

I20| PENN



CUSHMAN &
WAKEFIELD

PRESTIGIOUS PENNSYLVANIA AVENUE LOCATION



RENOVATED LOBBY AND ATRIUM



FLEXIBLE CONFERENCE FACILITY



5,000 SF TENANT-ONLY FITNESS CENTER



ROOFTOP TERRACE WITH MONUMENTAL VIEWS

Located in the heart of Washington, D.C., 1201 Pennsylvania Avenue offers a premier corporate office opportunity in one of the city's most prestigious business corridors. This expansive 65,000 SF sublet space features a modern open floor plan designed for flexibility, innovation, and seamless collaboration. Positioned just steps from the White House, top-tier dining, luxury hotels, and premier retail, 1201 Penn places your business at the center of it all. With unmatched accessibility to Metro stations, cultural landmarks, and vibrant city energy, this office is the ideal environment for companies looking to elevate their presence in the nation's capital.

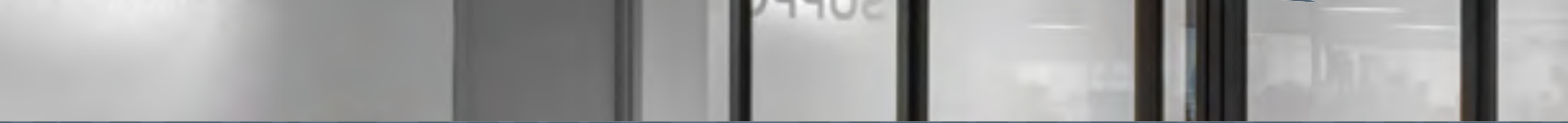




65,000 SF OF
POSSIBILITIES



EXPANSIVE.
FLEXIBLE.
COLLABORATIVE.



HIGHLY EFFICIENT
LAYOUT TO
MAXIMIZE
PRODUCTIVITY



The floor plan illustrates a modern office layout. At the top, there are several small offices and meeting rooms. The left side features a large open office area with quiet cars and focus zones. The center contains a large atrium, a reception area, and a demonstration center. The right side includes a breakroom, a pantry, and more meeting spaces. The plan also shows various corridors, elevators, and storage areas. The building is located on 12th Street NW, with Pennsylvania Ave to the south.



The floor plan illustrates a modern office layout. Key areas include:

- Open Office:** Multiple clusters of desks arranged in rows, primarily along the bottom and right sides.
- Conference Rooms:** Several rooms with large tables and chairs, some equipped with video screens.
- Meeting Rooms:** Smaller rooms with round or rectangular tables for meetings.
- Huddle:** Small, informal meeting spaces.
- Library:** A dedicated area with bookshelves and reading tables.
- Video:** A room with a large screen and seating for video production or viewing.
- Restrooms:** Men's and Women's restrooms are located in the upper central part of the plan.
- Stairwells and Elevators:** Indicated by symbols and labels like 'UP', 'DN', and 'ELEVATOR'.
- Entrances:** Multiple entrances are shown, including one on the left side and another on the right side near 12th Street NW.
- Exterior Features:** The building is situated on Pennsylvania Ave, with a large triangular area (possibly a courtyard or parking lot) adjacent to it.



1201 PENN

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