Columbia Property Trust, Inc. will soon begin construction of a 105,000-square-foot vertical expansion of 80 M Street, a Class-A office property in Washington, D.C. The project will deliver the first commercial office building in Washington, D.C. to feature mass timber new construction. The expansion space will consist of two new floors and a habitable penthouse to be built atop the existing 286,000-square-foot building located in the Capitol Riverfront District. Katerra will manufacture and install all mass timber structural components and associated hardware. The pioneering project is already proving worthwhile, with more than half of the expansion already pre-leased.

Katerra will provide a turnkey mass timber package, including design-assist services, supply, and installation of all mass timber structural components and associated hardware.

LOCATION
Washington, DC

TYPE
Commercial High-Rise

PROJECT FIRMS
AOR: Hickok Cole
EOR: ARUP
GC: Davis Construction

KATERRA SERVICES PROVIDED
Mass Timber Design Assistance
Mass Timber Material Supply
Mass Timber Installation

PROJECT STATUS
Under Construction
The 80M project will utilize three stories of architecturally exposed mass timber structure that sits atop an existing 7-story high-rise building. In accordance with the new IBC 2021 Tall Wood Building Code Provisions the glulam, CLT, and connection products are required to be two-hour fire-resistive rated. As the mass timber material supplier for the project, the team at Katerra will be delivering products that have demonstrated safe fire performance through large-scale fire performance testing.

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