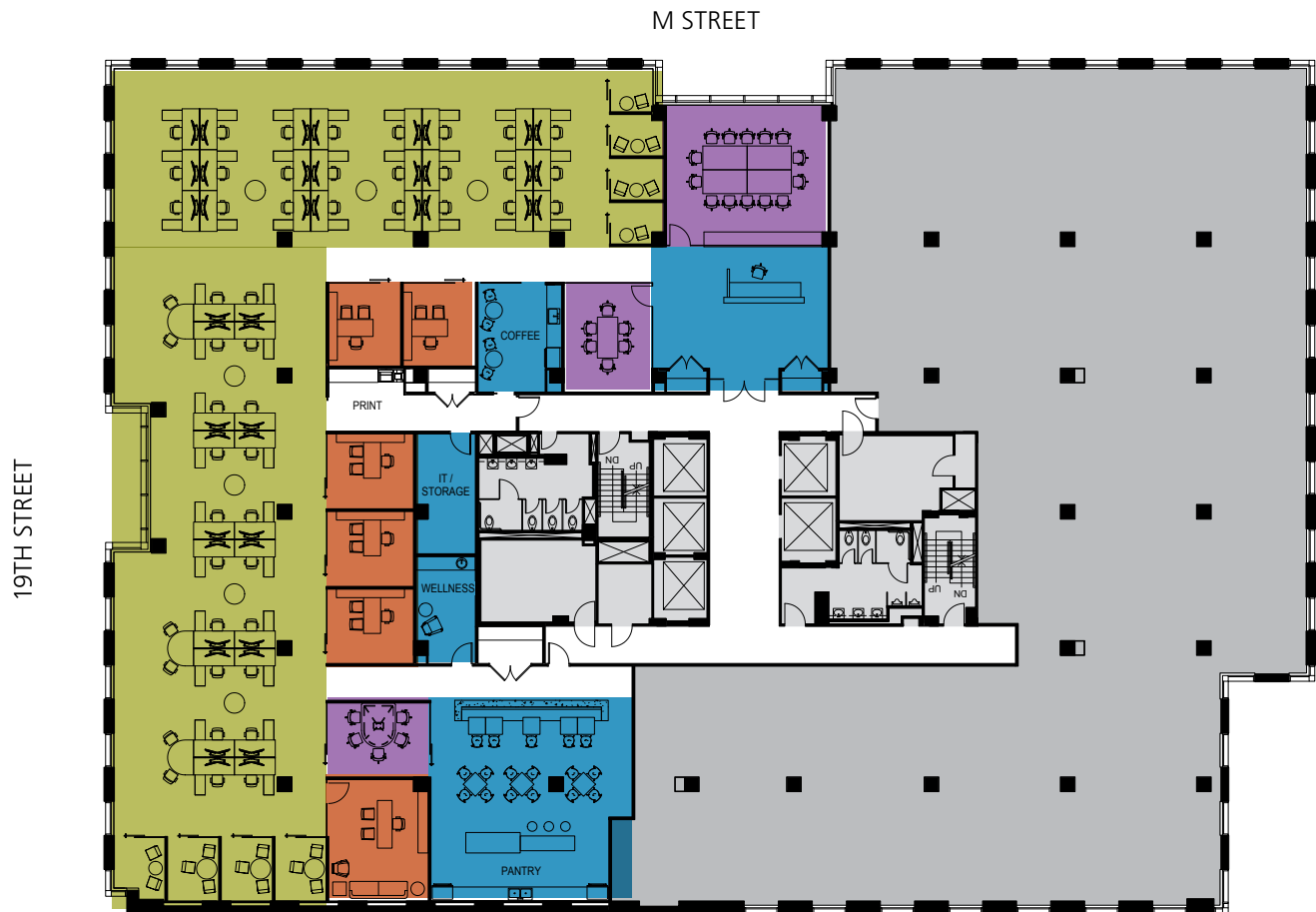
ABOVE AND BEYOND

1850 M Street NW
Washington, DC



Open Office Test Fit

Suite 500 • 11,118 SF



6 Private Offices

50 Workstations

6 Meeting Rooms

Reception/Wellness
IT/Pantry

For more information, contact:

Robert Tiernan, *Leasing Director*

T: 202.879.9875 E: Robert_Tiernan@jhancock.com



Real Estate

ABOVE AND BEYOND

1850 M Street NW
Washington, DC



Perimeter Office Test Fit

Suite 500 • 11,118 SF



21 Private Offices

14 Workstations

4 Meeting Rooms

Reception/Wellness
IT/Pantry

For more information, contact:

Robert Tiernan, *Leasing Director*

T: 202.879.9875 E: Robert_Tiernan@jhancock.com



Real Estate

ABOVE AND BEYOND

1850 M Street NW
Washington, DC



Gallery



Exterior



Lobby



Exterior



On-site amenities



Exterior

For more information, contact:

Robert Tiernan, *Leasing Director*

T: 202.879.9875 E: Robert_Tiernan@jhancock.com

John Hancock | Real Estate

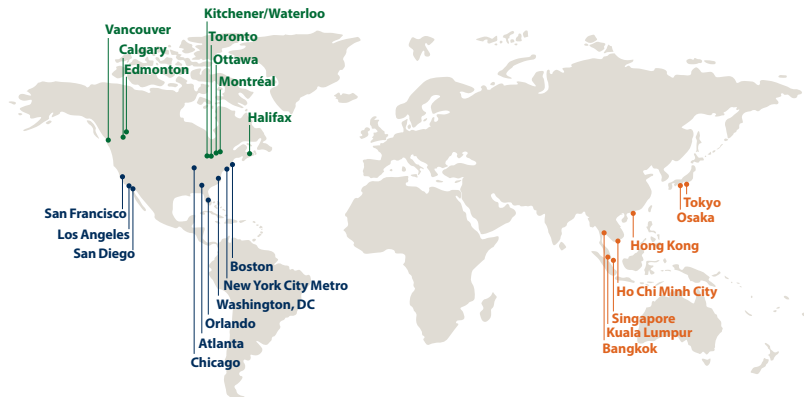
ABOVE AND BEYOND

1850 M Street NW
Washington, DC



Building on a Foundation of Strength

Look up. You'll see our office towers in major cities across the globe. Our team of real estate professionals is dedicated to managing millions of square feet of commercial real estate for thousands of customers each day. Customers who call our buildings home.



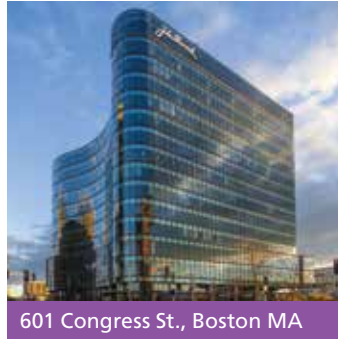
Global Portfolio

Our global portfolio includes office, industrial, retail and multi-family space. We operate as John Hancock Real Estate in the U.S. and as Manulife Real Estate in all other parts of the world. We own, manage and develop commercial real estate in major metropolitan cities shaping skylines across the globe.

For more information, visit: johnhancockrealestate.com



200 Bloor St. E., Toronto ON



601 Congress St., Boston MA



200 S Wacker Dr., Chicago IL



150 Slater St., Ottawa, ON



One Bay East, Hong Kong



980 Howe St., Vancouver BC

For more information, contact:

Robert Tiernan, *Leasing Director*

T: 202.879.9875 E: Robert_Tiernan@jhancock.com

John Hancock | Real Estate