



1801 PENN

WASHINGTON, DC

A Pembroke Property

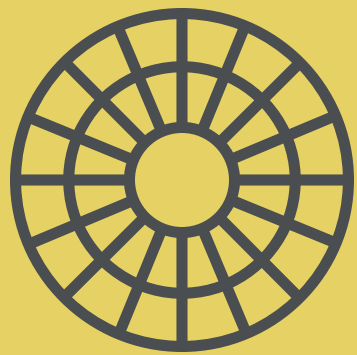
Welcome to 1801 PENN

Boutique Size, Endless Possibilities.

1801 PENN is your avenue to a new work lifestyle, designed for a DC that approaches business differently. Innovative community areas and redesigned public and work spaces put the “life” in work/life balance. An unexpected experience for a familiar address.



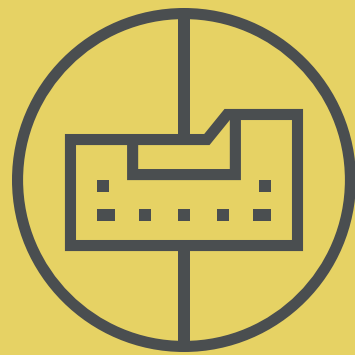
Where Work Meets Lifestyle



The Experience



Location



Availability



Pembroke

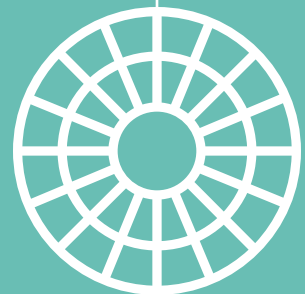


Contact

The Experience

**Design your workday
with comfort and style.**

Enjoy a morning coffee
in the buzzing lobby,
take a leisurely walk
through Murrow Park
during lunch, or socialize
at a client happy hour
on the roof top terrace.





Double-height entry and retail experience welcomes tenants and guests to the new open lobby.

A new environment to meet and collaborate or relax and unwind.



Hospitality-inspired lobby creates a versatile social space.



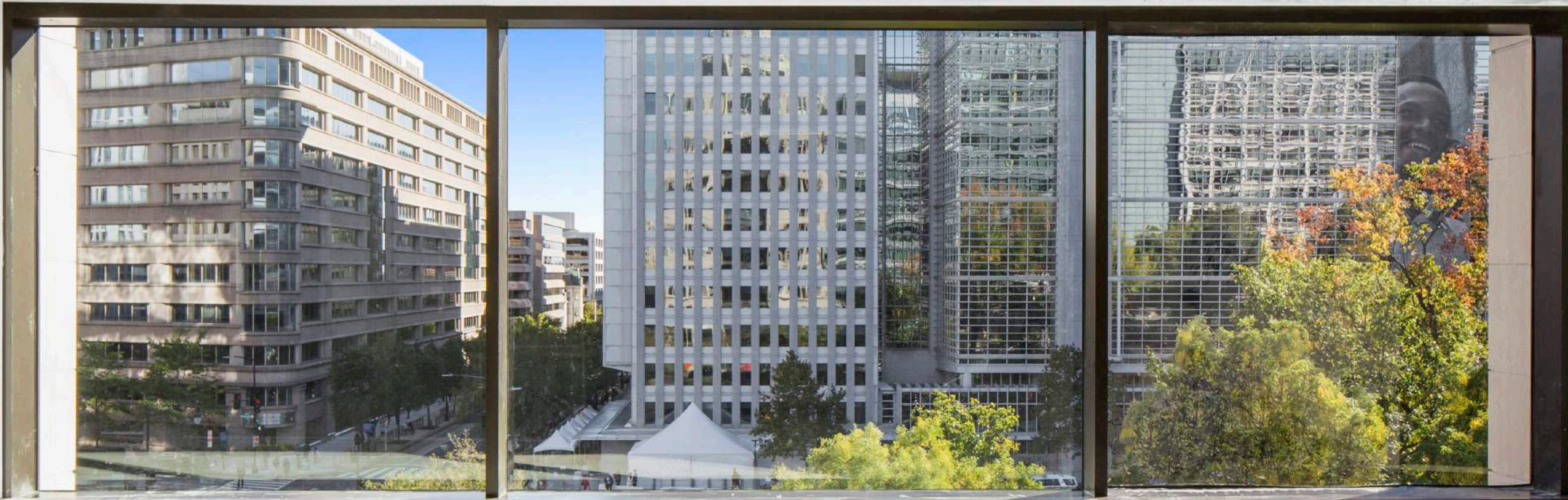
Flexible rooms with endless potential for meetings, casual meals or evening cocktail hours.



Create your customized workspace with boutique-sized 16,000 SF floor plates and flexible side-core design.



Floor-to-ceiling glazing on the Pennsylvania Ave facade allows the outdoors to seamlessly integrate with your workspace.

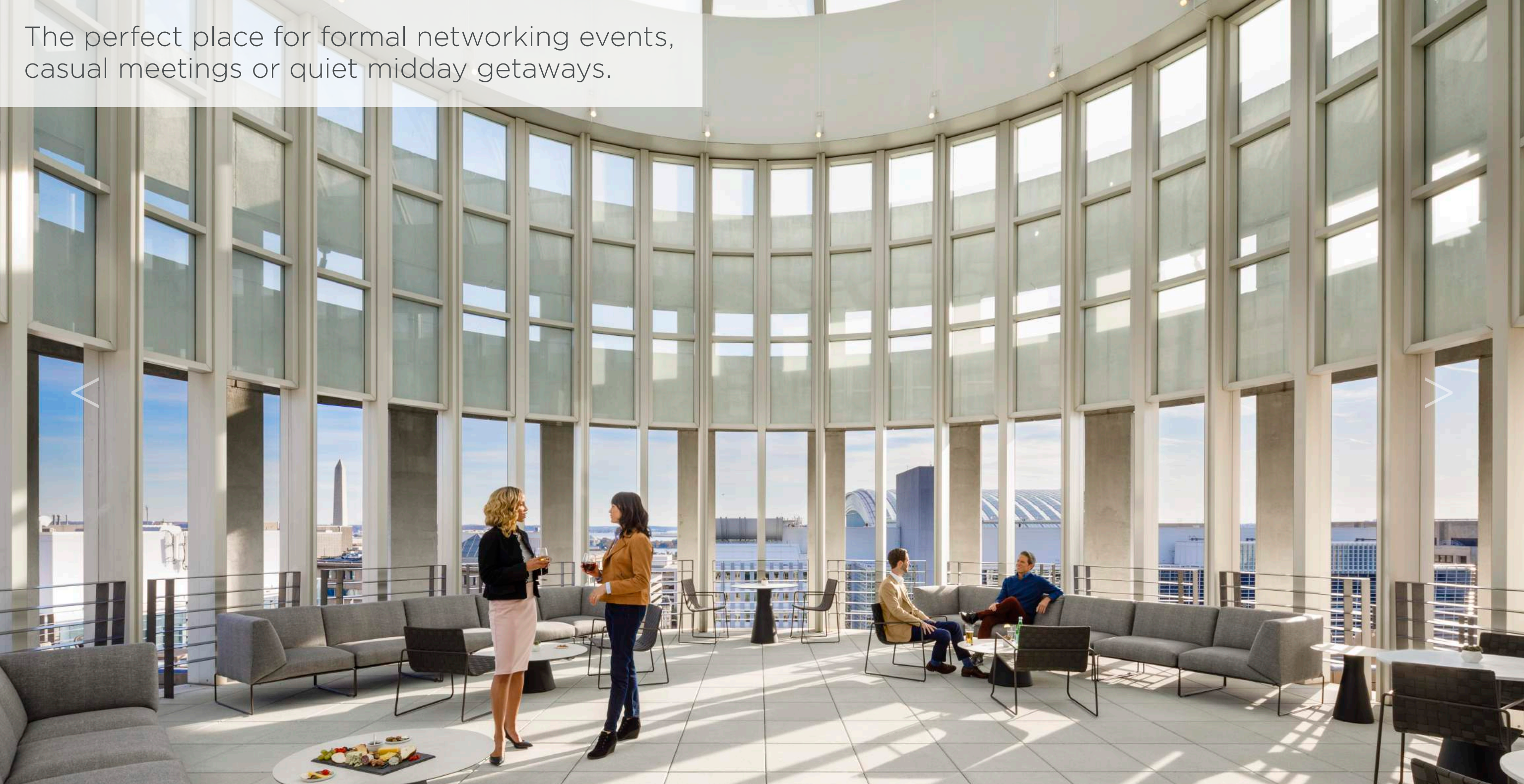


Socialize in peak form at the highest rooftop in the neighborhood, featuring unobstructed views of DC's best landmarks.



180IPENN

The perfect place for formal networking events, casual meetings or quiet midday getaways.



Elevate your productivity on an expanded terrace with soft seating and wi-fi.



Create your healthy lifestyle in a 5,000 SF luxury fitness center.



TRX training, self-booking systems and studio space offer flexibility between group classes or one-on-one virtual workouts.



Our complementary nap pods provide private space to relax and recharge.



Location

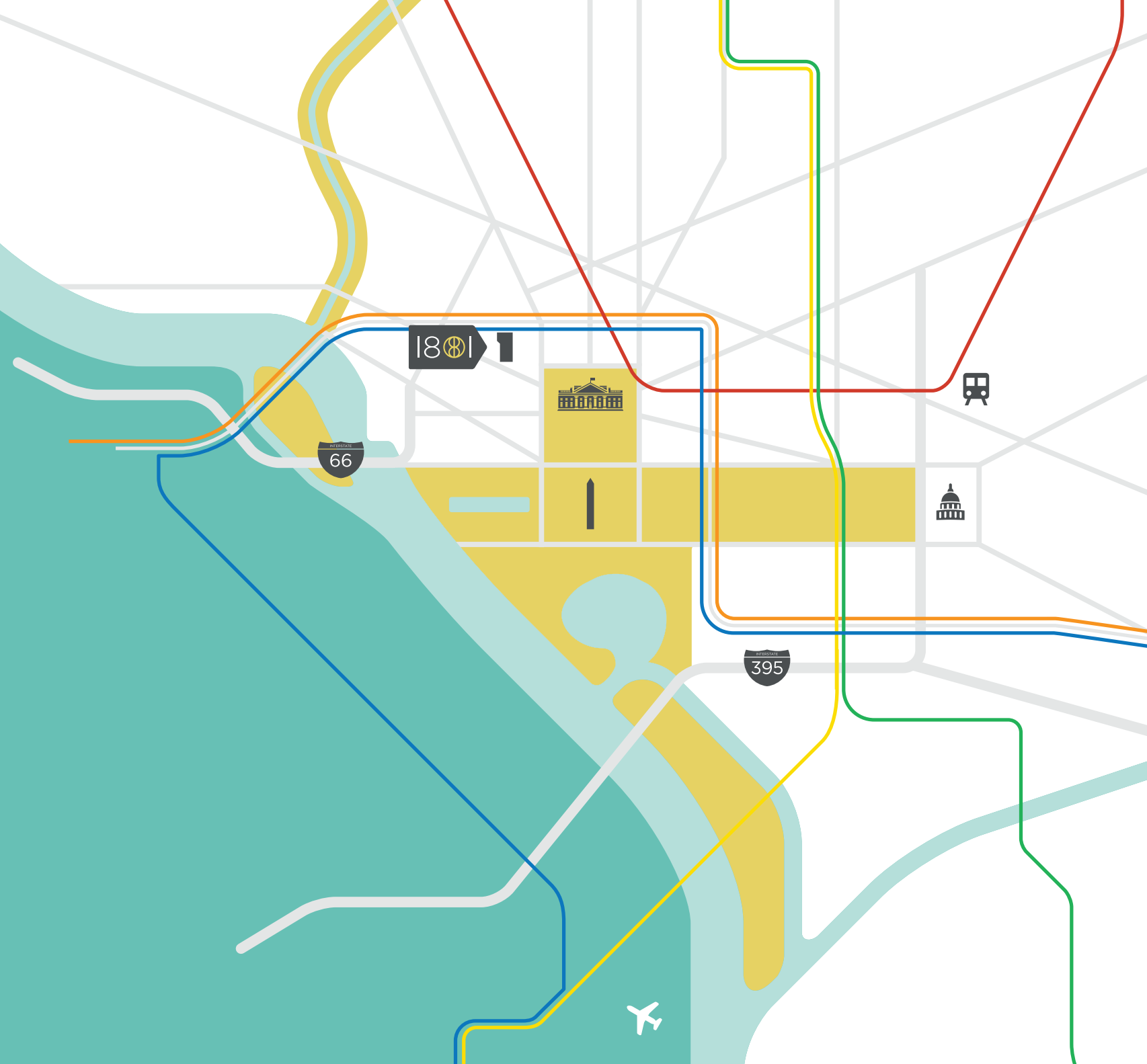
1801 PENN is a community for those who appreciate tradition, but are driven by forward-thinking.

Be front and center on one of the world's most renowned avenues, where big things are happening, and everything is within reach.



Everything Within Reach

Located mere blocks from four Metro lines and in close proximity to major highways, 1801 PENN is easily accessible. Walk one block from Farragut West, hop off your bikeshare or park in our garage with an above-market number of spaces. Enter a district full of retail, restaurants and noteworthy neighbors.





1.5 Miles



4 Minute



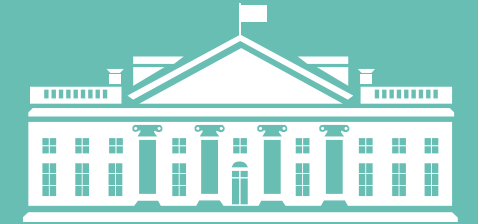
3 Minute



2 Minute



6 Minute



4 Minute



100



capital bikeshare

4 Minute



swæetgreen®

2 Minute



The Metropolitan Club

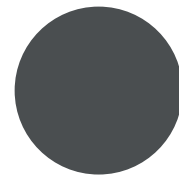
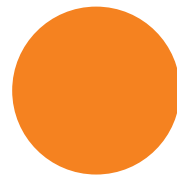
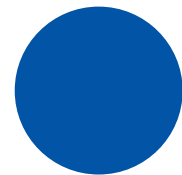
0.5 Mile



100

BROWN BAG

3 Minute



Farragut West



3 Minute



1 Minute



Edward Murrow Park

Area Map

Walk Score

99

Transit Score

100

Bike Score

91

Capital Bikeshare

Electric Car Charging Station

Dual Parking Garage Entrances

Secure Bike Parking
25 Spaces



FINE DINING ▮

- 1 The Oval Room
- 2 Taberna Del Alabardero
- 3 Kellari Taverna
- 4 The Bombay Club
- 5 Founding Farmers
- 6 Kaz Sushi
- 7 Aperto
- 8 The Prime Rib
- 9 District Commons
- 10 Circa
- 11 Equinox by Todd Gray
- 12 BLT Steak

CASUAL/QUICK DINING ▮

- 13 Teatism
- 14 Compass Coffee
- 15 Starbucks
- 16 Au Bon Pain
- 17 Jimmy John's
- 18 Roti Mediterranean Grill
- 19 Breadline
- 20 Corner Bakery
- 21 Loeb's NY Deli
- 22 Firehook Bakery
- 23 Pret a Manger
- 24 Int'l Square Food Court

- 25 Rice Bar
- 26 Fat Pete's Barbecue
- 27 Bobby's Burger Palace
- 28 Capitol Grounds Coffee
- 29 Baja Fresh Mexican Grill
- 30 Washington Deli
- 31 Dunkin Donuts
- 32 Le Pain Quotidien
- 33 Filter Coffee
- 34 Sushi Express
- 35 Burrito Brothers
- 36 Five Guys
- 37 Peet's Coffee

- 38 Panera Bread
- 39 Naan & Beyond
- 40 CHOPT
- 41 GCDC Grilled Cheese Bar
- 42 Taylor Gourmet
- 43 Paul
- 44 Elephant & Castle
- 45 Chalin's Chinese
- 46 Froggy Bottom Pub
- 47 Sichuan Pavilion
- 48 Rasoi Indian Kitchen
- 49 Brown Bag

HOTELS ▮

- 51 AKA Luxury Hotel
- 52 Hotel Lombardy
- 53 Hampton Inn
- 54 Club Quarters
- 55 Congressional Bank
- 56 PNC Bank
- 57 EagleBank
- 58 Bank of America
- 59 United Bank
- 60 Capital One Bank

CONVENIENCES ▮

- 61 BB&T
- 63 Citibank
- 64 Wells Fargo
- 65 TD Bank
- 66 SunTrust Bank
- 67 M&T Bank
- 68 CVS
- 69 Foer's Pharmacy
- 70 FedEx Office
- 71 UPS Store
- 72 7-Eleven
- 73 Equinox Fitness

Availability

Open floor plans, private offices or collaborative areas – the choice is yours.

Create a workplace that unlocks your company to new possibilities. Washington, DC's office environments are changing, and 1801 PENN is at the center of this change.

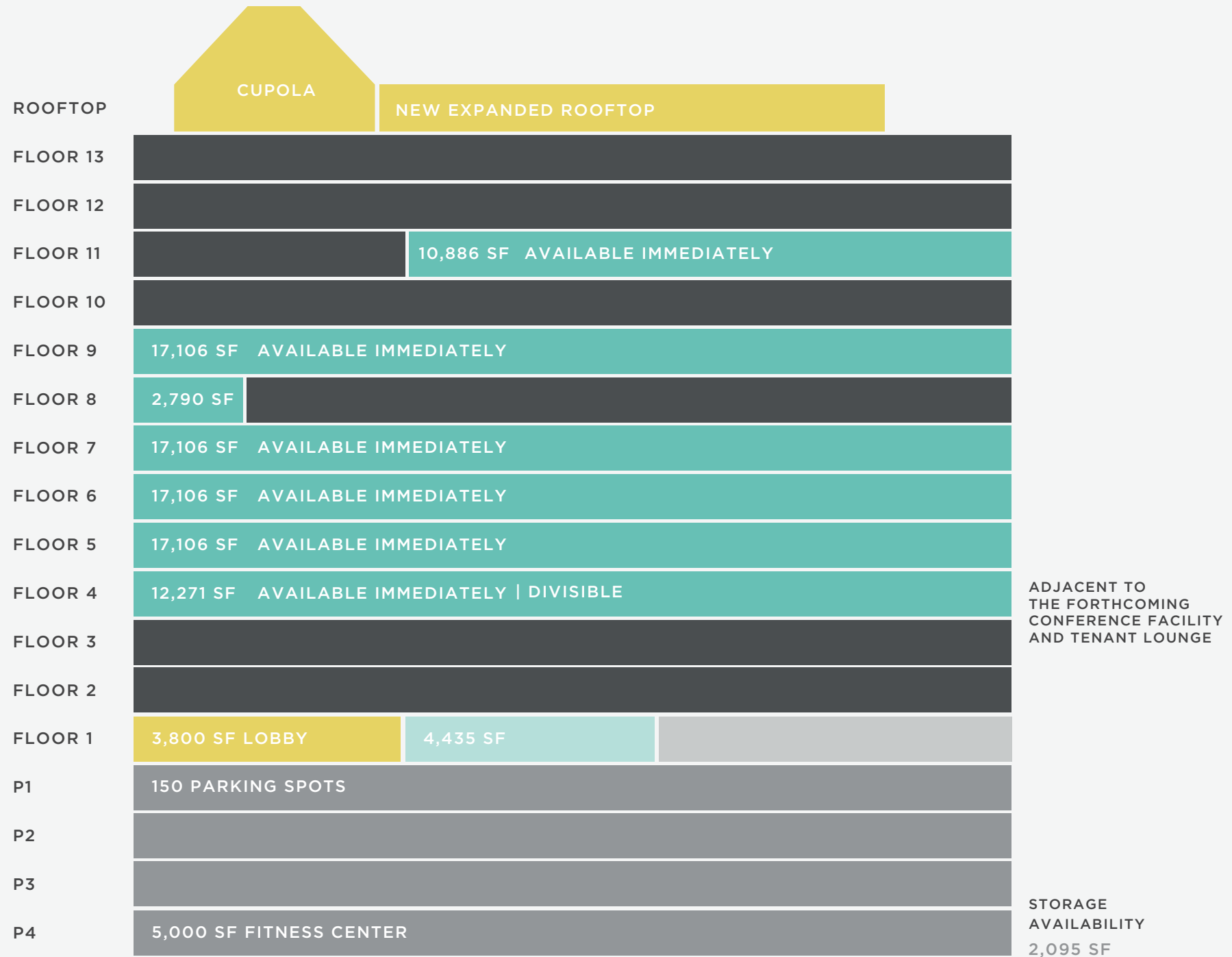


Make It Yours

Flexible side-core design and generous column spacing allow you to create customized workplaces with a dedicated welcome and reception area.

- LEASED
- AVAILABLE IMMEDIATELY
- SHARED AMENITY
- RETAIL
- SUPPORT
- PARKING GARAGE

STORAGE AVAILABILITY
2,095 SF



Floor 7: High Density Open

Approx. 17,106 SF/130 Seats = **132 SF/Person**

Workstations: 129 (100% Open)

Admin: 1

Total Seats: 130

Conference: 1 Quiet
 4 Small (4 Seats & 6 Seats)
 1 Large Convertible (20 Seats)



Floor 7:
High Density Open

Floor 7:
Medium Density Open

Floor 7:
Low Density Open

Floor 7:
70% Private / 30% Open

Floor 7: Medium Density Open

Approx. 17,106 SF/101 Seats = **169 SF/Person**

Workstations: 96 (96% Open)

Offices: 4 (4% Closed)

Admin: 1

Total Seats: 101

Conference: 1 Quiet
 2 Small (4 Seats & 6 Seats)
 1 Medium (8 Seats)
 1 Large Convertible (20 Seats)



Floor 7:
High Density Open

Floor 7:
Medium Density Open

Floor 7:
Low Density Open

Floor 7:
70% Private / 30% Open

Floor 7: Low Density Open

Approx. 17,106 SF/84 Seats = **204 SF/Person**

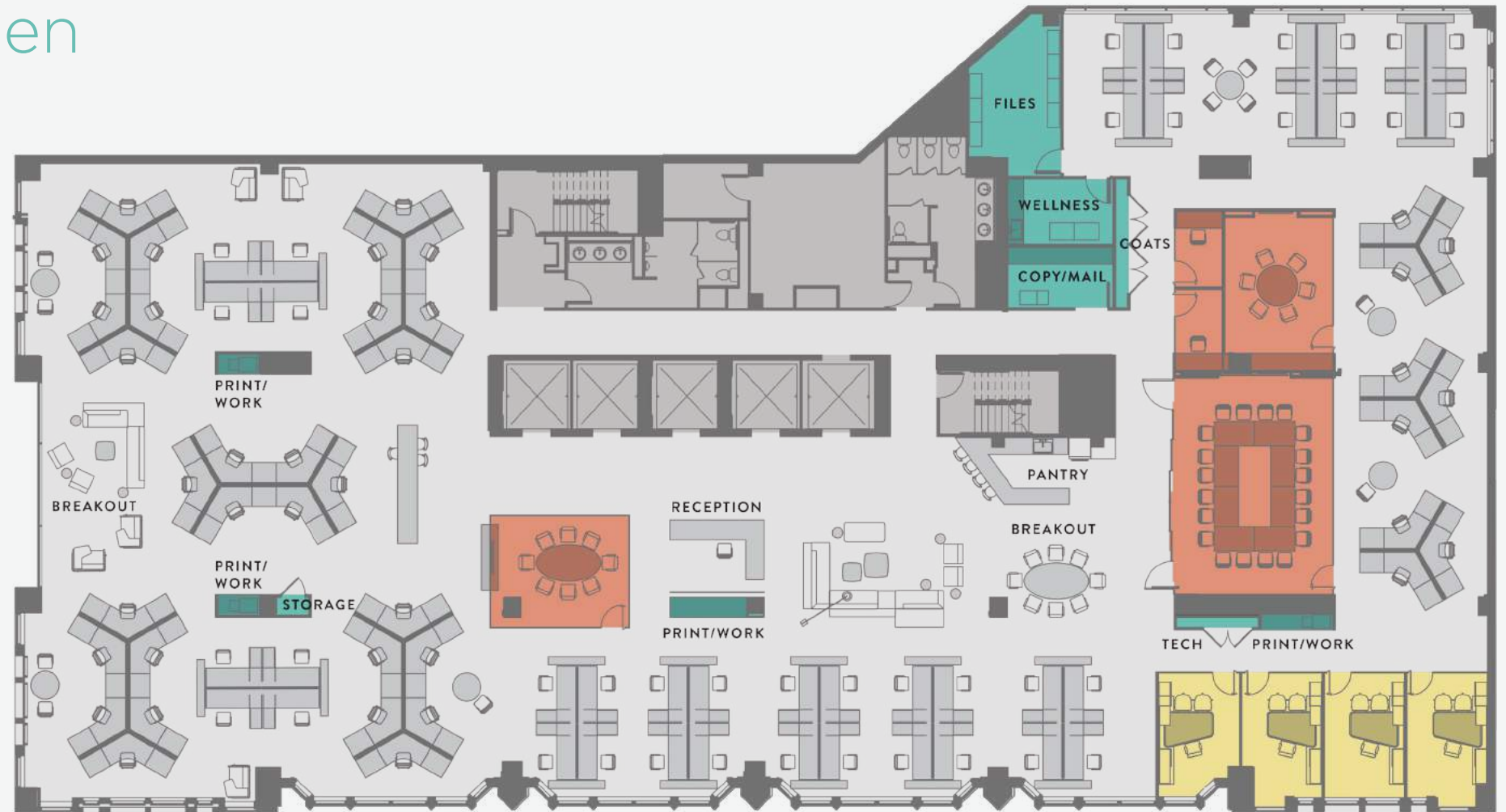
Workstations: 79 (95% Open)

Offices: 4 (5% Closed)

Admin: 1

Total Seats: 84

Conference: 2 Quiet
 1 Small (6 Seats)
 1 Medium (8 Seats)
 1 Large Convertible (20 Seats)



Floor 7:
High Density Open

Floor 7:
Medium Density Open

Floor 7:
Low Density Open

Floor 7:
70% Private / 30% Open

Floor 7: 70% Private / 30% Open

Approx. 17,106 SF/62 Seats = **276 SF/Person**

Workstations: 43 (70% Open)

Offices: 18 (30% Closed)

Admin: 1

Total Seats: 62

Conference: 2 Small (4 Seats)
 2 Medium (8 Seats)
 3 Large Convertible
 (12 Seats & 20 Seats)

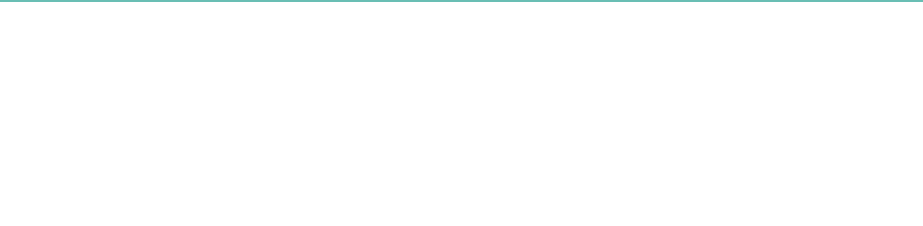


Floor 7:
High Density Open

Floor 7:
Medium Density Open

Floor 7:
Low Density Open

Floor 7:
70% Private / 30% Open



We don't believe one size fits all.

We build lasting relationships that give us time to understand your challenges, and then develop answers that precisely match your needs.





Seaport Place
Boston



T & G Building
Melbourne



10 Finsbury Square
London



1201 New York Avenue
Washington, DC

Established
in 1997

Commitment
to Excellence

Investing
Private
Capital



100 California
San Francisco

International and
Local Expertise

8.6m

sq ft under management in key markets



Maximilianhöfe
Munich



7 Global
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Stockholm, Munich,
Sydney, Tokyo &
Washington, DC

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