

Netflix DC | Woodies

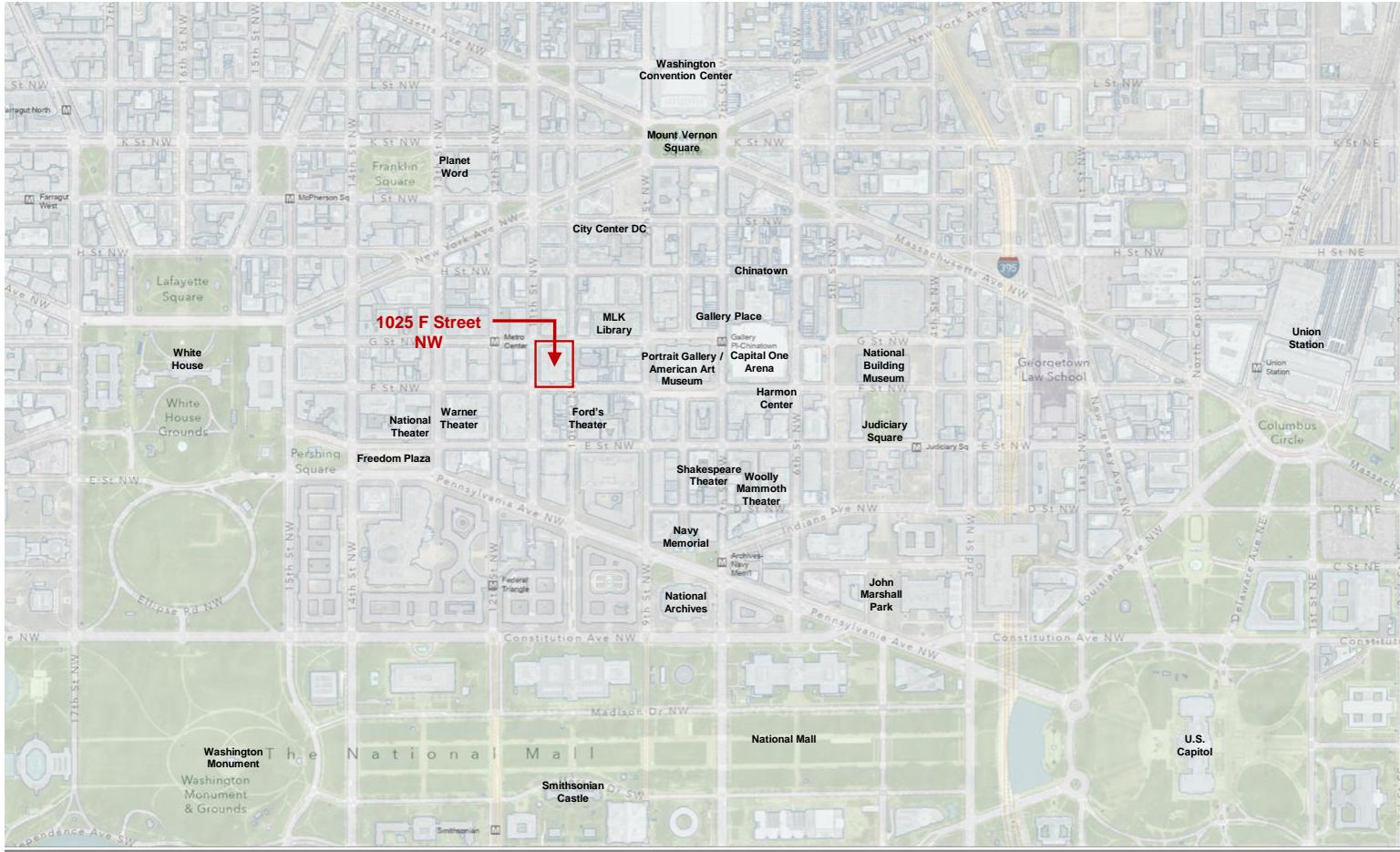
PUD Modification Set

07. October. 2025



ZONING COMMISSION
District of Columbia
CASE NO. 00-33B
EXHIBIT NO. 2D

Site Location



Experience Summary



ENHANCED EXTERIOR



OPPORTUNITY RED CARPET ARRIVAL



NETFLIX WELCOME



CO-WORKING & PRE-FUNCTION



SCREENING LOUNGE

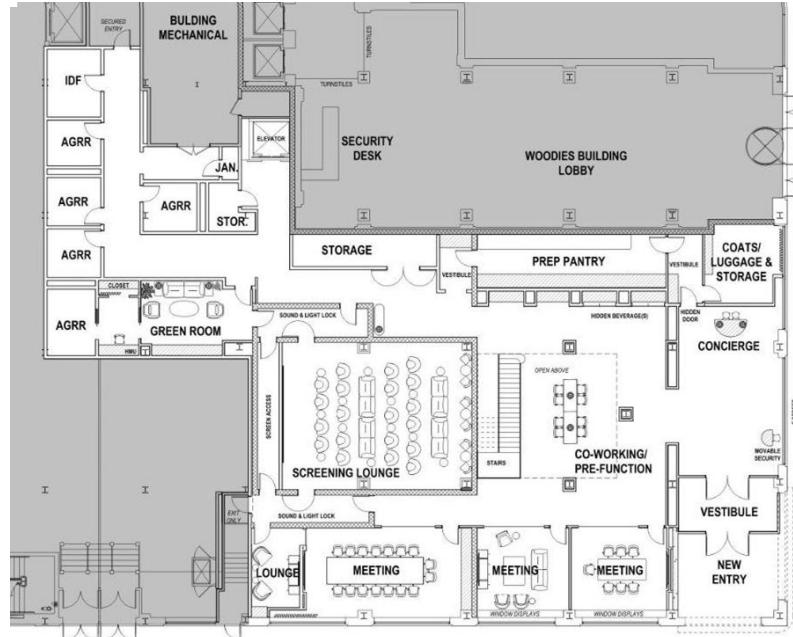


OFFICE SPACE (SECOND FLOOR)

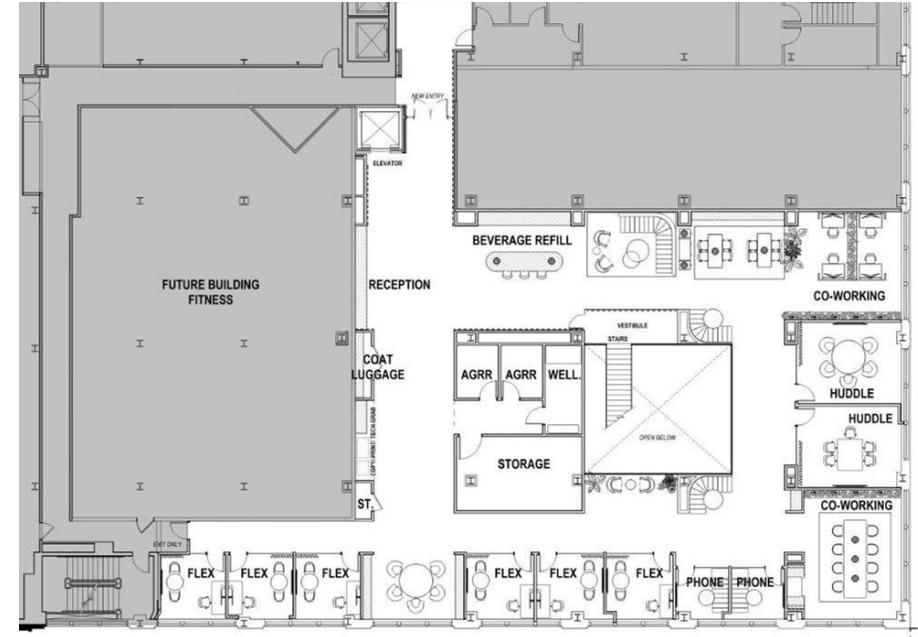
Plan Studies: Ground Floor

GROUND FL + L2

~14,200 sf - L1 + L2



Ground Floor



2nd Floor

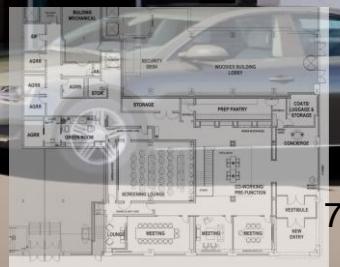
Note: Interior layouts, configuration, design elements and displays are conceptual and are subject to modification prior to permitting.

11th Street | Main Entry





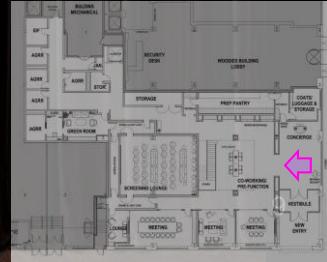
Note: Entrance, displays, canopies, and art and related installations are conceptual and are subject to modification prior to permitting, including through historic preservation reviews.



Reception.



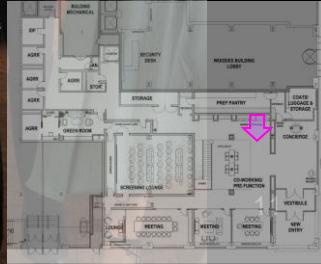
Entry from Reception to Co-Working



Working Mode in Pre-Function



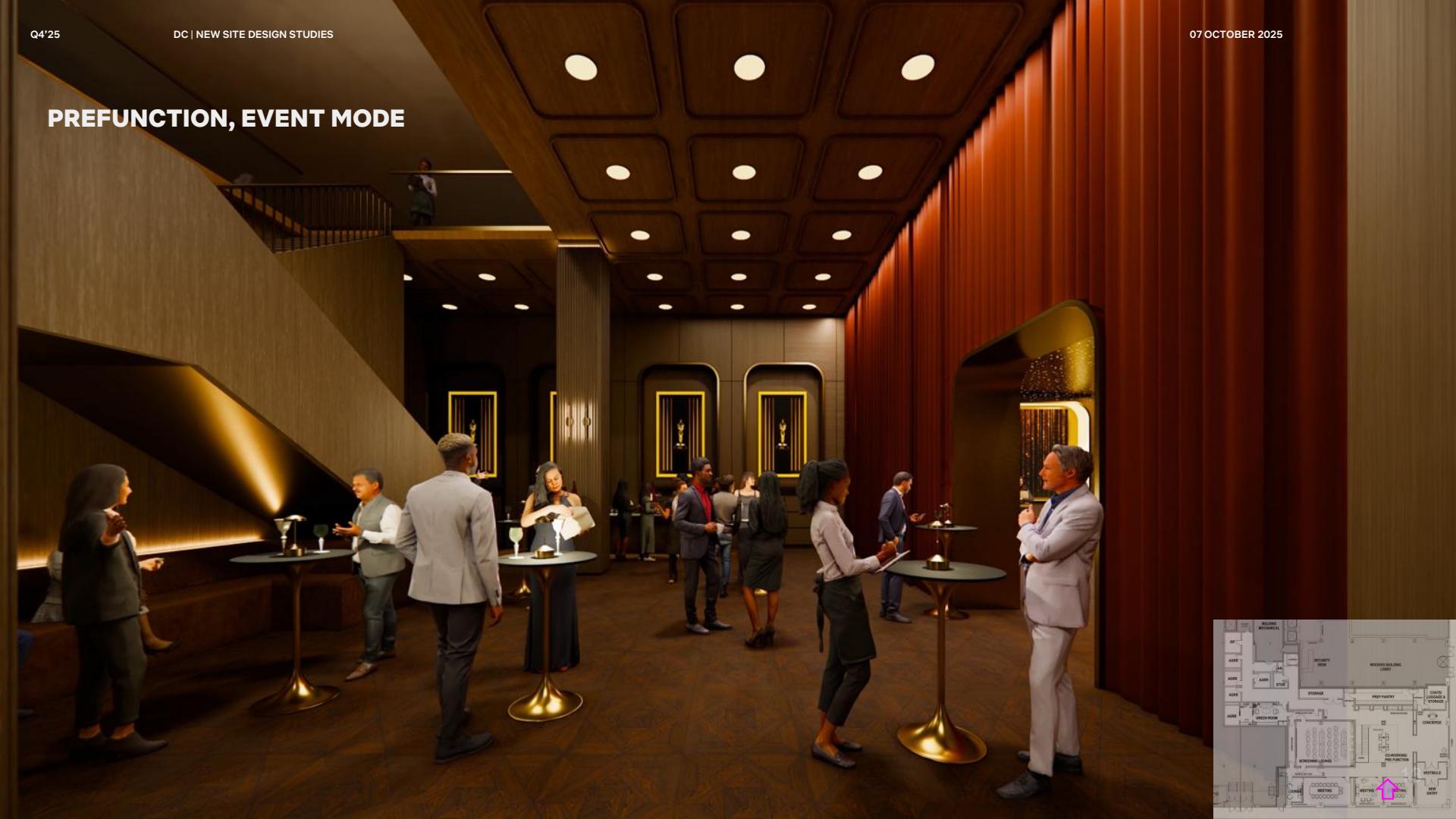
Evening Event in Pre-Function



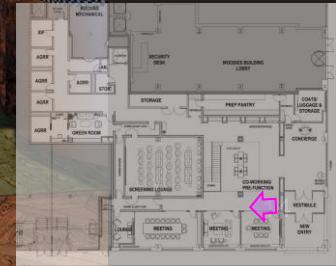
Lounge under stairs looking back at Entry



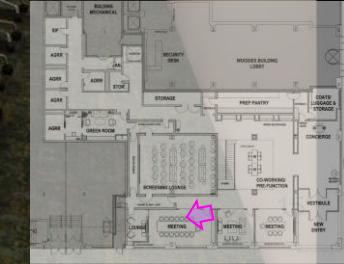
PREFUNCTION, EVENT MODE



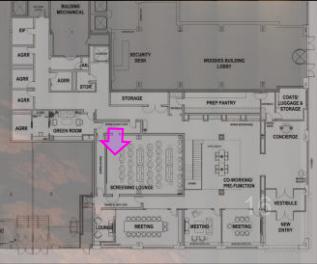
Walking towards Boardroom & Screening Lounge



Boardroom next to 11th Street



Screening Lounge, Emcee Mode



Screening Lounge, Emcee Mode



Screening Lounge. Screening Mode



Plan Studies: Second Floor

LEVEL 2

All

8,100 SF

Space Summary

Second Floor

Work

- (6) Flex Rooms
- (4) Workstations

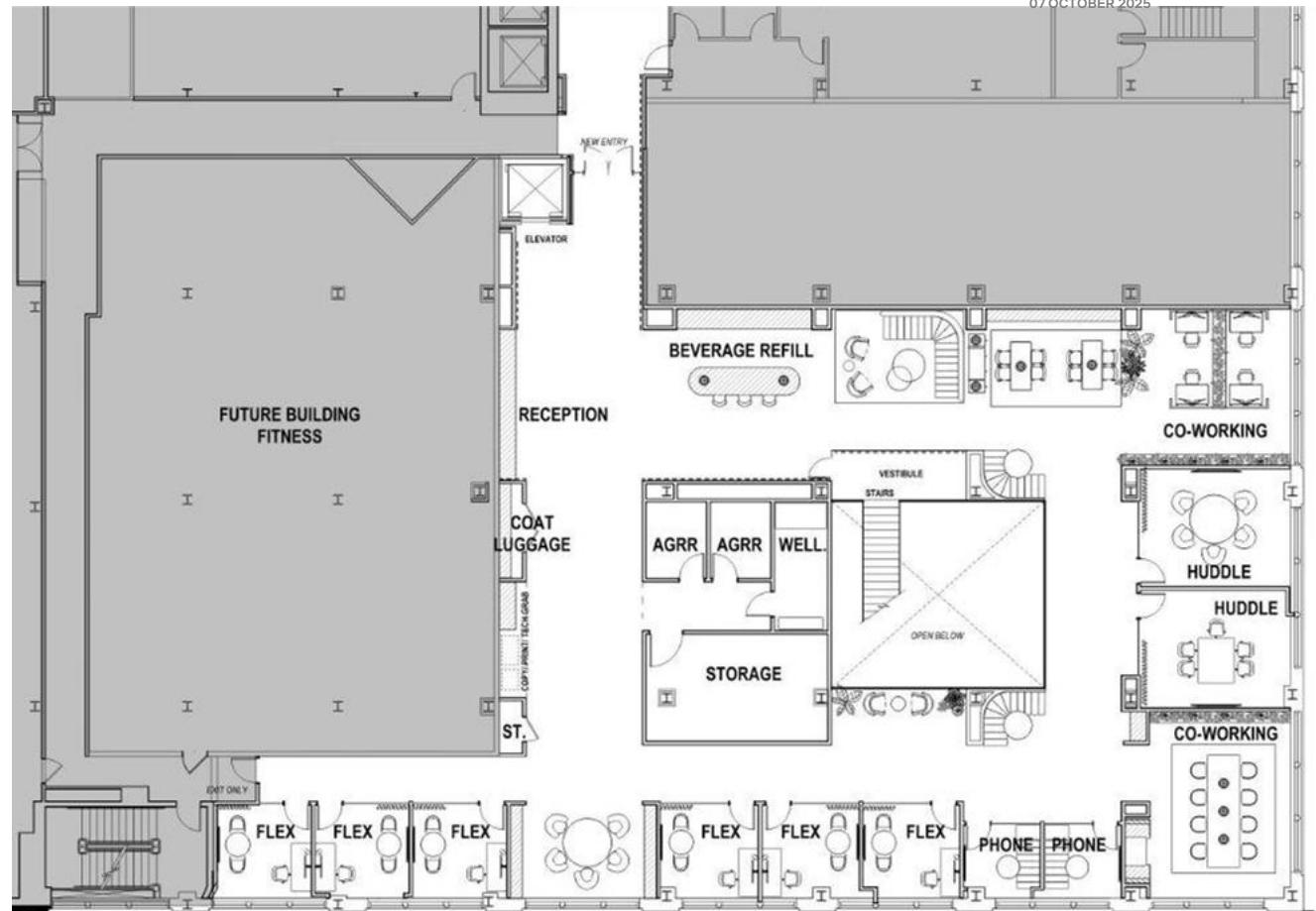
Collaborate

Co-Working (*Furniture rearrangement*)

- (2) Huddle
- (2) Phone

Support

- Reception/ Beverage Refill
- Coats/ Luggage
- Wellness
- Copy/ Print/ Tech Grab
- (2) All Gender Restroom 
- Storage
- Elevator



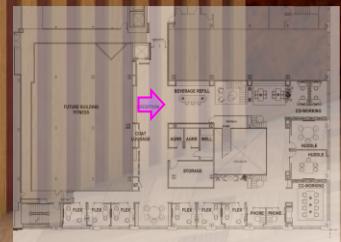
11TH STREET

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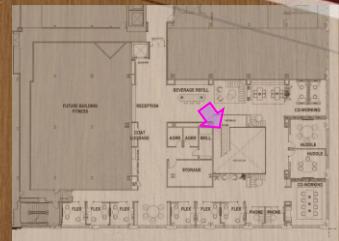
2nd Fl Entry. Entering from the elevator lobby



2nd Fl Hydration Point. F Street in far end



2nd Fl. Top of Staircase, looking towards Ground Floor



2nd Fl. Walking parallel to F Street



2nd Fl. walking parallel to 11St, towards G

