

1325 PENNSYLVANIA AVE



UNPARALLELED VIEWS.
UNBEATABLE ADDRESS.

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1325 PENNSYLVANIA AVE



1325

1325 Penn is a boutique office building located in the heart of one of Washington DC's most prestigious neighborhoods. The sister building to National Place at 1331 Pennsylvania Avenue NW, Tenants at 1325 Penn enjoy the ability to secure a full floor within a boutique office building while having access to all of the amenities on offer at National Place. 1325 Penn's prime location is evident by its iconic Pennsylvania Avenue address, just steps away from the White House, Capitol Hill, the National Mall, and an abundance of dining, retail, and cultural options. Surrounded by restaurants, fast casual dining options, hotels, and theaters, the options for in-office and post-work activities are endless. Our perfect 100 Transit Score ("Riders Paradise") and 92 Walk Score ("Walker's Paradise") is a testament to the unparalleled accessibility and convenience of working at National Place, the premier location for conducting business in the nation's capital.



1325 PENNSYLVANIA AVE

★ ★ ★
AMENITIES



Tenants at 1325 Penn are just steps away from the abundant amenities on offer at National Place at 1331 Pennsylvania Avenue NW.



BIKE ROOM

A tenant-only secure bike room is located on the on the upper level of the parking garage adjacent to the elevator bank. The bike room has 50 standard bike rack spaces.



PARKING GARAGE

National Place has six levels of underground parking with 454 spaces and an entrance on 13th Street. The garage is staffed and accessible 24-hours a day, seven days a week



DIRECT ACCESS TO THE JW MARRIOTT

National Place features a direct connection to the JW Marriott Washington DC, a luxury hotel offering 40,000 square feet of conference, meeting and event space, two restaurants, a bar, and Starbucks.



ONSITE RETAIL

National Place features Starbucks, Verizon, Tend Dental Studio, and PNC Bank on the F Street retail level of the building, in addition to direct access to one of Washington DC's most vibrant retail corridors.

ACCESSIBILITY



PERFECT 100 TRANSIT SCORE



METRO ACCESS

1325 Penn is conveniently located within a block from two Metro Center entrances. Metro Center is the hub station of the Washington Metrorail's 97 station, 128-mile rapid transit system, providing an easy commute for employees traveling along any of the Red, Blue, Orange, Green, Yellow, and Silver lines.

PUBLIC TRANSPORTATION

There are 10 different Capital Bikeshare locations within one-quarter mile of 1325 Penn and 4 bus stops offering access to 14 different routes provided by the PRT, MTA, and WMATA, further connecting National Place to the Virginia and Maryland suburbs.

AUTO ACCESS

1325 Penn also enjoys convenient vehicular access to major D.C. arteries, including Pennsylvania Avenue, 14th Street, K Street, Connecticut Avenue, and New York Avenue, as well as easy access to I-66 and I-395.

RETAIL

Dozens of white tablecloth and casual dining options are available within the blocks surrounding 1325 Penn.

THE WHITE HOUSE



THE NATIONAL MALL

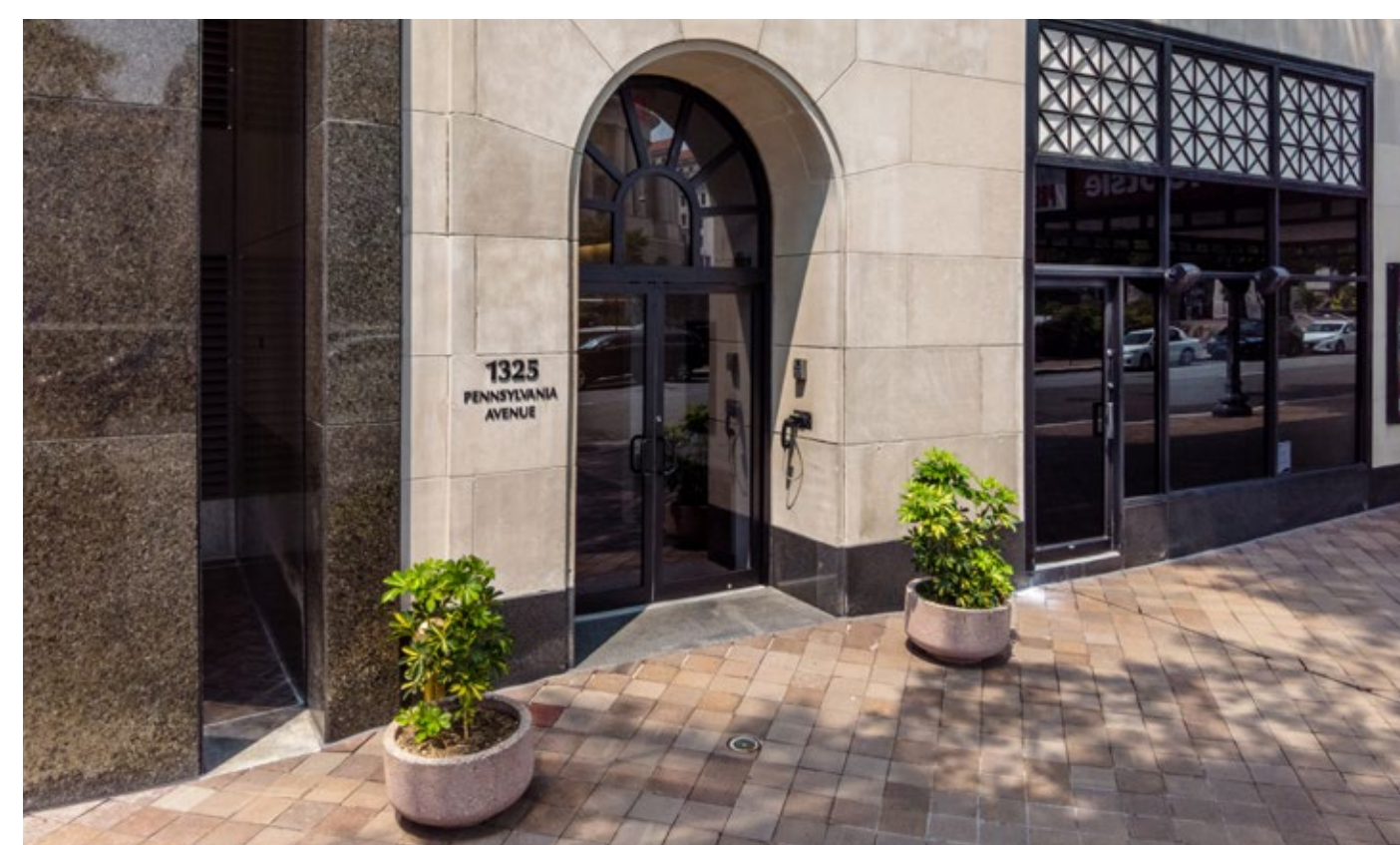


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AVAILABILITY

FLOOR	SIZE	FULL SERVICE ASKING RATE	TYPE	DATE AVAILABLE
*5 TH Floor	3,087 RSF	\$52.50	Full Floor Spec Suite	Immediate
*6 TH Floor	3,114 RSF	\$52.50	Full Floor Spec Suite	Immediate
*7 TH Floor	3,117 RSF	\$52.50	Full Floor Spec Suite	5/1/2024

*Denotes Contiguous Space / Can Be Combined With Contiguous Floors





5TH FLOOR

3,087 RSF - Full Floor Spec Suite



PENNSYLVANIA AVENUE / FREEDOM PLAZA

FEATURES:

- 8-Person Conference Room
- 4 Windowed Offices
- Open Space for 13-15 Workstations
- Pantry
- Private Restrooms
- Exclusive Elevator Exposure
- Ability to Combine with Additional Floors
(for up to 9,318 SF of Contiguous Space)



CLICK OR SCAN TO
TAKE 360° TOUR



6TH FLOOR

3,114 RSF - Full Floor Spec Suite



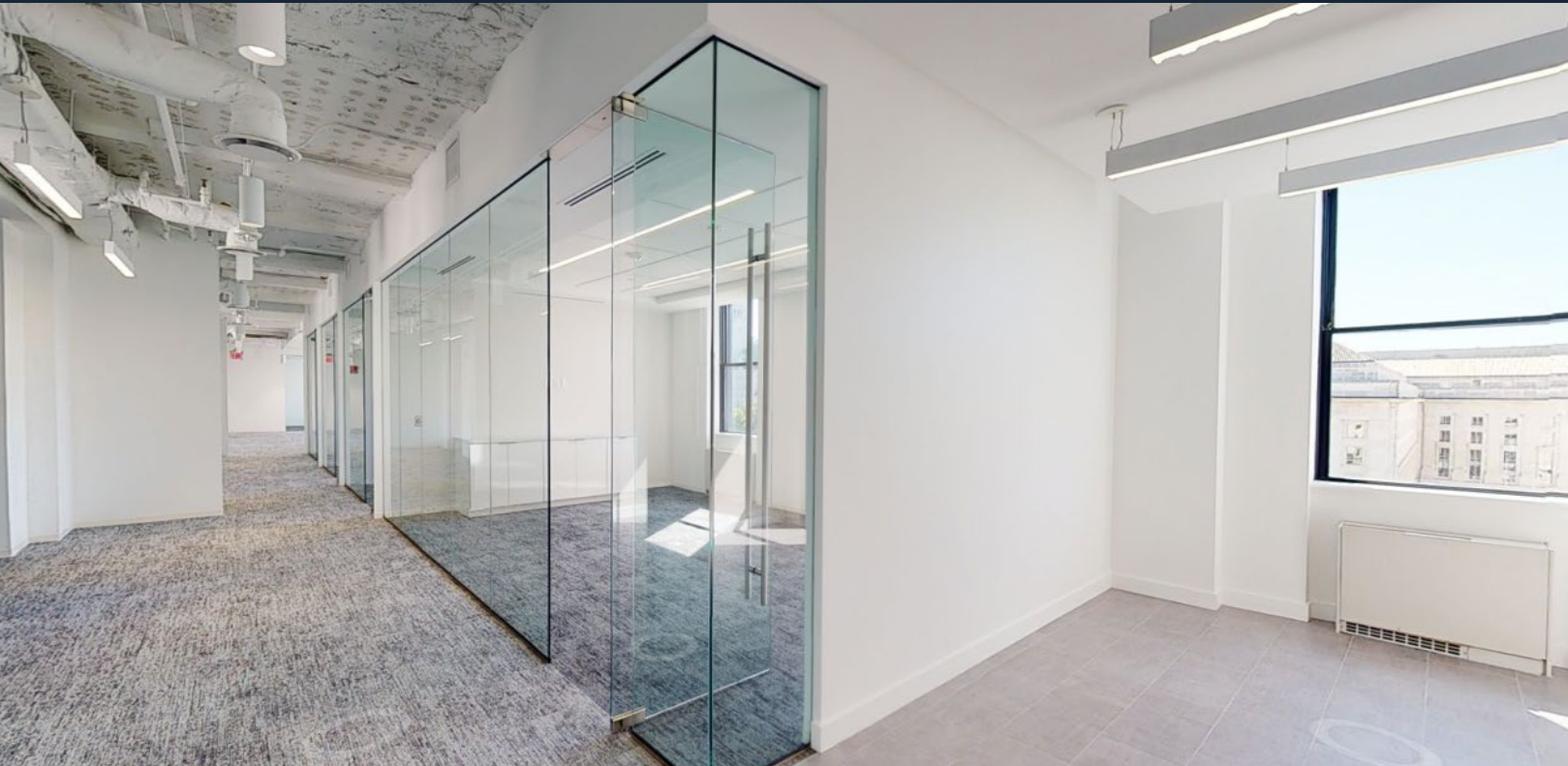
PENNSYLVANIA AVENUE / FREEDOM PLAZA

FEATURES:

- 8-Person Conference Room
- 4 Windowed Offices
- Open Space for 16 Workstations
- Pantry
- Private Restrooms
- Exclusive Elevator Exposure
- Ability to Combine with Additional Floors
(for up to 9,318 SF of Contiguous Space)



CLICK OR SCAN TO
TAKE 360° TOUR



7TH FLOOR

3,117 RSF - Full Floor Spec Suite



PENNSYLVANIA AVENUE / FREEDOM PLAZA

FEATURES:

- 8-Person Conference Room
- 4 Windowed Offices (*Ability to use as Small Meeting Rooms*)
- Open Space for 11 Workstations
- Pantry
- Private Restrooms
- Exclusive Elevator Exposure
- Ability to Combine with Additional Floors (*for up to 9,318 SF of Contiguous Space*)



CLICK OR SCAN TO
TAKE 360° TOUR

1325 PENNSYLVANIA AVE



QUADRANGLE

**PROUDLY DEVELOPING AND OWNING TROPHY PROPERTIES
IN THE WASHINGTON REGION FOR OVER 50 YEARS.**

Quadrangle is a leading vertically integrated commercial real estate firm exclusively focused in the greater Washington, D.C. region. The company specializes in the development, ownership, and management of institutional-quality office buildings, apartments, hotels, build-to-suit projects, and mixed-use properties.

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