



THE
WARNER
PENNSYLVANIA AVENUE

A FLAGSHIP LOCATION

IN THE CORE OF WASHINGTON, DC

A tall, ornate, light-colored stone building with many windows and decorative architectural details. It is located on a city street with trees and a car visible in the foreground.

THE
WARNER
PENNSYLVANIA AVENUE

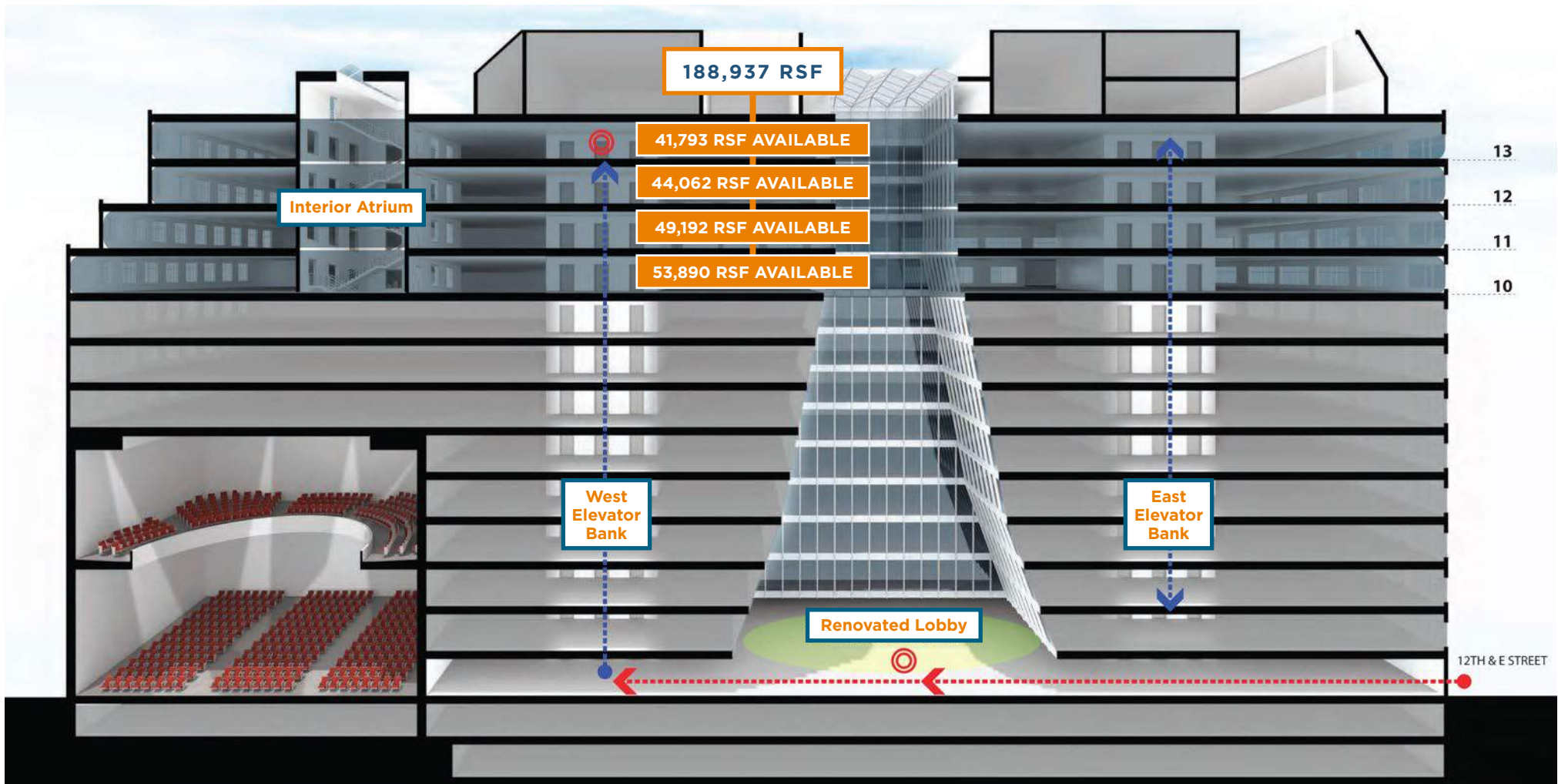
A PERFECT PARTNERSHIP IN THE NATION'S CAPITAL

CBRE Global Investors wants to partner with you to provide efficient office space and unprecedented amenities at our premiere property in Washington, DC—The Warner.

THE WARNER FOSTERS INNOVATION

- Collaborative Spaces
- Industry-Defining Services
- Engaging Events
- Reciprocal Network

MONUMENTAL OPPORTUNITY



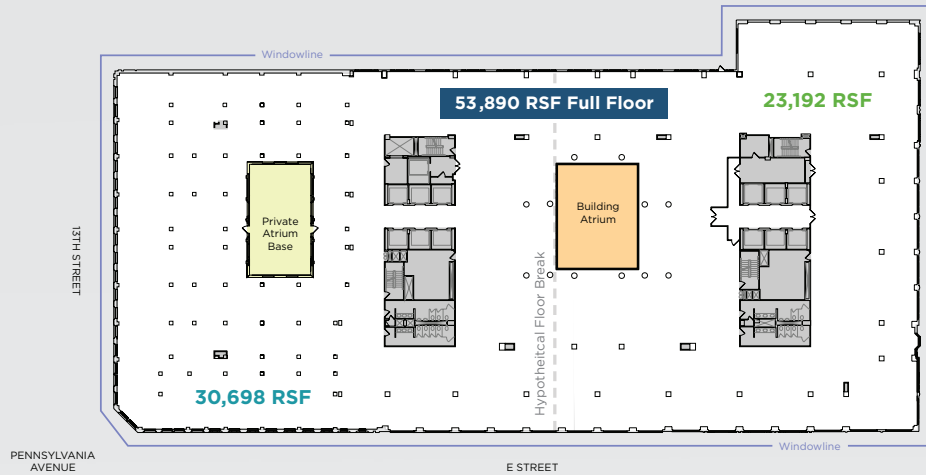
THE
WARNER
PENNSYLVANIA AVENUE



LEAD TENANT
OPPORTUNITY

ACQUIRE THE INTERIOR ATRIUM CONNECTING FLOORS 10-13, INCLUDING
AN OPTIONAL CONNECTION TO **A PRIVATE ROOFTOP TERRACE.**

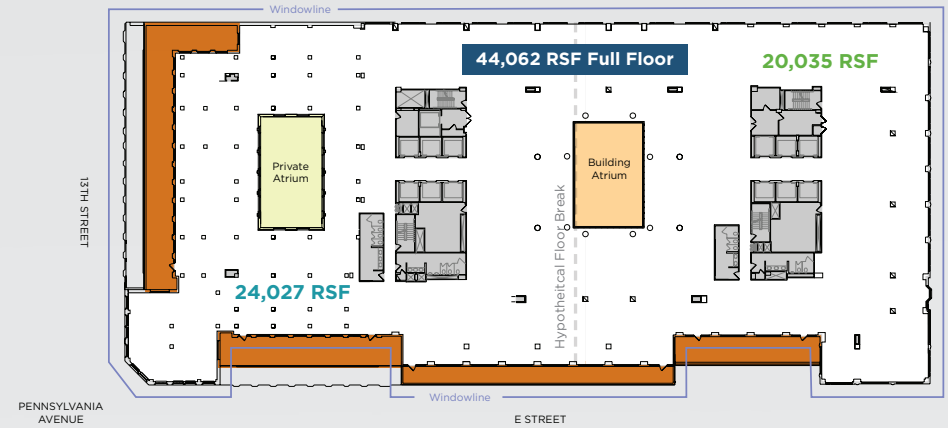
10TH FLOOR



105,321 RSF
 WEST SIDE STACK
 7 Private Terraces
 Monumental Private Atrium

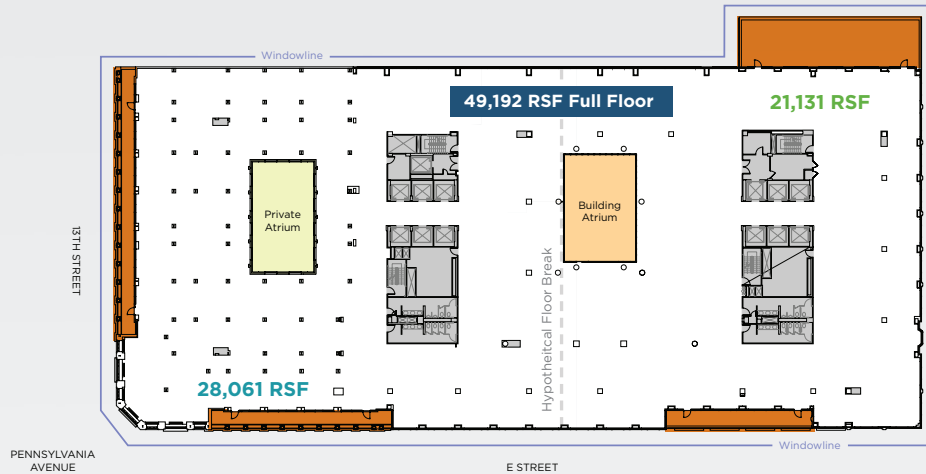
UP TO 188,937 RSF
 10 Private Terraces
 1 Monumental Private Atrium
 Tremendous View Corridors

12TH FLOOR

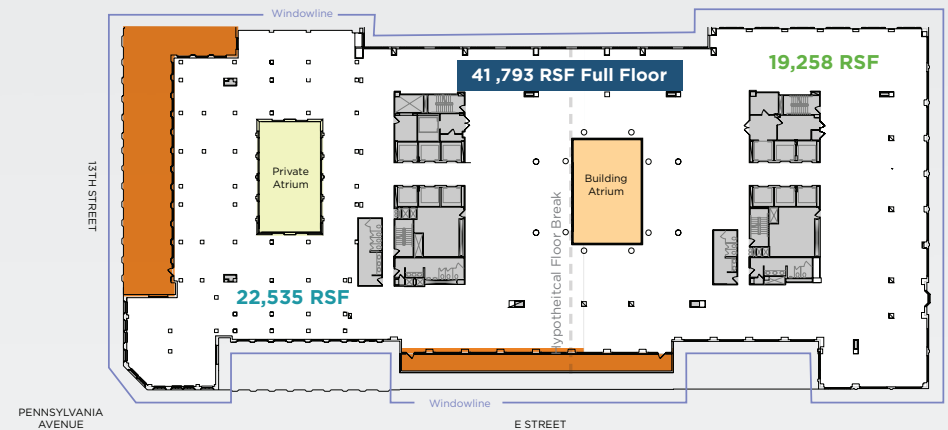


83,616 RSF
 EAST SIDE STACK
 5 Private Terraces

11TH FLOOR



13TH FLOOR



INNOVATIVE SPACES THROUGHOUT THE WARNER

EXCLUSIVE
ROOFTOP EXPERIENCE

D

A

B

C

A

WARNER THEATRE

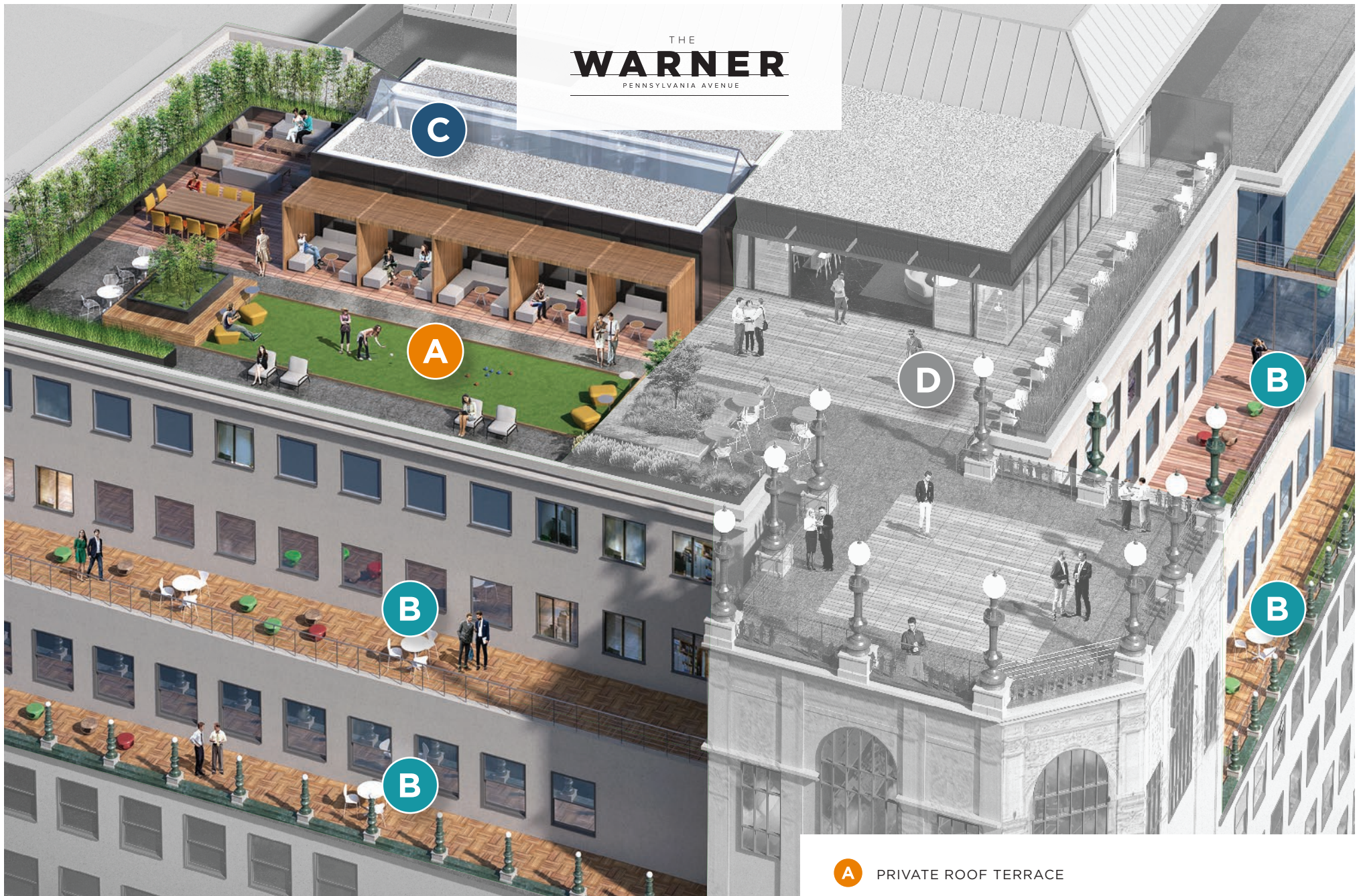
B

GRAND ATRIUM LOBBY AT THE WARNER

C

A&B CENTER AND LOUNGE

THE
WARNER
PENNSYLVANIA AVENUE



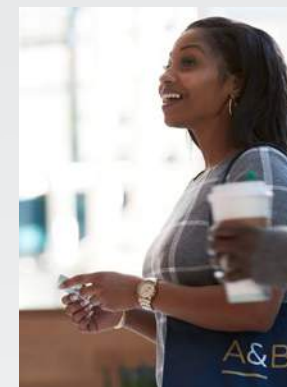
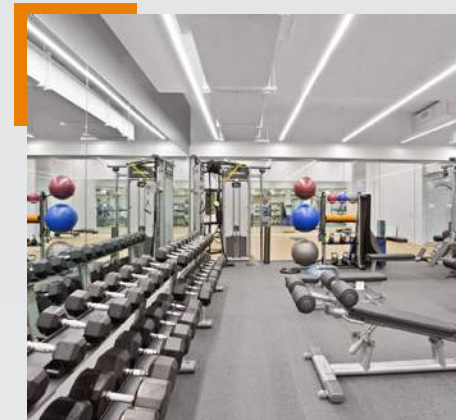
EXCLUSIVE ROOFTOP TERRACE
OPPORTUNITY FOR LEAD TENANT

- A** PRIVATE ROOF TERRACE
- B** PRIVATE BALCONIES
- C** SKYLIGHT TO INTERIOR ATRIUM
- D** BUILDING TENANT ROOFTOP (IN BLACK & WHITE)



ENHANCED SPACES. COMFORTABLE PLACES.

In addition to the private atrium, balconies and rooftop terrace, The Warner offers a variety of warm and welcoming environments where tenants can network and collaborate with other building tenants from diverse industries.



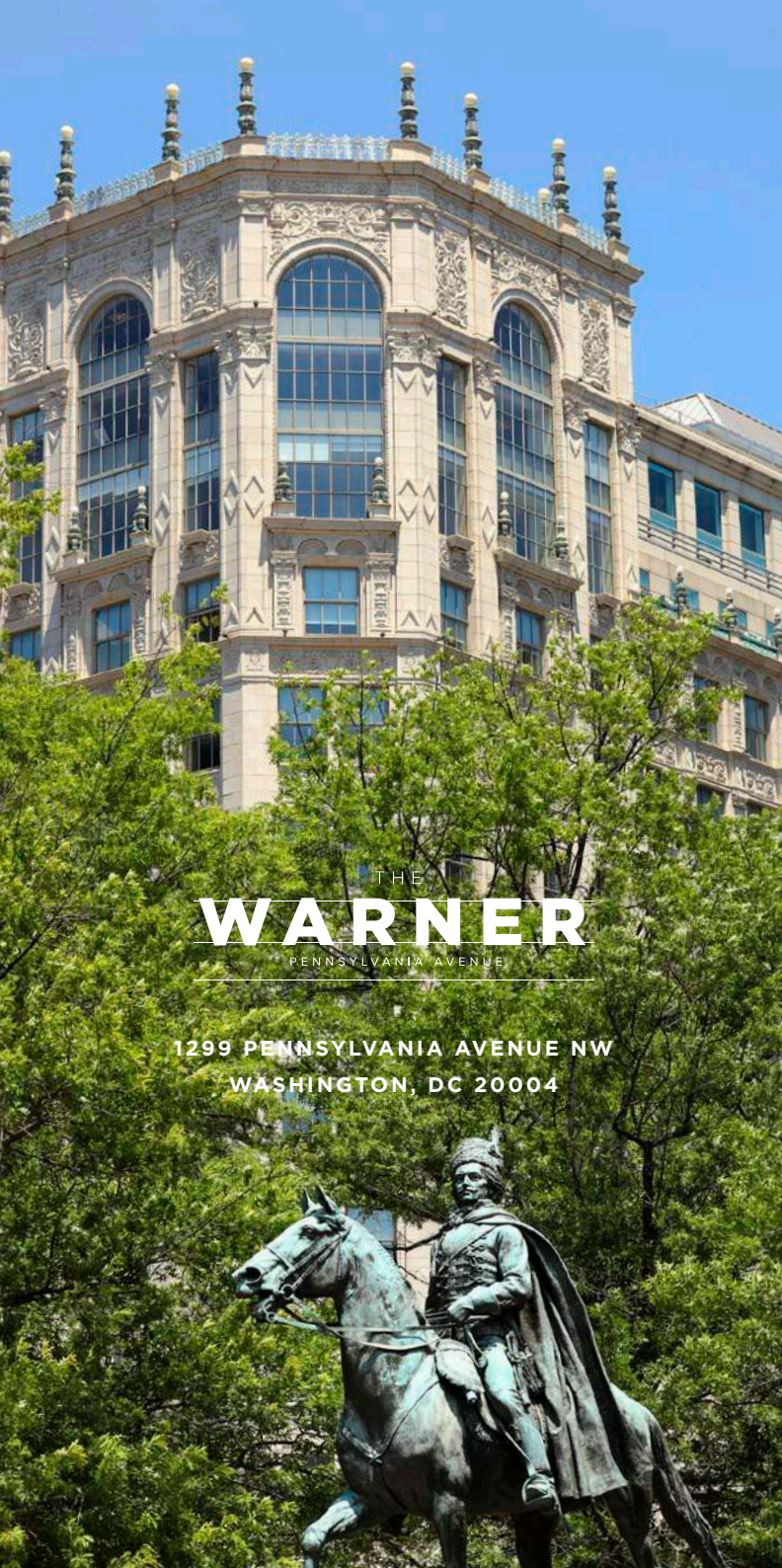
ATRIUM LOBBY

A&B CENTER

A&B LOUNGE

A&B FIT





THE
WARNER
PENNSYLVANIA AVENUE

1299 PENNSYLVANIA AVENUE NW
WASHINGTON, DC 20004

WARNERBUILDING.COM

ABOVEANDBEYONDFORBUSINESS.COM

RANDY HARRELL

Vice Chairman

+1 202 585 5556

randy.harrell@cbre.com

CARROLL CAVANAGH

Senior Vice President

+1 202 585 5586

carroll.cavanagh@cbre.com

LARA NEALON

Vice President

+1 202 585 5795

lara.nealon@cbre.com

KEVIN HOWARD

Executive Vice President

+1 202 585 5776

kevin.howard@cbre.com

JOE COLEMAN

Senior Vice President

+1 202 585 5646

joe.coleman@cbre.com

CBRE

A&B™

host

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.