

D2

2 BEDROOM

2 BATH

1,120 SF

RESIDENCE # _____

FINISH PALETTE _____

PRICE _____

CONDO FEE _____

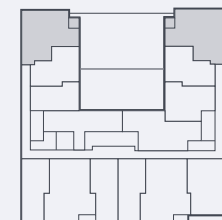
SALES OFFICE
WEWORK
 80 M STREET SE, WASHINGTON, DC 20003
 AVIDIANDC.COM

The information and images shown here, including all furniture, fixtures, features, and appliances, are based on artists' conceptions for illustrative purposes only and shall not be relied upon as the basis of any contract, warranty, or other claim. Individual floor plans may, for example, represent opposite hand or mirror image layouts and a variety of column and exterior window configurations.

All square footages and dimensions are approximate and plans are not to scale. All information provided herein is subject to change at any time without notice.



SOUTH CAPITOL STREET



VAN STREET



D3

**2 BEDROOM
2 BATH**

1,048 SF

RESIDENCE # _____

FINISH PALETTE _____

PRICE _____

CONDO FEE _____

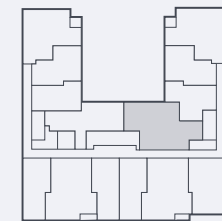
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SOUTH CAPITOL STREET



VAN STREET



D5

2 BEDROOM
2.5 BATH
1,220 SF

RESIDENCE # _____

FINISH PALETTE _____

PRICE _____

CONDO FEE _____

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TWO DISTINCT FINISH PALETTES

ORGANIC MODERNIST

Natural textures add warmth to modern lines, with wood kitchens and baths with white undertones and chrome accents

NEW TRADITIONALIST

An elegant feel with a contemporary twist, featuring all-white kitchens and baths with gray undertones and black accents

LUXE FEATURES

OPEN LAYOUTS

- Unique floor plans and finish choices to customize your home
- Designed to emphasize efficiency, space, and ease of living
- Kährs wide-plank wood flooring in kitchens, living rooms, and bedrooms

DELUXE KITCHENS

- European-style cabinetry with choice of white or wood finish
- Quartz countertops and porcelain backsplashes
- Miele speed ovens and cooktops, Blomberg paneled and stainless steel refrigerators, Bosch paneled dishwashers

STYLISH BATHROOMS

- Spa-like showers and tubs with built-in niches in select units
- Quartz countertops
- 12 x 24 large-format ceramic tile floors

SMART HOME TECHNOLOGY

- Controlled building access
- Latch smart-access system with keyless entry
- Individual thermostats

PRIVATE OUTDOOR SPACES

- Balconies and terraces in select residences

LUSH AMENITIES

WELCOMING LOBBY

- Multiple lounge seating options, incl. built-in banquette seating
- Lounge area with fireplace and billiards
- Coffee station, drink bar, and Wi-Fi

ROOFTOP TERRACE

- Refreshing pool and sundeck
- Outdoor lounge with seating and 2 HDTVs
- Indoor lounge with fireplace, wet bar, and Wi-Fi
- Multiple fire pits and grilling areas
- Private, sweeping views of the DC skyline, incl. monuments and the ballpark

FITNESS CLUB

- Equipped with Peloton bikes, TRX system, and yoga space

COURTYARD

- Landscaped Zen garden with benches

SERVICES

- Roaming concierge
- Package acceptance

PET-FRIENDLY

- On-site pet salon and indoor dog park

PARKING & STORAGE

- Controlled-access car and bicycle parking
- Storage available

