



1201

NEW
YORK
AVE

A PEMBROKE PROPERTY



Rethink
office
space.

Welcoming collaboration
and interaction.



A whole new level of
flexible work space.

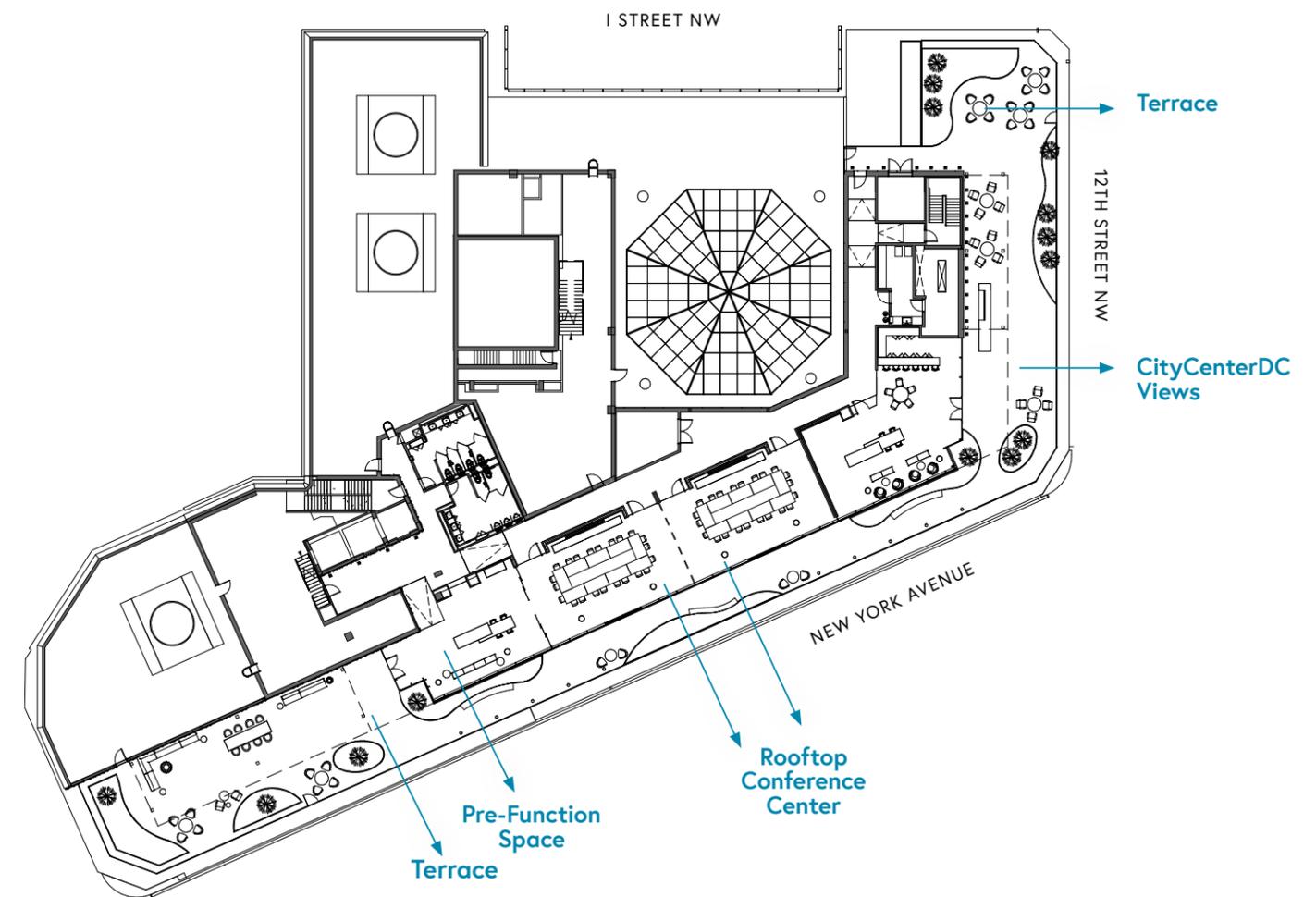


An extension of office spaces with a spectacular backdrop for meetings.



Top Experiences

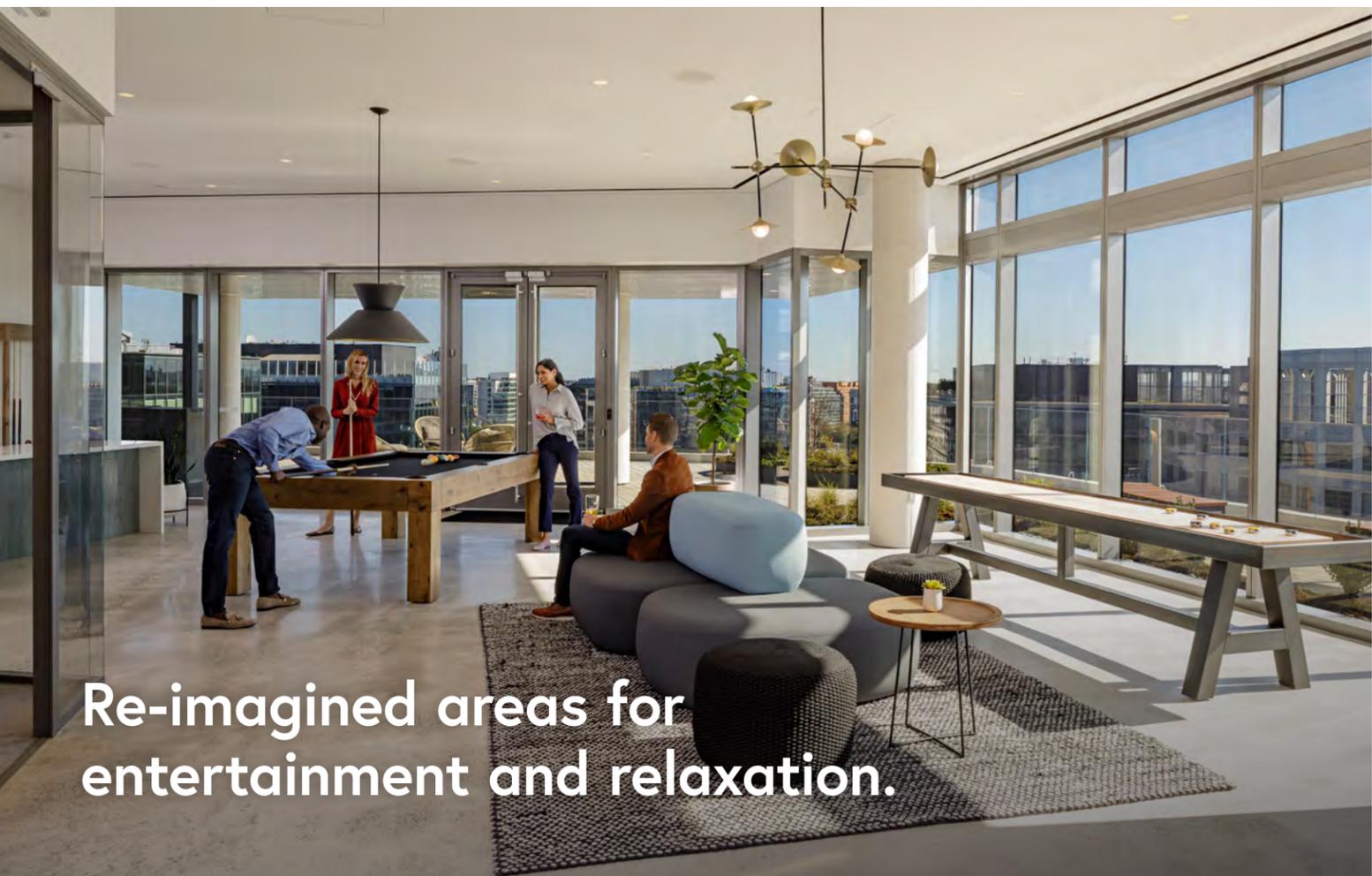
Overlooking CityCenterDC, the rooftop's 15,000 sq ft of indoor and outdoor spaces are an exceptional meeting and entertainment venue serviced by two elevators.



Multi-functional Capabilities

The 7,600 sq ft conference center can be divided with a Skyfold ceiling partition, allowing tenants to configure the space to accommodate various uses and capacities.

Re-imagined areas for entertainment and relaxation.



Re-shaping Workouts

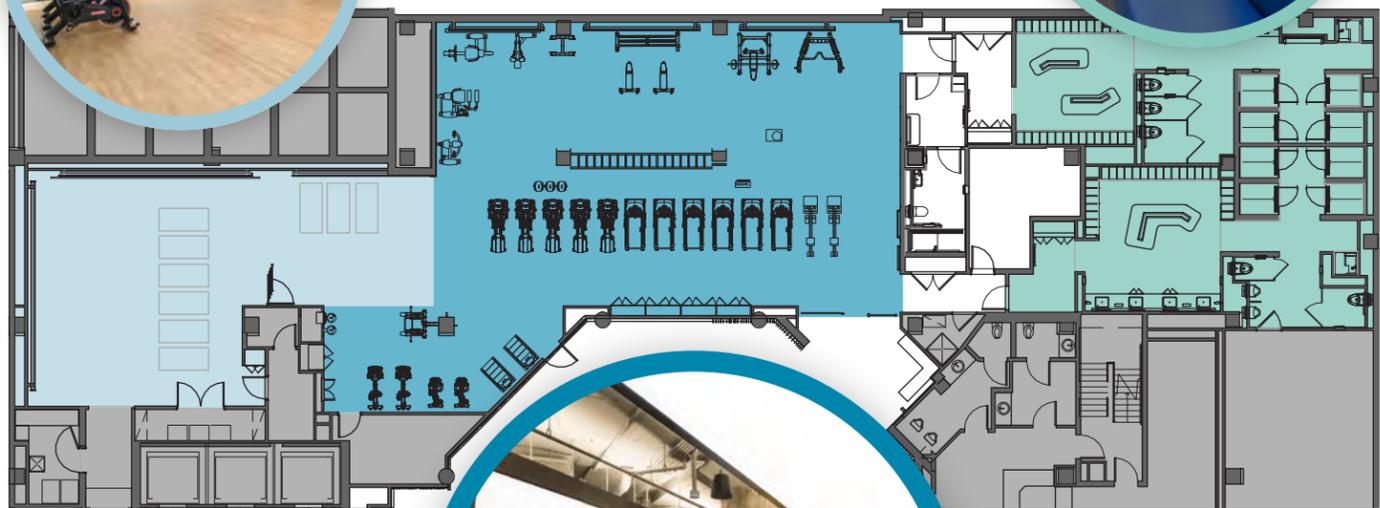
The expansive space offers a wide variety of workout options and the latest in technology and exercise gear for the utmost in convenience.



Locker Rooms



Studio Space



Cardio & Strength Training

A 6,000 sq ft fitness center with WELLBEATS technology.



Culture & Community

More than a workplace, activated spaces fostering genuine connections and memorable moments, are at the heart of our identity.



Sustainability Practices

Pembroke is committed to creating and managing environmentally sustainable and healthy buildings that deliver the best outcomes for our tenants, investors, and our communities.

Infrastructure

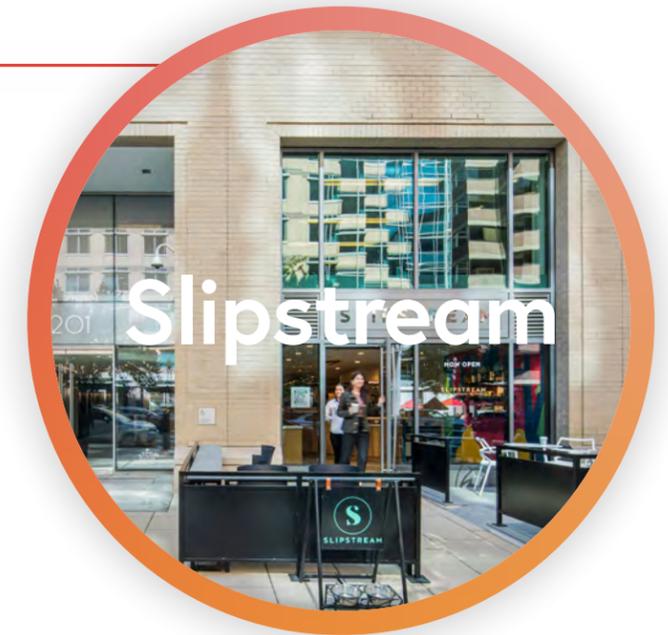
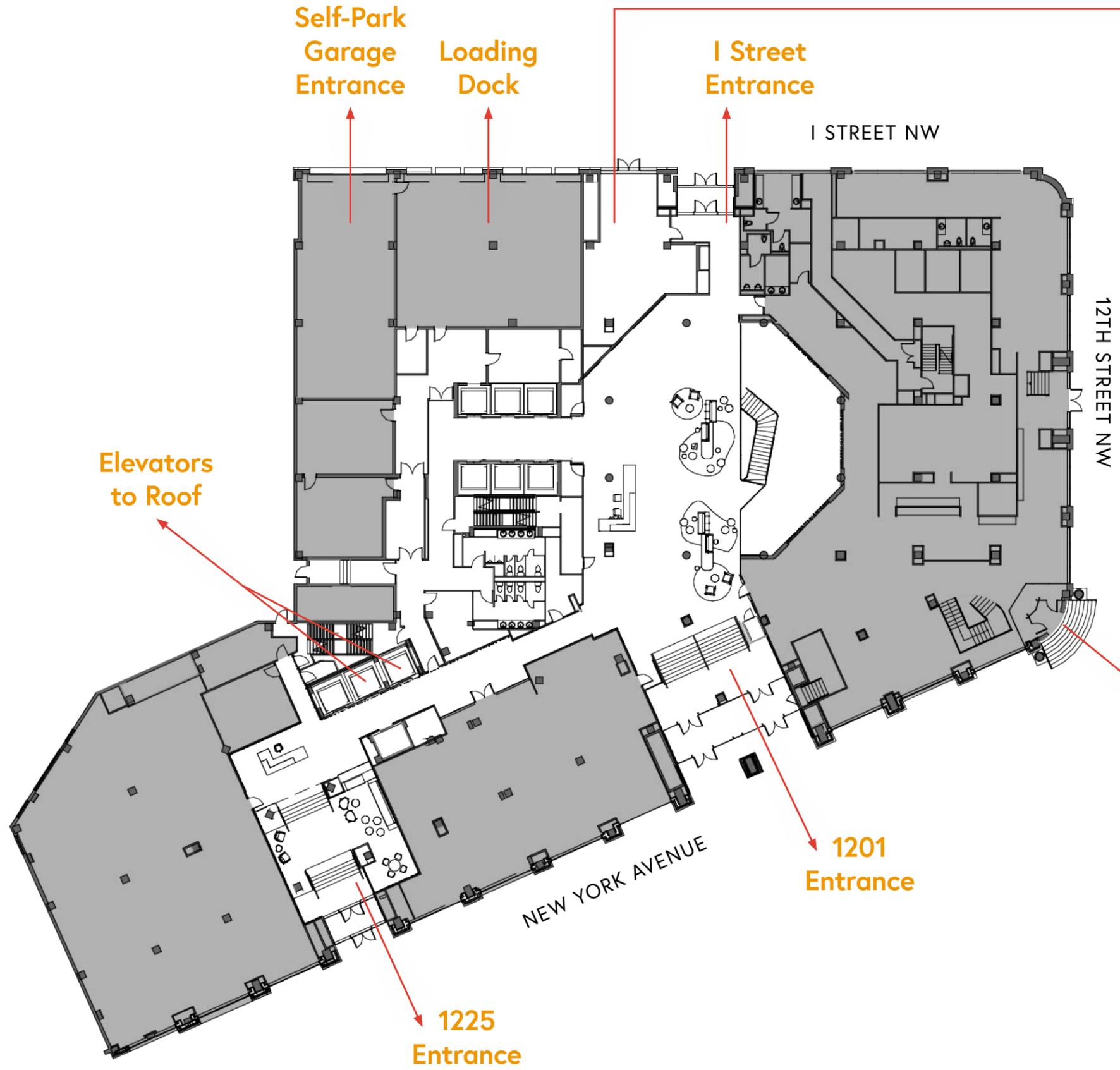
1201 New York Ave meets and exceeds DC standards in almost every category.



FEATURE	1201 NEW YORK AVE	INDUSTRY DC STANDARD
COLUMN SPACING	20' x 20'	= 20' x 20'
PARKING RATIO	1/1,630 RSF	= 1/1,500 RSF
BIKE PARKING	60 secured cage + 10 open cage	> 5-15 capacity unsecured racks
SLAB-TO-SLAB HEIGHT	10' 6" on 1st Floor, 10' on 2nd Floor to Rooftop	= 10'
HVAC SYSTEM	Variable Air Volume (VAV): water-cooled package units + VAV terminal units Heat: electric resistant heat in perimeter terminal units	= Central chilled air system with floor-by-floor VAVs
CABLE/DATA	Comcast + Level 3 Communications + Zayo Group + Allied Telecom + NewConnect	> 2-3 main providers
ELEVATORS	1201 Tower Garage to 13th Floor: 6 passenger elevators (including one freight) 1225 Tower 1st Floor to 13th Floor: 3 passenger elevators (including 2 elevators servicing the rooftop and one freight) + Garage to 1st Floor: 1 elevator	> 3-4 passenger cars
TYPICAL FLOOR LOAD	Minimum = 100 lbs/sq ft live load, 20 lbs/sq ft dead load	= 80 lbs/sq ft (100 lbs/sq ft live load, 20 lbs/sq ft dead load)
ELECTRICAL CAPACITY	5 watts/sq ft for tenant use average	= High Voltage: 1.1 watt/sq ft Low Voltage: 4-6 watt/sq ft tenant use
GENERATOR	1 for 1201, 1 for 1225	> 1 life safety generator
REDUNDANCY	Physically diverse telecommunications risers and fixed wireless internet services provide tenants with the most reliable connectivity possible	> Single telecommunications riser and underground-only internet options

Convenient Access

With three distinct entrances and garage parking for both cars and bikes, 1201 New York Ave makes life easier for you and facilitates connections.



Adjacent to CityCenterDC

1201 New York Ave gives you instant access to CityCenterDC, the East End's thriving social hub and premium destination for luxury dining, shopping, and living.

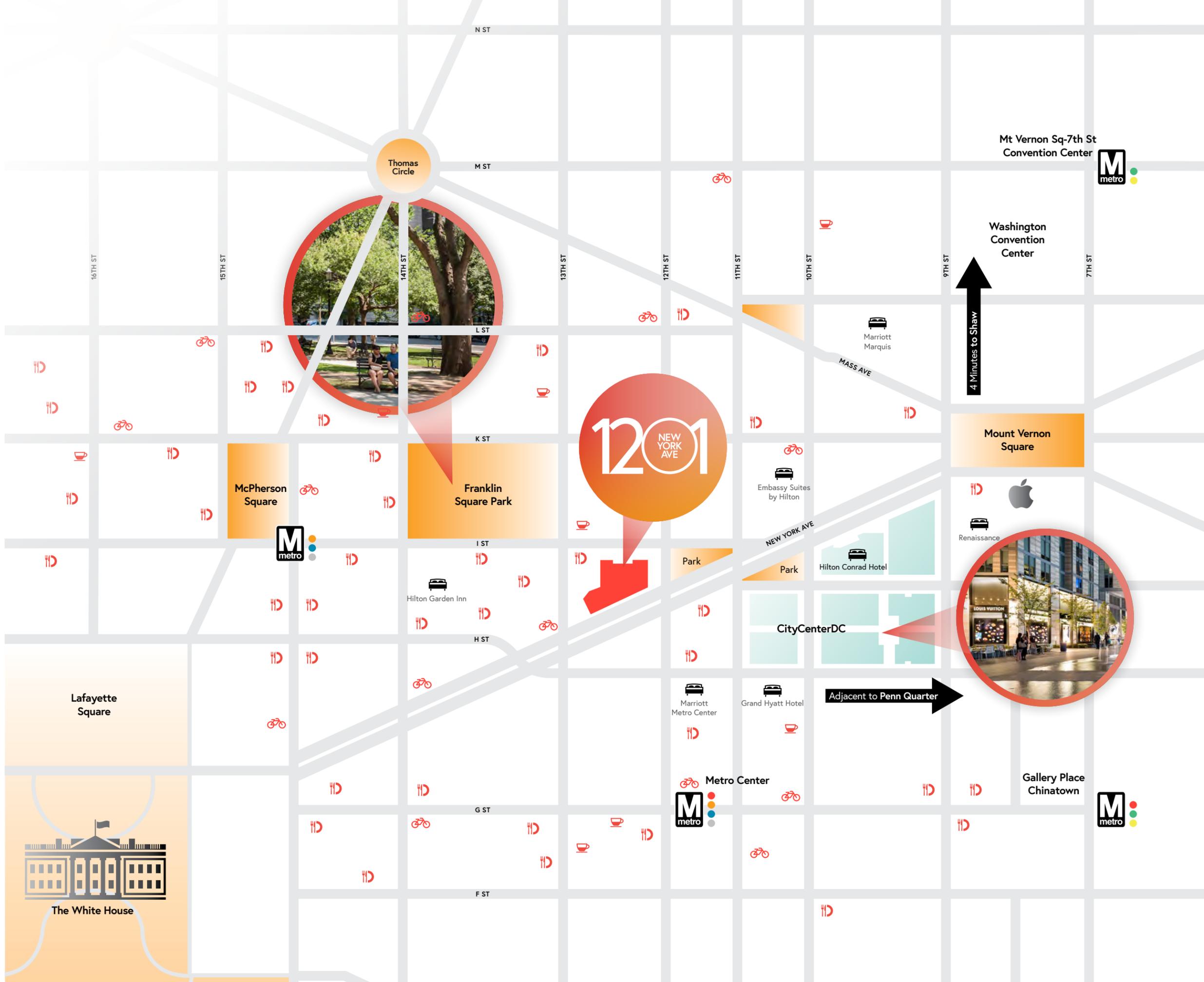


Perfectly Positioned in DC

Between the White House and the Convention Center, Metro Center and I-395, you can quickly connect with everywhere—and everyone—you want and need.

97 
Walk Score

100 
Transit Score



The White House



4 Minutes to Shaw

Adjacent to Penn Quarter

1201
NEW YORK AVE

Thoughtful Property

We're dedicated to delivering excellence through in-person quality of service that meets our occupiers' specific needs, enriches their workplaces, and helps them attract the best talent.



1201



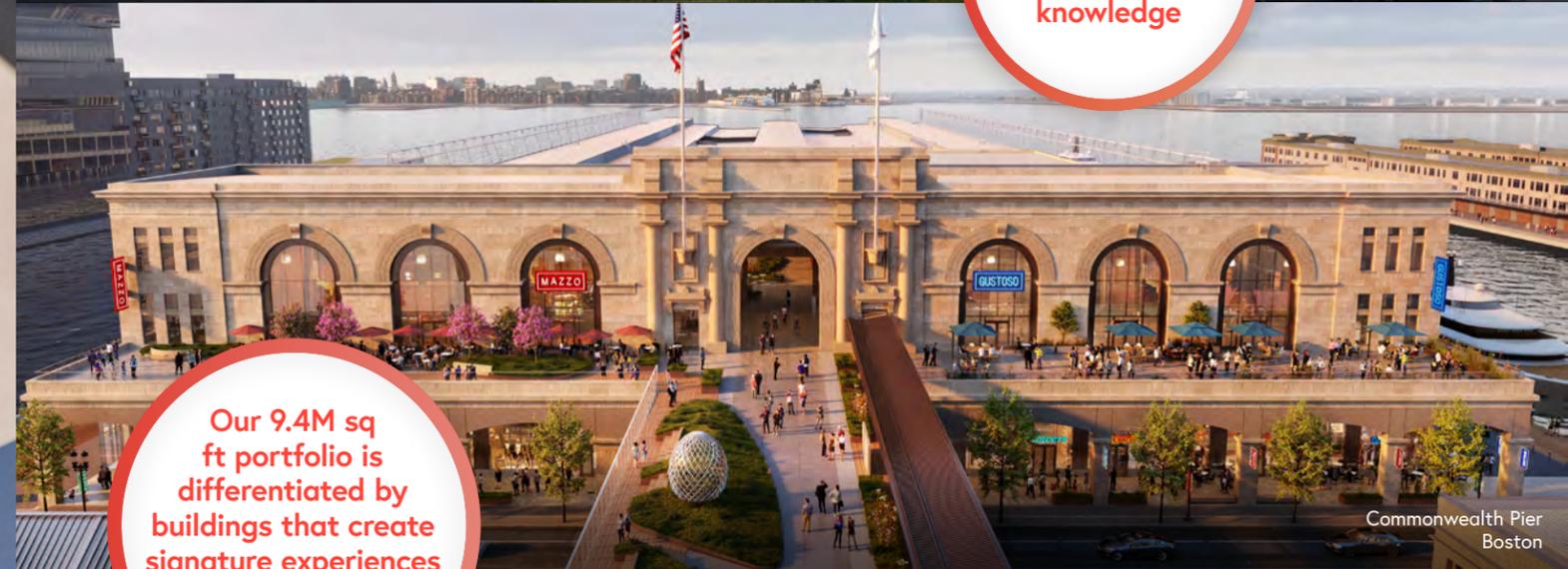
More than 25 years of experience and an international focus

Global expertise with local knowledge

20 Martin Place
Sydney

1801 Pennsylvania Ave
Washington, DC

100 California
San Francisco



Our 9.4M sq ft portfolio is differentiated by buildings that create signature experiences in outstanding locations.

Commonwealth Pier
Boston



Mästerhuset
Stockholm, Sweden

Azabu Gardens
Tokyo

A thoughtful approach to creating sustainable properties.

Contact

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