



# COLUMBIA SQUARE

555 13th St NW





# WASHINGTON EVOLVED



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# THE EVOLUTION OF US

Columbia Square is a Washington, D.C. icon and a truly exceptional downtown trophy office building. The building has been specifically designed to complement the surrounding city's awe-inspiring architecture, while providing tenants with distinctive, richly amenitized spaces to call their own.

Designed by master architects Pei Cobb Freed & Partners, Columbia Square reflects the legacy of this storied design firm in every detail — from the expertly imagined, light-maximizing layout to the intricate character of the building's traditional materials, classic proportions and geometric detailing. From the stunning façade to detailed sconces, refined touches can be found throughout the property.



# THE EVOLUTION OF ARCHITECTURE

Across the building façade, two naturally occurring American granites — one rose, one light gray — are patterned to create rich texture and geometry. Windows of dual-pane gray glass are clustered in bays, establishing a subtle interplay of light and shadow.

The top two floors are dramatically recessed, which creates a row of two-story pilasters that complement the colonnade at street level. Architectural accents, an ornamental balustrade and a four-story granite entrance present a strong first impression. Combined, these elements are infused with the grandeur of the past and the vitality of the present.





# OWNERSHIP

Columbia Square is fully owned by **Munich Re**. The property is managed by **MEAG**, Munich Re's asset management affiliate with Hines providing best-in-class on-site property management services. MEAG has representations in Europe, Asia and North America and also offers its extensive know-how to institutional investors and private clients from outside the Munich Re Group. MEAG currently manages assets valued at approximately \$400 billion (per 12/31/2020).

Munich Re Group takes a long-term ownership approach, working in tandem with the on-site Hines property management and engineering management teams to deliver an exceptional experience for tenants and visitors alike.

OWNERS



The background is a solid dark blue. It features two white geometric line elements: a large 'V' shape on the left side and a smaller upward-pointing triangle on the bottom right corner. The text is positioned on the right side of the image.

# A PRESTIGIOUS LOCATION





# THE CAPITAL OF EVOLUTION



# EFFORTLESS ACCESS & DYNAMIC NEIGHBORHOOD

Just blocks from the White House and directly atop the Metro Center station, Columbia Square is located on one of the most prestigious corridors in the District and at a veritable nexus of D.C. activity.

From renowned restaurants to exciting entertainment destinations, Columbia Square embodies the heart of downtown D.C., surrounded by businesses and government agencies of distinction.



**555 13th Street, NW**  
**Washington, DC, 20004**

## GENERAL INFO

**96**  
WALK SCORE

**99**  
TRANSIT SCORE

**88**  
BIKE SCORE

## WALKING TIMES

**7 min.**  
WHITE HOUSE

**12 min.**  
CAPITOL

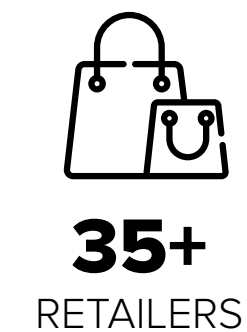
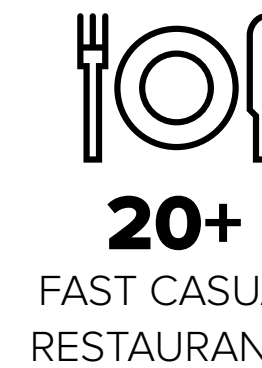
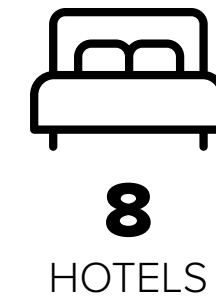
**16 min.**  
UNION STATION

  
**METRO CENTER**

**182 M**  
2019 AVG  
ANNUAL RIDERSHIP

**626, 000**  
2019 AVG  
WEEKLY RIDERSHIP

WITHIN A  
10 MIN WALK:





# MOBILITY & ACCESS

Conveniently positioned above the Metro Center station and with easy accessibility to various bus routes, Columbia Square distinguishes itself not only by its premium location but by providing, day in and day out, a spacious bike room, several electric car charging stations and a secure garage. The result is an undeniably comfortable commuting experience for all.

-  **METRO RAIL**
-  **METRO BUS**
-  **CAPITAL BIKESHARE**





A dark blue line starts at the top left, slopes down to the left, then slopes up to the right, ending at the top center.A dark blue line starts at the bottom right, slopes up to the left, then slopes down to the right, ending at the bottom right.

THE  
EXPERIENCE





# THE EVOLUTION OF HYBRID WORKING

Fully equipped to accommodate a variety of tenants, regardless of industry. With move-in ready, customizable office space available for lease and a winter garden for those days when you just feel like working outside and the weather isn't cooperating.

## AWARDS



**LEED GOLD  
CERTIFIED**



**ENERGY STAR  
RATED**

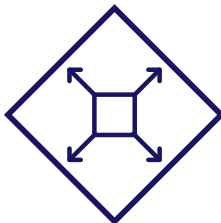




# THE EVOLUTION OF COMFORT



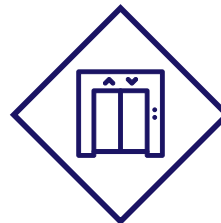
**LANDLORD**  
Munich Re



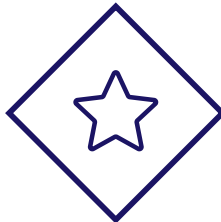
**TOTAL**  
609,000 RSF



**MOBILITY**  
Electric car charging stations, bike room and direct access to the Metro Center Station.



**ELEVATORS**  
10 passenger elevators, 3 garage service elevators and 2 service elevators. All modernized and renovated.



**PROPERTY CLASS**  
Trophy



**OFFICE**  
563,000 RSF



**LOCATION**  
Just blocks from the White House and directly atop the Metro Center station, Columbia Square is located on one of the most prestigious corridors in the District and at a veritable nexus of D.C. activity.



**ON-SITE RETAIL**  
A variety of retailers conveniently catering to the needs of every tenant.



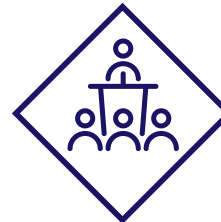
**FLOOR COUNT**  
13



**RETAIL**  
46,000 RSF



**CELL SERVICE**  
Broad coverage, utilizing a DAS system, ensuring seamless service throughout the building and parking garage.



**CITY CLUB**  
Access to the 200+ person conference facilities over at The City Club of Washington.





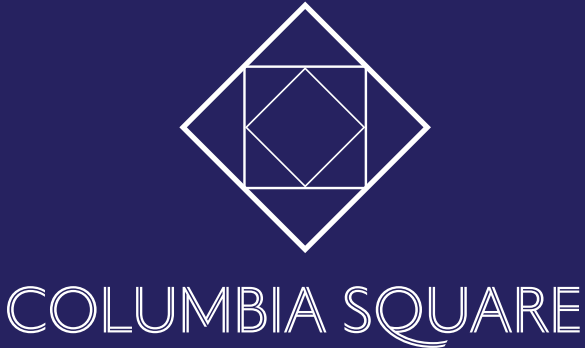
# FITNESS CENTER

Columbia Square features a newly renovated fitness center, expanded to nearly 9,000 square feet, that offers spa quality locker rooms, the latest in fitness technology, a dedicated studio room and onsite physical therapy and training via One to One Fitness, a leader in the DC-area personal training industry.

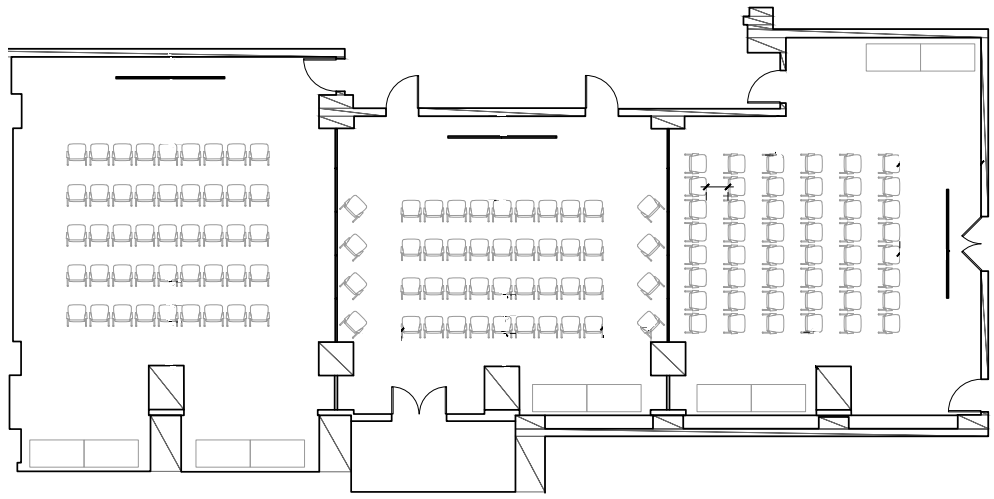
 **TAKE A VIRTUAL TOUR  
OF THE FITNESS CENTER**



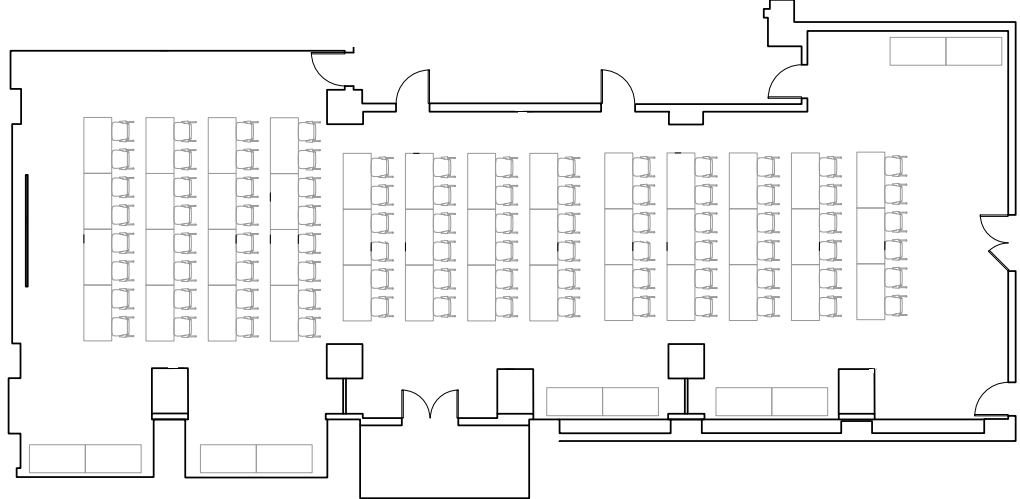
# CITY CLUB: TENANT CONFERENCE CENTER



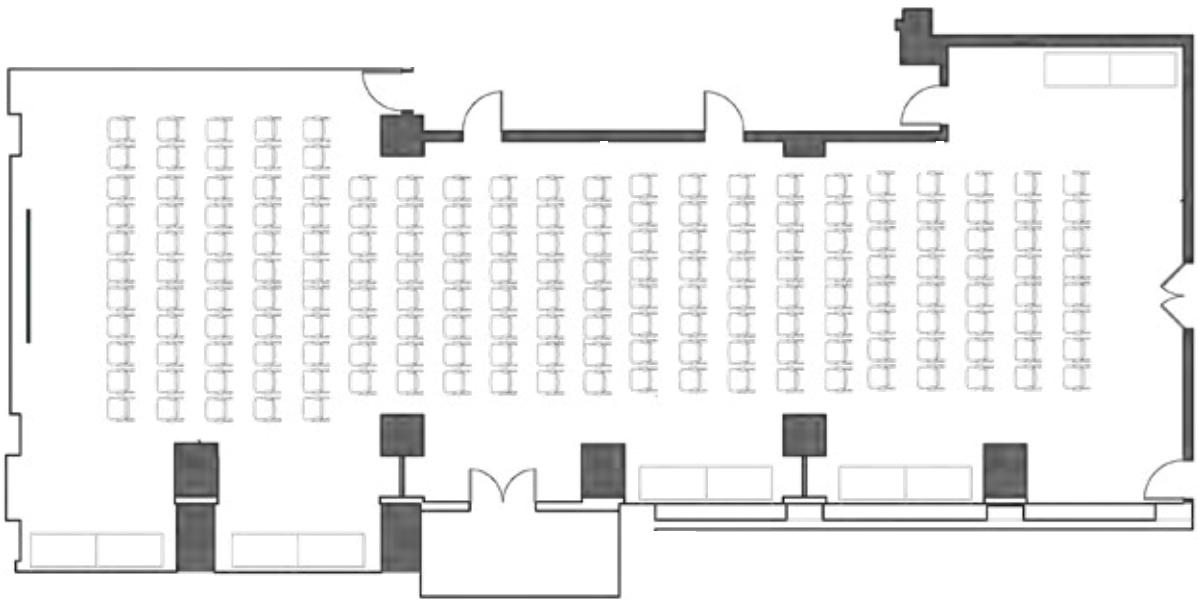
## FLEXIBLE CONFERENCE OPTIONS



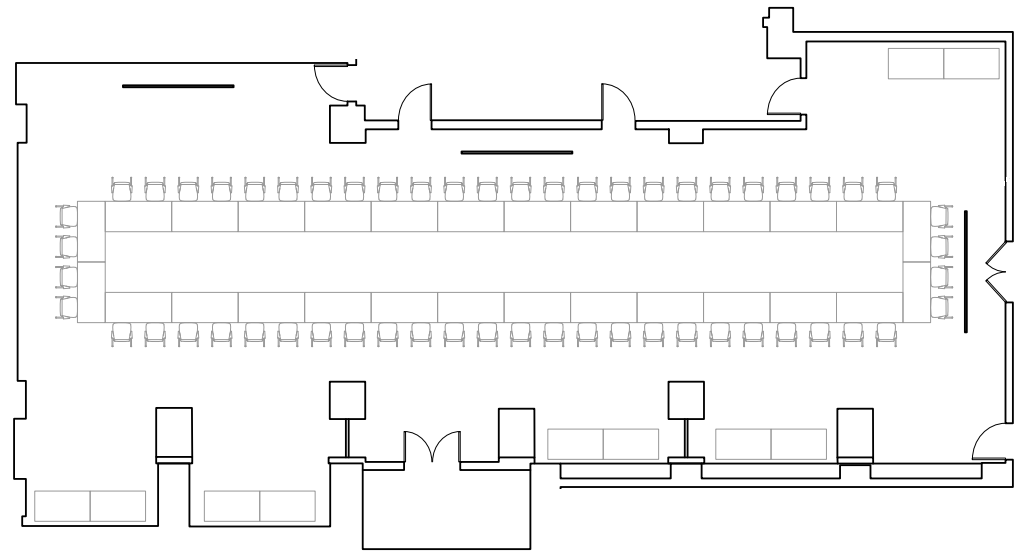
**SMALL LECTURE: 45 SEATS EACH**



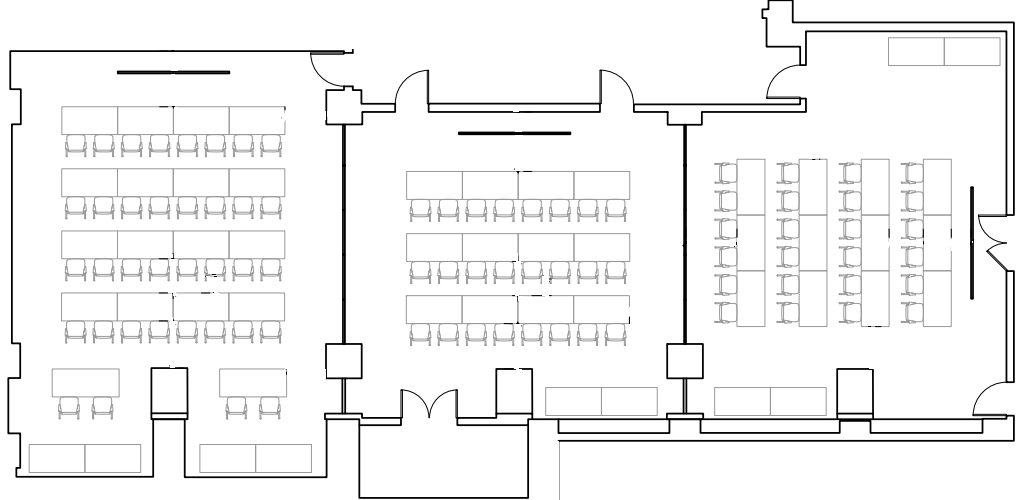
**LARGE CLASSROOM: 88 SEATS**



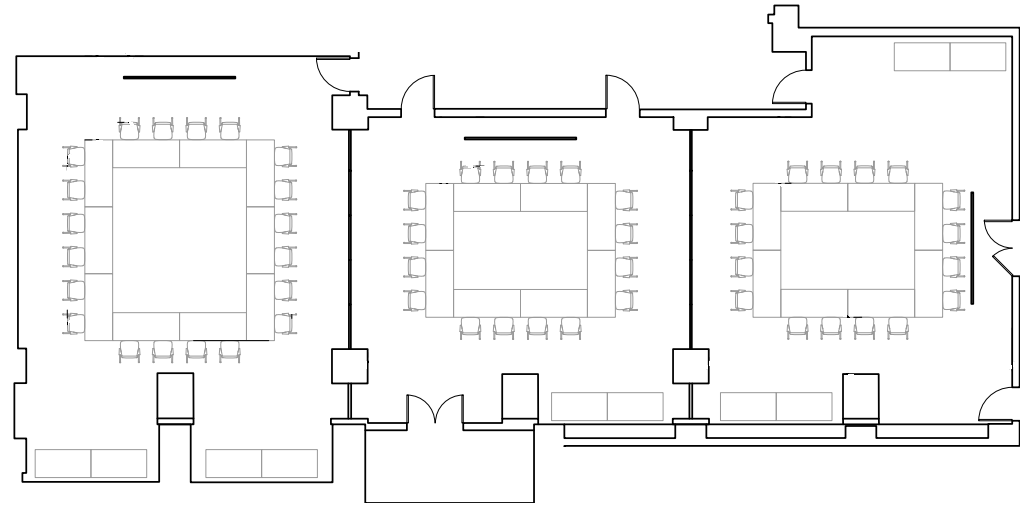
**LARGE LECTURE - 175 SEATS**



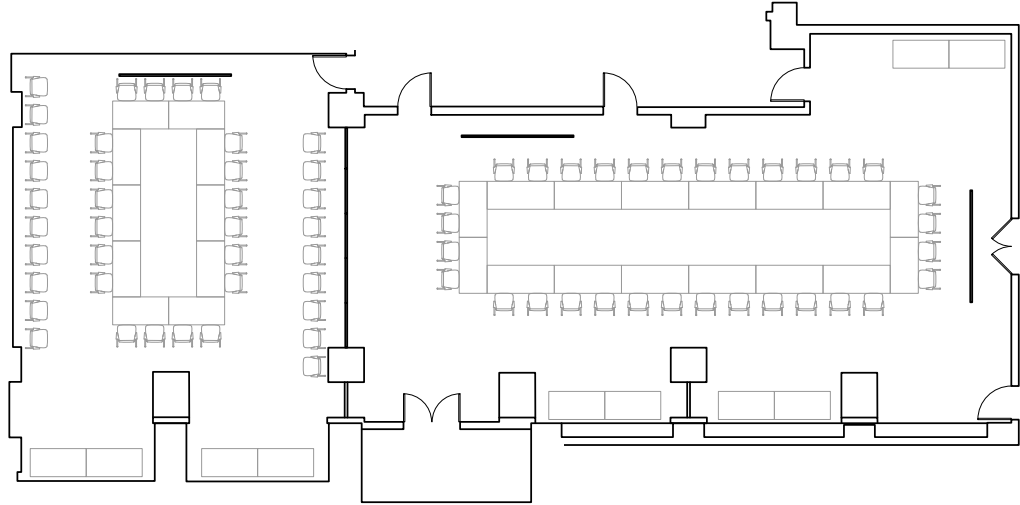
**LARGE BOARDROOM: 56 SEATS EACH**



**SMALL CLASSROOM: 24-32 SEATS EACH**



**SMALL BOARDROOM: 12-20 SEATS EACH**



**SMALL BOARDROOM: 32 SEATS EACH**







# THE EVOLUTION OF SAFETY

## OUR WELLNESS PROTOCOLS

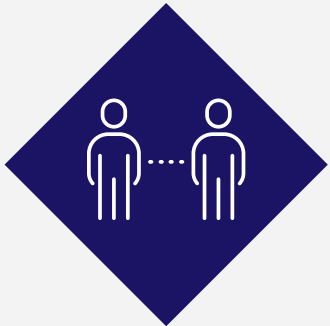
At Columbia Square, it is extremely important for every single person that walks our halls to be as safe as possible. As such, we have put in place various measures to assure your health and well being.



**AIR PURIFICATION**  
USING MERV 13 PLUS  
FILTERS



**TOUCHLESS VISITOR  
PROCESSING**



**HEIGHTENED  
SOCIAL DISTANCING**



**BEST IN CLASS  
ONSITE PROPERTY  
MANAGEMENT**



**ENHANCED CLEANING  
& SANITATION  
PROTOCOLS**



**OBLIGATORY USE  
OF FACEMASKS  
INSIDE THE BUILDING  
COMMON AREAS**





# THE OPPORTUNITY



4<sup>TH</sup>  
FLOOR  
EAST

BRAND NEW SPEC SUITES:  
AVAILABLE NOW

- PRIME WINDOWLINE
- GREAT LIGHT AND VIEWS
- SHALLOW CORE TO PERIMETER DEPTHS
- EFFICIENT LAYOUTS
- FLEXIBLE DESIGN
- ABILITY TO ADD ADDITIONAL OFFICES
- HIGH QUALITY FINISHES AND MODERN DESIGN

DISTINCTIVE  
& DEFINING

SUITE 400

Available through 11-30-2025	
7,564	RSF
2*	Offices
44	Workstations
2	Conference room

\*Ability to have 3 more offices



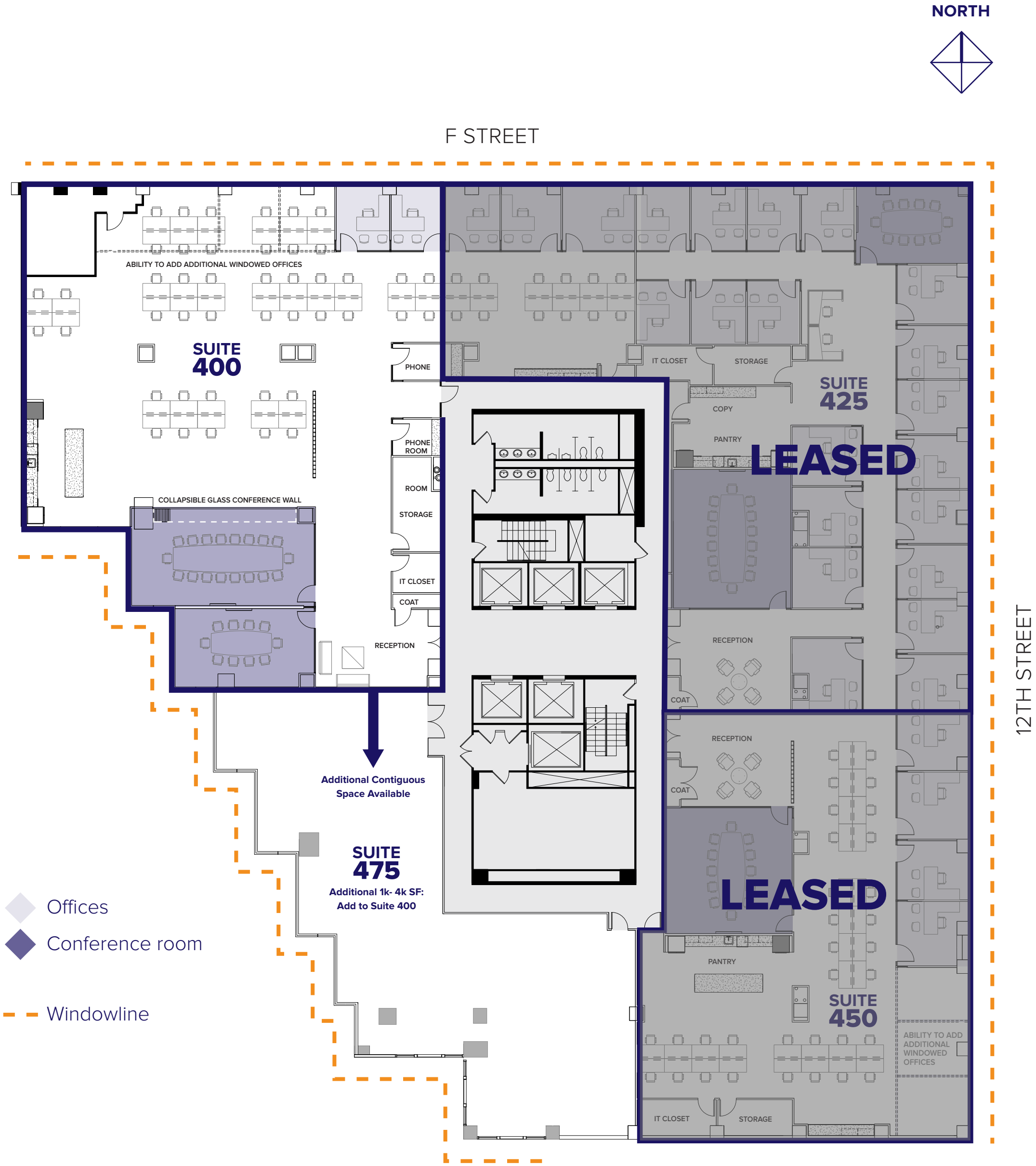
VIRTUAL TOUR

SUITE 475

Available through 11-30-2025	
1,000-4,104	RSF
Customizable, Add to Suite 400	

SUITE 425 — LEASED

SUITE 450 — LEASED





# WINDOWS OF OPPORTUNITY





3<sup>RD</sup>  
FLOOR  
WEST

LARGE FORMAT SPEC SUITE:  
AVAILABLE NOW

- PRIME WINDOWLINE ALONG 13TH AND F STREET
- GREAT LIGHT AND VIEWS
- SHALLOW CORE TO PERIMETER DEPTHS
- EFFICIENT LAYOUT
- FLEXIBLE DESIGN
- ABILITY TO ADD ADDITIONAL OFFICES
- HIGH QUALITY FINISHES AND MODERN DESIGN

VISIONARY  
ARCHITECTURE



SUITE 300 WEST	
15,141*	RSF
11**	Offices
115	Workstations
2	Conference room
2	Huddle room

\*Divisible to 12K SF  
\*\*Ability to have 16 more offices

- Offices
- Conference room
- Huddle room
- Outside Windowline
- Atrium Windowline



VIRTUAL TOUR



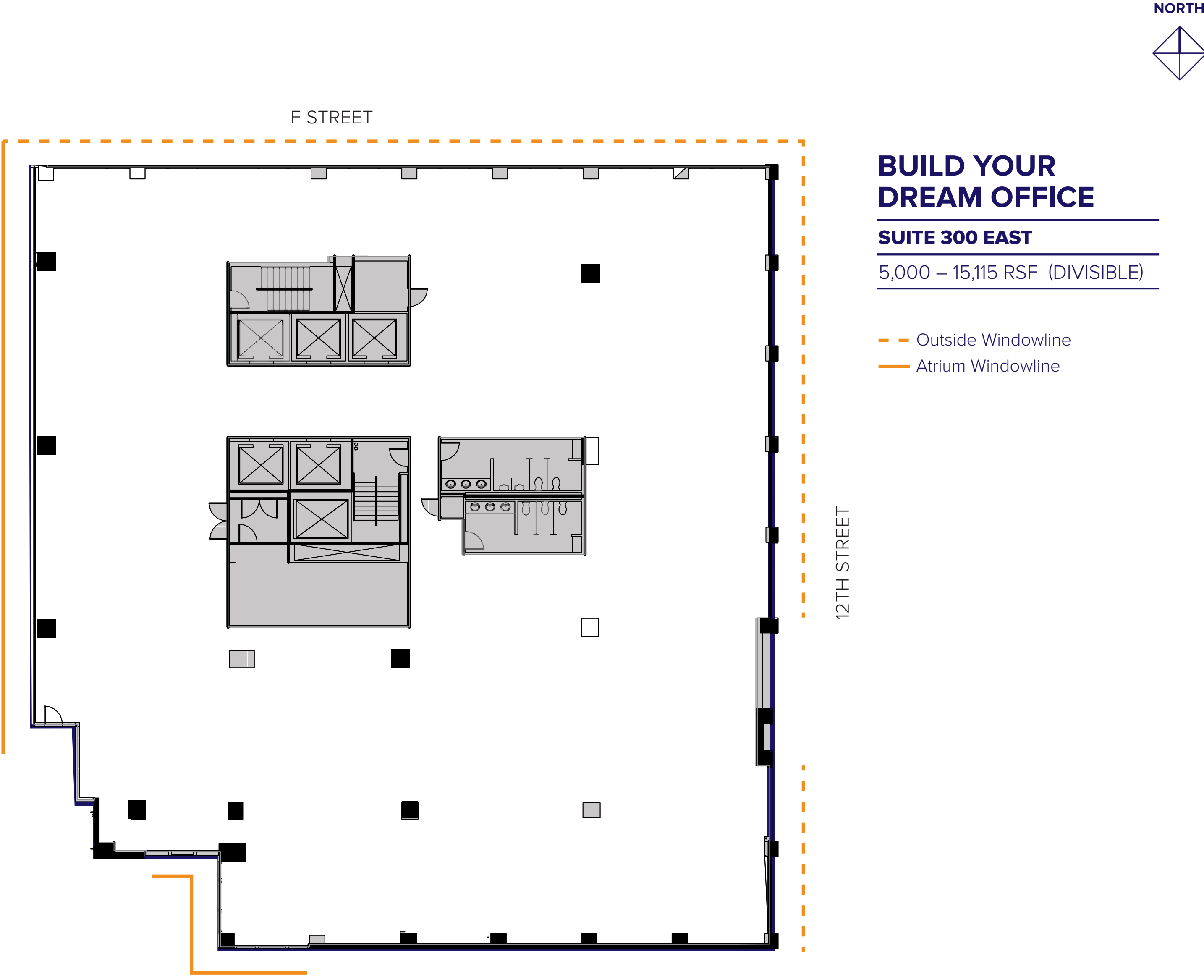
# LARGE FORMAT SPEC SUITE





3<sup>RD</sup>  
FLOOR  
EAST

A DC ICON





# LET'S EVOLVE TOGETHER

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**MEAG**

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