

601  
PENN



# *Making History*

601 PENNSYLVANIA AVENUE, NW  
WASHINGTON, DC





## UNPARALLELED LOCATION

**601 Pennsylvania Avenue** boasts an unparalleled location: steps from both the **U.S. Capitol** and **Penn Quarter**, D.C.'s foremost entertainment district with unending restaurant options and attractions. Access to and from the Building couldn't be easier - Building tenants can access three (3) Metro stations within a 5-block radius and are only a short distance from Union Station. With convenient access to **I-395** for travel in and out of D.C., **Reagan International Airport** is a short 10-minutes away.





# 1

BLOCK TO

YELLOW & GREEN  
METRO LINES

NATIONAL  
ARCHIVES

NATIONAL  
GALLERY OF ART

ELEVATOR  
RIDE TO

CAPITAL GRILLE  
RESTAURANT



BLOCKS TO

CAPITAL ONE ARENA

NATIONAL MALL



NATIONAL  
PORTRAIT GALLERY

THE HEART OF PENN QUARTER



MINUTE  
DRIVE TO

THE U.S. CAPITOL

THE WHITE HOUSE



# 5

BLOCKS TO

RED LINE METRO

THE WARNER &  
NATIONAL THEATRES

RELEASE STEAM AT  
KRAKEN AXES &  
THE PUTTERY



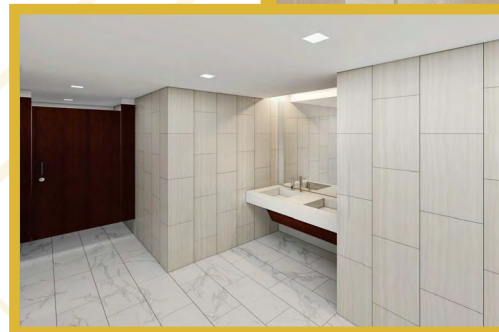
MINUTE  
DRIVE TO

UNION STATION

ACCESS I-395 &  
TRAVEL OUT OF TOWN



# *+Renovated Lobby & Fitness Center*





# *+ High-End Conference Center*



# *& Tenant Lounge*

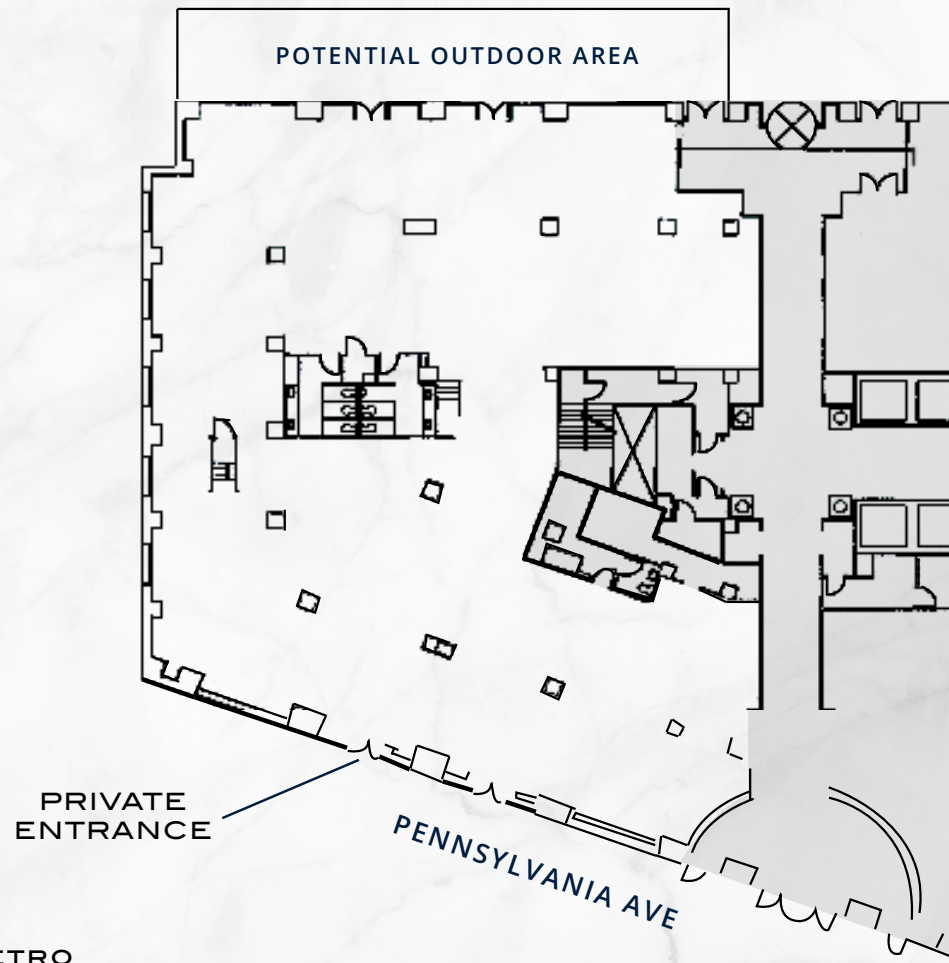




# Ground Floor

10,199 RSF

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STEPS TO METRO

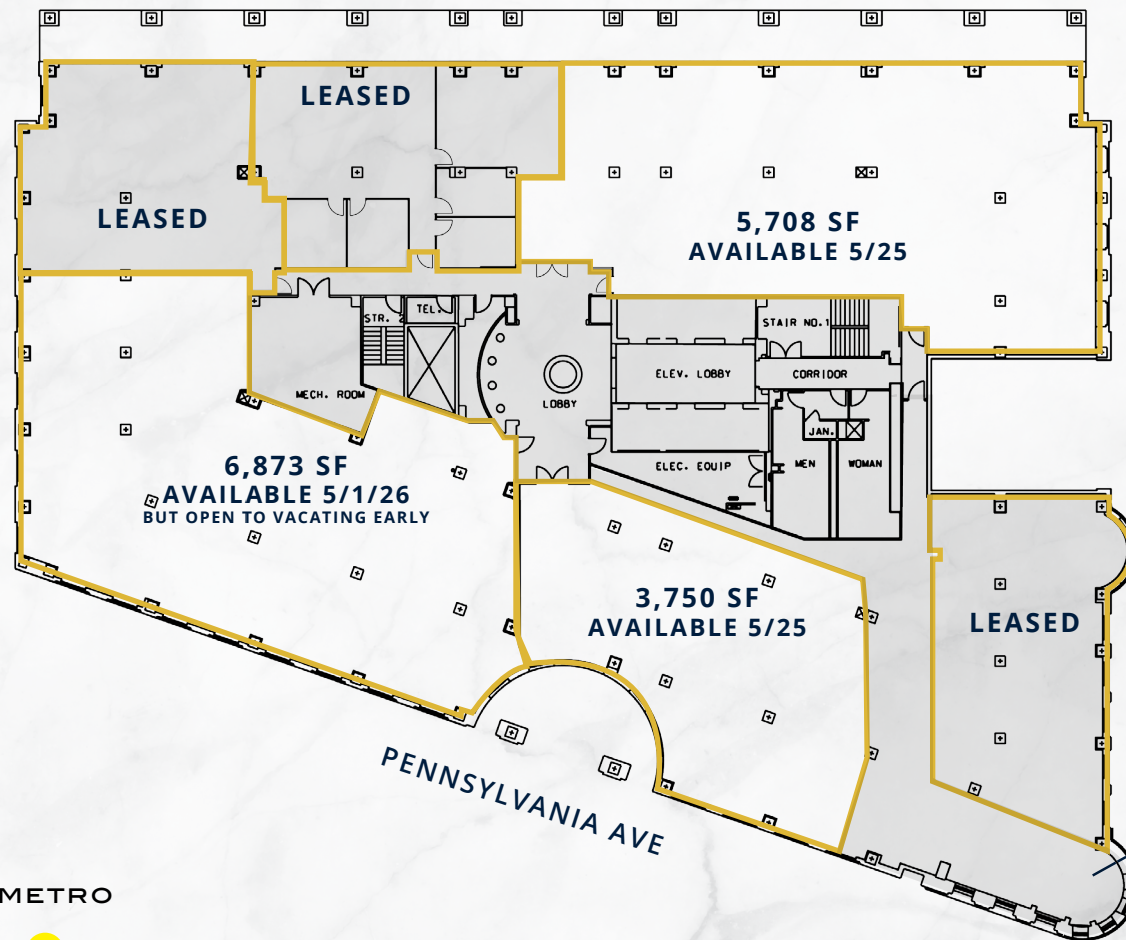


5 MINUTE  
WALK



# 2nd Floor

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STEPS TO METRO



BUILDING  
CONFERENCE  
CENTER



5 MINUTE  
WALK



# Suite 200

5,708 RSF | AS-IS CONDITION

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KEY PLAN



STEPS TO METRO



5 MINUTE  
WALK

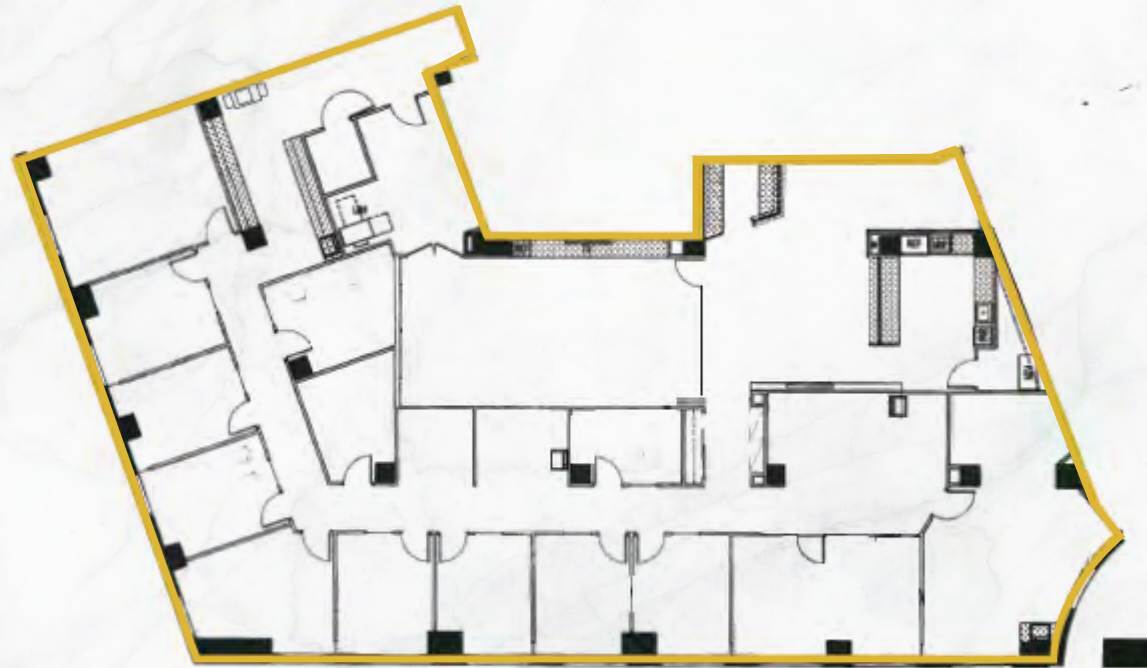
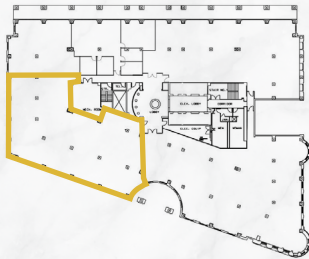


# Suite 230

6,873 RSF | AS-IS CONDITION

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KEY PLAN



PENNSYLVANIA AVENUE



STEPS TO METRO



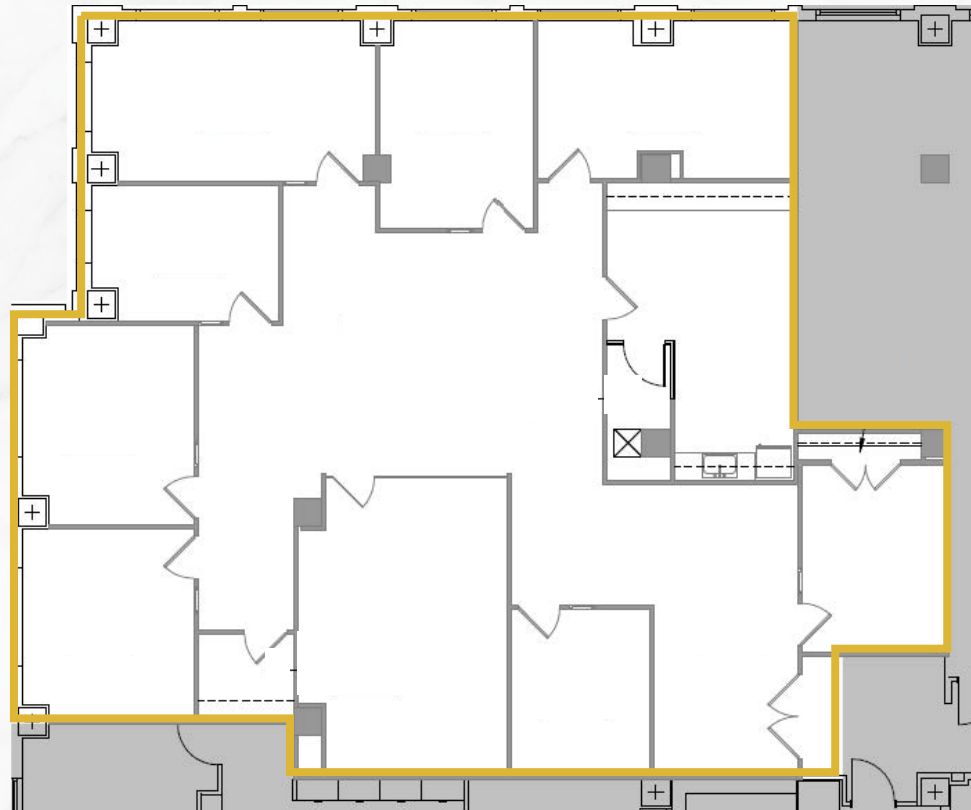
5 MINUTE  
WALK

# 4th Floor

3,459 RSF

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KEY PLAN



STEPS TO METRO



5 MINUTE  
WALK

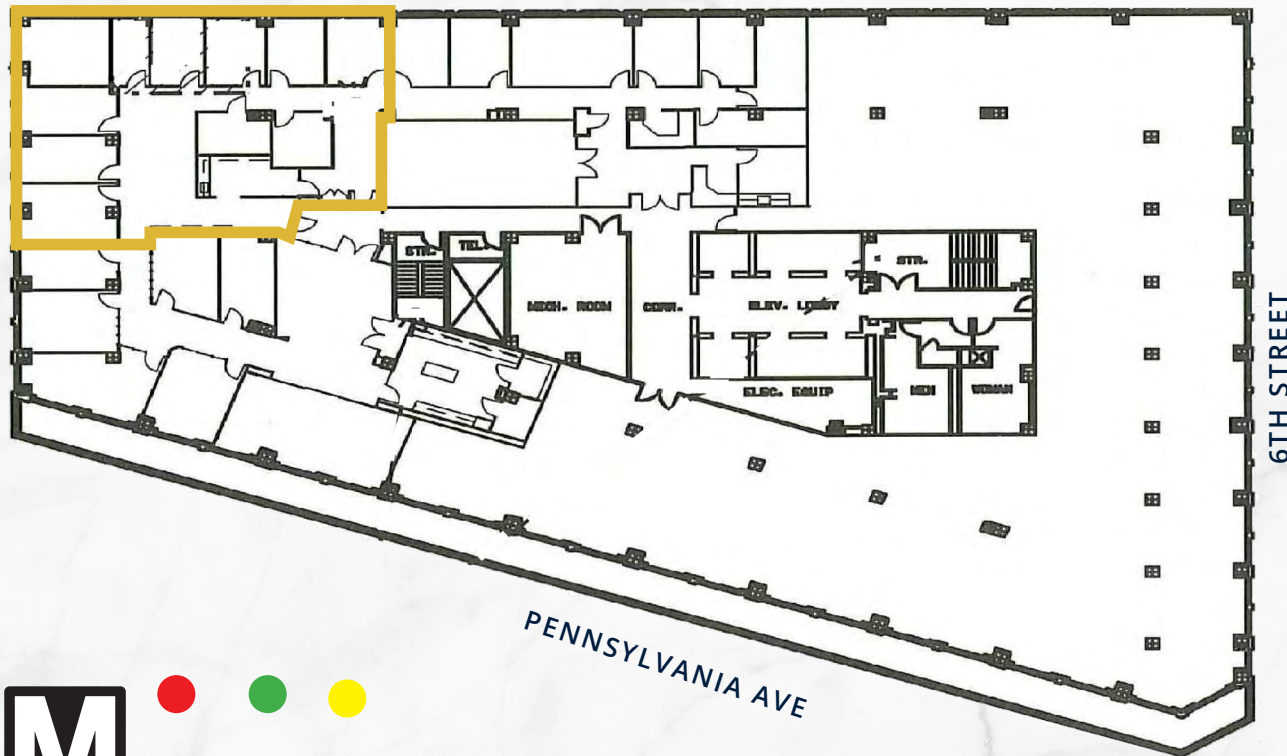


# 8th Floor

3,125 RSF AS BUILT

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COURTYARD VIEWS



- + Nine (9) windowed offices
- + Conference for up to 10 people
- + Room for Two (2) to Four (4) work stations
- + Pantry / workroom



Steps to metro



5 MINUTE WALK

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Colliers

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