



**B4**

**1 BEDROOM/DEN  
1 BATH  
834 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.

# 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

