



# A TIMELESS CLASSIC TRANSFORMED

RUBEN COMPANIES PROUDLY INTRODUCES THE FUTURE  
of 601 Pennsylvania Avenue, North Building, featuring  
a private arrival driveway, modernized lobby, state-of-the-art  
fitness facility, all new HVAC systems, and an unmatched  
rooftop entertainment space and terrace with panoramic  
views of Washington's landmarks.









## AN EXCLUSIVE PRIVATE ARRIVAL AND RE-IMAGINED LOBBY

FROM THE PRIVATE DRIVE ARRIVAL,  
to the expansive double-height lobby with new marble floor, limestone walls,  
fully-modernized elevators and advanced security systems.



NEW LOBBY







## SPECTACULAR ROOFTOP ENTERTAINMENT SPACE

A STUNNING BACKDROP AND LANDSCAPED TERRACE provide an unrivaled setting for corporate entertainment. Panoramic views of the US Capitol, Washington Monument and Pennsylvania Avenue corridor create a singular vantage point at the heart of the city.







NEW ROOFTOP TERRACE AND  
ENTERTAINMENT SPACE















PENTHOUSE CONFERENCE AND EVENT SPACE









## IN GOOD COMPANY

601 PENN NORTH IS AN ICONIC,  
boutique office building catering to  
Washington DC's most prestigious law firms,  
associations, and government affairs offices.



# MULTI-TENANT ARRIVAL

RENDERING







## NEW PRIVATE FITNESS CENTER

THE ALL-NEW FITNESS CENTER  
will provide tenants with a state-of-the-art facility,  
including private showers and changing rooms.





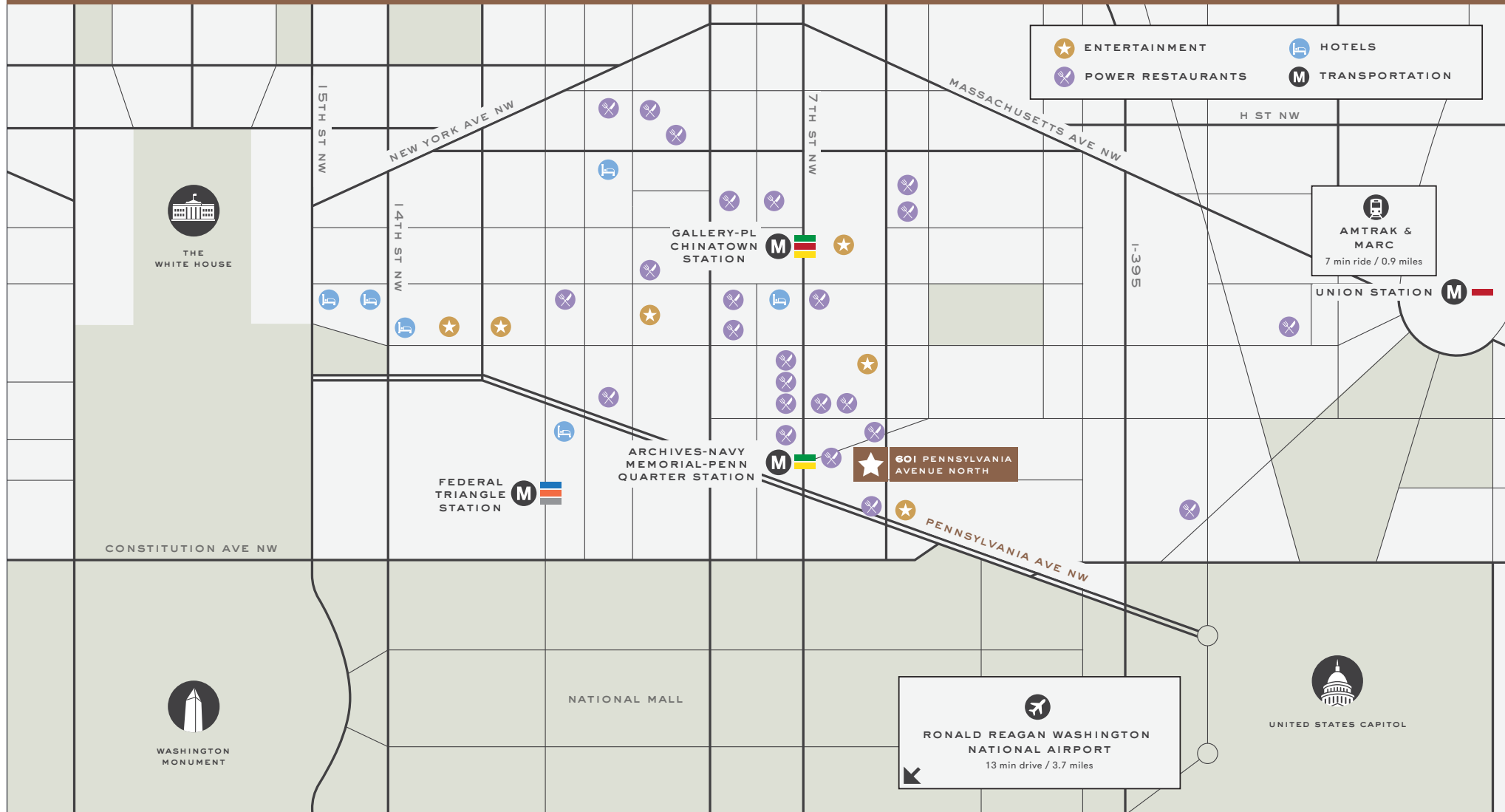
## THE PREMIER WASHINGTON DC LOCATION

601 PENN PROVIDES IMMEDIATE ACCESS  
to Capitol Hill, Reagan National Airport, Union Station,  
and a multitude of fine dining options for entertaining.  
This address is at the epicenter of activity in DC's vibrant  
Penn Quarter neighborhood, within the East End submarket.



SIX HUNDRED ONE  
PENNSYLVANIA  
AVENUE  
NORTH

IMMEDIATE ACCESS TO CAPITOL HILL, RESTAURANTS,  
TRANSPORTATION AND ENTERTAINMENT.







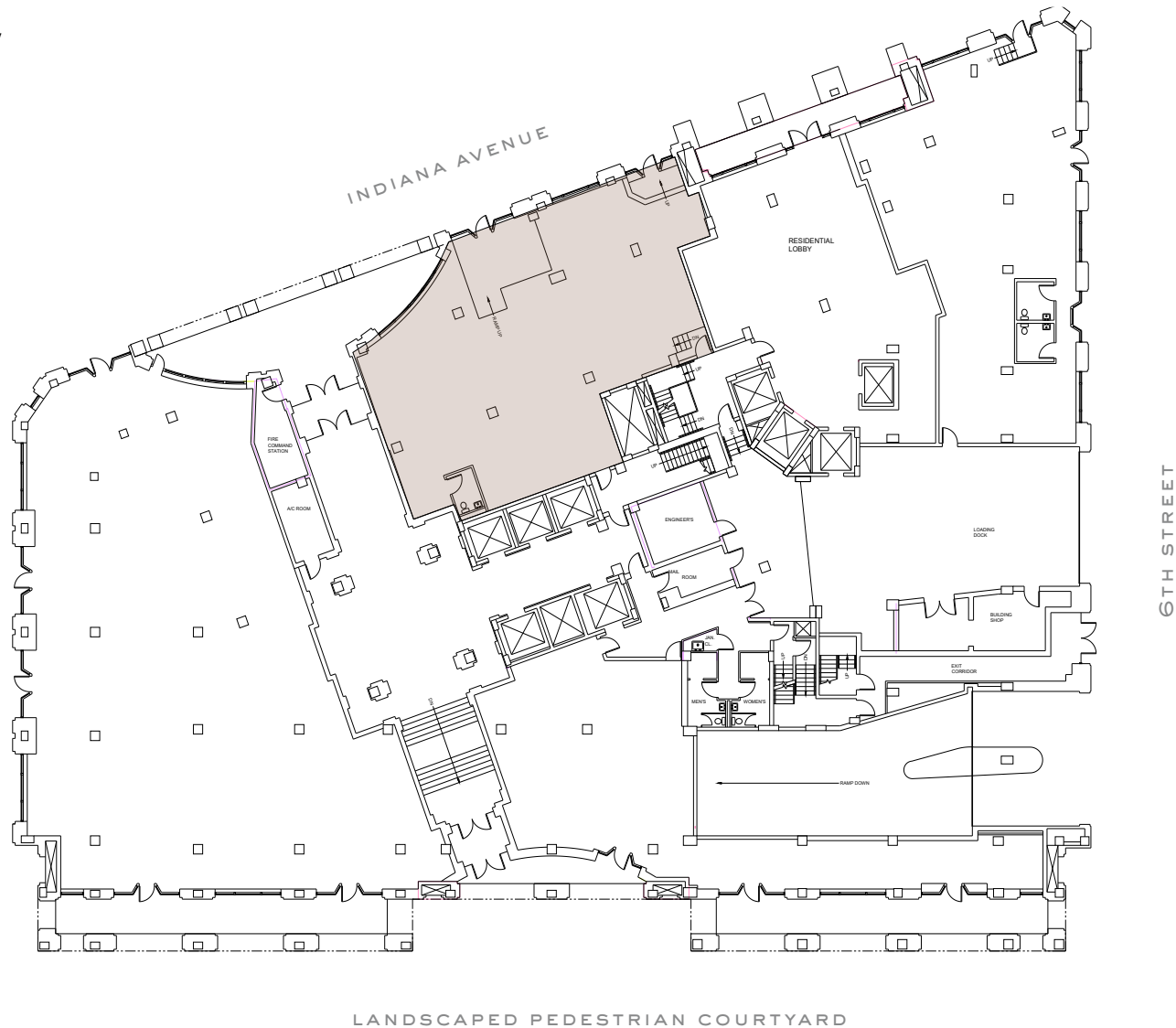


# 601 PENNSYLVANIA AVENUE

1ST FLOOR

3,576 RSF

AVAILABLE NOW





1ST FLOOR  
3,576 RSF  
RENDERINGS



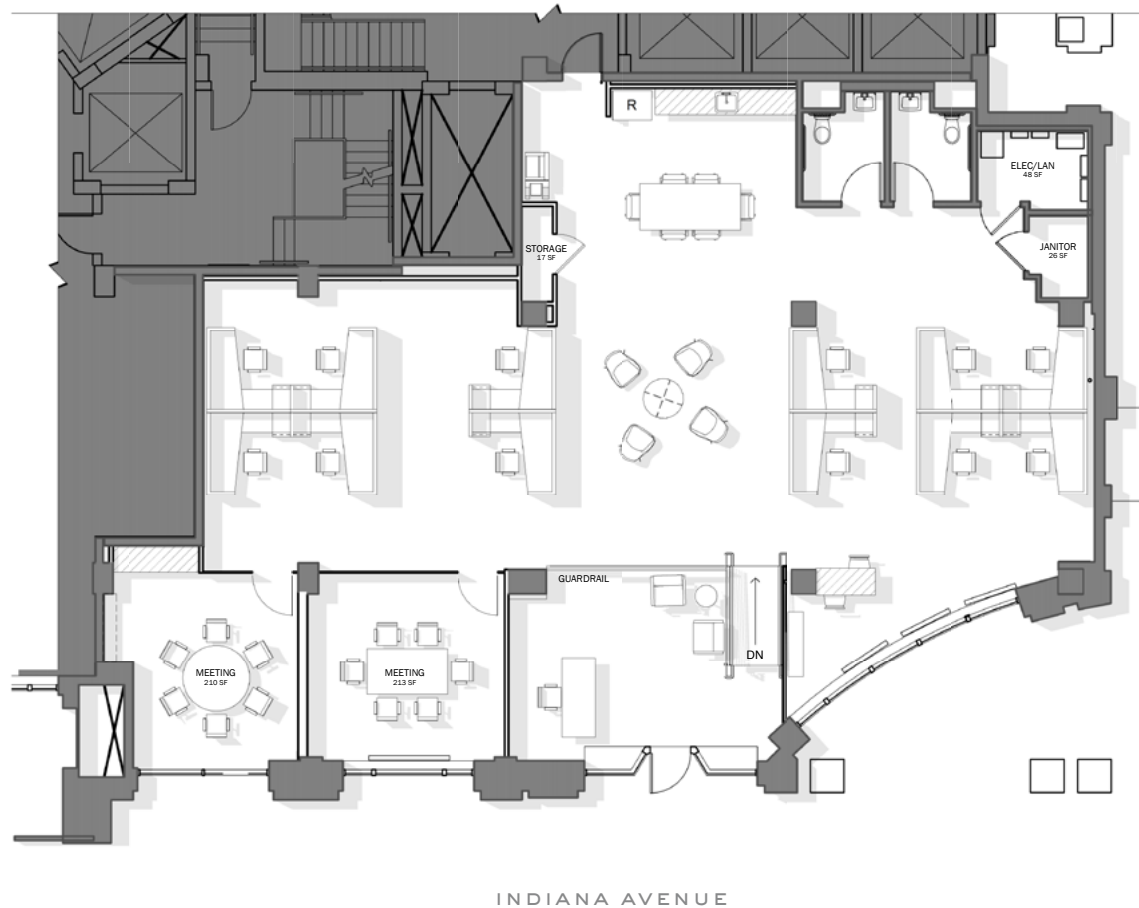


# 601 PENNSYLVANIA AVENUE

1ST FLOOR

3,576 RSF

HYPOTHETICAL TEST FIT



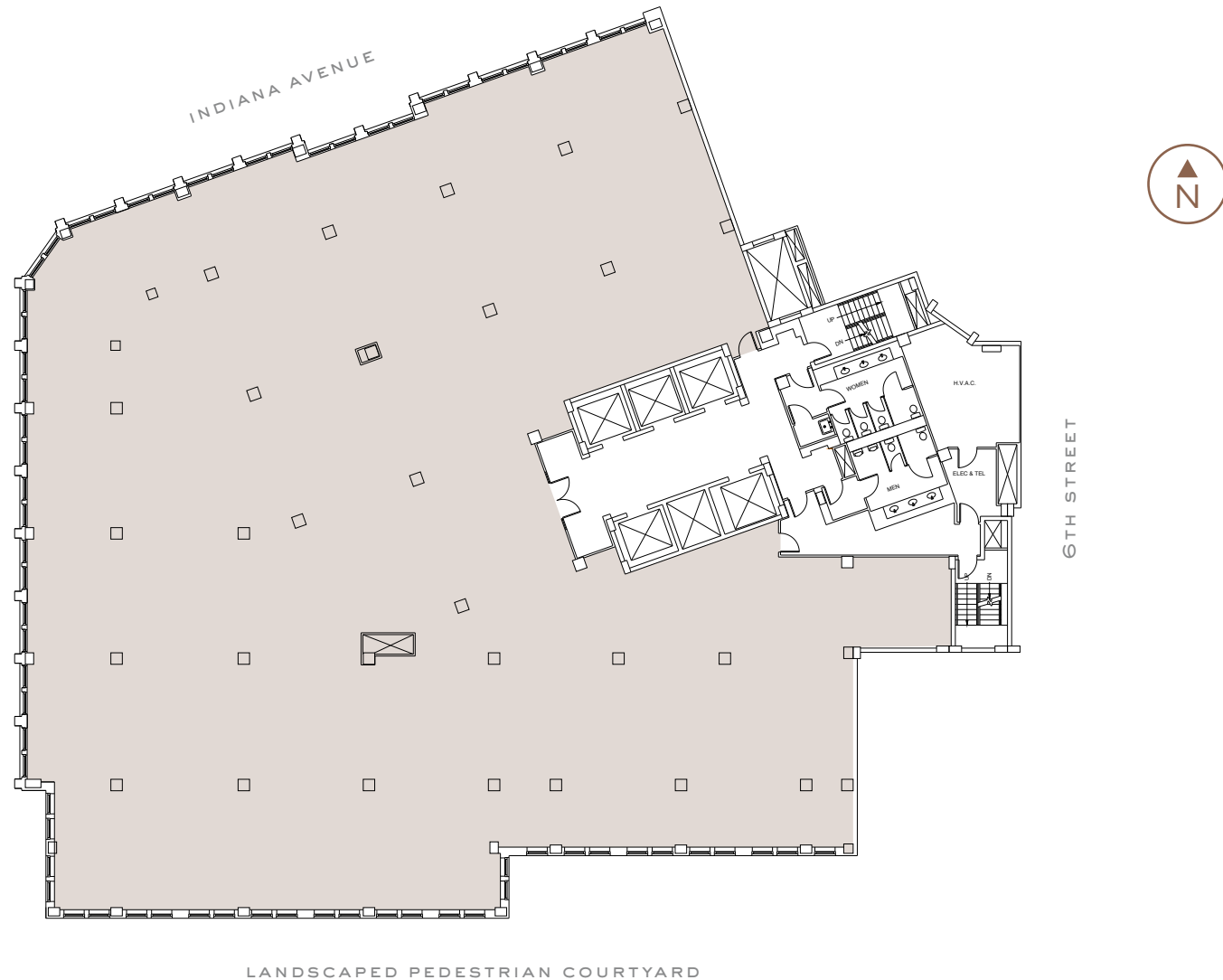


# 601 PENNSYLVANIA AVENUE

4TH FLOOR

SUITE 400 | 18,093 RSF

AVAILABLE NOW





# 601 PENNSYLVANIA AVENUE

10TH FLOOR

SUITE 1050 | 4,035 RSF

AVAILABLE NOW





# 601 PENNSYLVANIA AVENUE

10TH FLOOR

SUITE 1050 | 4,035 RSF

HYPOTHETICAL TEST FIT - OPEN PLAN





# 601 PENNSYLVANIA AVENUE

10TH FLOOR

SUITE 1050 | 4,035 RSF

HYPOTHETICAL TEST FIT - OFFICE INTENSIVE



6TH STREET





10TH FLOOR  
SUITE 1050  
HYPOTHETICAL RENDERING



SIX HUNDRED ONE  
PENNSYLVANIA  
AVENUE  
NORTH

Founded over fifty years ago, Ruben Companies as been a leader in the development and management of premier office and residential properties throughout the eastern United States.

Ruben Companies was the original developer of 601 Pennsylvania Avenue, North Building in 1988, and is now privileged to introduce this re-imagined icon to the market. In Washington, DC, Ruben Companies also developed the award-winning Lincoln Square, and is currently developing a series of multifamily properties in the Capitol Riverfront neighborhood.



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