

NATIONAL PLACE



1 3 3 1 P E N N S Y L V A N I A A V E



MONUMENTAL PRESENCE

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QUADRANGLE



CUSHMAN &
WAKEFIELD

NATIONAL TOWER AT

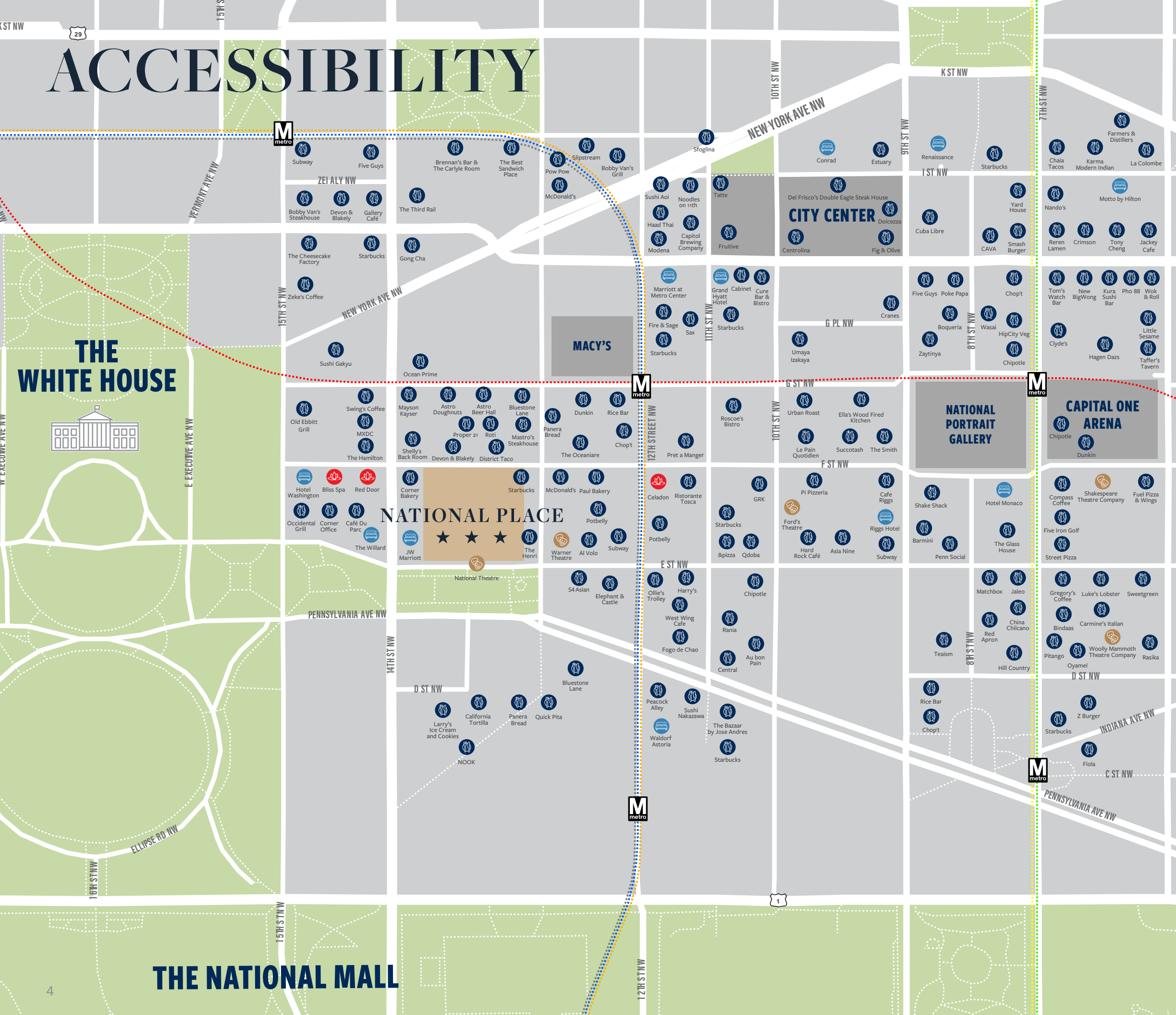
NATIONAL PLACE



1331 PENNSYLVANIA AVE

National Place is a prominent office building located in the heart of one of Washington DC's most prestigious neighborhoods. National Place'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.

ACCESSIBILITY



PERFECT 100 TRANSIT SCORE



METRO ACCESS

National Place 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 National Place 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

National Place 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 National Place.

THE NATIONAL MALL

PLA

CE



NATIONAL PLACE



1331 PENNSYLVANIA AVE



AMENITIES



CONFERENCE CENTER & LOUNGE

A two-story facility featuring a hospitality lounge and a meeting space for up to 80+ people. The facility features direct connectivity to the Pennsylvania Avenue lobby and floor-to-ceiling windows overlooking Freedom Plaza.

OPENING SUMMER 2024!



FITNESS CENTER

A state-of-the-art facility located directly off of the F Street lobby featuring functional training equipment, free weights, circuit strength equipment, cardio equipment, a private studio for stretching, and locker rooms with showers.

OPENING SUMMER 2024!



BIKE ROOM

A tenant-only secure bike room is located 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.



SUSTAINABILITY

National Place has continued to achieve Energy Star certifications and is awarded LEED Gold EB certification.



HEALTH & SAFETY

National Place is an early implementor of the International WELL Building Institute's health and safety ratings program and has again received WELL Health-Safety certification for facility operations and management.



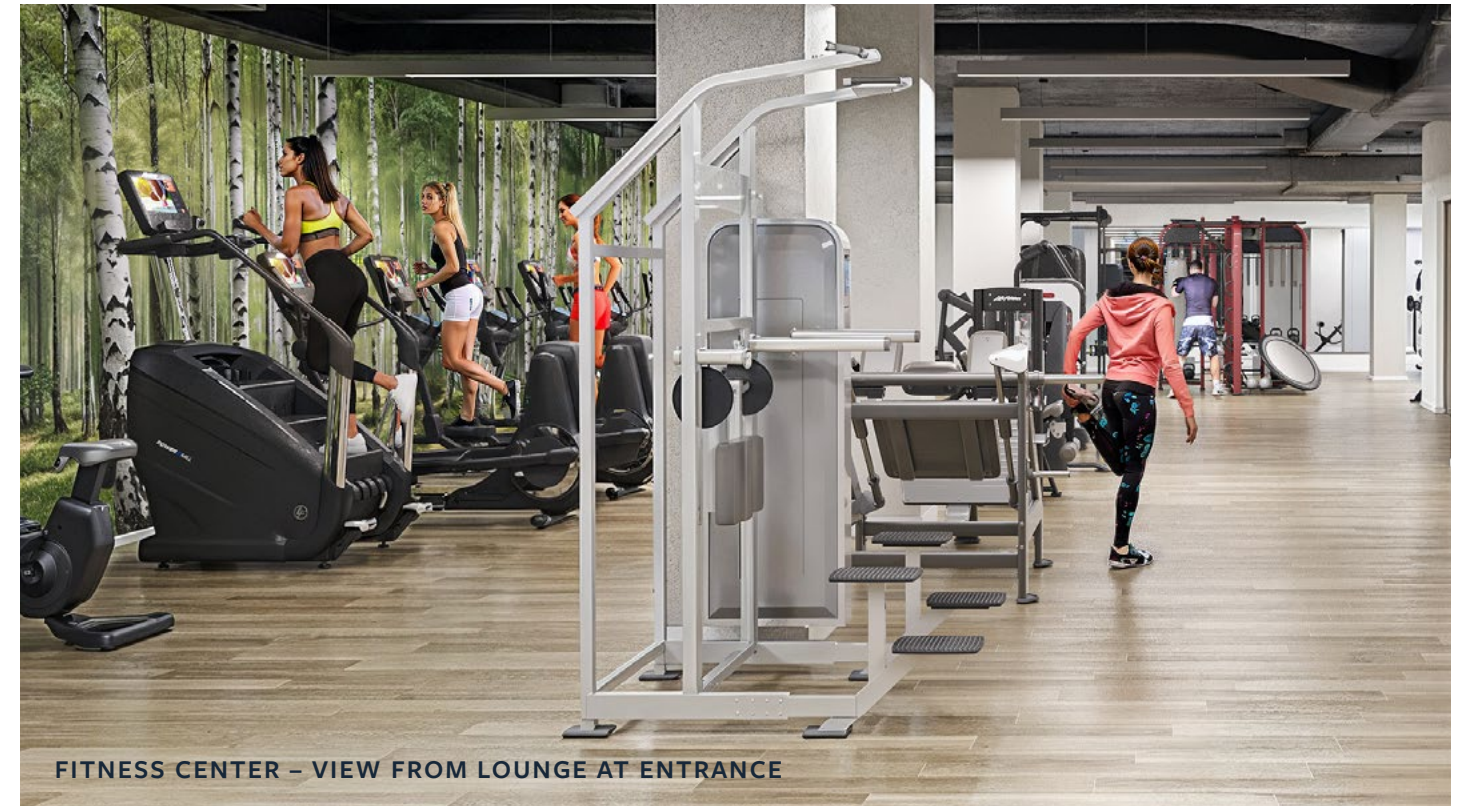
WIREScore PLATINUM CERTIFICATION

Being a WiredScore Platinum building means that National Place can support occupiers with the most stringent technology requirements. The building has been designed as best-in-class across all features of connectivity.



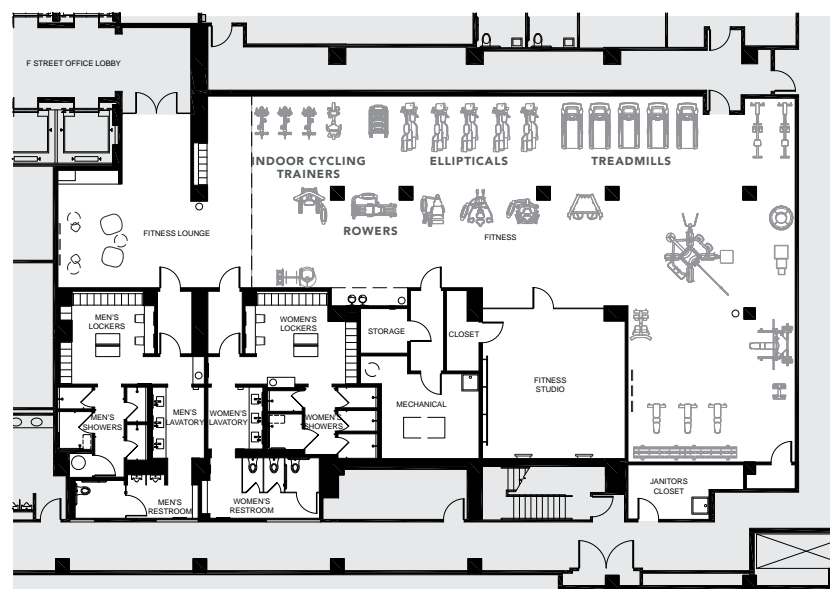
NEW AMENITIES!

STATE-OF-THE-ART FITNESS CENTER



FITNESS CENTER – VIEW FROM LOUNGE AT ENTRANCE

FITNESS CENTER: NORTH TOWER

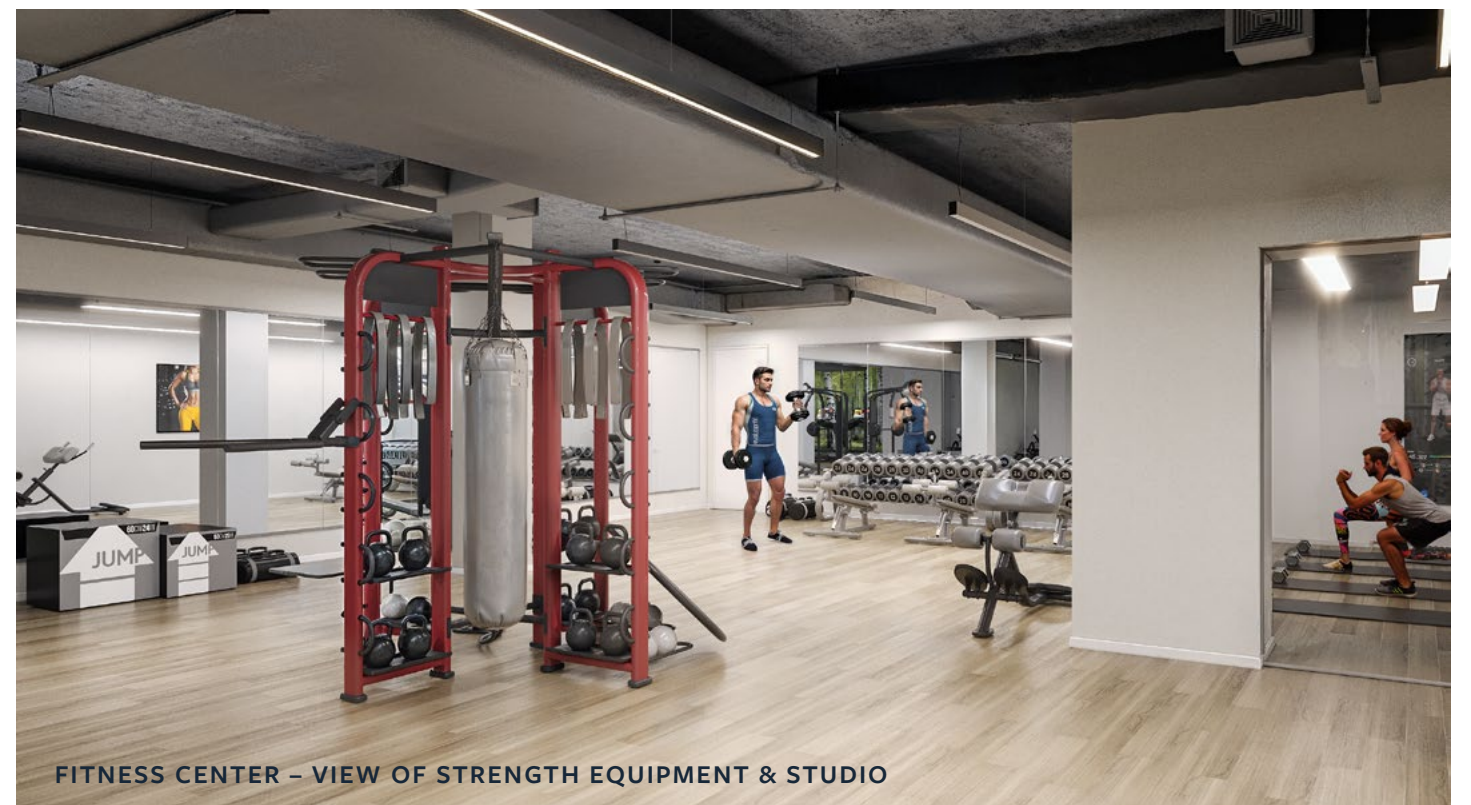


HIGHLIGHTS

- FUNCTIONAL TRAINING EQUIPMENT
- FREE WEIGHTS
- CIRCUIT STRENGTH EQUIPMENT
- CARDIO EQUIPMENT:



- PRIVATE STUDIO FOR STRETCHING
- LOCKER ROOMS WITH SHOWERS



FITNESS CENTER – VIEW OF STRENGTH EQUIPMENT & STUDIO

CONFERENCE CENTER & LOUNGE



GROUND FLOOR: HOSPITALITY LOUNGE

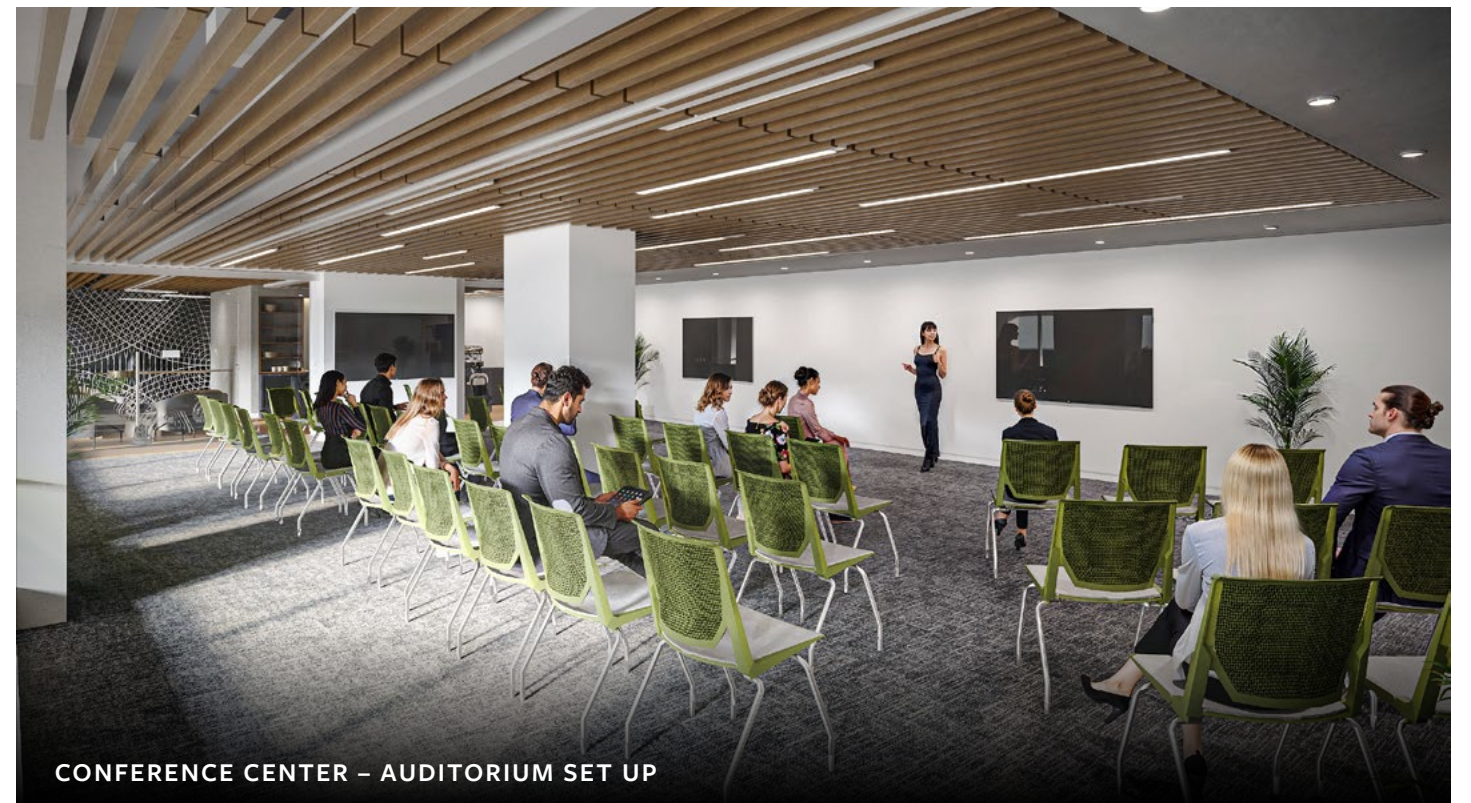
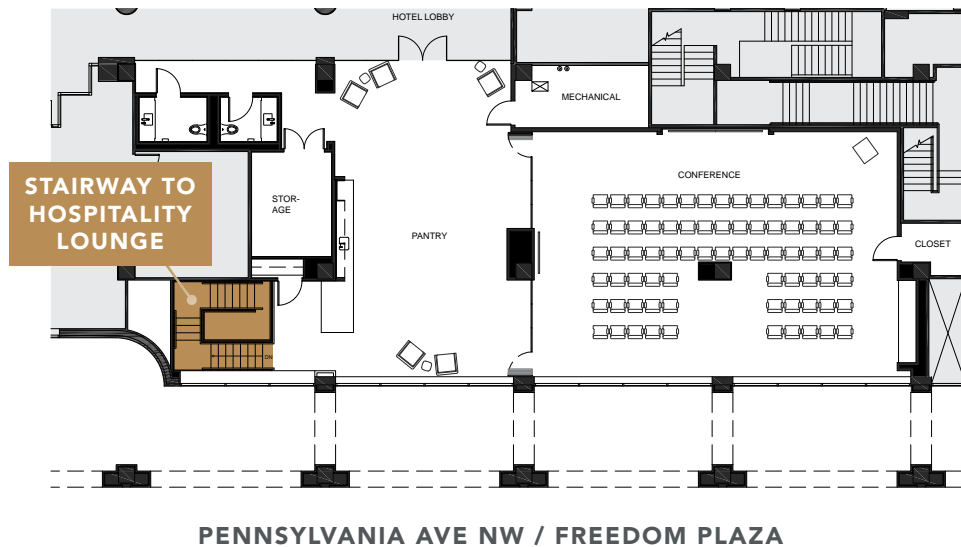


HIGHLIGHTS

- TWO-STORY FACILITY WITH FLOOR-TO-CEILING WINDOWS OVERLOOKING FREEDOM PLAZA
- FIRST FLOOR HOSPITALITY AREA WITH ENTRANCES FROM THE PENNSYLVANIA AVENUE LOBBY AND DIRECTLY FROM PENNSYLVANIA AVENUE
- SECOND FLOOR MEETING SPACE FOR UP TO 80+ PEOPLE
- FLEXIBLE MEETING SPACE CAN ACCOMMODATE VARIOUS MEETING SIZES & CONFIGURATIONS
- CATERING AVAILABLE FROM THE JW MARRIOTT



2ND FLOOR: CONFERENCE CENTER



★ ★ ★
AVAILABILITY



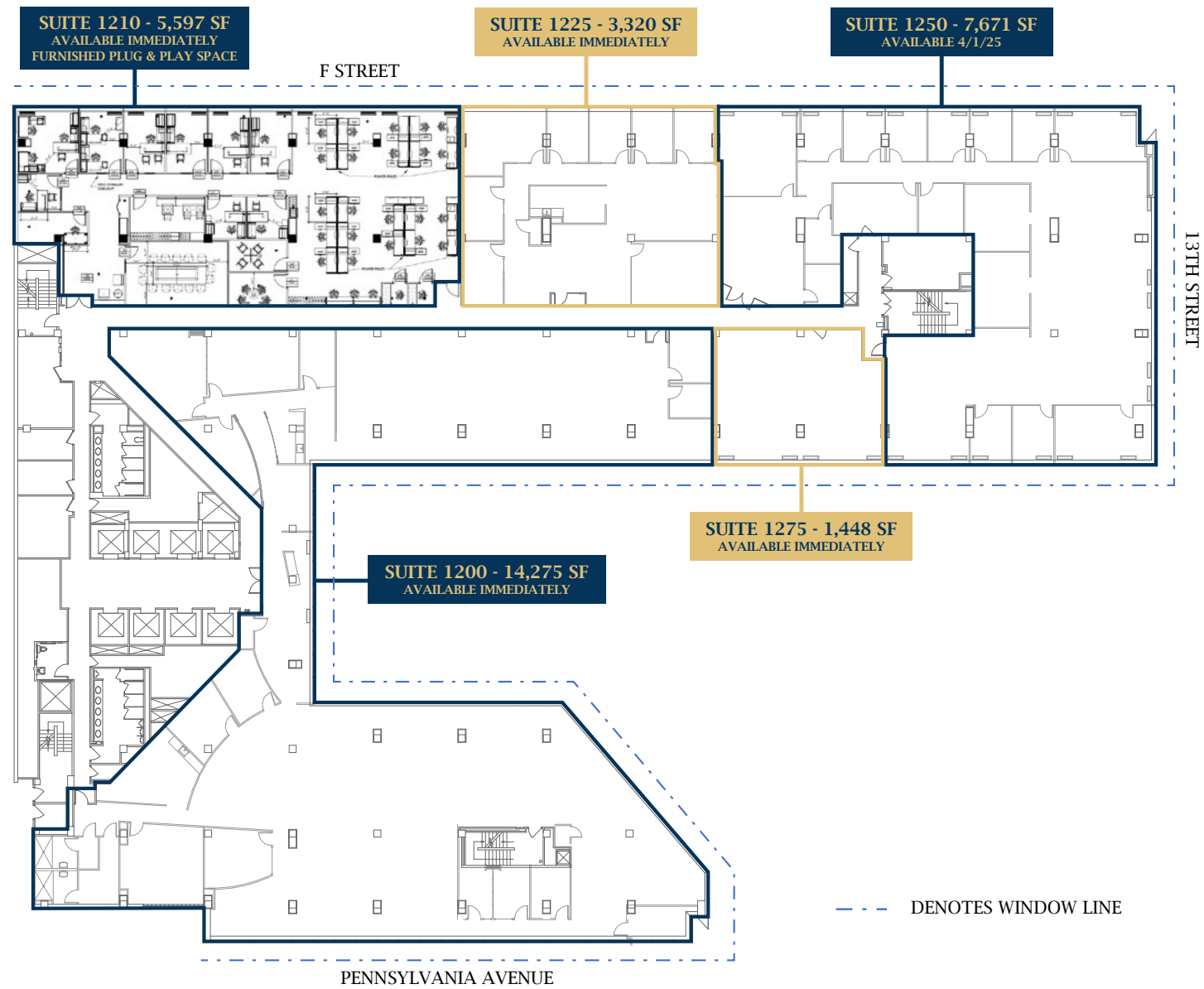
SUITE	SIZE	FULL SERVICE ASKING RATE	TYPE	DATE AVAILABLE
Full 12th Floor (North Tower)	33,235 SF	\$54.75	2nd Generation	Immediate
1275 (North Tower)	1,448 RSF	\$54.75	2nd Generation	Immediate
1250 (North Tower)	7,671 RSF	\$54.75	2nd Generation	4/1/2025
1225 (North Tower)	3,320 RSF	\$54.75	2nd Generation	Immediate
1210 (North Tower)	5,597 RSF	\$54.75	Furnished Spec Suite	Immediate
1200 (North Tower)	14,332 RSF	\$54.75	2nd Generation	Immediate
910 (North Tower)	2,524 RSF	\$52.50	2nd Generation	Immediate
700 (South Tower)	2,838 RSF	\$54.50	Spec Suite	Immediate
Full 6th Floor (North Tower)	32,120 RSF	\$53.50	2nd Generation	Available 1/1/2026
625 (South Tower)	2,185 RSF	\$54.50	2nd Generation	Available 4/9/2025
560 (South Tower)	5,008 RSF	\$54.50	2nd Generation/ Future Spec Suite	Immediate
524 (North Tower)	788 RSF	\$54.50	Spec Suite	Immediate
515 (North Tower)	1,207 RSF	\$54.50	Spec Suite	Immediate
512 (North Tower)	604 RSF	\$54.50	2nd Generation	Available 1/1/2026
510 (North Tower)	1,207 RSF	\$54.50	Spec Suite	Available 6/1/2025

- SUITES CAN BE COMBINED FOR 1,811 SF
- SUITES CAN BE COMBINED FOR A FULL FLOOR OF 33,235 SF

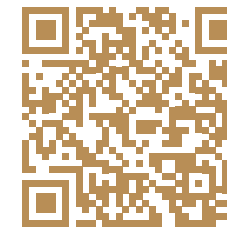
AVAILABILITY

12TH FLOOR

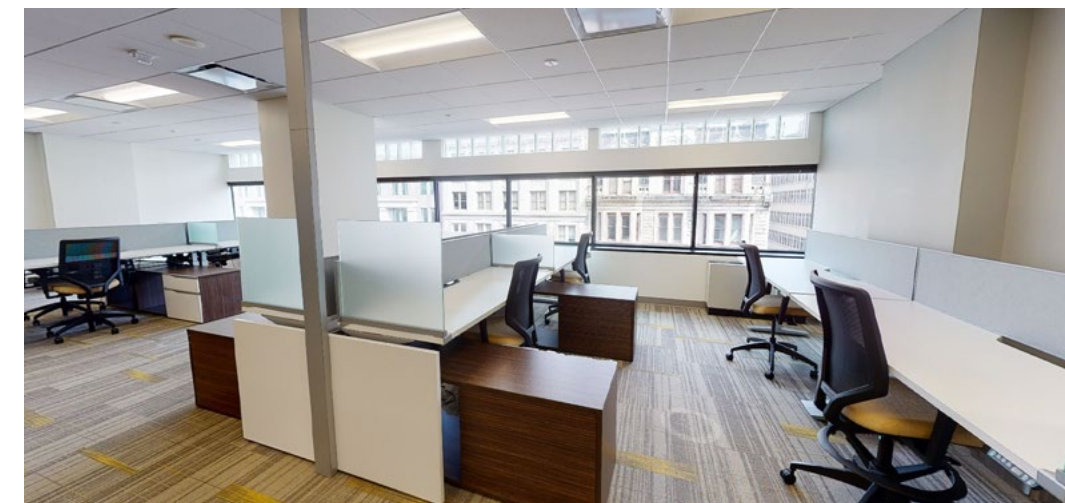
Full 33,235 SF Floor Available
CURRENT DEMISING PLAN



SUITE 1210



CLICK OR SCAN TO
TAKE THE 360° TOUR





SUITE 910

2,524 SF - SPEC SUITE



PENNSYLVANIA AVE + FREEDOM PLAZA



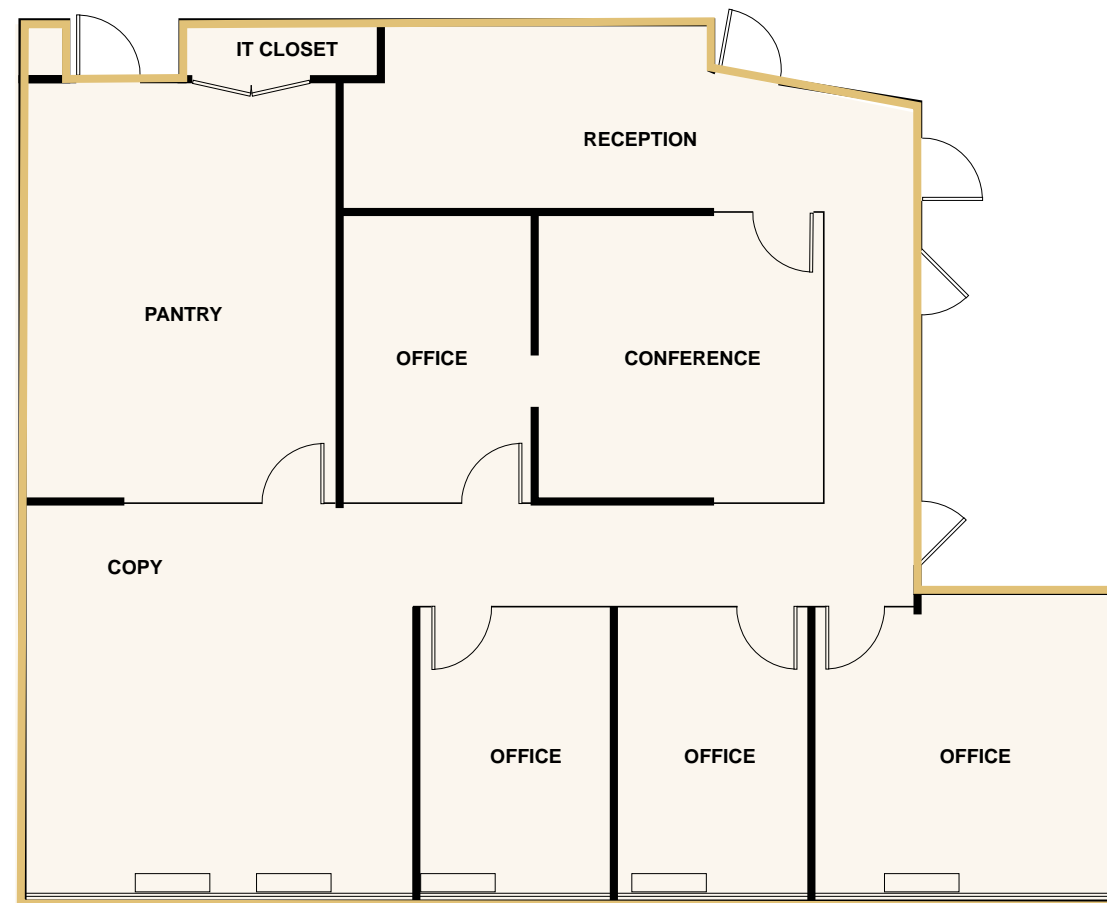


SUITE 700

2,838 RSF - SPEC SUITE



CLICK OR SCAN TO
TAKE THE 360° TOUR



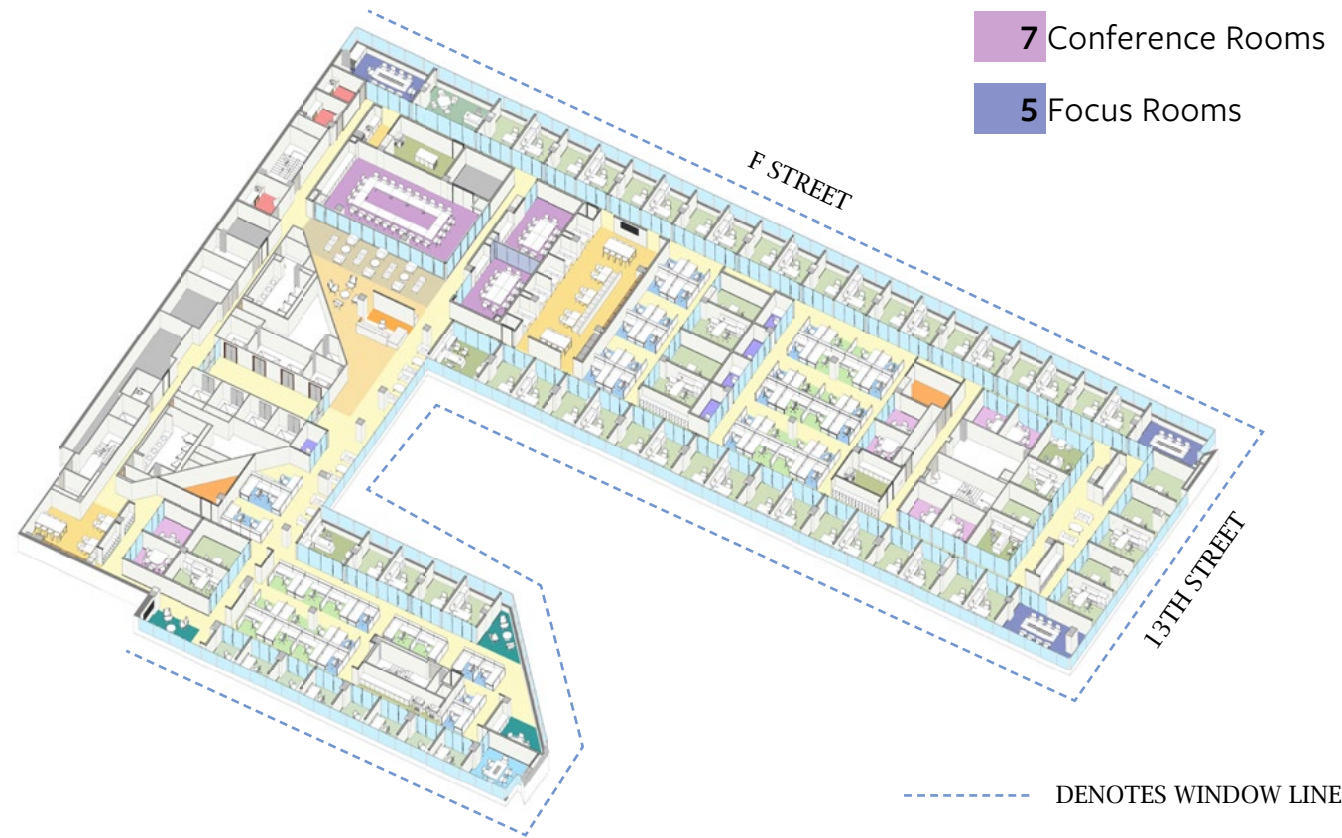
PENNSYLVANIA AVE + FREEDOM PLAZA



FULL 6TH FLOOR

32,120 RSF - OFFICE INTENSIVE PLAN

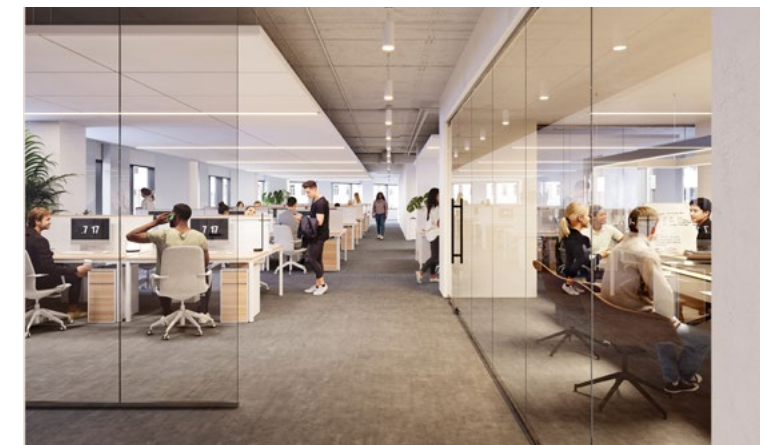
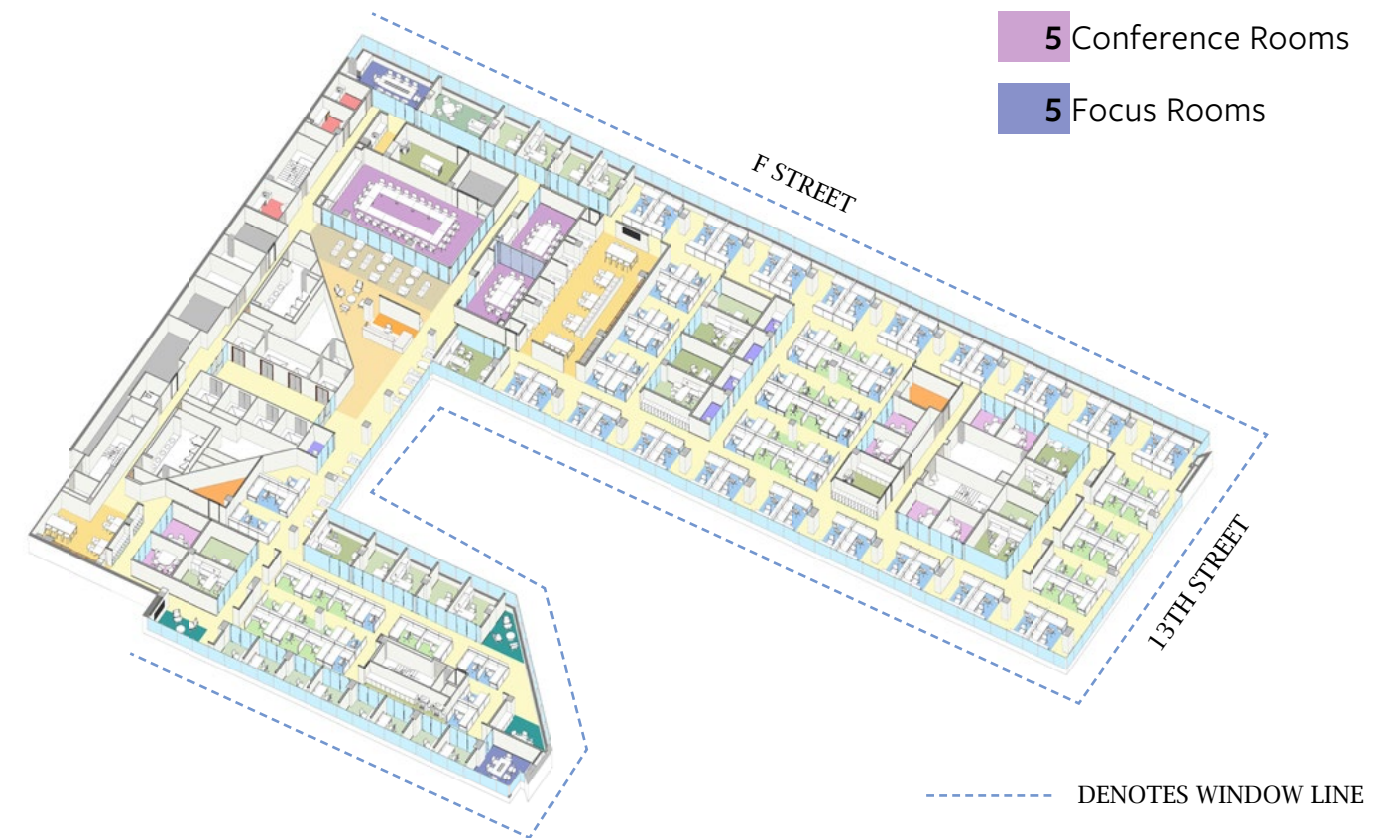
- 66 Offices
- 59 Workstations
- 8 Huddle Rooms
- 7 Conference Rooms
- 5 Focus Rooms



FULL 6TH FLOOR

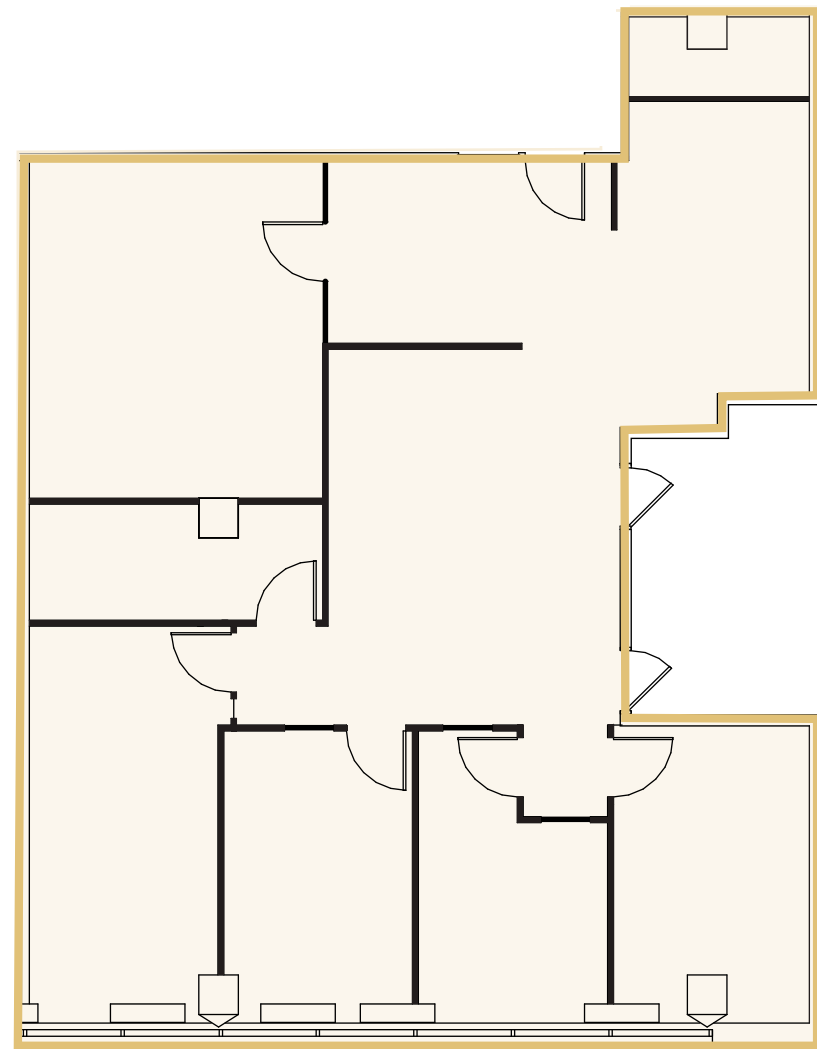
32,120 RSF - MIXED-USE PLAN

- 143 Workstations
- 29 Offices
- 8 Huddle Rooms
- 5 Conference Rooms
- 5 Focus Rooms



SUITE 625

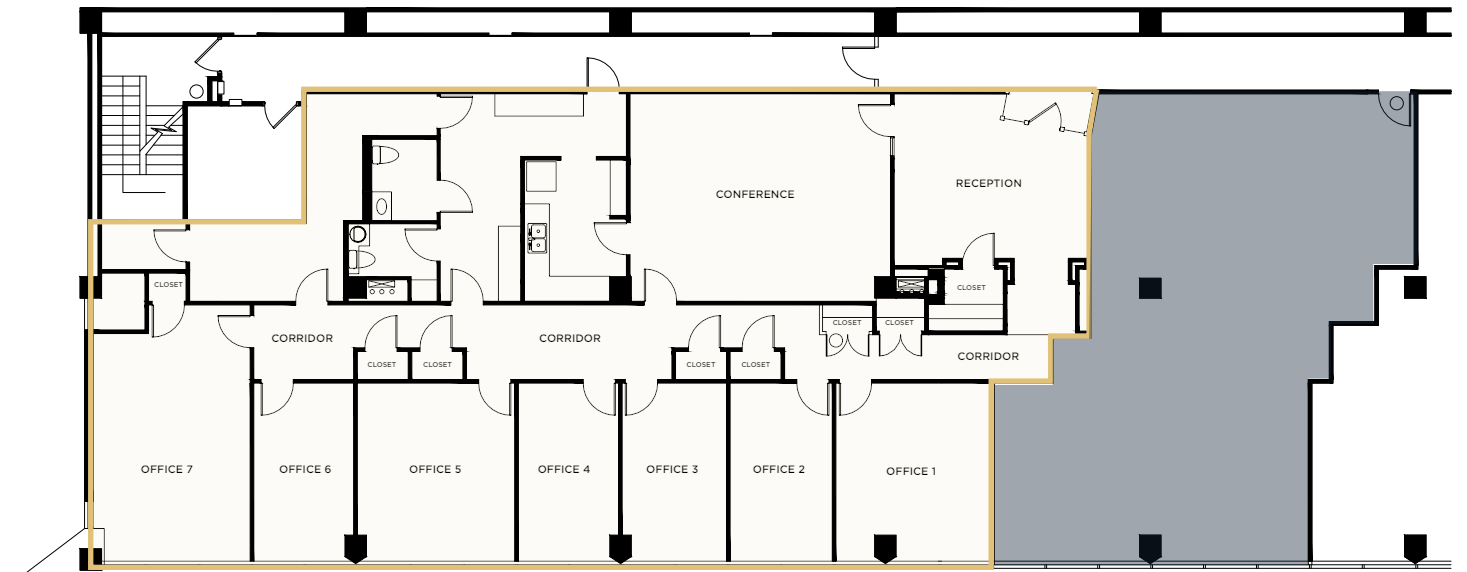
2,185 RSF - 2ND GENERATION



PENNSYLVANIA AVE + FREEDOM PLAZA

SUITE 560

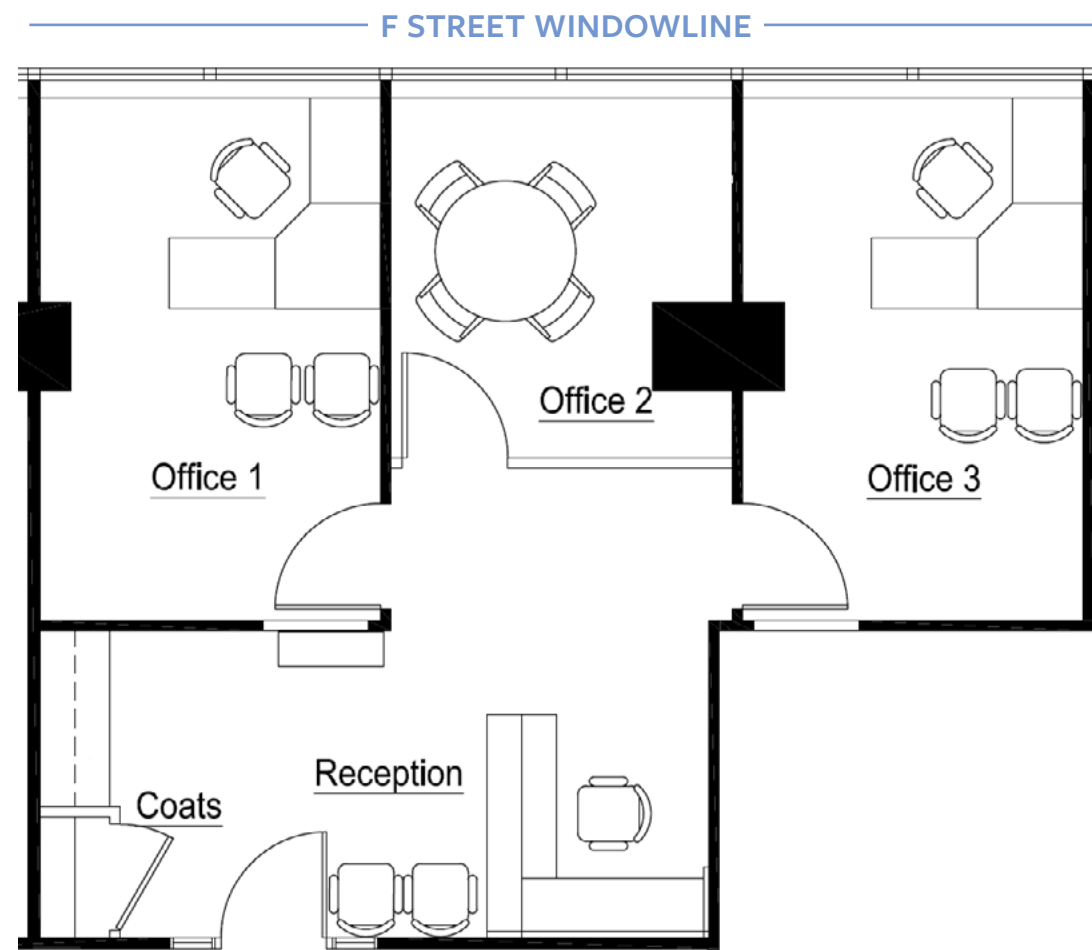
5,008 SF - SPEC SUITE



PENNSYLVANIA AVE + FREEDOM PLAZA

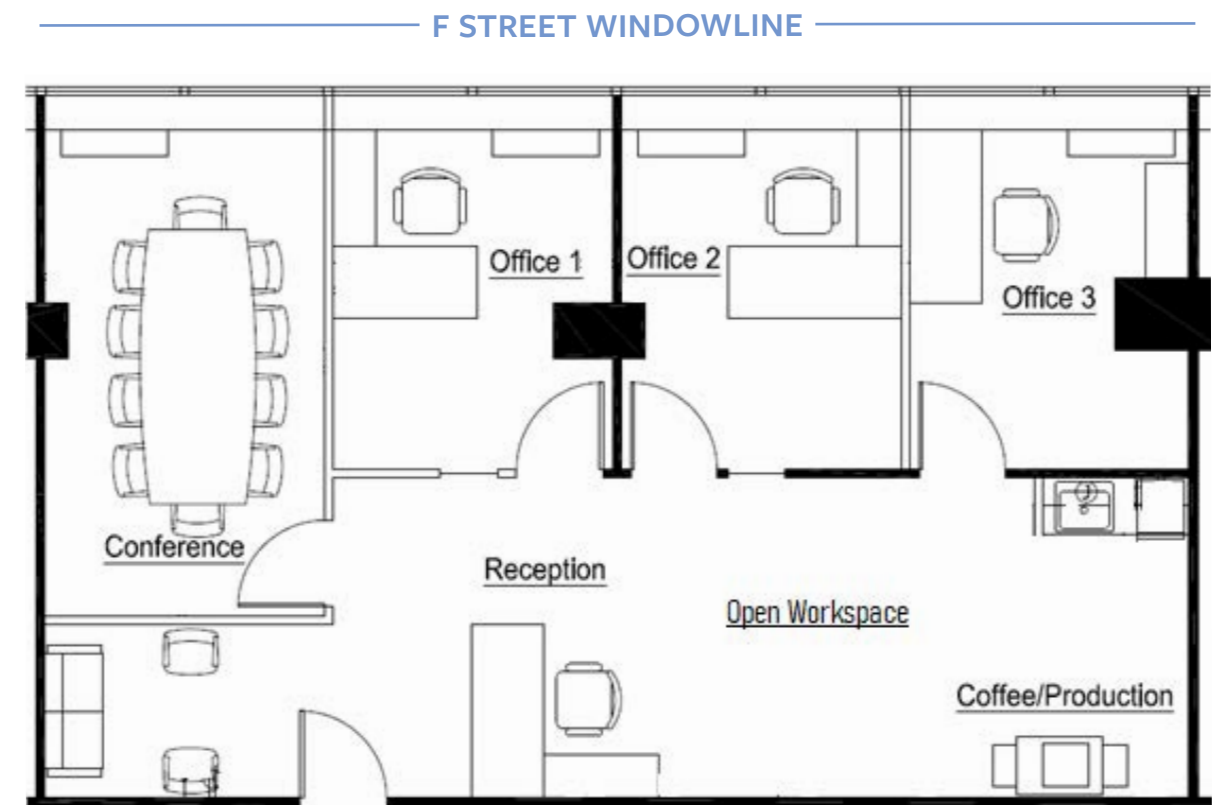
SUITE 524

788 SF - SPEC SUITE



SUITE 515

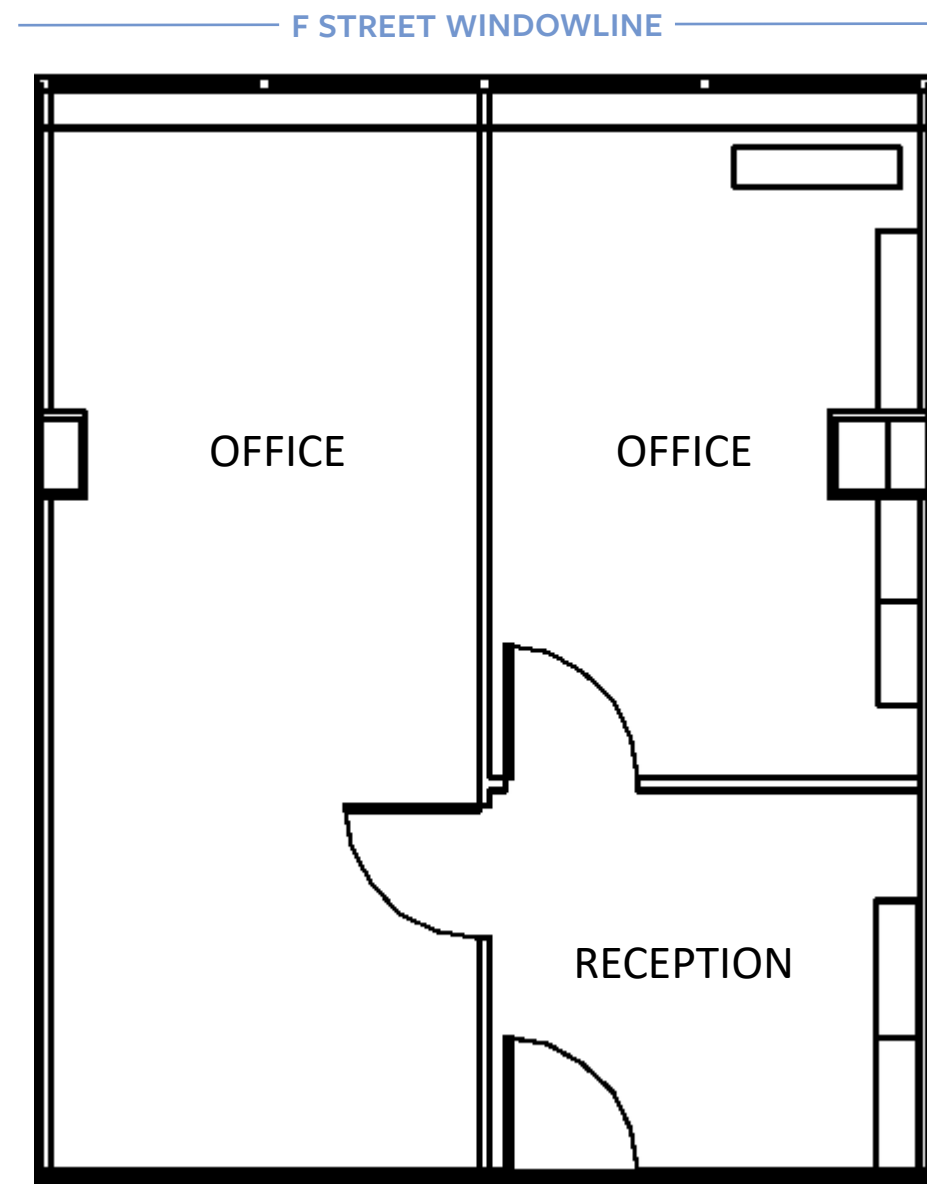
1,207 SF - SPEC SUITE



SUITE 512 N

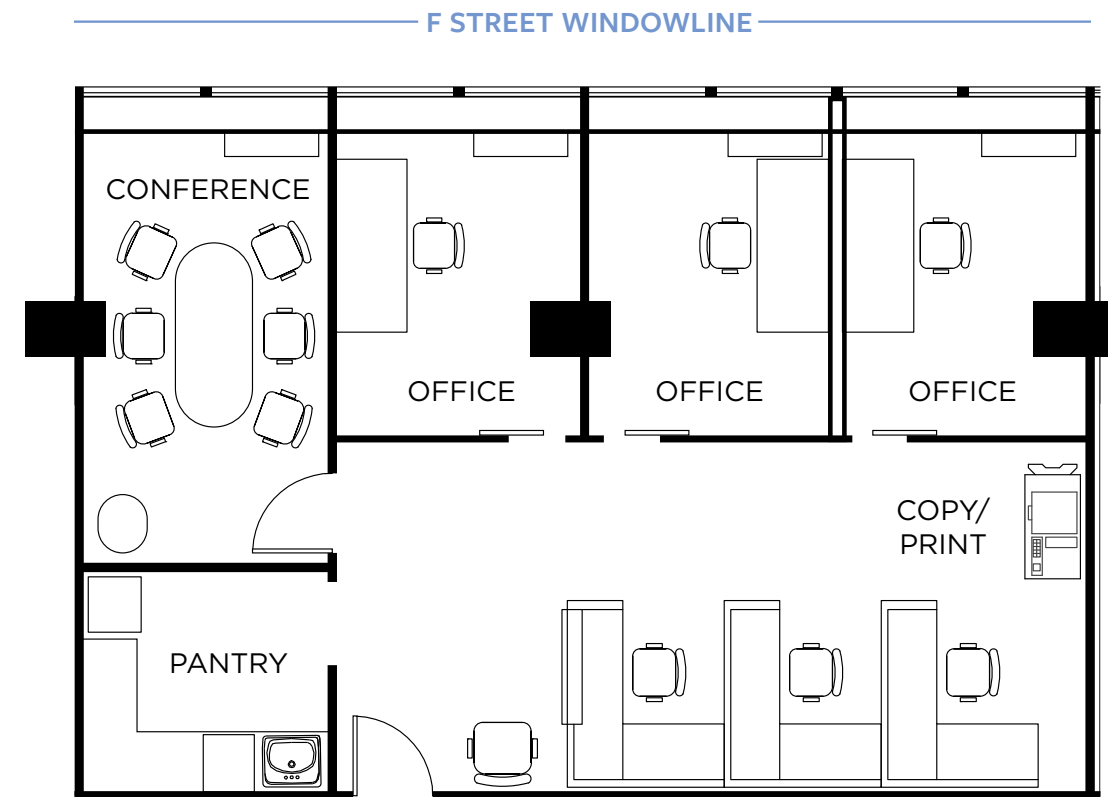
604 RSF - 2ND GENERATION

Suite 510 and Suite 512 are contiguous spaces



SUITE 510 N

1,207 RSF - SPEC SUITE



HEALTH & WELLNESS



NATIONAL PLACE WAS AGAIN AWARDED A WELL HEALTH-SAFETY RATING FOR ITS CONTINUED INVESTMENT IN GREEN AND INDOOR AIR QUALITY INITIATIVES

National Place embraces green and indoor air quality initiatives to support the well-being of its tenants and the environment. Indoor air quality enhancement technologies have been installed and operational protocols adopted, both of which significantly enhance indoor air quality and mitigate airborne pathogens. Specifically:



All core air handler units are newly installed with high-efficiency units.



High-pressure ducts, outside air fans, and air flow monitoring stations double the amount of fresh air delivered to tenant spaces.



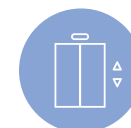
On a daily basis, before and after working hours, the building automation system performs a pre and post-occupancy 100% “flush” of the building’s air, as recommended by the CDC to dilute any airborne contaminants.



Dynamic filtering has been installed on all base building HVAC units. Dynamic filtering is an active system that achieves the equivalent of MERV 13 rating by creating an electrostatic field that polarizes airborne particles, allowing downstream air filters to trap particles that include pathogens.



Bi-polar ionization (BPI) technology has also been installed in all base building HVAC units. BPI adds negatively and positively charged ions to the air supply entering the HVAC units. Ions are naturally occurring and are often referred to as “nature’s cleaners”. Since ions are naturally occurring, and unlike some other air quality treatments, they do not harm the earth’s ozone layer. When added to the building’s supply air through BPI, the ions travel throughout the entire HVAC system into workspaces. As the ions bond to airborne contaminants, these gain in mass and size and become trapped in National Place’s enhanced filtration system.



Since HVAC systems do not reach elevators, BPI units have also been installed in all of the building’s elevator cabs.

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1 3 3 1 P E N N S Y L V A N I A A V E



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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