



— SIXTH ST —

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MUST HAVE AMENITIES



**ROOFTOP TERRACE
WITH CAPITAL VIEWS**



PRIVATE ROOFTOP OPPORTUNITY



FITNESS CENTER



CONFERENCE CENTER DELIVERING Q4 2025



**1/1,500 SF PARKING RATIO
WITH CHARGING STATIONS**



BIKE ROOM

2ND FLOOR

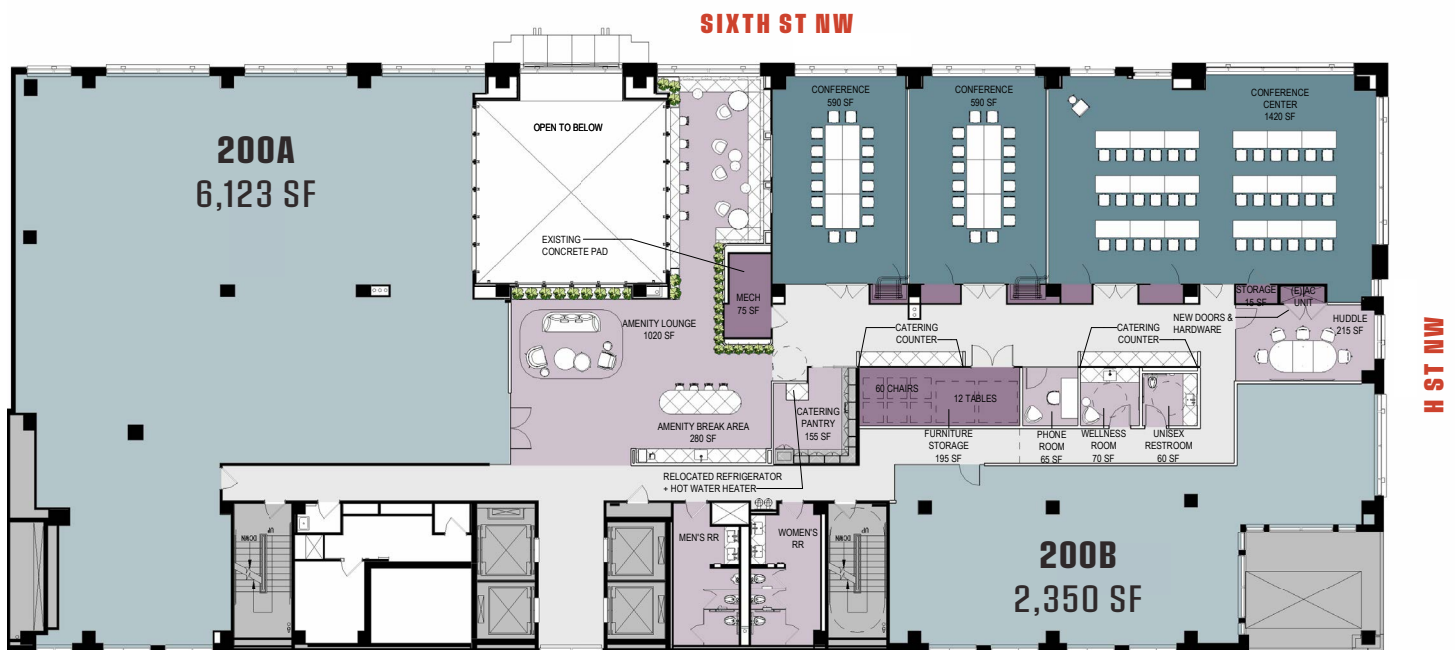
CONFERENCE FACILITY & MOVE-IN READY OFFICES

DELIVERING 2025



SPACE HIGHLIGHTS

- 180+ PERSON CAPACITY FACILITY
- AMENITY TOWNHALL FOR EVENTS & MEETINGS WITH MULTIPLE CONFERENCE SPACES
- CATERING PANTRY & SOFT SEATING AREA
- TWO MOVE-IN READY OFFICES (MIRO):
 - 200A - 6,123 SF
 - 200B - 2,350 SF





The MIRO logo, consisting of a stylized white leaf-like icon to the left of the word 'MIRO' in a large, bold, sans-serif font. Below 'MIRO' is the text 'MOVE-IN READY OFFICES' in a smaller, all-caps, sans-serif font.

MIRO

MOVE-IN READY OFFICES

MODULAR DESIGN. ENHANCED PRODUCTIVITY.

Companies are seeking innovative, adaptable office spaces to attract and retain top talent. This is what MIRO (Move-in-Ready Offices) by BGO specializes in — providing immediate access to workspaces that inspire.

[LEARN MORE](#)

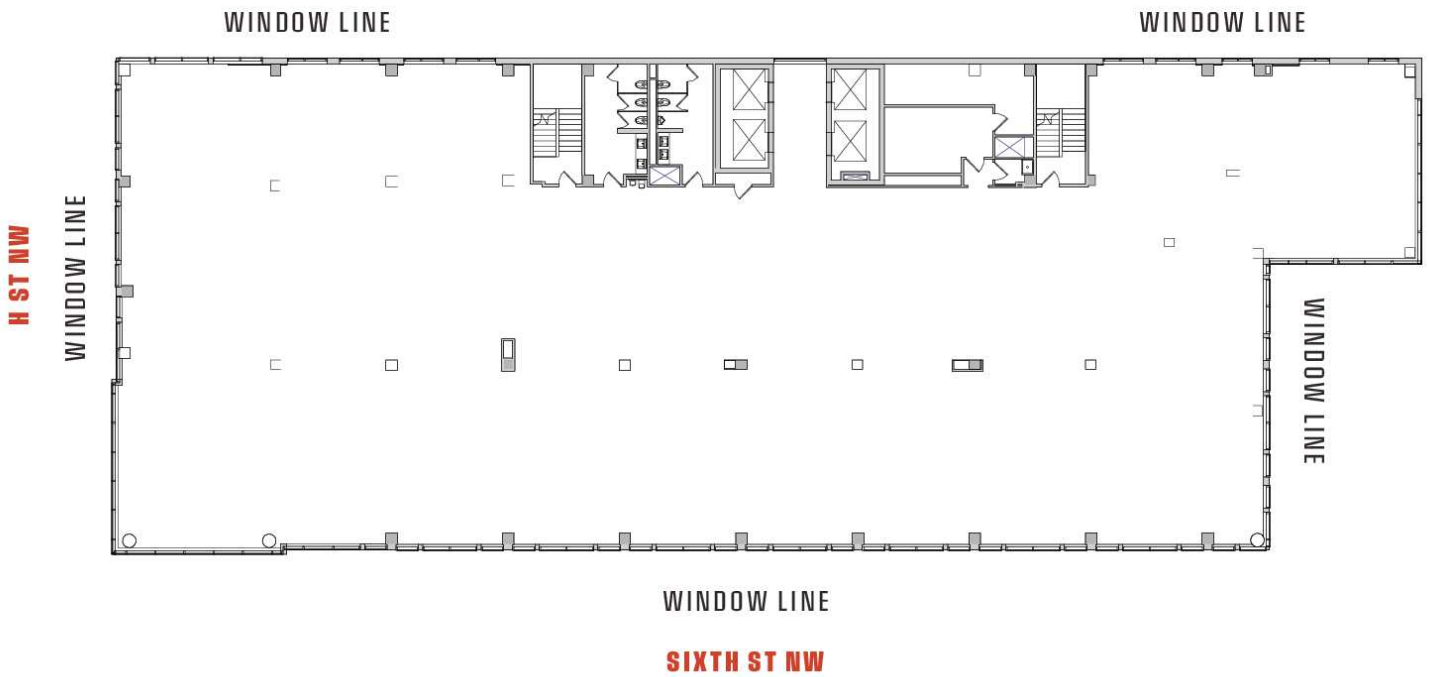




AVAILABILITIES	SF	DATE AVAILABLE
Suite 1100	18,857 - 56,645 SF	Immediately
Suite 1000	18,857 - 56,745 SF	Immediately
Suite 900	18,931 - 56,745 SF	Immediately
MIRO - Suite 620	2,452 SF	Immediately
Suite 510	7,936 SF	1/2025
MIRO - Suite 500	8,229 SF	Immediately
MIRO - Spec Suite 200A	6,123 SF	2025
MIRO - Spec Suite 200B	2,350 SF	2025

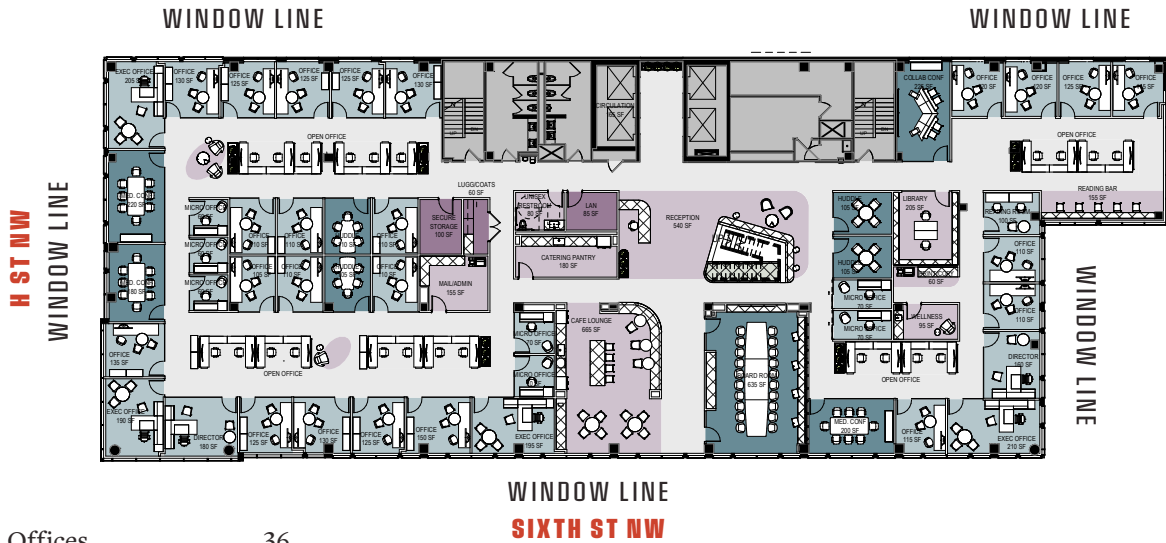
PROPERTY HIGHLIGHTS

- Corner Class A office with four sides of glass
- MIRO (move-in ready offices)
- Top three floors available 50K contiguous sq. ft. with private rooftop opportunity
- Expansive covered rooftop terrace with WiFi
- Luxury fitness center with locker rooms & towel service
- Convenient parking (1/1,500 SF parking ratio) with electric car charging stations & bike room
- Highly efficient floor plates 16% Core factor with 20' x 30' column spacing and 10' slab to slab
- LEED® Gold Certified, Wiredscore Gold Certified & Energy Star Labeled®
- Immediate access to Gallery Place, Capital One Arena and Gallery Place-Chinatown Metro Station
- New on-site, restaurant: Mezcal Cantina

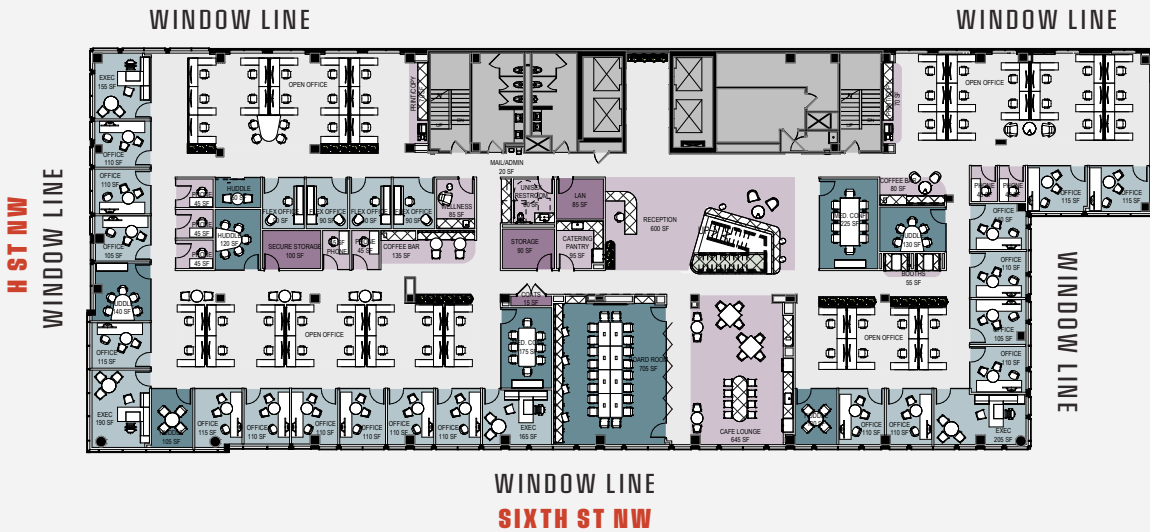


SUITE	SIZE	DESCRIPTION
Suite 1100	18,857 - 56,645 SF	Up to 56,745 SF available between top 9, 10, and 11th Floors

OPTION 1



OPTION 2

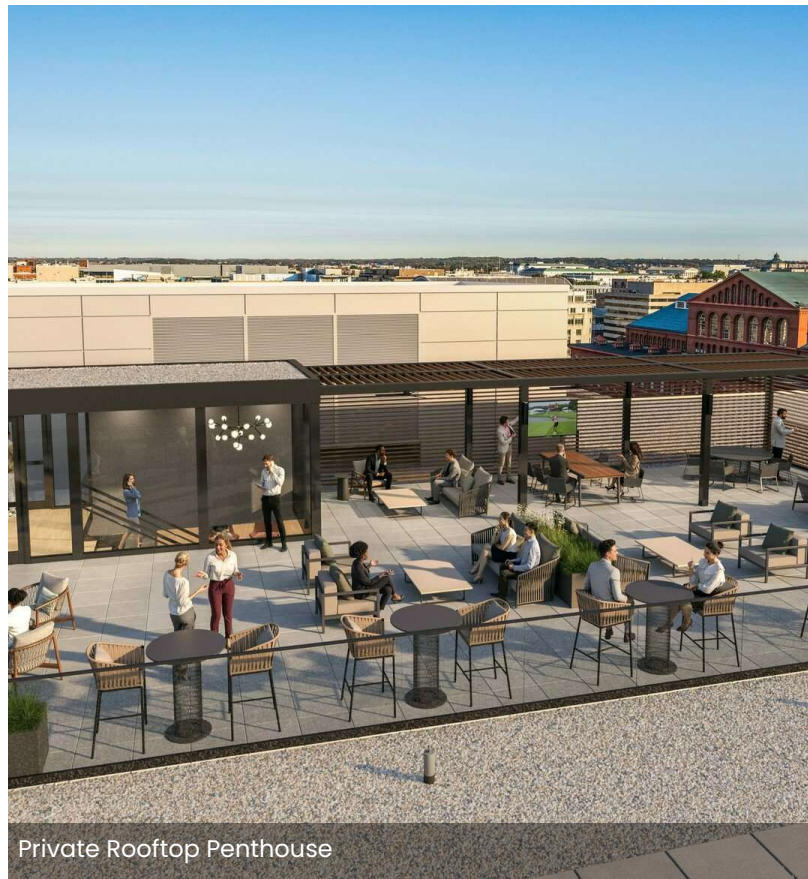




Office Area



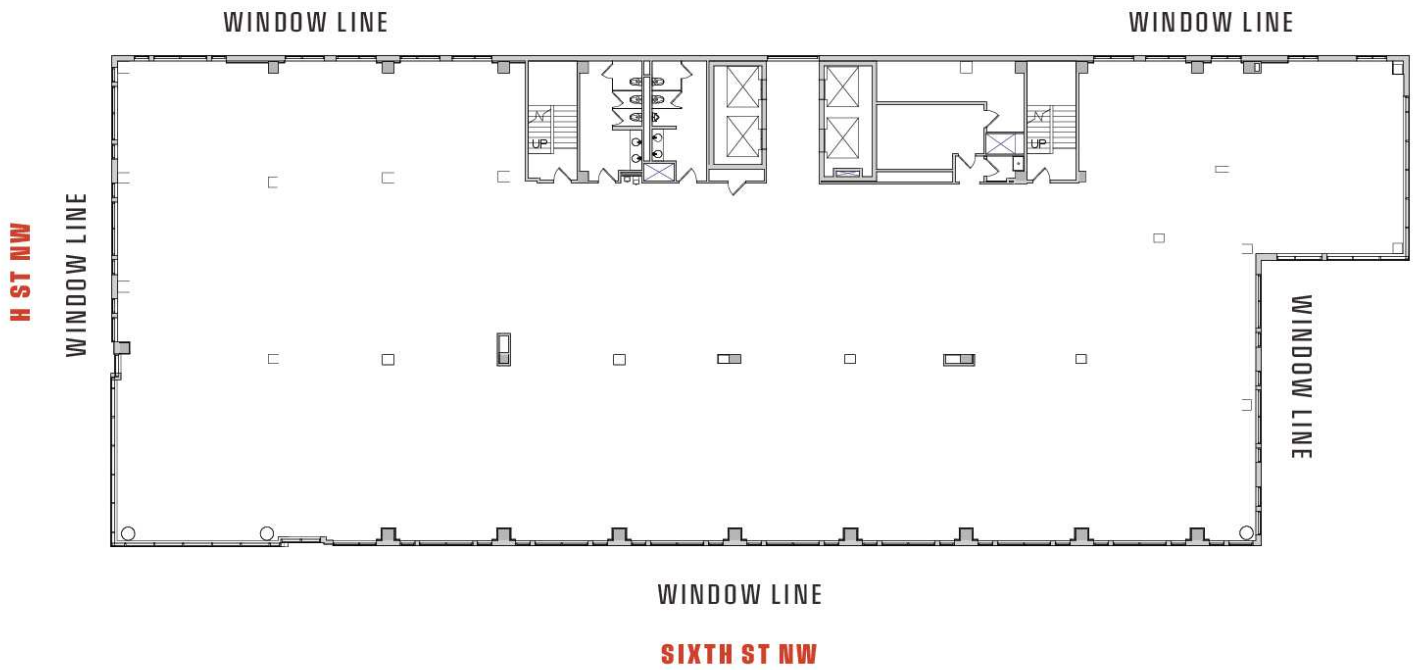
Lounge & Stairway to Penthouse



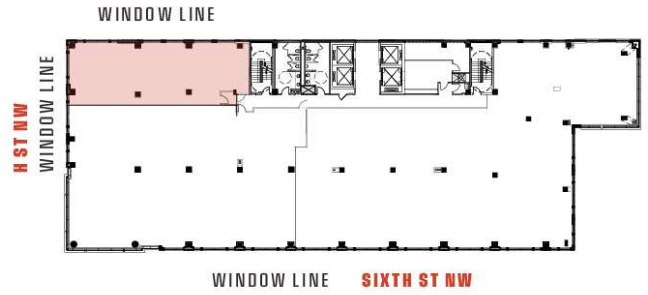
Private Rooftop Penthouse



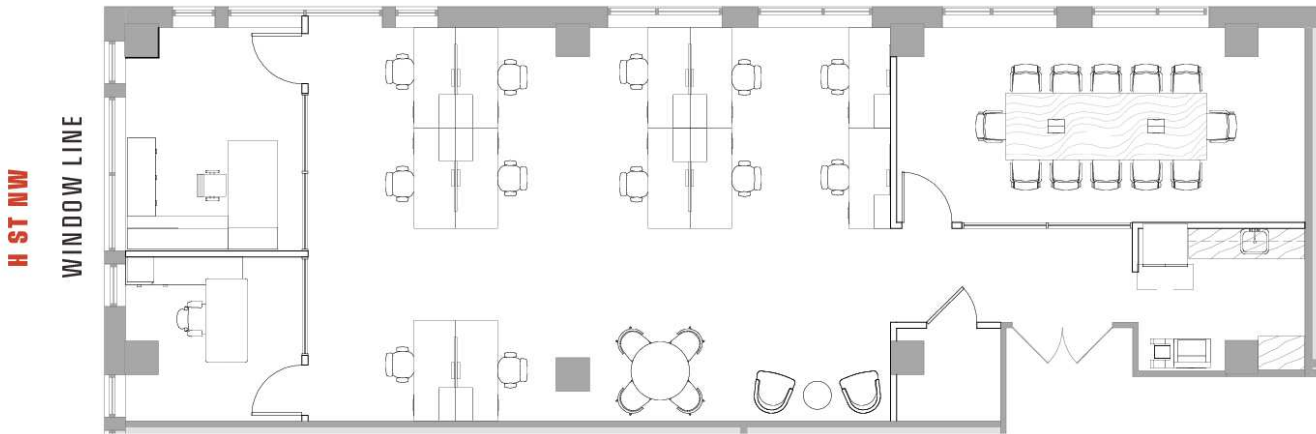
SUITE	SIZE	DESCRIPTION
Suite 1000	18,857 - 56,745 SF	Up to 56,745 SF available between top 9, 10, and 11th Floors



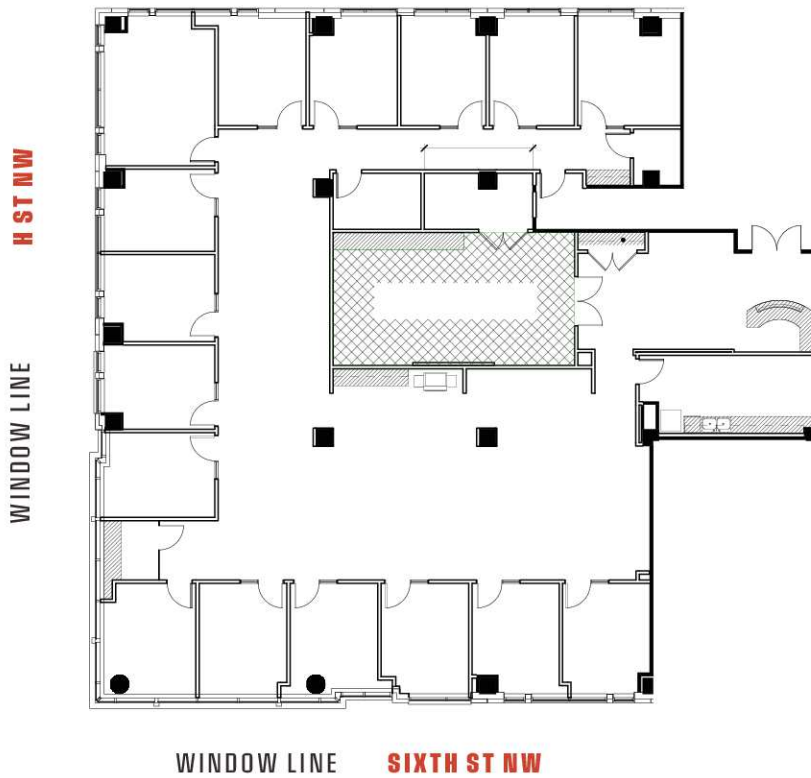
SUITE	SIZE	DESCRIPTION
Suite 900	18,931 - 56,745 SF	Up to 56,745 SF available between top 9, 10, and 11th Floors



WINDOW LINE



SUITE	SIZE	DESCRIPTION	VIRTUAL TOUR
MIRO - Suite 620	2,452 SF	MIRO Available Immediately	View Here



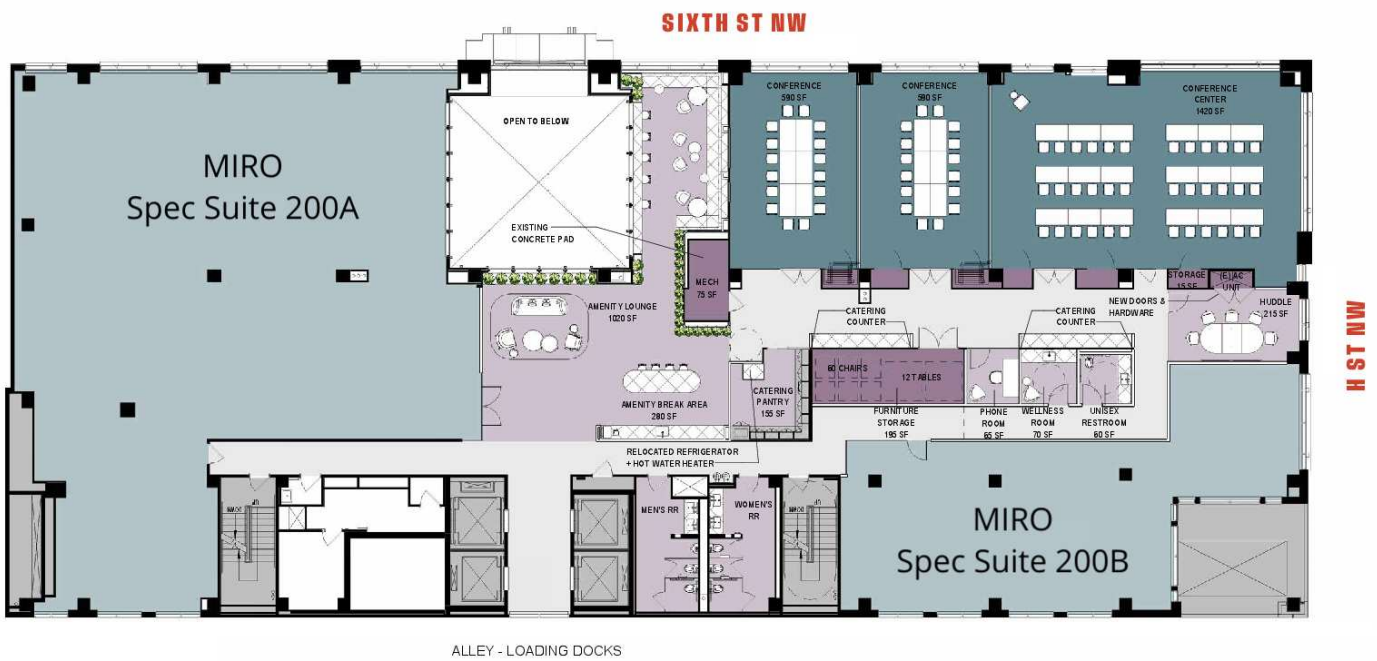
SUITE	SIZE	DESCRIPTION
Suite 510	7,936 SF	Corner office windowline facing H St and 6th St. 2nd-gen office intensive layout (16) with open area available along with kitchen and reception space.



WINDOW LINE **SIXTH ST NW**



SUITE	SIZE	DESCRIPTION	VIRTUAL TOUR
MIRO - Suite 500	8,229 SF	Corner front of building MIRO with direct elevator exposure. Opportunity to divide into 2 suites.	View Here



SUITE	SIZE	DESCRIPTION
MIRO - Spec Suite 200A	6,123 SF	New turn-key suite delivering in 2025 with option to combine with ground floor retail for private entrance
MIRO - Spec Suite 200B	2,350 SF	New turn-key suite delivering in 2025

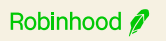


IN GOOD COMPANY

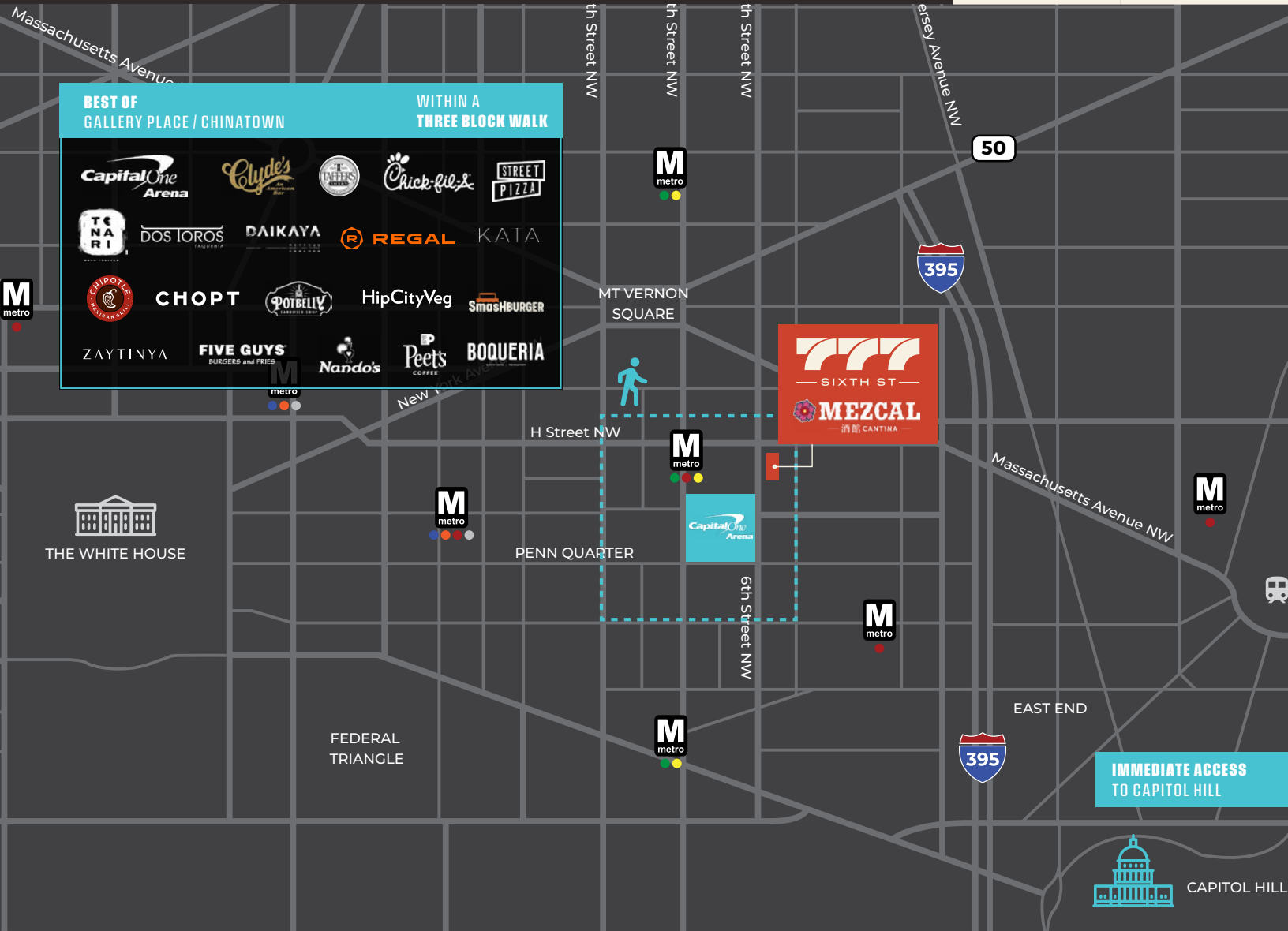
TOP INDUSTRY LEADERS & FIRMS RIGHT NEXT DOOR



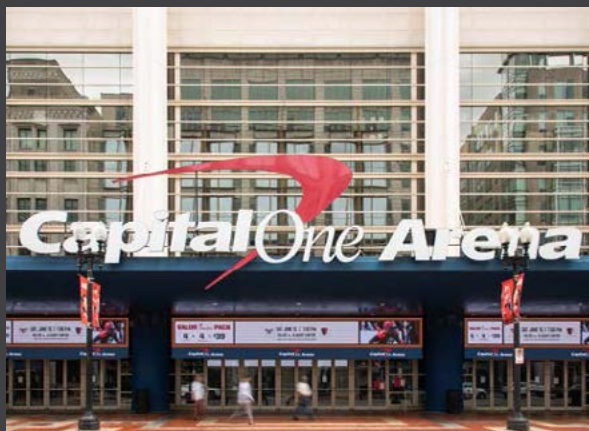
TOP ORGANIZATIONS WITHIN THREE BLOCKS OF 777 SIXTH ST



A LOCATION THAT WORKS DAY & NIGHT



IMMEDIATE ACCESS TO CAPITOL HILL





777SIXTHST.COM

OWNERSHIP



BGO is a leading, global real estate investment management advisor, real estate lender, and a globally-recognized provider of real estate services.



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Lincoln